



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 3, 2023 AT 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE US FLAG

TEXAS FLAG

"HONOR THE TEXAS FLAG. I PLEDGE ALLEGIANCE TO THEE, TEXAS ONE STATE UNDER GOD, ONE AND INDIVISIBLE".

INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the P&Z Commission on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the P&Z Commission as a whole. **When addressing the P&Z Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and P&Z Commission.**

CONSENT AGENDA "All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request removal of an item, a request must be submitted to the Planning and Zoning Commission Secretary."

1. Consider and take appropriate action on the minutes of the September 5, 2023 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

DISCUSSION/ACTION ITEMS

2. Consider and make a recommendation to City Council on the **Site Plan of Lott's Cleaners**, being a tract of land containing 0.12 acres (Property ID 28452), situated in the Original Town of Kaufman Survey, Block 10, Lot 5, City of Kaufman, Kaufman County, Texas. The property is zoned Central Business District ("CBD") and is generally located 114 West Grove Street.

(Case No. SP-09-23)

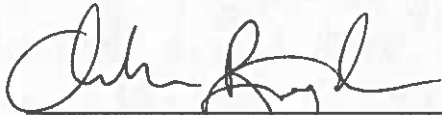
3. Consider and make a recommendation to City Council on the **Site Plan of Hampton Inn**, situated on 2.10 acres comprising Lot 5B of Block A of the Kings Fort Addition (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial (“PD-15-C”) and is generally located on the south side of Kings Fort Parkway at Meara Drive. (Case No. SP-10-23)
4. Consider and make a recommendation to City Council on the **Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C**, being a tract of land containing 4.18 acres (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial (“PD-15-C”) and is generally located on the south side of Kings Fort Parkway at Meara Drive. The final plat is for 3 non-residential lots. (Case No. FP-14-23)
5. Consider and make a recommendation to City Council on the **Site Plan of Galleher Industries**, situated on 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial (“HC”) and is generally located at 65 Oak Creek Dr. (Case No. SP-11-23)
6. Consider and make a recommendation to City Council on the **Final Plat of Persistent Addition, Block 1, Lot 1**, being a tract of land containing 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial (“HC”) and is generally located at 65 Oak Creek Dr. The final plat is for 1 non-residential lot. (Case No. FP-13-23)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

BOARD INQUIRY If a member of the board makes a spontaneous inquiry about a subject not on this agenda, then the board or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

I, ANDREW BOGDA, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON FRIDAY, SEPTEMBER 29, 2023 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



ANDREW BOGDA
DIRECTOR OF DEVELOPMENT SERVICES

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 5, 2023 AT 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

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INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.

Chairman Richard Dunn called the meeting to order at 6:02 p.m. on Tuesday, September 5, 2023. Commissioners present were Chairman Richard Dunn, Vice-Chairman Burton Brown, Commissioner Dennis Berry, Commissioner Darril Deaton, Commissioner Porfilo Lopez, and Commissioner Kathy Thorpe. City of Kaufman staff present included Director of Development Services Andrew Bogda, Planner I Joy Henderson, Customer Service Clerk Kari Fuller, and Economic Development Director Stewart McGregor. Present in the audience were: Mark Priestner, Jim Meara, Kevin Weable, Nicole Thompson, Tommy Vilbig, Janice Saucedo, Arturo Saucedo, and Corey Vaughan.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES)

Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the P&Z Commission on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the P&Z Commission as a whole. **When addressing the P&Z Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and P&Z Commission.**

CONSENT AGENDA "All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request removal of an item, a request must be submitted to the Planning and Zoning Commission Secretary."

1. Consider and take appropriate action on the minutes of the August 1, 2023 Planning and Zoning Commission meeting.

2. Consider and make a recommendation to City Council on the **Final Plat of Five Points Addition Phase 1B, Block B, Lot 1**, being a tract of land containing 8.403 acres, situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas (Property ID 54862). The property is zoned Planned Development-22 ("PD-22") and is generally located on the northwest side of S. Washington St. at Five Points Dr. The final plat is for 1 multi-family residential lot. (Case No. FP-12-23)

END OF CONSENT AGENDA

Vice-Chairman Brown made a motion to approve the consent agenda for items 1 and 2. The motion was seconded by Commissioner Lopez, with the members voting 6-0. The motion passed.

PUBLIC HEARING

3. Conduct a public hearing and make a recommendation to City Council for a request for a **Replat of Lot 8, Block A, of La Vega Ranch** to subdivide the lot to create Lots 8-R1 and 8-R2 on approximately 9.676 acres out of the T. Lowery Survey, Abstract No. 285, City of Kaufman ETJ, Kaufman County, TX, generally located at 2222 La Vega Road and 2075 County Road 4104, Crandall, TX (Property ID 208803). The replat is for 2 residential lots. (Case No. FRP-03-23)

The Public Hearing opened at 6:05 p.m.

Director of Development Services Andrew Bogda presented a report on the Replat of Lot 8, Block A, of La Vega Ranch. Details of the case can be found in report FRP-03-23 dated 09-05-2023.

The Public Hearing closed at 6:08 p.m.

Vice-Chairman Brown stated last time we discussed LaVega Ranch, there was a problem with obtaining water from the utility provider. Have they taken care of the problem and does it matter if they can get water? Mr. Bogda responded that they will need to obtain the letter from the water utility and it is ultimately up to the developer to obtain the water services.

Commissioner Berry asked if they would be able to divide the L shaped lot into another lot? Director of Development Services Andrew Bogda stated they could as long as each lot met the minimum requirements.

Commissioner Lopez made a motion to recommend approval a **Replat of Lot 8, Block A, of La Vega Ranch** for Lots 8-R1 and 8-R2 on property generally located at 2222 La Vega Road and 2075 County Road 4104, Crandall, Texas with the condition letters from water and electricity providers confirming availability of service to each lot

shall be provided to the City by the applicant. The motion was seconded by Commissioner Deaton, with the members voting 6-0. The motion passed.

4. Conduct a public hearing and make a recommendation to City Council on a request for a **Specific Use Permit (SUP-55)** for a truck stop on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the northwest corner of SH 34 and Kings Fort Pkwy. (Case No. Z-07-23)

The Public Hearing opened at 6:12 p.m.

Director of Development Services Andrew Bogda presented a report on a Specific Use Permit (SUP-55) for a truck stop on property generally located at the northwest corner of SH 34 and Kings Fort Pkwy. Details of the case can be found in report Z-07-23 dated 09-05-2023.

Jim Meara stated QT has been on the radar for a long time and it is now coming to fruition.

Cory Vaughan stated this will be a fueling station and not a truck stop and will not have overnight parking, showers, or adult material. Short-term haulers and semi-trucks will be on the lot, but it will be very short-term. There will be approximately 12 to 15 employees. The columns will be metal and not masonry since masonry material absorbs the contaminations and are harder to clean. If there are any spills there is a separator that prevents fuel from going into the drain. He explained the access and circulation for passenger vehicles and trucks into and out of the development.

The Public Hearing closed at 6:36 p.m.

Chairman Dunn asked how many employees the QT would hire. Mr. Vaughan indicated there would be approximately 12 to 15 employees.

Vice-Chairman Brown asked if there is a way to make Meara Drive wider.

Commissioner Berry asked about the ingress and egress of the semi-trucks trying to fuel their trucks and if they could do this without interfering with the car traffic. Mr. Vaughan explained the traffic circulation.

Commissioner Deaton asked if all the entrances are on Kings Fort Parkway. Mr. Vaughan indicated there will be 3 entrances on Kings Fort and one right-in access point on SH 34.

Commissioner Lopez asked who enforces the prohibition on overnight parking. Mr. Vaughan indicated that the employees, who conduct routine maintenance and monitoring of the property, will enforce the prohibition on overnight parking.

Commissioner Berry made a motion to recommend approval a **Specific Use Permit (SUP-55)** for a truck stop on approximately 4.091 acres out of the D. Falcon Survey, generally located at the northwest corner of SH 34 and Kings Fort Pkwy with the following conditions:

- a. The Property, including all buildings, premise, or land used pursuant to this SUP-55 shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits (Floor Plan, Elevations, Landscape Plan, Sign Plan, Photometric Plan) unless an amendment to SUP-55 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
- b. The columns on the truck fueling canopy and the passenger vehicle fueling canopy shall be wrapped in brick.
- c. The Traffic Impact Analysis is subject to review and approval by City staff; any recommendations included in the analysis shall be incorporated into the plans.
- d. A variance is authorized for one (1) pole sign with a maximum height of 75', a maximum sign area of 229 sq. ft., at least 468' from the other pole sign on the property, at this location and with the design as indicated on the Site Plan.

The motion was seconded by Commissioner Deaton, with the members voting 6-0. The motion passed.

5. Conduct a public hearing and make a recommendation to City Council for a request for a change of zoning from PD Planned Development District-1 to **PD Planned Development District-25** for retail, restaurant, office, commercial, and multi-family residential uses on approximately 7.781 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the southwest corner of S. Washington St. and S. Houston St. (Property ID 219551) (Case No: Z-08-23)

The Public Hearing opened at 6:55 p.m.

Director of Development Services Andrew Bogda presented a report on PD Planned Development District-25 for retail, restaurant, office, commercial, and multi-family residential uses on property located at the southwest corner of S. Washington Street and S. Houston Street. Details of the case can be found in report Z-08-23 dated 09-05-2023.

Mark Priestner stated the Planned Development for this property is flexible and the one lot will have walkable and internal access with the apartments and businesses.

Economic Development Director Stewart McGregor discussed the EDC's partnership with the developer in devising the plan for the property and stated this would provide a wide variety of uses that are needed.

The Public Hearing closed at 7:10 p.m.

Vice-Chairman Brown asked if the Soulman's restaurant will have a drive-thru. The applicant indicated that one is not planned at this time.

Commissioner Berry asked if the trees are going to block the view from the road. The applicant indicated that they would not.

Commissioner Lopez asked why 4" caliper trees are being added. Mr. Bogda indicated that the City is moving in favor of recommending more mature trees at the time of planting instead of a large number of smaller trees.

Commissioner Lopez made a motion to recommend approval of **PD Planned Development District-25** for retail, restaurant, office, commercial, and multi-family residential uses on approximately 7.781 acres out of the D. Falcon Survey. The motion was seconded by Commissioner Deaton, with the members voting 6-0. The motion passed.

DISCUSSION/ACTION ITEMS

6. Consider and make a recommendation to City Council on the **Site Plan of Childcare Facility**, situated on 0.452 acres out of the Kaufman Revised Plat, Block 386, Lot 1R, City of Kaufman, Kaufman County, Texas, said property is located at **250 N. Shannon St.** (Property ID 28829). The property is zoned Commercial (C) for a childcare facility. (Case No. SP-08-23)

Director of Development Services Andrew Bogda presented a report on Site Plan of Childcare Facility for property located at 250 N. Shannon Street. Details of the case can be found in report SP-08-23 dated 09-05-2023.

The applicant stated there would be 40 to 50 kids. It was previously going to be a daycare, but the owner never completed the project.

Vice-Chairman Brown asked if a fence will be needed to keep kids from wondering off. The applicant stated that a fence will be provided.

Commissioner Lopez asked how many kids will be at the facility. The applicant indicated that there would be up to 40 to 50 kids enrolled.

Commissioner Thorpe made a motion to recommend approval of the **Site Plan of Childcare Facility** located at 250 N. Shannon St. The motion was seconded by Vice-Chairman Brown, with the members voting 6-0. The motion passed.

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

Director of Development Services Andrew Bogda stated the following:

- Next Planning and Zoning meeting will be held on Tuesday, October 3rd at 6:00 pm.

- Staff has been working on the Subdivision Ordinance and when it has completed the staff review, we will hold a joint meeting for the Planning and Zoning Commission and City Council.
- City Council will be reviewing the Planning and Zonings recommendations for the donation boxes at their next meeting. This will give staff direction on how to proceed.
- Some of the Planning and Zoning Commissioner's terms will be expiring next month. Staff will reach out to those commissioners to see if they are interested in renewing their terms.
- The developer for South Pointe has indicated that they have the financing for their development, but we are still waiting for their plan submittals.

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ADJOURNMENT

The motion to adjourn was made by Commissioner Deaton and seconded by Commissioner Berry. The motion passed 6-0. The meeting adjourned at 7:32 pm.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNER I**



Planning and Zoning Commission Report

Meeting Date: October 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Lott's Cleaners** on a tract of land containing 0.12 acres (Property ID 28452), situated in the Original Town of Kaufman, Block 10, Lot 5, City of Kaufman, Kaufman County, Texas. The property is zoned Central Business District ("CBD") and is generally located 114 West Grove Street. (Case No. SP-09-23)

BACKGROUND/SUMMARY:

The Central Business District "CBD" zoning is generally bounded by Oak Street on the north, Cherry Street on the south, Jefferson Street on the west, and Madison Street on the east. It is a valuable resource worthy of preservation as a unique district since it has architectural and historic character.

The standards for building setbacks and building height are like those existing on developed properties located in this section of the City. Even though there are no requirements for the yard setbacks (front, side and rear), lot size (area, width and depth), lot coverage, or parking, they do have a higher design criterion that has to be met.

Site Plan:

The property is an existing single lot located in the Central Business District that will contain two separate buildings. If the owner sells either one of the buildings, then the lot will need to be subdivided into two separate lots.

The proposed site plan is for the development of a new Lott's Cleaners building on the west side of the property. The new building will be located at the northwest corner of N. Jackson St. and W. Grove St. and will be addressed as 114 W. Grove St. The existing Lott's Cleaners business will relocate to this new building from their previous location at 112 W. Grove St. on the east side of the property. Once the 112 W. Grove St. is vacated, the owner will remodel the building for a new tenant.

The Site Plan includes a new 1,285 sq. ft. building next to the existing building. The main entrance to the business is provided from W. Grove St., while a secondary entrance will be located on N. Jackson St. There are double doors located at the back of the building for the pickup and delivery of the clothing since they will not be dry cleaned on-premise.

A trash enclosure will not be needed since poly carts will be used instead of a dumpster. All rooftop equipment will be fully screened by building parapets and any ground-mounted equipment will be fully screened by dense evergreen shrubs, solid fences, or low walls.

The proposed Lott's Cleaners is classified as a "Personal Service Use" which is allowed by right, instead of "Dry Cleaners" which would require approval of a Specific Use Permit. Since the

3. The addresses 112 W. Grove St. (for the existing building) and 114 W. Grove St. (for the new building) are labeled on the plans.
4. The plans are revised to remove the gap between the two buildings.
5. Letters are provided from the water, sewer, gas and electric service providers verifying utility service can be provided to the new building.

ATTACHMENTS:

Location Map

Exhibit A – Survey

Exhibit B – Site Plan

Exhibit C – Elevations and Floor Plan

Joy Henderson

Planner I

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map



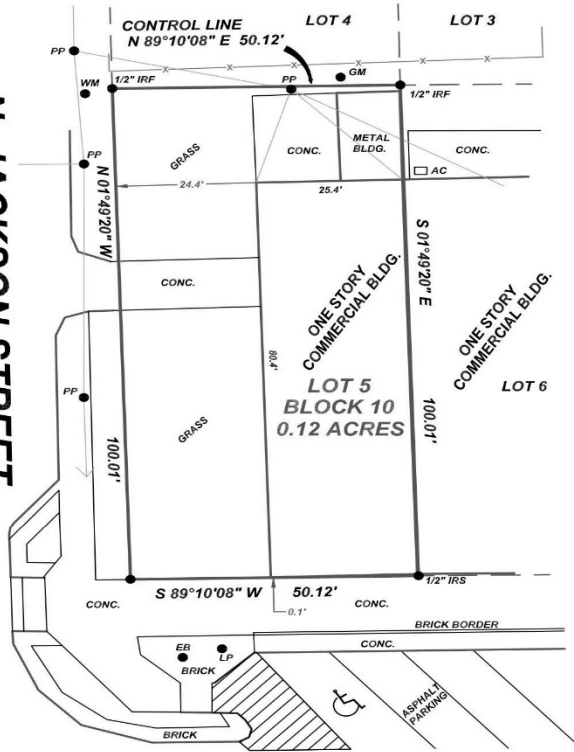
Exhibit A – Survey

LAND TITLE SURVEY

N. JACKSON STREET, KAUFMAN, TEXAS 75142

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J.B. COLE SURVEY, A-84, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS LOT 5, BLOCK 10 OF THE ORIGINAL TOWN OF KAUFMAN, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 133 OF THE DEED RECORDS, KAUFMAN COUNTY, TEXAS.

N. JACKSON STREET



W. GROVE STREET

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

THIS PROPERTY IS SUBJECT TO THE RULES, REGULATION, AND ZONING ORDINANCES IMPOSED BY THE CITY OF KAUFMAN.

I, GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF MY ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF APRIL 2023 AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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LEGEND

CONC. = CONCRETE	TB = TELEPHONE BOX
PP = POWER POLE	LP = LIGHT POLE
WM = WATER METER	GM = GAS METER
WV = WATER VALVE	EB = ELECTRICAL BOX
IRF = IRON ROD FOUND	PT = PROPANE TANK
IRS = IRON ROD SET	SP = SERVICE POLE
WCAP # 4207	PH = FIRE HYDRANT
IPF = IRON PIPE FOUND	BL = BUILDING
PC = FENCE CORNER FOUND	UE = UTILITY EASEMENT
BCS = BURIED CABLE SIGN	DE = DRAINAGE EASEMENT
PLM = PIPELINE MARKER	

BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83

Exhibit A

Owner / Developer
Jason Hardy
112 W Grove Kaufman
Texas
903-880-3766



201 E. MASON STREET
MABANK, TEXAS 75147

(903) 887-5674 FIRM# 10114700

DATE PERFORMED: APRIL 25, 2023 WORK ORDER # 2304036

SCALE: 1"= 20 FEET FIELD BY: TS DRAWN BY: TF

SURVEY PERFORMED FOR: HARDY

Exhibit B – Site Plan

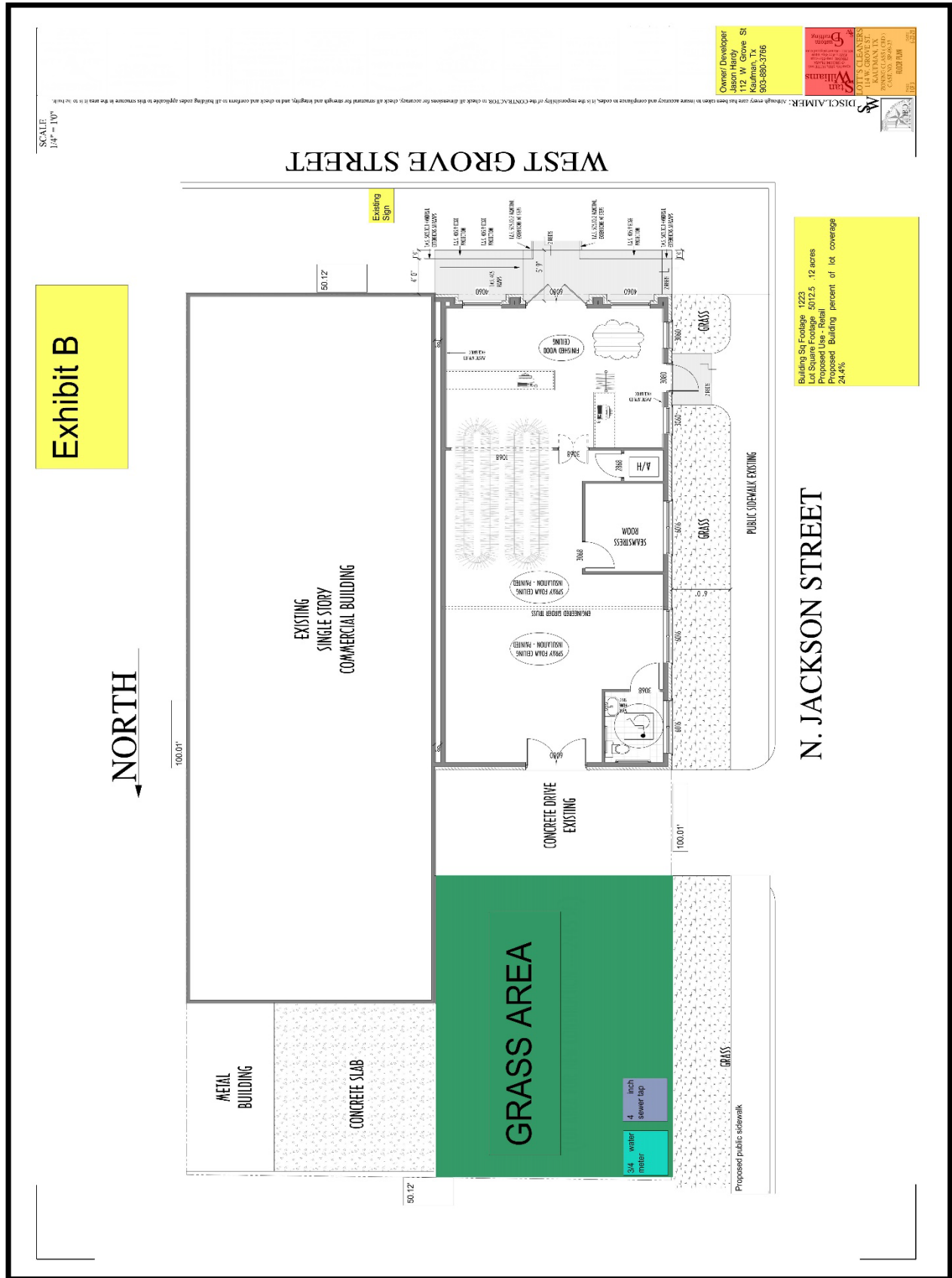
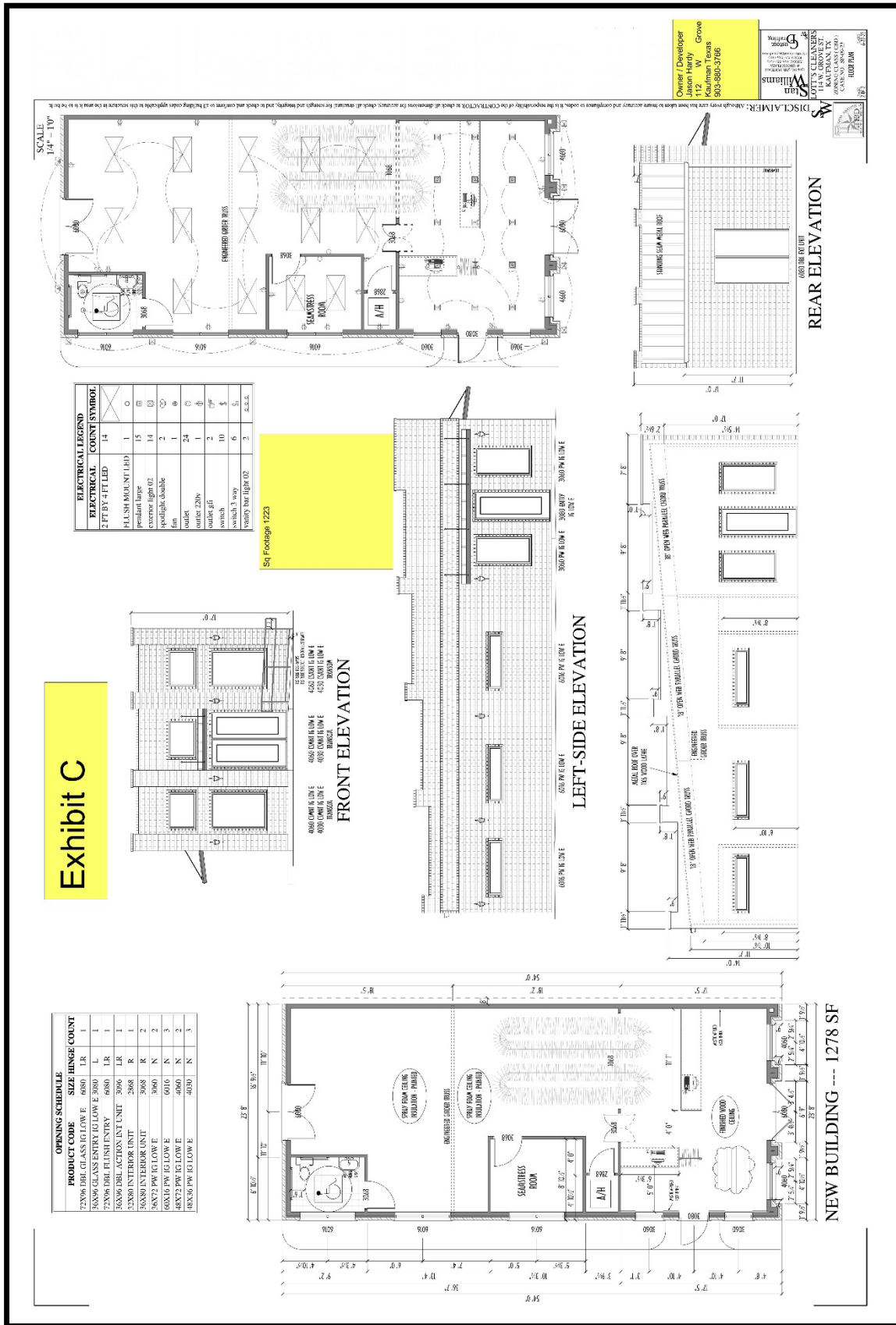


Exhibit C – Elevations and Floor Plan





Planning and Zoning Commission Report

Meeting Date: October 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Hampton Inn**, situated on 2.10 acres comprising Lot 5B of Block A of the Kings Fort Addition (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial ("PD-15-C") and is generally located on the south side of Kings Fort Parkway at Meara Drive. (Case No. SP-10-23)

SUMMARY:

The subject property includes 2.10 acres located on the south side of Kings Fort Parkway at Meara Drive and represents a portion of a larger 4.18-acre tract. The entire 4.18 acres was zoned PD-15-C Planned Development-15-Commercial in June 2017 and received preliminary plat approval and preliminary site plan approval for two hotels and a restaurant on three lots in October 2022. The applicant requesting final site plan approval of Lot 5B for a Hampton Inn hotel, concurrent with a final plat for all three lots to accommodate the shared access drives and other infrastructure improvements, with the condition that the other lots come in for final site plan approval and any additional civil plan review or replatting prior to development.

Site Plan

The site will be developed with a 4-story 50,032 sq. ft. Hampton Inn hotel located in the west-central portion of the lot. Each floor will include 12,508 sq. ft. and the hotel will include a total of 88 rooms. Ground-floor amenities will include a lobby, breakfast area, meeting room, laundry room, and fitness center, as well as a fenced outdoor pool behind the hotel that will also serve the future hotel on Lot 5C. In addition, the front of the hotel will include a porte-cochere that will allow for a covered area for drop-off and pick-up, which will include decorative pavers, seating, and trash receptacles.

The hotel will include a direct access point on Kings Fort Parkway, as well as two additional access points on Lots 5A and 5C via the shared access drives. A shared access and fire lane system will wrap around all sides of the building and the development will be served by 123 parking spaces, which will exceed the 88 spaces that are required; the excess spaces will also serve the future restaurant and additional hotel, as shared parking will be allowed throughout the development. Additional off-site parking will be provided, as needed, prior to the development of the other two lots.

A pedestrian sidewalk system has been provided around the building, which will provide direct access into the building from the parking areas and will also include a connection to the sidewalk along Kings Fort Parkway through Lot 5A in front of the future restaurant; an additional pedestrian connection to Kings Fort Parkway through Lot 5C will be provided at the time of development of that lot. An 8'-wide hike-and-bike trail will be constructed along the west side of

the property adjacent to the drainage channel and a direct pedestrian connection to this trail from the hotel will be provided.

The property generally drains to the west and to the south and the existing drainage channel along the west side of the property will handle the drainage flows. The civil plans are still under review and some improvements to the channel may be required.

Building Elevations

The building materials will mostly consist of a stucco exterior insulation finishing system (E.I.F.S.), as well as brick around the ground floor of the building. Accent materials include some areas of stone and architectural wood-look panels. Windows will be provided around all sides of the building, and the building will be accentuated by a series of wall plane recesses and projections, variations in the roofline, and a mix of colors. The main entrance to the building will be located on the east side of the building and will include a porte-cochere for pick-ups and drop-offs. Additional entrances will be located on the other three sides of the building. The hotel will be 54' in height, which exceeds the 45' requirement; a variance is being sought for this requirement.

Landscaping

The landscape plan includes a mix of canopy and ornamental trees in the parking areas, abundant shrubs to screen the parking areas from Kings Fort Parkway, shrubs around ground equipment, and shrubs around the building and the pool area. The pool area will be enclosed by a 4'-tall decorative metal fence and will also include a patio and storage room.

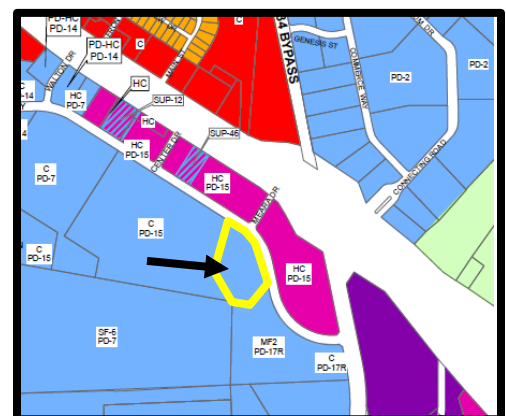
Signage, Lighting, and Trash Enclosure

The plan notes that all signage and lighting will adhere to the Zoning Ordinance requirements. Two monument signs will be provided, one on-site and one off-site on Lot 5C; the monument signs allow for shared signage amongst the buildings. Wall signs will be located on all four sides of the building. A sign plan has been provided, which shows the dimensions and designs of the signage. The monument sign will be 12'-6" in height and 8'-1.5" in width., with a sign area of about 42 sq. ft.

A trash enclosure will be located on the south end of the building and will include painted concrete masonry unit screening and opaque, metal gates.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-15-HC	Lone Star Credit Union
South:	PD-17R-MF2	Vacant land
East:	PD-15-HC	Vacant land
West:	PD-15-C	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the land use of the subject property as Future Commercial Use. The property is zoned Planned Development 15 –Commercial (PD-15-C) for commercial development. The proposed hotel use is allowed by the zoning and is consistent with the Land Use Plan.

Thoroughfare Plan:

Kings Fort Parkway is designated as a Type C, Major Collector, which requires a minimum 80 foot wide right of way width and has already been dedicated.

RECOMMENDATION:

Staff recommends approval of the Site Plan for Hampton Inn on Lot 5B of Block A of the Kings Fort Addition with the following conditions:

1. The Civil Plan staff review comments noted in a memo from the City Engineer dated September 27, 2023 are addressed and the Civil Plans are approved.
2. The number of required parking spaces is corrected to 88.
3. The variance request for the building height is called out in a special note.
4. The 4' wrought-iron fence around the pool area is labeled on the Site Plan and Landscape Plan.
5. A map is attached to the Sign Plan identifying the locations of each sign.
6. A photometric plan is provided.

ATTACHMENTS:

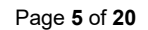
- Location Map
- Exhibit A – Property Description/Survey
- Exhibit B – Site Plan
- Exhibit C – Architectural Plan Set
- Exhibit D – Landscape Plan
- Exhibit E – Sign Plan
- Civil Plan review comments

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



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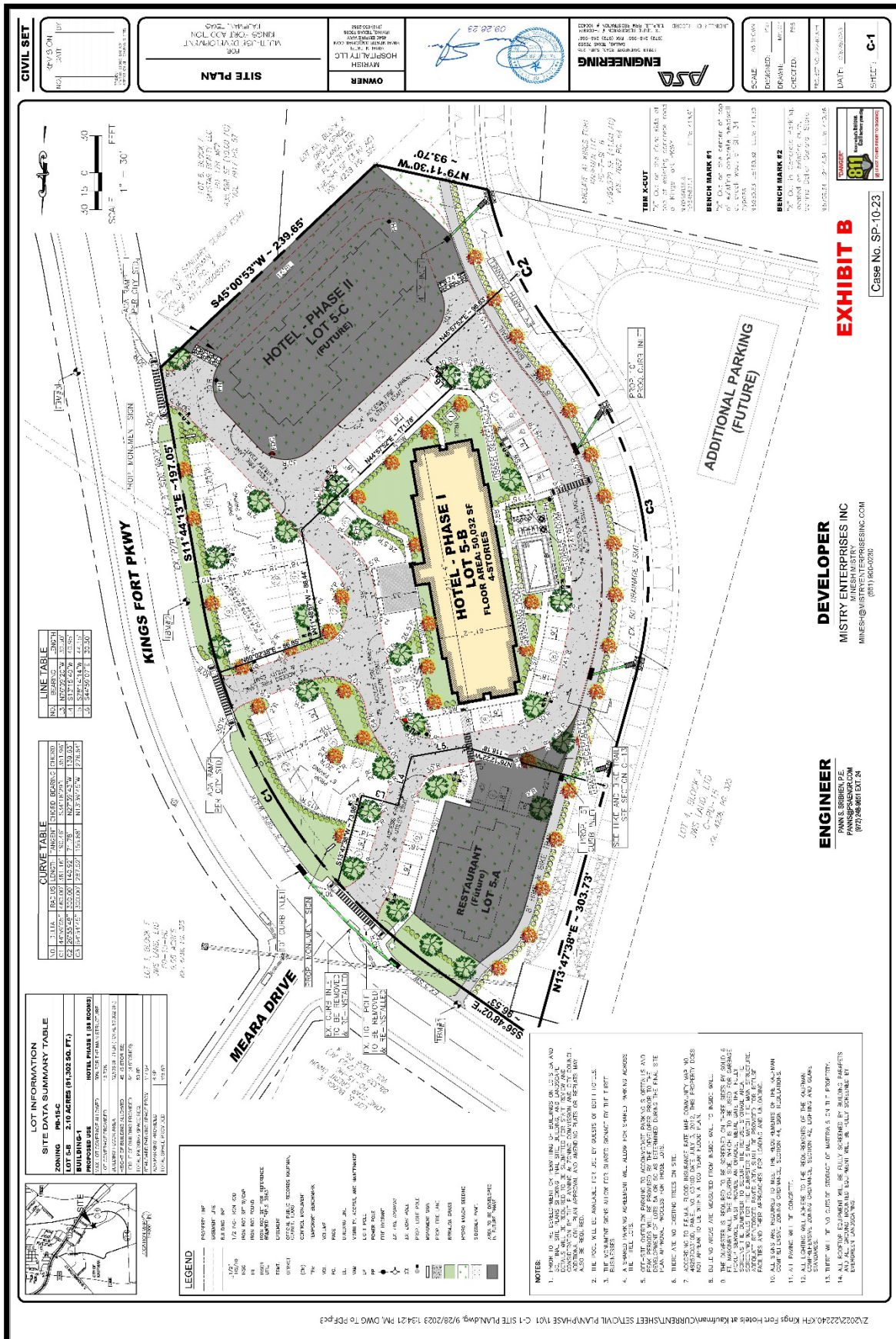


Exhibit C – Architectural Plan Set



[illegible]

2017-2018

Exhibit C – Architectural Plan Set

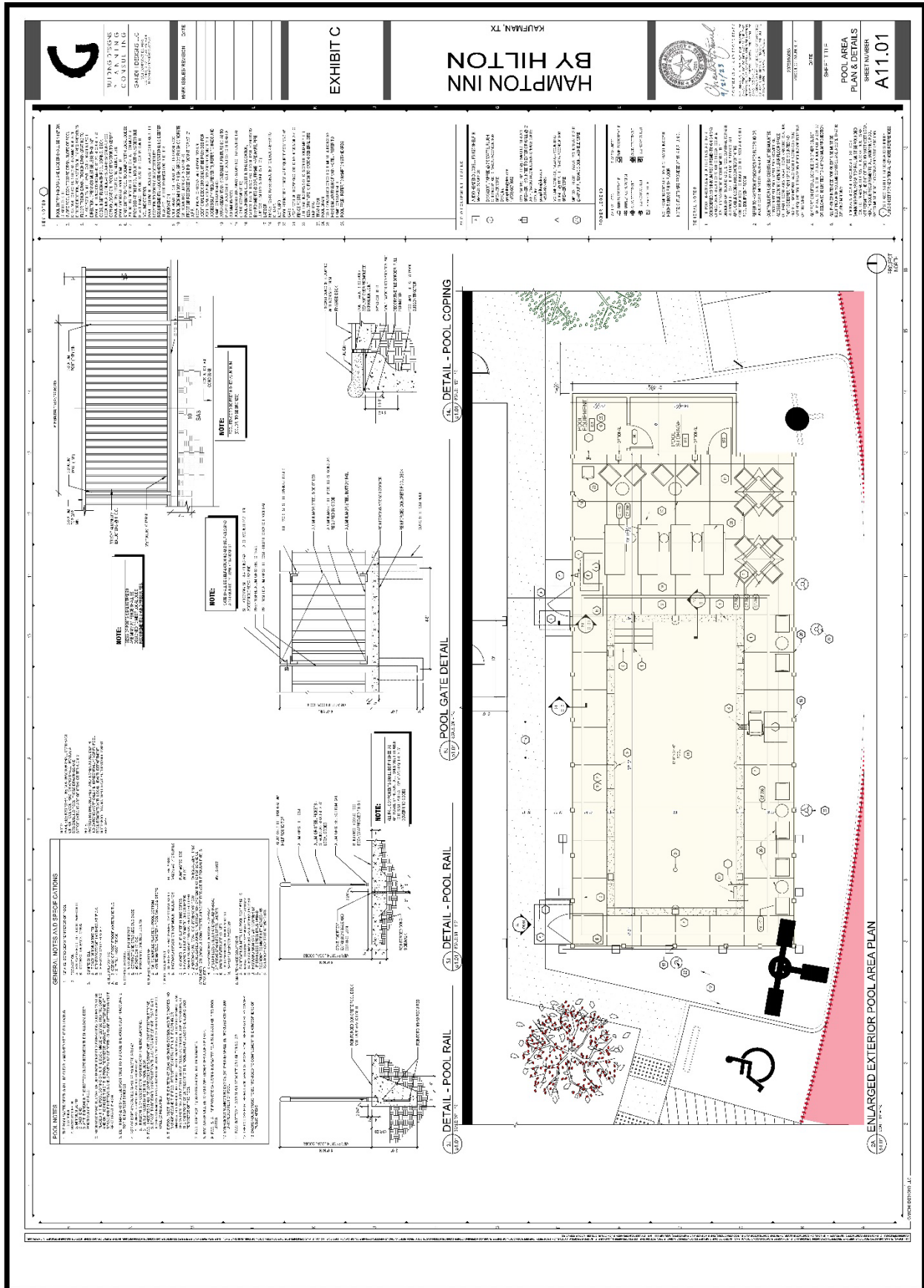


Exhibit C – Architectural Plan Set

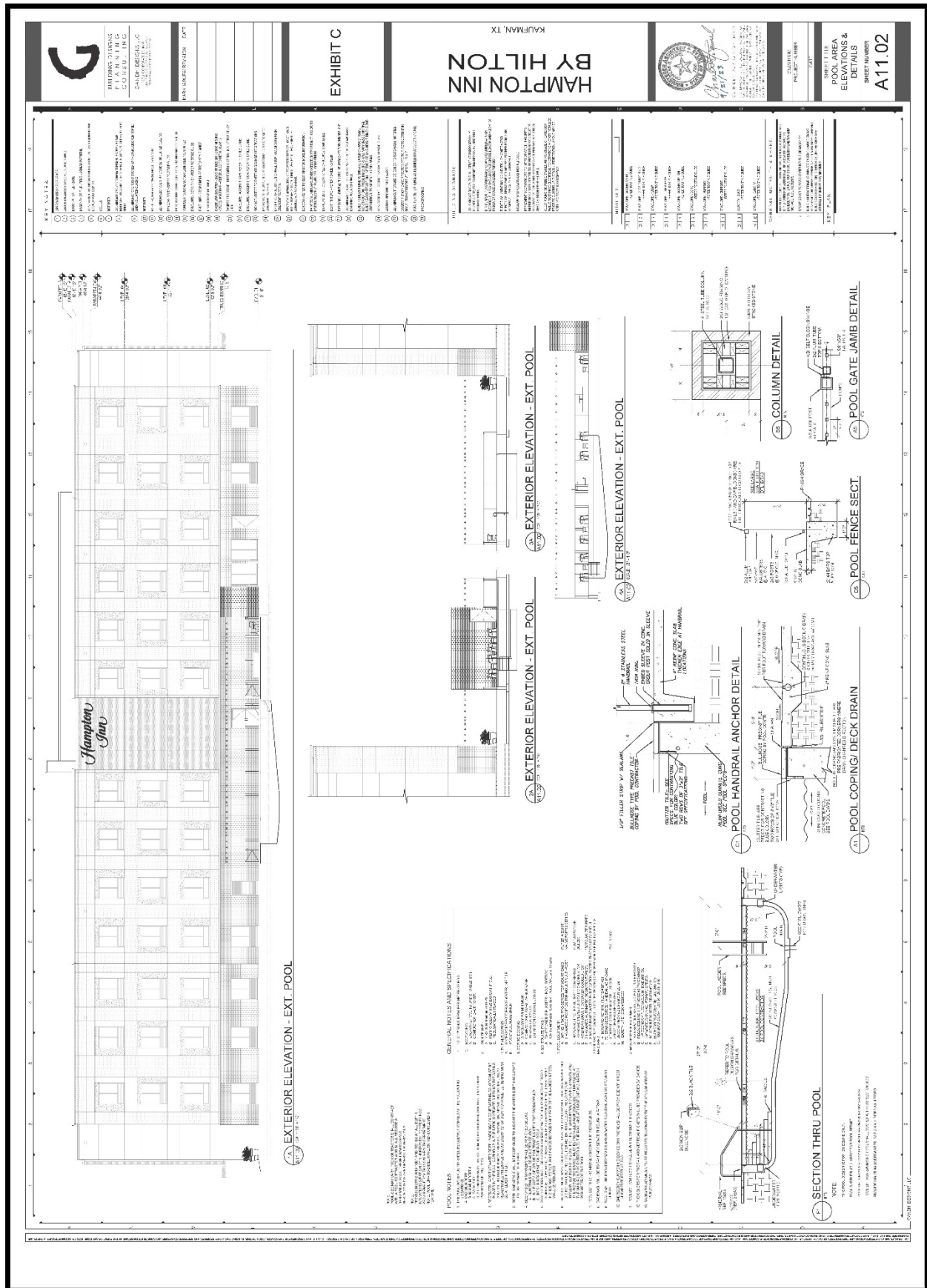
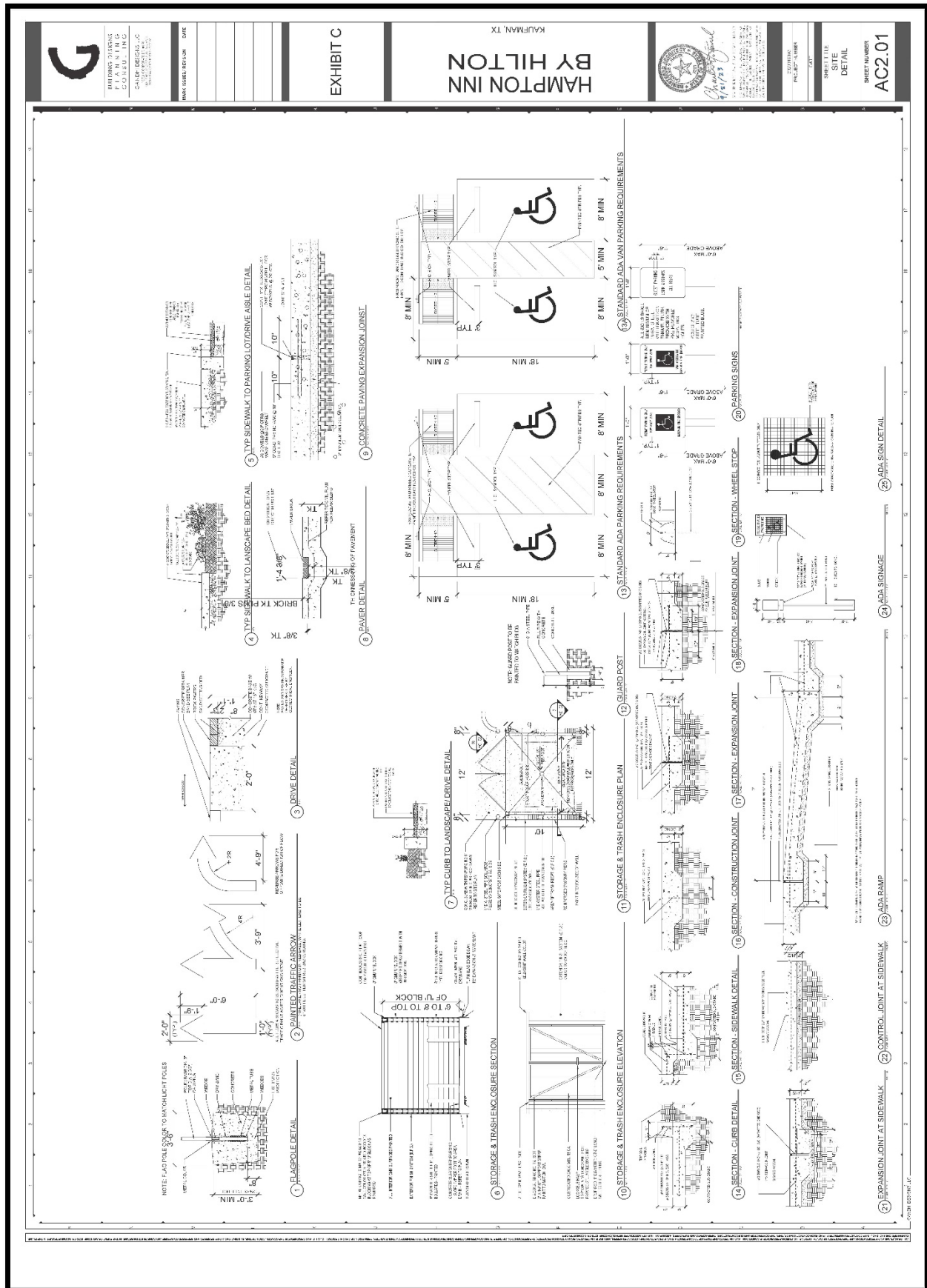


Exhibit C – Architectural Plan Set



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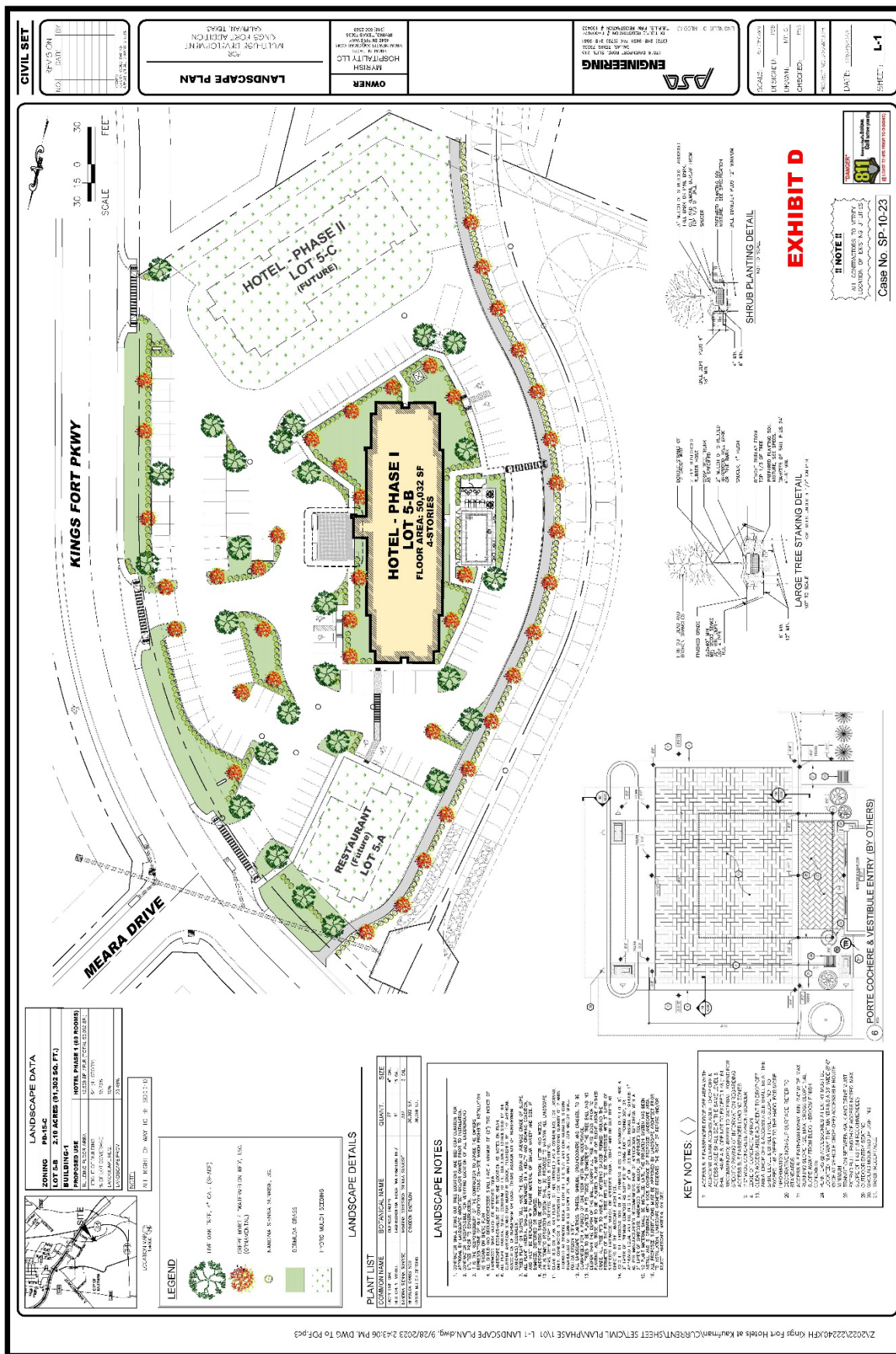


Exhibit E – Sign Plan

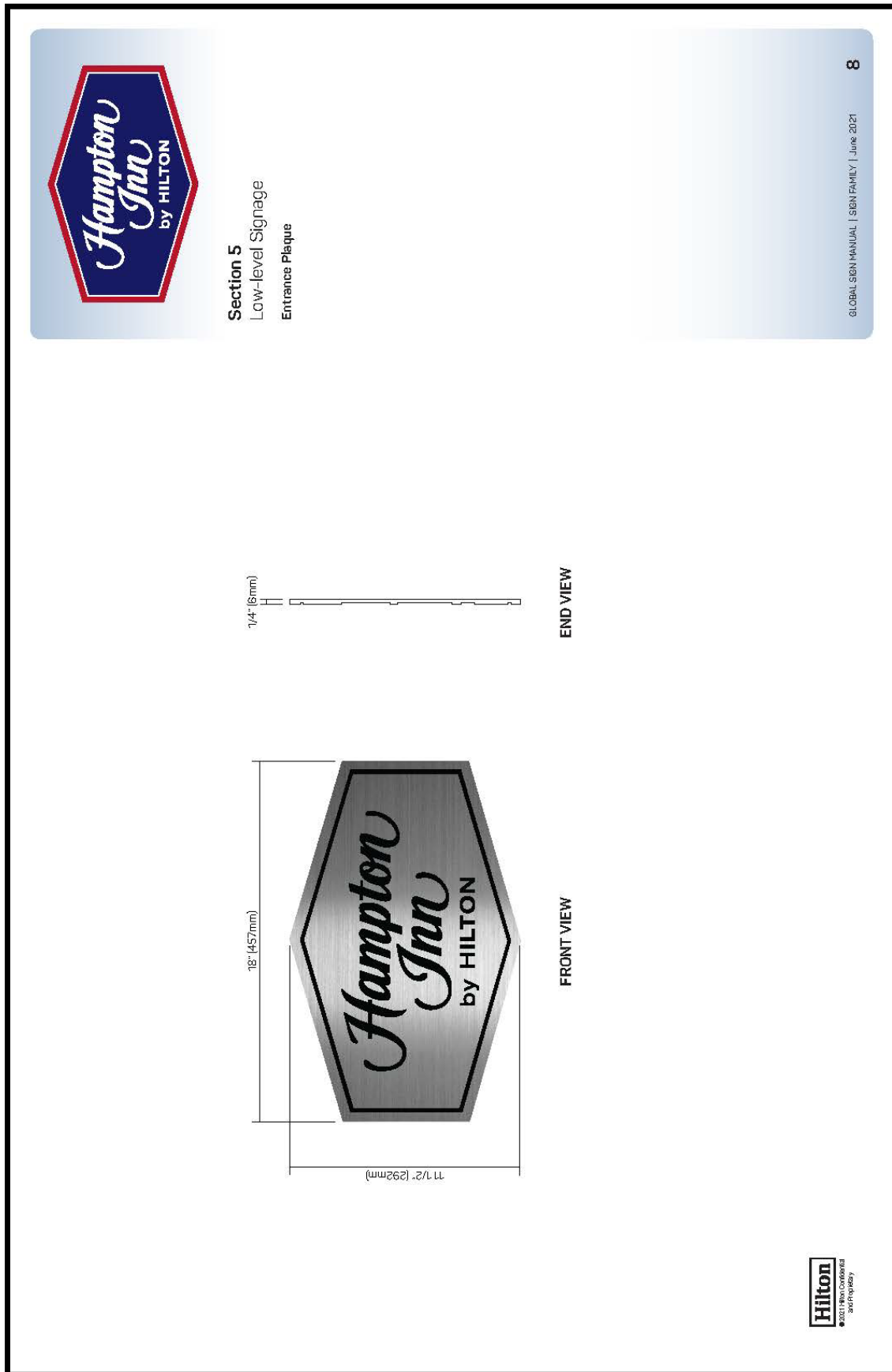
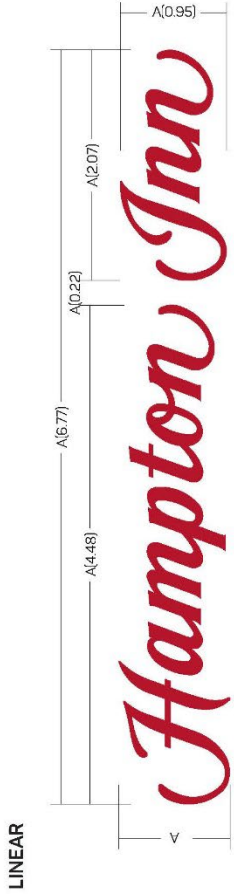


Exhibit E – Sign Plan



STACKED



LINEAR



Section 5
Low-level Signage
FCO Building Letters
HI-BLPLT X

9
GLOBAL SIGN MANUAL | SIGN FAMILY | June 2021



Exhibit E – Sign Plan

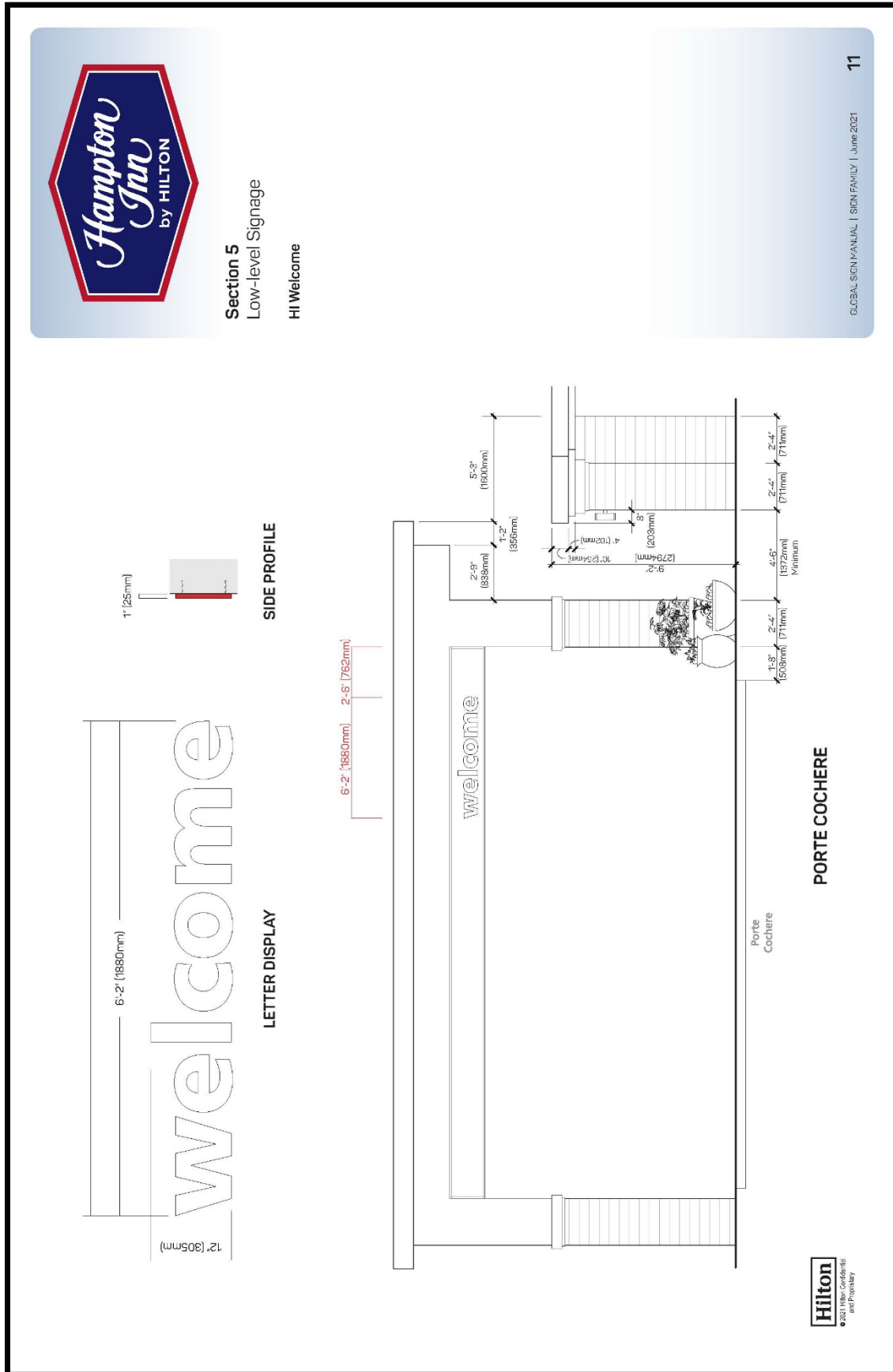
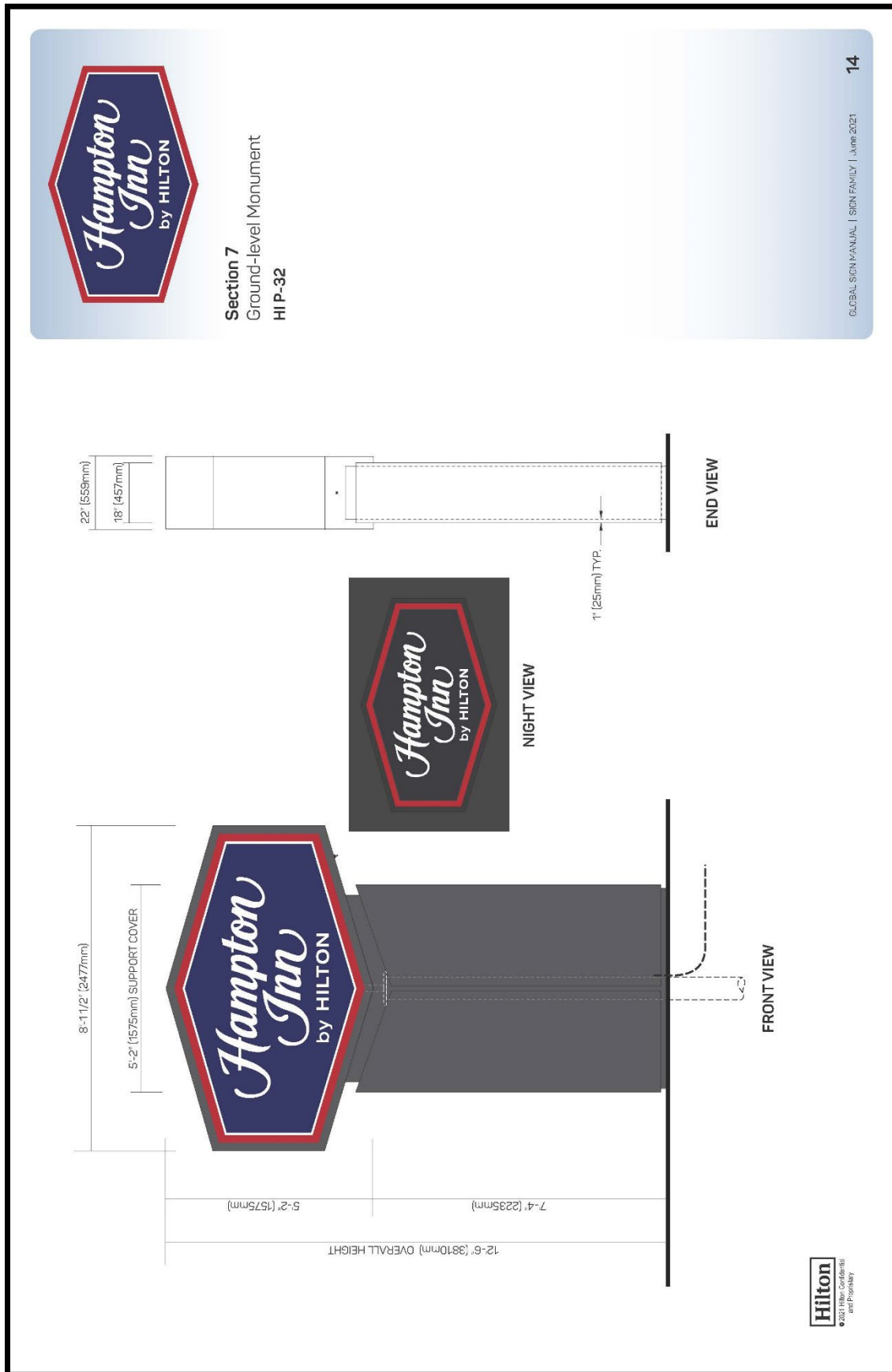


Exhibit E – Sign Plan





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PLAN REVIEW

To: City of Kaufman
From: Philip C. Varughese, P.E.
Date: September 27, 2023
RE: Hampton Inn – Kings Fort Addition, Block A, Lot 5B, 3rd review

The following comments represent a review by TNP on the civil construction plans PSA Engineering. It is the intent of this review to provide the engineer and developer the requirements that are consistent with the City Standards and Regulations for development and construction. In addition, the design engineer must confirm that his design conforms to TCEQ and International Plumbing Code. The comments noted below must be addressed and resubmitted for confirmation. **Please provide a written memo with the comments and how each comment has been addressed.**

Site Plan

1. Refer to City Staff memo for additional comments regarding the site plan.

Grading Plan

1. **Outstanding comment:** Verify that the building's finished floor elevation is a minimum of 2-ft above the 100-YR Fully Developed WSEL for the existing channel. Provide all hydraulic models and calculations with the next submittal.

Storm Drain Plan and Profile

1. **Outstanding comment:** Verify tailwater impacts from the existing channel on the proposed storm drain lines.
2. **Outstanding comment:** It appears that the channel does not have the capacity for full developed flows. Please verify and confirm.

Drainage Channel Calculation Section A, B, C, D & E

1. The Channel In-Flows shown in the Drainage Channel Calculations do not appear to reflect the full flow shown in the Kings Fort Addition drainage area maps – see attached sheets. We are calculating a channel flow of 1642 cfs, which includes OFF-1 to OFF-6, A-1 to A-7, B-1 to B-4, and the onsite flow from your site. Please revise the calculations or provide justification for flow used.
2. The assumed depths in the Channel Capacity calculations appear to exceed the top of bank elevations of the channel. Please recalculate the existing channel capacity to assume a maximum depth of 1-foot below the top of bank elevation.
3. Verify that the channel capacity formulas are calculating the capacity correctly.

Civil Plan Review Comments (Page 2)

4. The channel capacity calculations represent a channel geometry that does not accurately reflect the existing channel. The existing creek channel has a 50-ft easement, as shown on your plan sheet C-6.2. However, you are showing a channel bottom width of 58' and a top width of 162'.

T	B	d
Top Width	Bottom Width	Depth
162	58	8.70

5. It is unclear where the top bank elevation (410.10') and bottom elevation (401.40') that were used to calculate the channel height came from. Lateral profiles on Sheet C-6.1 from the previous submittal show a channel bottom (~403.5') and top of bank elevation (~409.8') at that same location which are drastically different than those.
6. Using a flow of 3313 cfs (taken from the DAA Drainage Study) is fine, however, it may be overly conservative due to it representing a location that is much further downstream than this project site. Further, the existing channel adjacent to your site does not have the capacity for that high a flow.
7. It is unclear why cross sections 1654 and 1304 from the DAA HEC-RAS model are highlighted. These cross sections are located over 1000' downstream and do not represent the channel geometry adjacent to your site.

Utility Plan

1. Callout the double detector check assembly on the fire line at Sta. 1+00 Line – A and Sta. 11+50 Line A.



Planning and Zoning Commission Report

Meeting Date: October 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C**, being a tract of land containing 4.18 acres (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial ("PD-15-C") and is generally located on the south side of Kings Fort Parkway at Meara Drive. The final plat is for 3 non-residential lots. (Case No. FP-14-23)

SUMMARY:

Concurrent with site plan approval for Lot 5B, the applicant is requesting a final plat of Lots 5A, 5B, and 5C, Block A, of the Kings Fort Addition, to accommodate the development of a Hampton Inn hotel on Lot 5B (2.10 acres), a future restaurant on Lot 5A (0.71 acres), and an additional future hotel on Lot 5C (1.37 acres). A note has been added to the plat requiring site plan approval (and potentially additional civil plan approval and/or replatting) prior to the development of Lots 5A and 5C.

The subject property consists of 4.18 acres and is located on the south side of Kings Fort Parkway at Meara Drive. The preliminary plat for the property was approved in October 2022 and the property was zoned Planned Development 15 –Commercial ("PD-15-C") in 2017.

Each lot meets the minimum area and setback requirements for the zoning district. Separate driveway access and lot frontage is provided from Kings Fort Parkway for each lot. In addition, a 24' shared access and fire lane easement will serve the entire development. A 50' regional drainage easement straddles the west property line, a 10' gas easement skirts a portion of the frontage, and a 20' sanitary sewer easement is located along the south side of the property. A 10' hike and bike trail easement is located along the west side of the property adjacent to the drainage easement, which will accommodate a hike and bike trail. Water and wastewater services to the property will be provided by the City of Kaufman.

THOROUGHFARE PLAN:

Kings Fort Parkway is designated as a Type C, Major Collector, which requires a minimum 80 foot right-of-way width, which has already been dedicated.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Lots 5A, 5B, and 5C of Block A of the Kings Fort Addition with the following condition:

1. Assigned addresses for each lot, as approved by the City of Kaufman and Kaufman County 911 Addressing, are added to the plat prior to plat recordation.
2. The Civil Plan staff review comments noted in a memo from the City Engineer dated September 27, 2023 are addressed and the Civil Plans are approved.

3. The recommended conditions in the staff report to the Planning & Zoning Commission on the Site Plan of Hampton Inn are addressed.

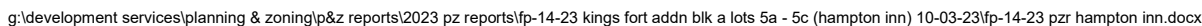
ATTACHMENTS:

- Location Map
- Approved Preliminary Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C
- Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C
- Civil Plan Review comments

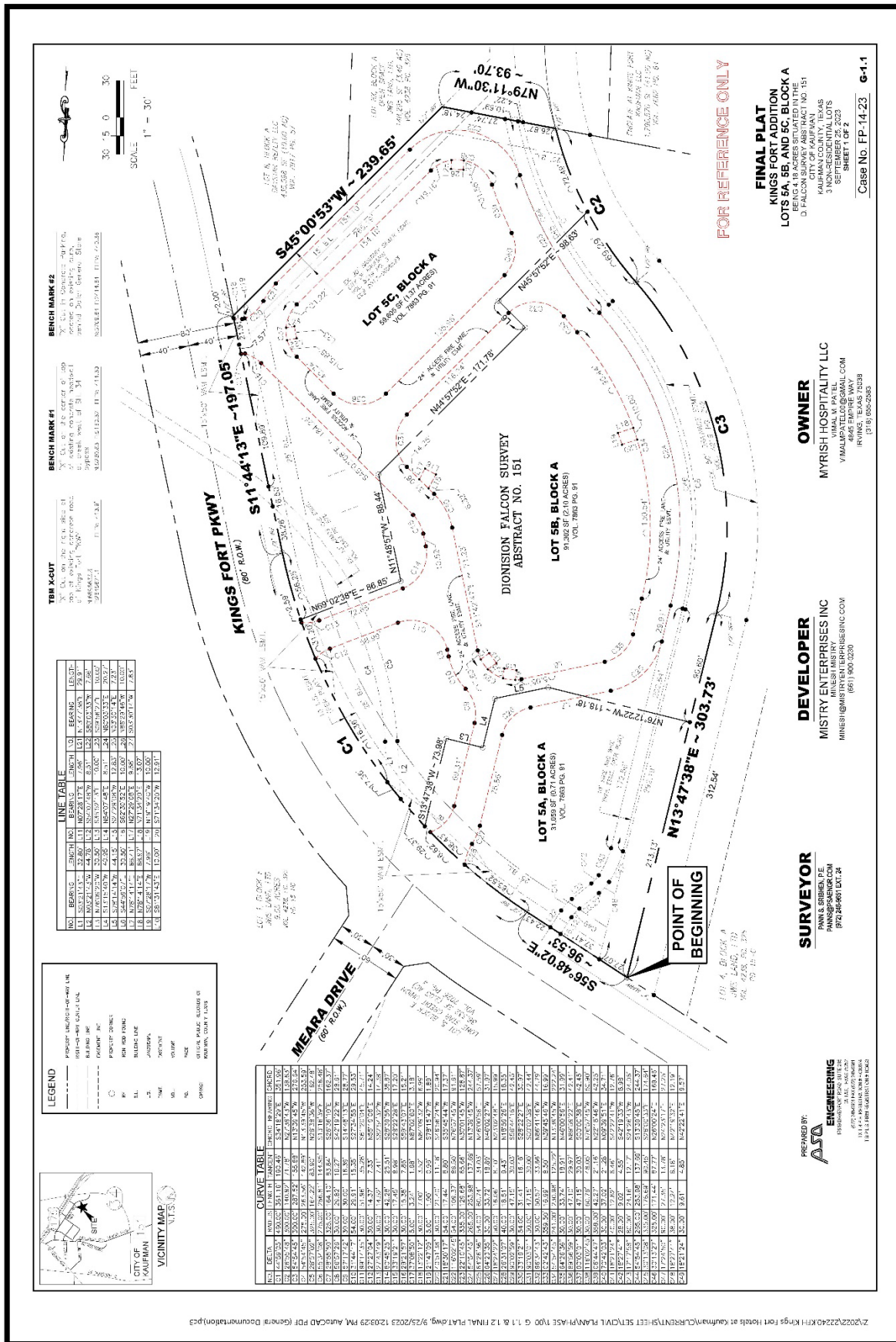
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Location Map





Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C (Sheet 1)





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PLAN REVIEW

To: City of Kaufman
From: Philip C. Varughese, P.E.
Date: September 27, 2023
RE: Hampton Inn – Kings Fort Addition, Block A, Lot 5B, 3rd review

The following comments represent a review by TNP on the civil construction plans PSA Engineering. It is the intent of this review to provide the engineer and developer the requirements that are consistent with the City Standards and Regulations for development and construction. In addition, the design engineer must confirm that his design conforms to TCEQ and International Plumbing Code. The comments noted below must be addressed and resubmitted for confirmation. **Please provide a written memo with the comments and how each comment has been addressed.**

Site Plan

1. Refer to City Staff memo for additional comments regarding the site plan.

Grading Plan

1. **Outstanding comment:** Verify that the building's finished floor elevation is a minimum of 2-ft above the 100-YR Fully Developed WSEL for the existing channel. Provide all hydraulic models and calculations with the next submittal.

Storm Drain Plan and Profile

1. **Outstanding comment:** Verify tailwater impacts from the existing channel on the proposed storm drain lines.
2. **Outstanding comment:** It appears that the channel does not have the capacity for full developed flows. Please verify and confirm.

Drainage Channel Calculation Section A, B, C, D & E

1. The Channel In-Flows shown in the Drainage Channel Calculations do not appear to reflect the full flow shown in the Kings Fort Addition drainage area maps – see attached sheets. We are calculating a channel flow of 1642 cfs, which includes OFF-1 to OFF-6, A-1 to A-7, B-1 to B-4, and the onsite flow from your site. Please revise the calculations or provide justification for flow used.
2. The assumed depths in the Channel Capacity calculations appear to exceed the top of bank elevations of the channel. Please recalculate the existing channel capacity to assume a maximum depth of 1-foot below the top of bank elevation.
3. Verify that the channel capacity formulas are calculating the capacity correctly.

Civil Plan Review Comments (Page 2)

- The channel capacity calculations represent a channel geometry that does not accurately reflect the existing channel. The existing creek channel has a 50-ft easement, as shown on your plan sheet C-6.2. However, you are showing a channel bottom width of 58' and a top width of 162'.

T	B	d
Top Width	Bottom Width	Depth
162	58	8.70

- It is unclear where the top bank elevation (410.10') and bottom elevation (401.40') that were used to calculate the channel height came from. Lateral profiles on Sheet C-6.1 from the previous submittal show a channel bottom (~403.5') and top of bank elevation (~409.8') at that same location which are drastically different than those.
- Using a flow of 3313 cfs (taken from the DAA Drainage Study) is fine, however, it may be overly conservative due to it representing a location that is much further downstream than this project site. Further, the existing channel adjacent to your site does not have the capacity for that high a flow.
- It is unclear why cross sections 1654 and 1304 from the DAA HEC-RAS model are highlighted. These cross sections are located over 1000' downstream and do not represent the channel geometry adjacent to your site.

Utility Plan

- Callout the double detector check assembly on the fire line at Sta. 1+00 Line – A and Sta. 11+50 Line A.



Planning and Zoning Commission Report

Meeting Date: October 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Galleher Industries**, situated on 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial ("HC") and is generally located at 65 Oak Creek Dr. (Case No. SP-11-23)

SUMMARY:

The subject property consists of 5.00 acres located at 65 Oak Creek Dr. on the west side of US 175. The property is zoned "HC" Highway Commercial and is home to Galleher Industries. The site is currently improved with three buildings and a fenced parking and storage area.

The applicant is requesting a site plan to accommodate the development of a new 24,327 sq. ft. building for lumber processing and storage. This falls under the categories "light manufacturing & assembly processing" and "storage warehouse" in the Zoning Ordinance; the Highway Commercial zoning allows both uses.

Site Plan

The site is currently improved with a 12,617 sq. ft. building, a 9,024 sq. ft. building, an 1,800 sq. ft. building, uncovered and covered asphalt and parking areas, and a covered materials storage area. The site is screened by a 7' metal R-panel fence. A new 24,327 sq. ft. building will be constructed on the south side of the property, which will include a fire lane that wraps around the east, north, and west sides of the building.

In addition to the existing access point, a new access point onto Oak Creek Drive will be provided in front of the new building. Both access points are gated. As shown on the site plan, the traffic will be routed one-way through the property, with traffic entering the site at the existing access point and exiting the site at the new access point.

A total of 20 parking spaces (19 regular and 1 accessible) are provided, which can accommodate a total of 40 employees, however there are only about a dozen employees and there is adequate paved area to accommodate additional parking spaces in the future, if necessary.

The property generally drains to the south and a drainage easement will be provided to accommodate the drainage channel in this area.

Building Elevations

The building will include metal siding and will be 20' in height. It will include a sloped roof with a 2':12' roof pitch and skylights. Overhead doors will be located on the north and east elevations, while employee and maintenance doors will be located on the north and south elevations.

Signage, Trash Enclosure, and Outside Storage

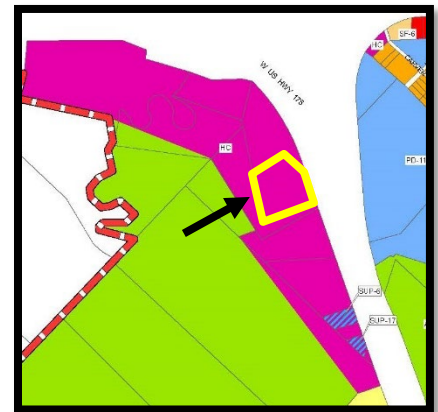
The plan notes that all signage will adhere to the Zoning Ordinance requirements applicable to Highway Commercial-zoned property. There is a sign on the front of the existing building in the center of the property. The dumpster area is located in the northeast corner of the property and is screened from public view by the 7'-tall metal fence. The existing trees provide an additional layer of buffering. It is noted on the plan that all outside storage of materials will be on a paved surface out of the fire lane and fully screened from surrounding properties and thoroughfares.

Landscaping

The existing trees along the north, northeast, and south property lines are planned to be preserved. Due to the lack of space along the frontage of the property, no new trees or shrubs are planned.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	HC	Church
South:	HC	Vacant land
East:	US 175	-
West:	HC	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned Highway Commercial, which generally allows for highway commercial uses, including the proposed light manufacturing & assembly processing uses. The site plan for a light manufacturing & assembly business is in conformance with the 2014 Future Land Use Plan and the zoning regulations.

Thoroughfare Plan

The Thoroughfare Plan designates Highway 175 / Oak Creek Dr. as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Site Plan of Galleher Industries at 65 Oak Creek Dr. with the following condition:

1. The drainage easement is widened to include the location of the drainage channel and any other drainage improvements as determined by the outcome of the Civil Plan review.

ATTACHMENTS:

- Location Map
- Exhibit A – Property Description/Survey

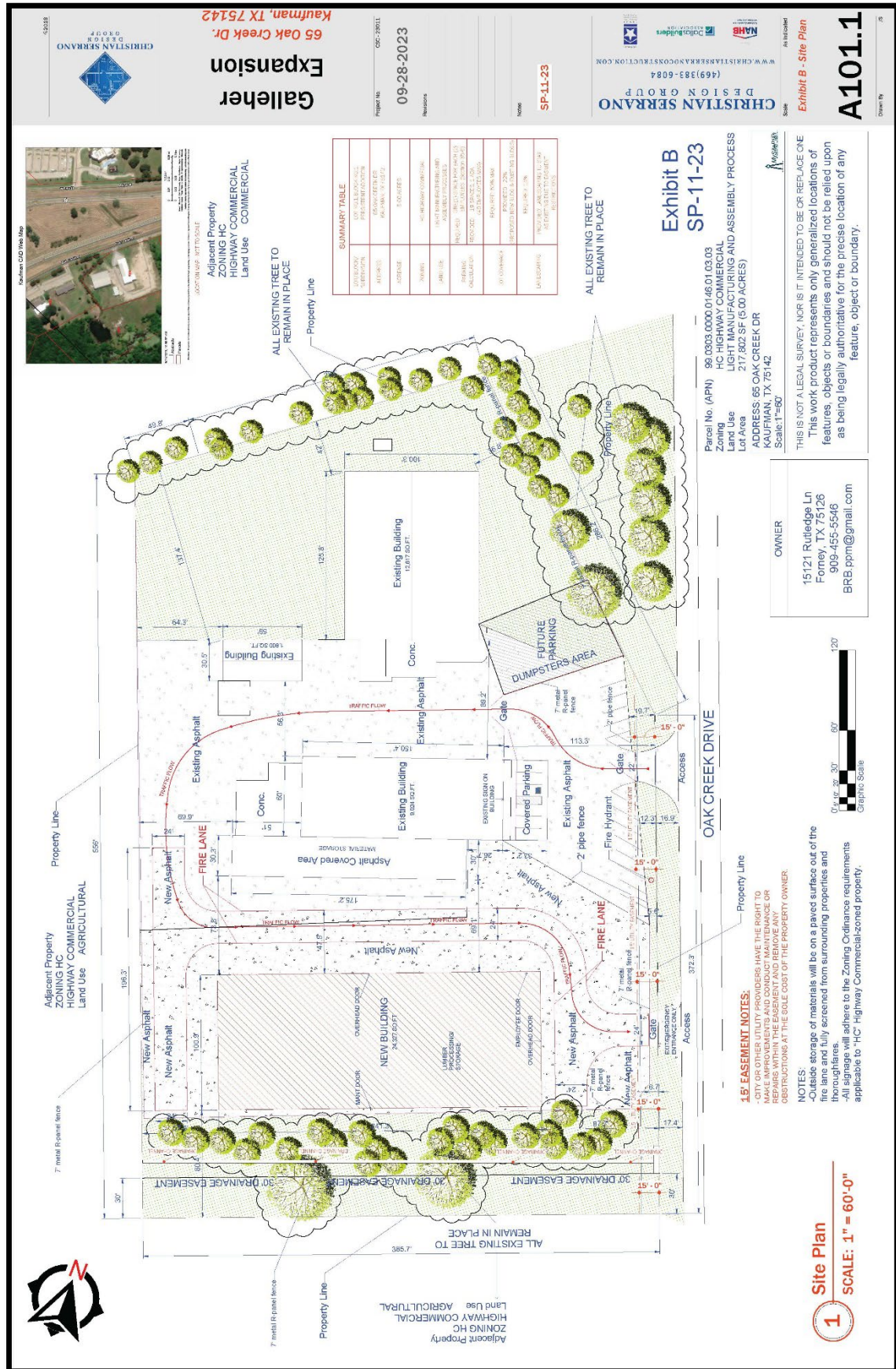
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Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



Exhibit B – Site Plan



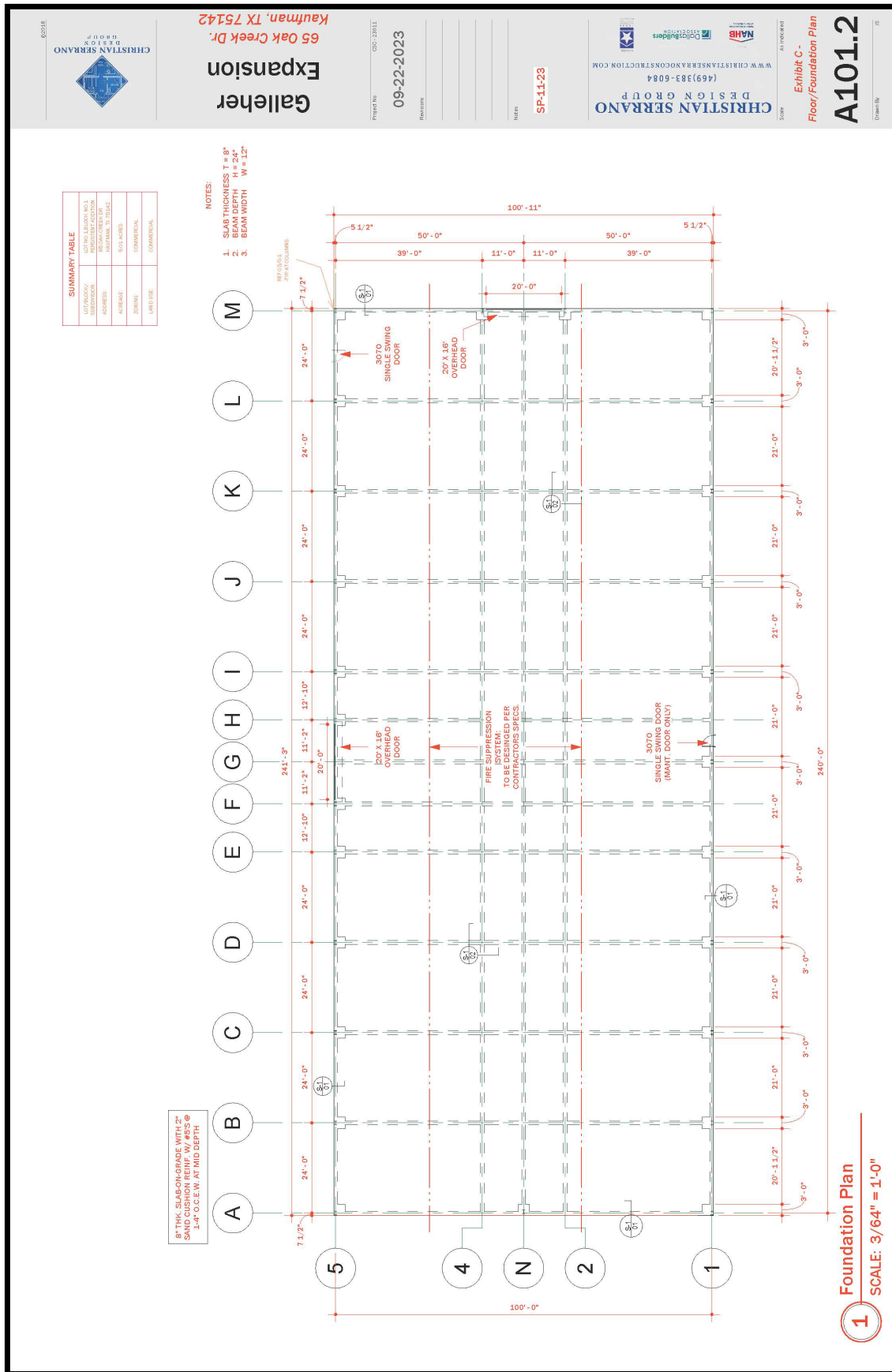


Exhibit C – Architectural Plan Set

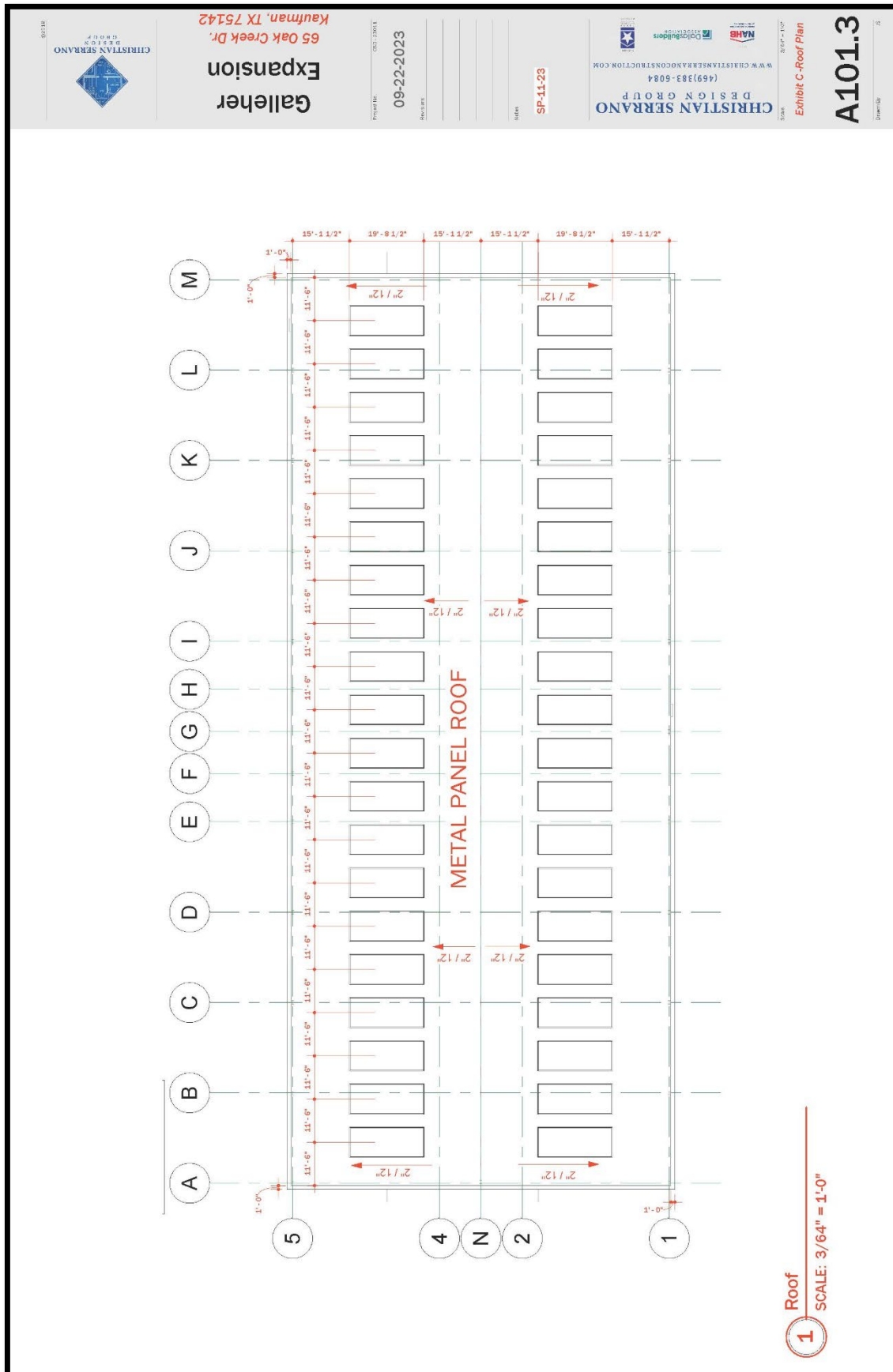


Exhibit C – Architectural Plan Set

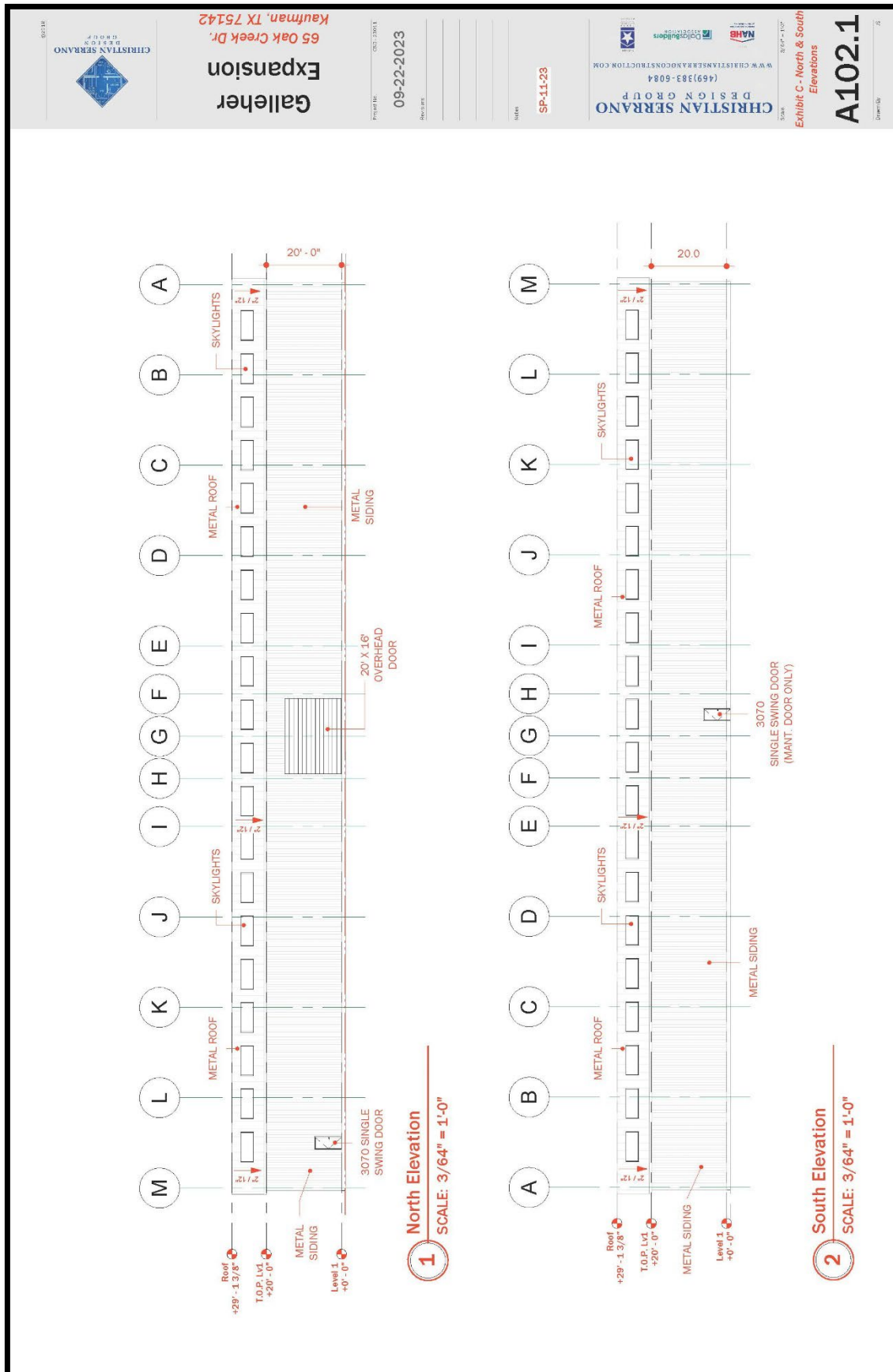
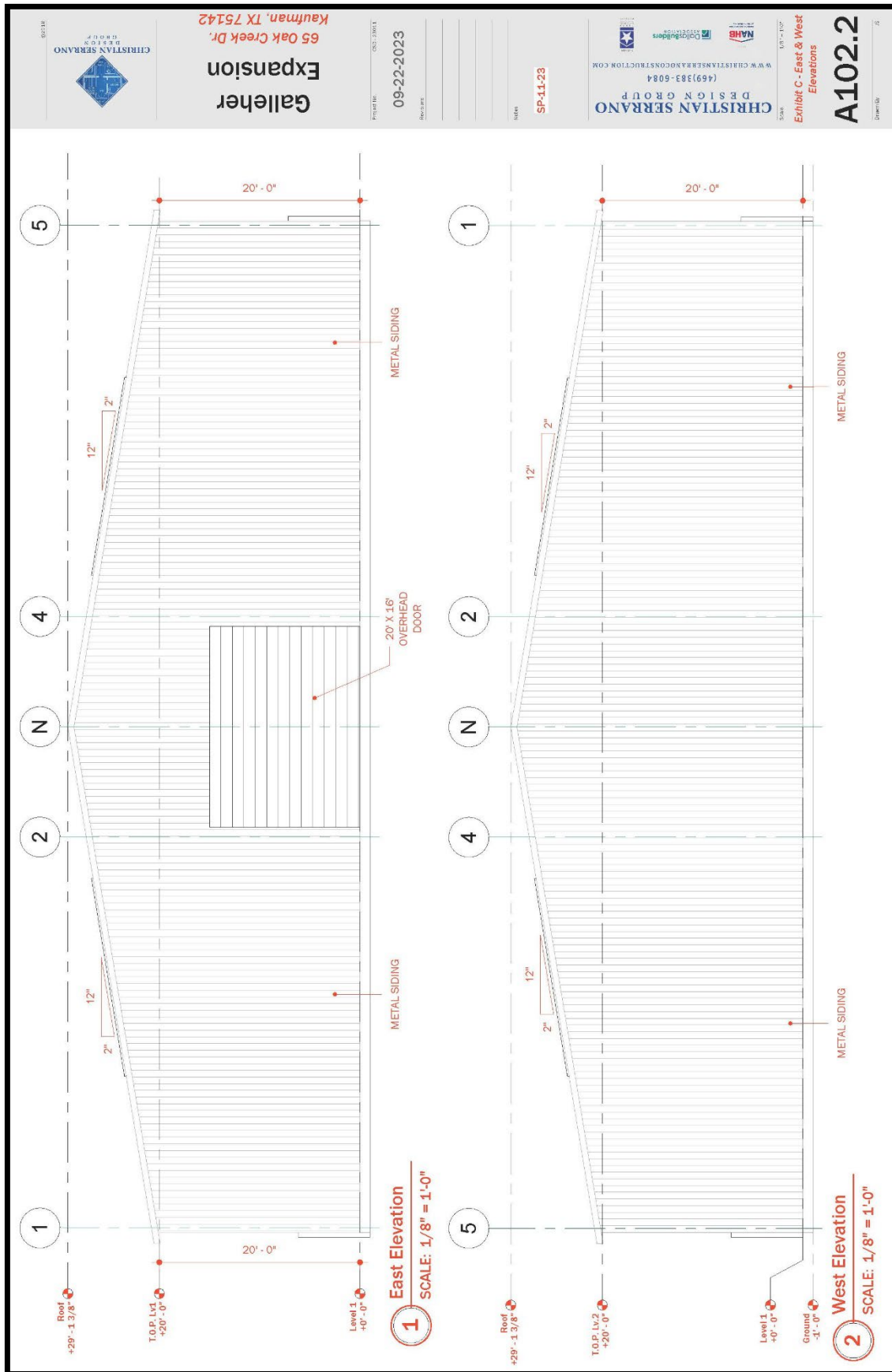


Exhibit C – Architectural Plan Set





Planning and Zoning Commission Report

Meeting Date: October 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Persistent Addition, Block 1, Lot 1**, being a tract of land containing 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial ("HC") and is generally located at 65 Oak Creek Dr. The final plat is for 1 non-residential lot. (Case No. FP-13-23)

SUMMARY:

Concurrent with site plan approval, the applicant is requesting a final plat of the Galleher Industries property at 65 Oak Creek Dr. The subject property consists of 5.00 acres, currently improved with three buildings and a fenced parking and storage area. A new building is planned for the southern portion of the property. The property has never been platted before and the plat is necessary to accommodate the new development.

A fire lane and access easement will serve the new building. A drainage easement is provided along the south side of the property to accommodate the drainage channel that flows through this location. In addition, a 15' utility easement is provided along the frontage.

The lot meets the minimum area and setback requirements for the zoning district. Water services to the property will be provided by the City of Kaufman. Sewer service does not currently exist at this location but could be extended to this area in the future.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates Highway 175 / Oak Creek Dr. as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Lot 1 of Block 1 of the Persistent Addition with the following conditions:

1. The Civil Plan staff review comments noted in a memo from the City Engineer dated September 15, 2023 are addressed and the Civil Plans are approved.
2. The drainage easement is widened to include the location of the drainage channel and any other drainage improvements as determined by the outcome of the Civil Plan review.

ATTACHMENTS:

- Location Map
- Final Plat of Persistent Addition
- Civil Plan review comments

Andrew Bogda, AICP
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abogda@kaufmantx.org

Location Map



Final Plat of Persistent Addition

[illegible]



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PLAN REVIEW

To: City of Kaufman
From: Philip C. Varughese, P.E.
Date: September 15, 2023
RE: **Galleher Expansion, 1st Submittal – Civil Plans**

The following comments represent a review by TNP on the civil construction plans prepared by Eric L. Davis Engineering. It is the intent of this review to provide the engineer and developer the requirements that are consistent with the City Standards and Regulations for development and construction. In addition, the design engineer must confirm that his design conforms to TCEQ and International Plumbing Code. The comments noted below must be addressed and resubmitted for confirmation. **Please provide a written memo with the comments and how each comment has been addressed.**

General Comments for All Sheets

1. These comments may not be comprehensive and additional comments may be necessary as a result of addressing the comments noted below.
2. Retaining walls that are part of the building pad construction must be permitted by the City prior to construction. See City Standards for permitting process for wall heights and material types.
3. Confirm that all improvements are in compliance with TCEQ regulations.

Plat

1. The plat will be reviewed at a later date upon completion of the civil plan review. Refer to separate memo for plat comments. Please provide the plat in the complete plan set upon approval.

Site Plan

1. The improvements associated with this project are private, and no formal review is provided. Any ADA accessibility requirements and site plan improvements are subject to the review by TAS/TDLR inspector and is the full responsibility of the design engineer.
2. Please confirm what the building is being used for.
3. Provide the approved site plan in the plan set.
4. Refer to City Staff memo for additional comments regarding the site plan.

Grading Plan

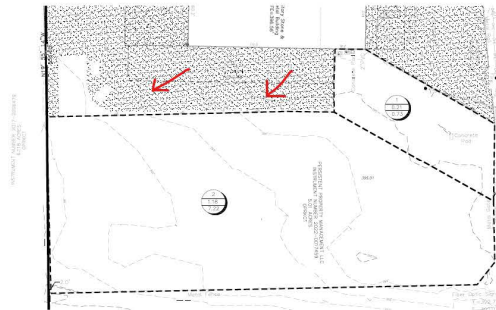
1. The grading improvements associated with this project are private, and no formal review is provided. Any ADA accessibility requirements and grading improvements are subject to the review by TAS/TDLR inspector and is the full responsibility of the design engineer.

TNP Firm Registrations
Texas Board of Professional Engineers and Land Surveyors | Engineering Firm No. F-230 | Surveying Firm No. 10011600 | 10194381 | 10011601
Georgia Board of Professional Engineers Firm No. PEF007431 | Texas Board of Architectural Examiners Firm No. BR 2673

Civil Plan Review Comments (Page 2)

Existing Drainage Area Map

1. Utilize the updated rainfall intensities that incorporate Atlas-14 data (iSWM Hydrology Section 5.9 – Revised April 2020).
2. Typical runoff coefficient values for gravel areas are around 0.50. Please revise or provide justification for the use of 0.70.
3. There appears to be additional area not accounted for in the drainage area map (see below). Please verify and revise plans as necessary.



Proposed Drainage Area Map

1. There appears to be significant offsite areas draining to the channel on the southern part of the property. Please provide offsite hydrology calculations for this channel and demonstrate that the proposed development will not cause adverse impacts. Will the proposed building be inundated by the WSEL of the channel? Has freeboard been provided with the proposed FF?
2. Utilize the updated rainfall intensities that incorporate Atlas-14 data (iSWM Hydrology Section 5.9 – Revised April 2020).
3. Subbasin 2 appears to show that the entire roof will drain into the detention pond. Is this correct? If not, please revise drainage area map as necessary.
4. Has a tailwater for the proposed detention pond from the receiving channel been accounted for?
5. Update detention calculations after making the requested changes to hydrology.
6. Calculate and list the 100-YR WSEL for the proposed detention pond. Provide adequate freeboard between the top of the detention pond and 100-YR pond WSEL.
7. Provide adequate erosion control the outfall of the detention pond.
8. Provide adequate erosion control measures for all storm drain improvements.
9. Provide the culvert for the TXDOT driveway and associated calculations in the TxDOT plans to be reviewed by the City and TxDOT.

Civil Plan Review Comments (Page 3)

Paving Plan

1. The paving improvements associated with this project are private, and no formal review is provided. Any ADA accessibility requirements and paving improvements are subject to the review by TAS/TDLR inspector and is the full responsibility of the design engineer.
2. Provide the Geotech report for reference.
3. Provide a separate plan set for the TxDOT improvements to be submitted to TxDOT for review and approval. Provide the 11x17 plan set to City of Kaufman for review.