



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 6, 2024 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 January 8, 2024 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 **Final Plat of Enclave at Kings Fort Phase 1**, which will create 101 single-family residential lots, 5 open space lots, and right-of-way on 19.741 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located on the east side of Tabor Parkway, approximately

1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane (Property ID 57208). The property is zoned Planned Development 7 – Single-Family Residential-6 (5,000 sq. ft. min. lot size) ("PD-7-SF-6 (5,000 sq. ft.)") (Case No. FP-01-24)

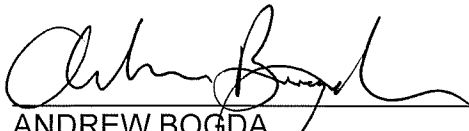
3. Consider and make a recommendation to City Council on the **Final Plat of Kings Fort Addition, Block F, Lot 1**, being a tract of land containing 4.091 acres (Property ID 202753), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial ("PD-15-HC") with a Specific Use Permit for a truck stop ("SUP-55") and is generally located at the northwest corner of SH 34 and Kings Fort Parkway. The final plat is for 1 non-residential lot. (Case No. FP-02-24)
4. Consider and make a recommendation to City Council on the **Site Plan of K-Town Express**, situated on 2.89 acres out of the L.L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, comprising Lot 1R, Block 1, Greogry Marlow Truck Stop Addition, said property being located at 1420 E. Mulberry St. (Property ID 198186). The property is zoned "LI" Light Industrial. (Case No. SP-01-24)

ANNOUCEMENTS 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, FEBRUARY 2, 2024 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
MONDAY, JANUARY 8, 2024 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 5:57 p.m. on Monday, January 8, 2024. Commissioners present were Chairman Richard Dunn, Vice-Chairman Burton Brown, Commissioner Porfirio Lopez, Commissioner Kathleen Sisson, Commissioner Mike Slye, and Commissioner Kathy Thorpe. City of Kaufman staff present were Director of Development Services Andrew Bogda, Planner Joy Henderson, Permit Technician Edna Chavez, and Assistant City Manager Rachel Mendoza. There was no audience 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 December 5, 2023 Planning and Zoning Commission meeting.
2. Consider and take appropriate action on the minutes of the December 11, 2023 joint meeting of the Planning & Zoning Commission and City Council.

END OF CONSENT AGENDA

Vice-Chairman Brown made a motion to approve the consent agenda for item 1 and 2. The motion was seconded by Commissioner Lopez. The motion passed by a vote of 6-0.

PUBLIC HEARING

DISCUSSION/ACTION ITEMS

3. Work session to discuss the proposed rewrite of the City of Kaufman subdivision regulations.

Director of Development Services Andrew Bogda presented a report on the proposed Subdivision Regulations.

Chairman Dunn asked who is moving to Kaufman and what is it they are used to.

Vice-Chairman Brown stated we need better street requirements. Some of the street widths in Dallas are causing some people to use the roads as a raceway.

Commissioner Slye expressed concern about placing trees in the median, as they could suck the moisture out of the concrete and cause damage to the streets, curbs and sidewalks. He also stated that 28'-wide streets would be a good fit for the city. There are some cities that have street widths ranging from 28' to 31'. The wider the street, the more people think they are thoroughfares with faster speeds.

Commissioner Slye also recommended having developers in the ETJ deposit funds into an escrow account to ensure the City is reimbursed for third-party engineering reviews.

Commissioner Lopez asked how close street trees would be from the sidewalk or road and who will be required to maintain the trees. He also stated that cul-de-sacs slow down traffic since there is not a straight pass-thru.

Commissioner Sisson asked if the requirements for the ETJ were going to be the same as it always has been or if more requirements are being added to match what is required in the City limits.

Mr. Bogda responded to the commissioners' questions.

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

Director of Development Services Andrew Bogda stated the following:

- Commissioner Dennis Berry has stepped down from the Planning and Zoning Commission. Mr. Bogda stated that we will miss his input and appreciate all his years of service.
- A regular Planning and Zoning Commission meeting will be held on Tuesday, February 6th at 6:00.

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

The motion to adjourn was made by Commissioner Slye and seconded by Commissioner Lopez. The motion passed 6-0. The meeting adjourned at 6:50 pm.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNER**



Planning and Zoning Commission Report

Meeting Date: February 6, 2024

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Enclave at Kings Fort Phase 1**, which will create 101 single-family residential lots, 5 open space lots, and right-of-way on 19.741 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane (Property ID 57208). The property is zoned Planned Development 7 – Single-Family Residential-6 (5,000 sq. ft. min. lot size) (“PD-7-SF-6 (5,000 sq. ft.)”) (Case No. FP-01-24)

BACKGROUND:

The subject property includes 19.741 acres located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane. This represents Phase 1 of the 41-acre Enclave at Kings Fort development, for which a preliminary plat was approved in June 2022. The property was zoned for a Planned Development for single-family residential uses with a minimum lot size of 5,000 sq. ft. in 2002 (PD-7-SF-6 (5,000 sq. ft.)). A development agreement is under review and expected to be considered by the City Council concurrent with this final plat.

SUMMARY

The final plat for Phase 1 of the Enclave at Kings Fort will create 101 single-family residential lots and 5 open space lots. All the residential lots meet or exceed the minimum lot requirements and generally have a minimum lot width of 50', a minimum lot depth of 110', and a minimum lot area of 5,500 sq. ft. The larger lots are generally located closer to Tabor Parkway near the front of the development. The average lot size is 6,221 sq. ft. and the gross density is 5.12 units per acre.

Three of the open space lots (Lot 1X of Block A, Lot 9X of Block B, and Lot 10X of Block C) will accommodate perimeter landscaping and screening along Tabor Parkway. Wall maintenance easements will be provided along the rear of the residential lots that back up to these open space lots, as well as along the rear of Lots 15 and 16 of Block A to accommodate the maintenance of screening walls. Another open space lot (Lot 1X of Block J) comprises the median of Alamo Drive and will accommodate entryway features and landscaping. Lot 14X of Block E is located in the interior of the development at the intersection of Worth Drive and Hondo Lane and will accommodate a cluster mailbox. All of the open space lots will be maintained by a homeowners' association.

Off-site drainage easements through the future Phase II of the development will be dedicated by separate instrument to temporarily accommodate drainage flow to the existing regional drainage channel to the east of the development. When Phase II is developed, these drainage

easements will be abandoned and the street system within Phase II will accommodate the drainage. In addition, an off-site sanitary sewer easement will also be dedicated through Phase II from the terminus of Worth Drive to an existing sanitary sewer line immediately east of the development.

CIVIL PLANS, LANDSCAPE PLANS, AND TRAFFIC IMPACT ANALYSIS

Civil plans, landscape plans, and a traffic impact analysis were prepared for the development. The landscape plans have already been approved. The civil plans and traffic impact analysis have already undergone multiple reviews and are nearing completion; the final revisions are expected to be completed and the plans approved prior to consideration of the final plat by City Council.

THOROUGHFARE PLAN:

The subject property is located on the east side of Tabor Parkway, which is classified as a minor arterial (Type B; 3 – 4 lanes), with an ultimate right-of-way of 100' – 120'. 100' of right-of-way for Tabor Parkway already exists and no additional dedication will be required.

This plat also includes the necessary rights-of-way for internal streets. Most streets will have the standard right-of-way of 50'. Kings Street will have a right-of-way of 60', continuing the right-of-way width established in Georgetown at Kings Fort. In addition, the access streets to Tabor Parkway (Alamo Drive and Worth Drive) will have a right-of-way of 80' at the entrances. Alamo Drive will include a divided entryway.

RECOMMENDATION:

The final plat for Phase 1 of Enclave at Kings Fort conforms to the approved preliminary plat and the PD-7-SF-6 (5,000 sq. ft.) zoning. In addition, the necessary studies, analyses, and plan reviews have been conducted. Staff recommends approval of the Final Plat of the Enclave at Kings Fort Phase 1 with the following conditions:

1. The remaining Civil Plan and Traffic Impact Analysis staff review comments are addressed and the Civil Plans and Traffic Impact Analysis are approved by the City prior to plat recordation.
2. The recording information for the off-site easements is added to the plat prior to plat recordation.
3. The addresses (as assigned by Kaufman County 911 Addressing and approved by the City) are added to the plat prior to plat recordation.
4. The Covenants, Conditions, and Restrictions for the Homeowners' Association are provided to the City for review and approval prior to plat recordation.

ATTACHMENTS:

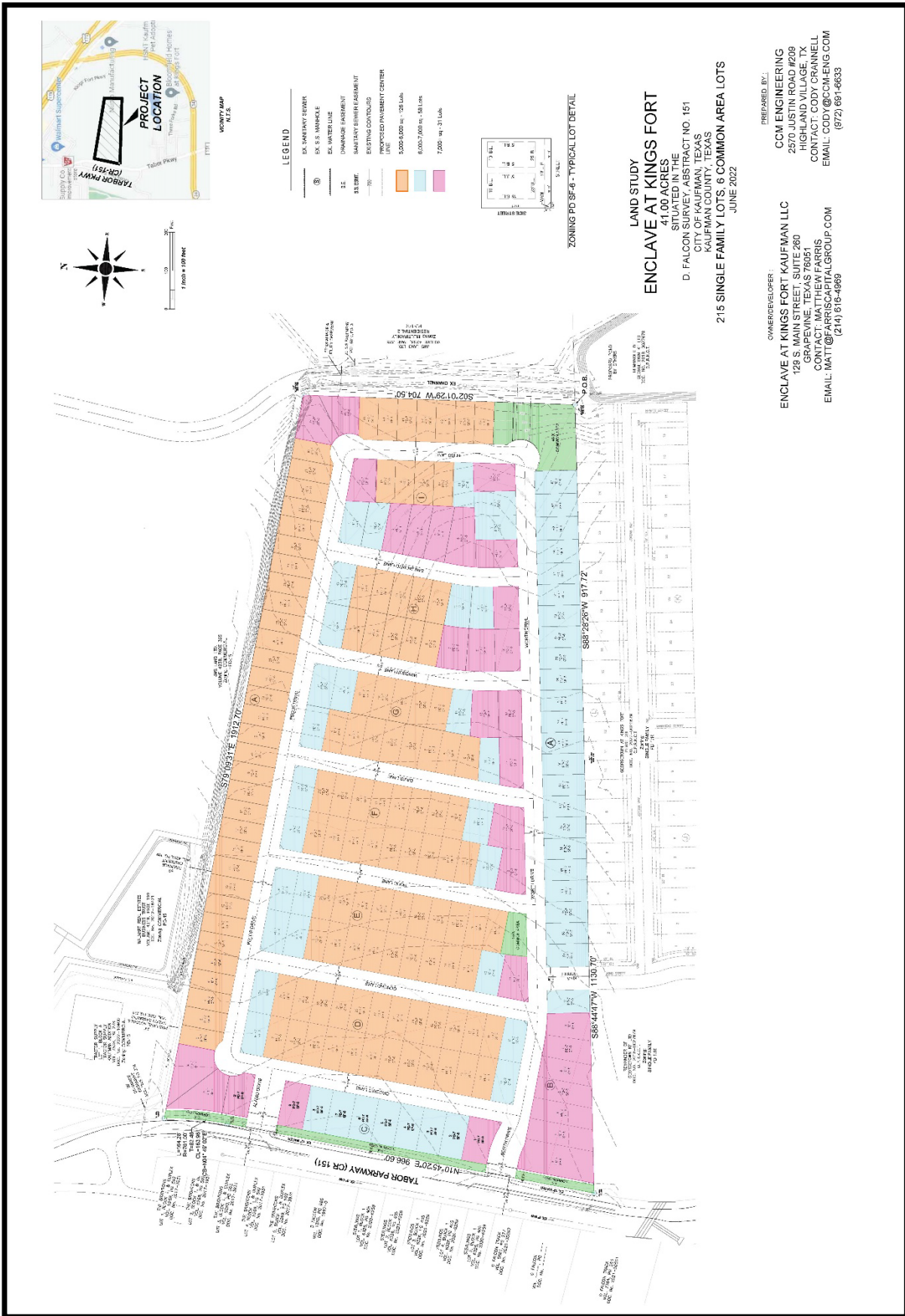
1. Location Map
2. Approved Land Study of Enclave at Kings Fort
3. Approved Preliminary Plat of Enclave at Kings Fort
4. Final Plat of Enclave at Kings Fort Ph. 1

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

Location Map



Approved Land Study of Enclave at Kings Fort





Planning and Zoning Commission Report

Meeting Date: February 6, 2024

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Kings Fort Addition, Block F, Lot 1**, being a tract of land containing 4.091 acres (Property ID 202753), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Highway Commercial (“PD-15-HC”) with a Specific Use Permit for a truck stop (“SUP-55”) and is generally located at the northwest corner of SH 34 and Kings Fort Parkway. The final plat is for 1 non-residential lot. (Case No. FP-02-24)

SUMMARY:

The applicant is requesting a final plat of Lot 1, Block F, of Kings Fort Addition to accommodate the development of a QuikTrip convenience store with gasoline sales and truck fueling center on 4.091 acres, the Specific Use Permit and site plan for which were approved in October 2023 (“SUP-55”). The subject property is located at the northwest corner of SH 34 and Kings Fort Parkway. The preliminary plat for the undeveloped portions of the Kings Fort development (including this property) was revised in January 2023 and the property was zoned Planned Development 15 – Highway Commercial (“PD-15-HC”) in 2017.

A shared access and fire lane easement will provide full access to, and circulation through, the property, in addition to providing for cross-access for future development on the remainder of the tract to the north. The gas line easement through the property will be relocated to along the north side of the lot. A water easement and transportation easement at the southeast corner of the property will remain and a 15’ drainage easement along the west side of the property will be dedicated. Additional off-site easements along the north side of the property will include a sanitary sewer easement, a temporary construction easement, an electric easement, and a TxDOT slope easement.

The lot meets the minimum area and setback requirements for the zoning district. Water and wastewater services to the property will be provided by the City of Kaufman.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 120 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80’. The necessary right-of-way for both thoroughfares already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Lot 1 of Block F of the Kings Fort Addition with the following conditions:

1. The recording information for the off-site easements is added to the plat prior to plat recordation.

2. The remaining Civil Plan staff review comments are addressed and the Civil Plans and are approved by the City prior to plat recordation.

ATTACHMENTS:

- Location Map
- Approved Preliminary Plat of Kings Fort Addition
- Final Plat of Kings Fort Addition, Block F, Lot 1

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

Location Map



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Planning and Zoning Commission Report

Meeting Date: February 6, 2024

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of K-Town Express**, situated on 2.89 acres out of the L.L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, comprising Lot 1R, Block 1, Gregory Marlow Truck Stop Addition, said property being located at 1420 E. Mulberry St. (Property ID 198186). The property is zoned "LI" Light Industrial. (Case No. SP-01-24)

SUMMARY:

The subject property consists of 2.89 acres located at the southeast corner of SH 34 and SH 243. The property has been platted as Lot 1R, Block 1 of the Gregory Marlow Truck Stop Addition and is addressed as 1420 E. Mulberry St. The property is zoned "LI" Light Industrial. A site plan was previously approved in September 2021 for a convenience store with gasoline sales, restaurant, and a truck stop. The previous site plan also included a liquor store on Lot 2R, which is expected to be revised to accommodate a restaurant. The subject property has since been acquired by a new developer who intends to develop the same uses on Lot 1R in largely the same configuration, but with some adjustments to the plans. Since the previous site plan has expired and because there are some adjustments being sought that are considered major modifications, Staff believes the revisions warrant review and approval by the Planning & Zoning Commission and City Council.

Site Plan

The revised site plan generally keeps the convenience store/restaurant, auto fueling center, truck fueling center, and overall circulation and access points the same as was previously approved. However, the building footprint has been adjusted, with the building size being reduced from 7,200 sq. ft. to 6,566 sq. ft. and being made longer, with a shallower depth. This shallower depth allows for an island in the rear of the building to separate drive-thru traffic and allow for more orderly queuing/stacking. In addition, separate drive-thru windows have been created for the restaurant and the convenience store. The island behind the building will also include the trash enclosures. The crosswalk from the front of the building to the sidewalk along SH 243 (Mulberry St.) has also been adjusted to provide a more direct route.

In addition, the parking has been reduced from 47 spaces to 24 spaces. This is justifiable since the building area has been reduced and there is greater clarity on the seating arrangement of the restaurant, which will only accommodate 26 seats. Based on this information, only 30 spaces would typically be required (21 spaces for the convenience store and 9 for the restaurant), indicating a shortfall of 6 spaces. The applicant is requesting to make up the shortfall by allowing the parking spaces in the pump areas to make up the difference (as allowed by the Zoning Ordinance) as a large percentage of the convenience store and restaurant customers are expected to also be using the gas pumps. It is also expected that the revision of the site plan of the lot to the east (Lot 2R) will help to provide for additional parking that could be shared between the two lots.

Notes have been added to the plans prohibiting the outside storage of materials or merchandise (except for the outside display area noted in front of the building), requiring screening of rooftop and ground-mounted equipment, requiring all paving to be concrete, and requiring adequate lighting in accordance with the Zoning Ordinance.

Building Elevations

The building includes predominantly stone materials with a cream color, with wood-like materials as accents on the building corners and a metal roof with a mix of slope and flat-roof designs. The building is articulated in that the corners of the building are projected both horizontally and vertically. Abundant storefront windows and the main entrances to the convenient store and the restaurant are provided on the front of the building, while the sides of the building include drive-thru windows to accommodate both the convenient store and the restaurant. Service doors and an entrance for the truckers are provided on the rear of the building.

Floor Plan

A floor plan has been provided, which shows the western two-thirds of the building (4,176 sq. ft.) dedicated to the convenience store and the eastern third of the building (2,390 sq. ft.) dedicated to the restaurant. The entrances and exits, customer areas, seating areas, merchandise areas, and service areas have all been noted on the plan.

Signage

Wall signage for both the convenient store and the restaurant will be provided on the front of the building. In addition, a monument sign will be provided at the intersection of SH 243 & SH 34. The wall signage, monument sign, and any other signage will adhere to the standard requirements for the LI zoning district.

A pole sign will also be provided along SH 34. With the approval of this site plan, the applicant is requesting the following variances for the pole sign:

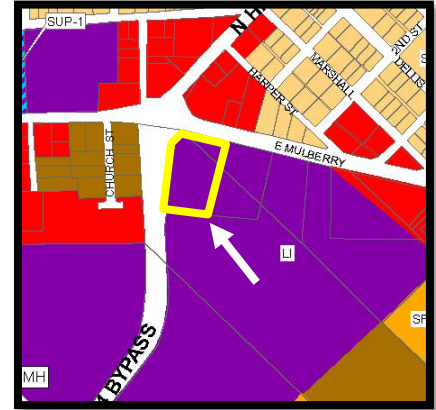
- Signage is typically required to be on-site. The applicant is requesting a variance to allow this pole sign to be shared by the tenants on Lots 1R and 2R.
- The typical maximum sign height is 35' and the applicant is requesting variance to allow a maximum sign height of 50'. The standard 10' setback has been increased an additional 15' to provide for a total setback of 25' from the front property line.
- The typical maximum sign area is 100 sq. ft. for a pole sign to be shared among 1 or 2 tenants and 150 sq. ft. for a pole sign to be shared among more than 2 tenants. The applicant is requesting a maximum sign area of 252 sq. ft.

Landscaping

Landscaping will include shrubs around the perimeter of the parking lot and driving aisles (with the exception of the shared access easement along the east side of the property), trees along the roadways, and ornamental trees at the ends of the rows of parking spaces. An additional row of trees already exists in the right-of-way for SH 34 that was completed with the bypass project; these trees will be preserved and protected during construction. The revised landscape plan differs from the previously approved landscape plan in that a full shrub screen is now provided along all frontages. However, less trees are provided than before, but the quantity and spacing is in adherence with the Zoning Ordinance requirements.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	SH 243; C (across street)	SH 243; former propane business & single-family residence (across street)
South:	LI	Vacant land
East:	LI	Vacant land
West:	SH 34; MF-1 & C (across street)	SH 34; single-family residence, quadplex, duplex, vacant land (across street)



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 “LI” Light Industrial, which allows for several commercial uses. The site plan for a convenience store with gasoline sales, restaurant, and truck stop is in conformance with the 2014 Future Land Use Plan and the LI zoning regulations.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 120 feet. SH 243 (E. Mulberry St.) is designated as a major arterial (Type A; 4-6 lanes), with a right-of-way width of 120 feet. The necessary right-of-way for both thoroughfares already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Site Plan of K-Town Express at 1420 E. Mulberry St. with the following condition:

1. Variances are authorized to allow the pole sign to be shared by the tenants of Lots 1R and 2R, for the pole sign to have a maximum height of 50', and to allow the pole sign to have a maximum sign area of 252 sq. ft.

ATTACHMENTS:

- Location Map
- Previously Approved Site Plan
- Previously Approved Elevations
- Previously Approved Landscape Plan
- Exhibit A – Property Description/Survey
- Exhibit B – Site Plan
- Exhibit C – Elevations/Floor Plan
- Exhibit D – Landscape Plan

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

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Previously Approved Elevations

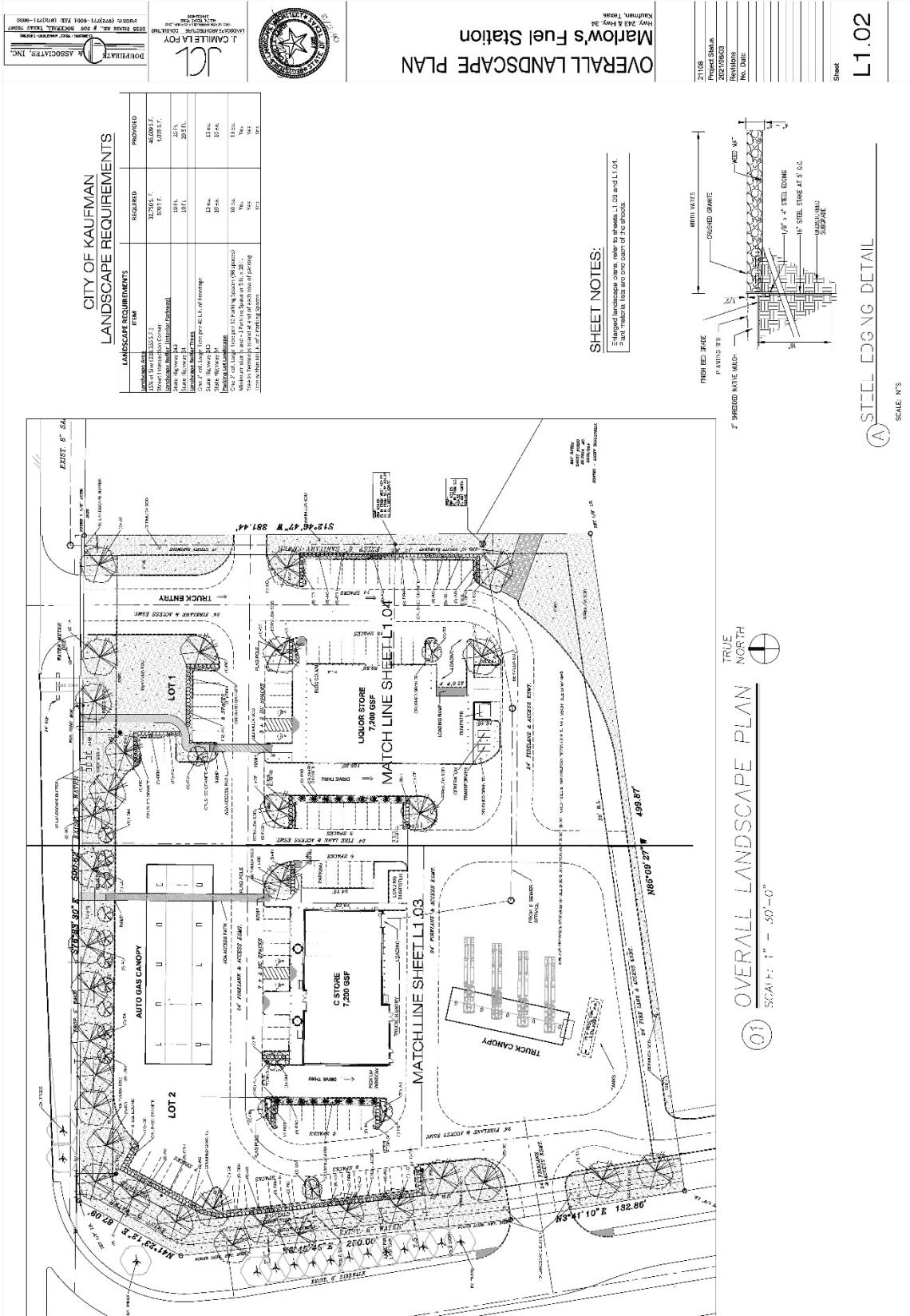
A500	RENDERINGS Project number 2020-126 Date 6/29/2021 1420 Mulberry Kaufman, TX 75142 MARLOW LIQUOR - LOT 1	CRADDOCK ARCHITECTURE P.O. BOX #168 Rockwall, TX 75087 214-952-0527 MARLOW LIQUOR - LOT 1 CRADDOCK ARCHITECTURE 1420 MULBERRY STREET	 CRADDOCK ARCHITECTURE
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PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

PHASE 1 - MARLOW LIQUOR, ON LOT #1

PHASE 2 - C STORE ON LOT #2

Previously Approved Landscape Plan



g:\development services\planning & zoning\p&z reports\2024 pz reports\sp-01-24 1420 e mulberry (borders & long) 02-06-24\sp-01-24 p2r k-town express.docx

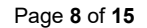




Exhibit B – Site Plan

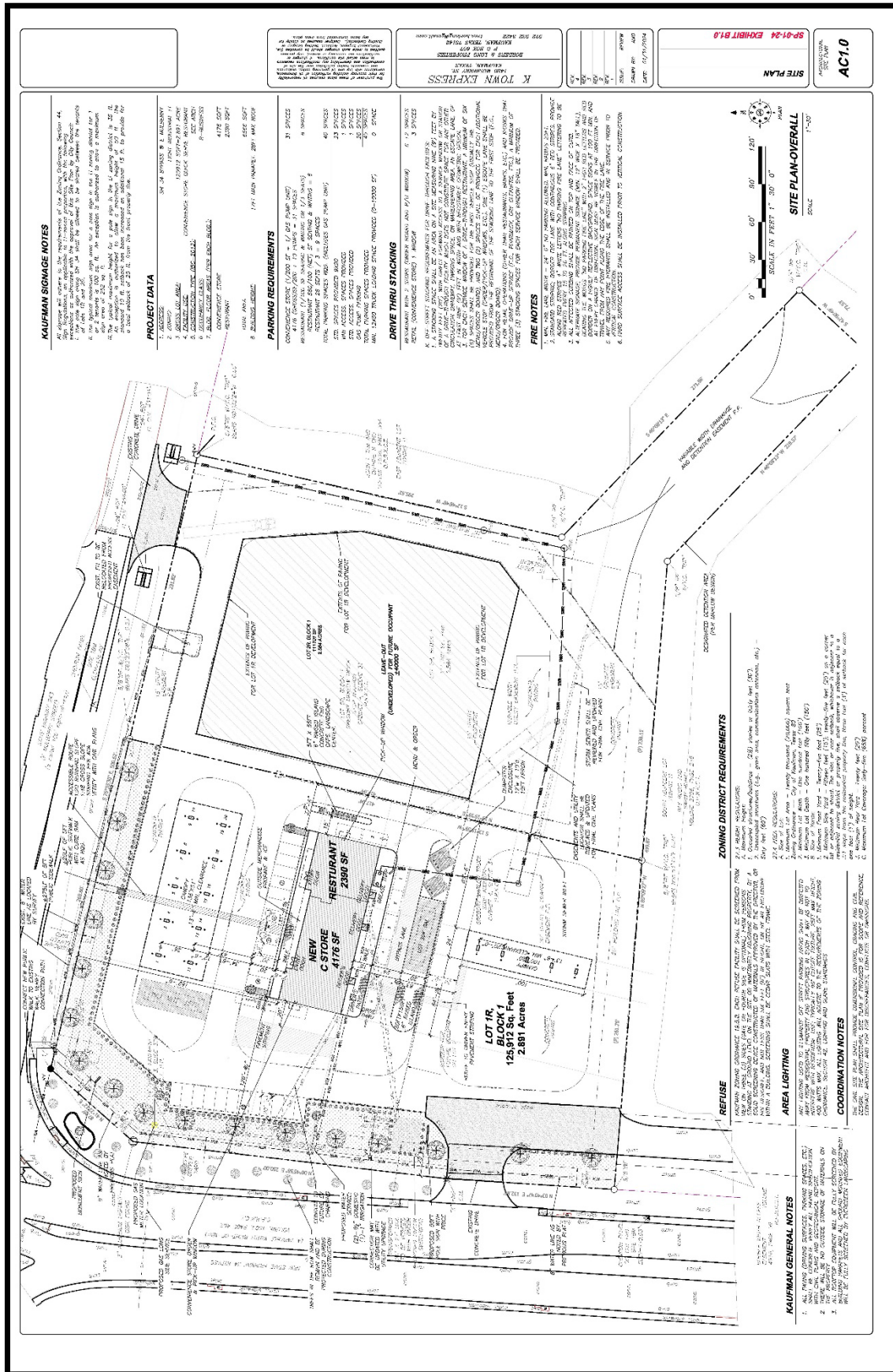


Exhibit B – Site Plan

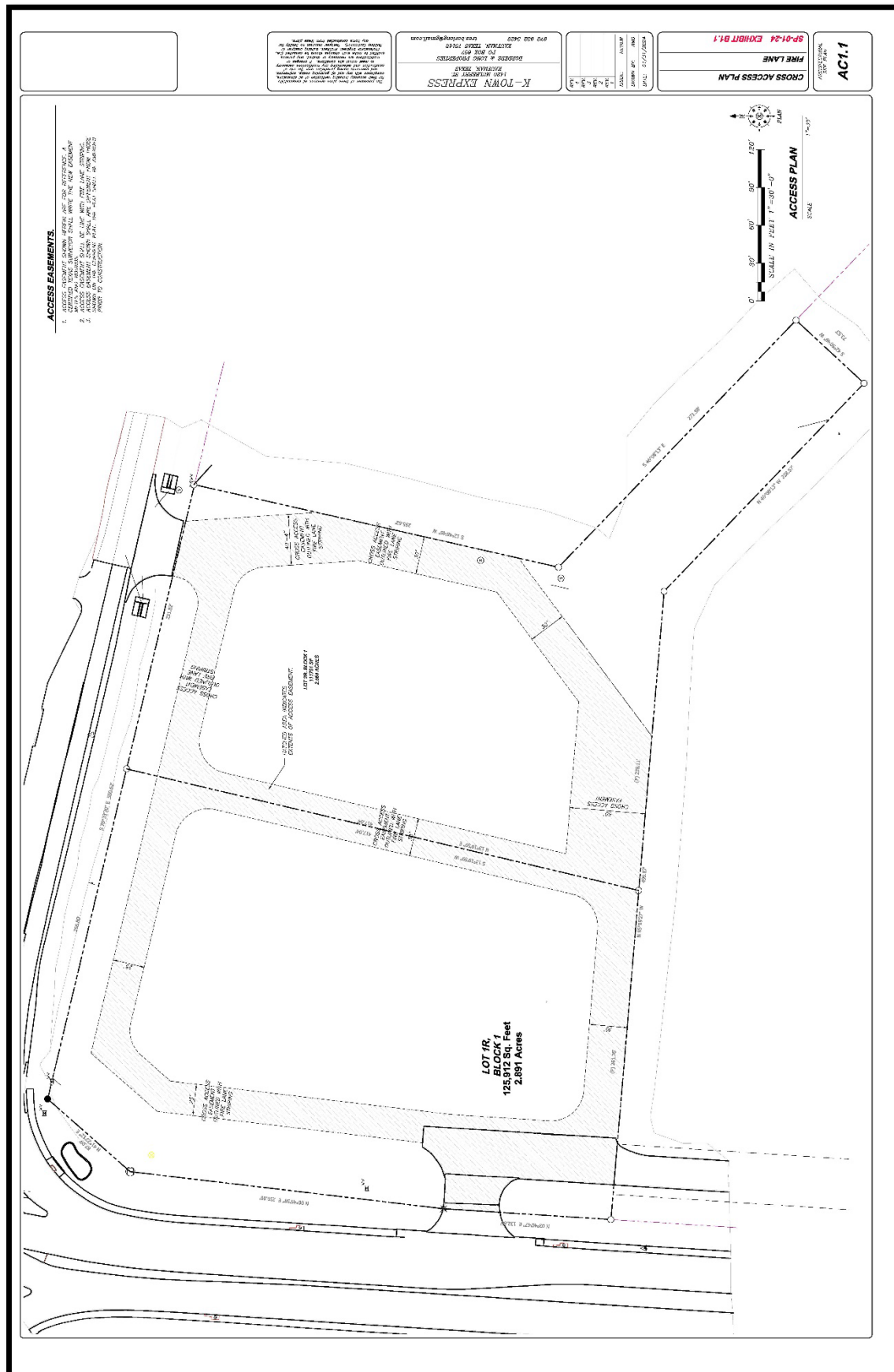


Exhibit C – Building Elevations

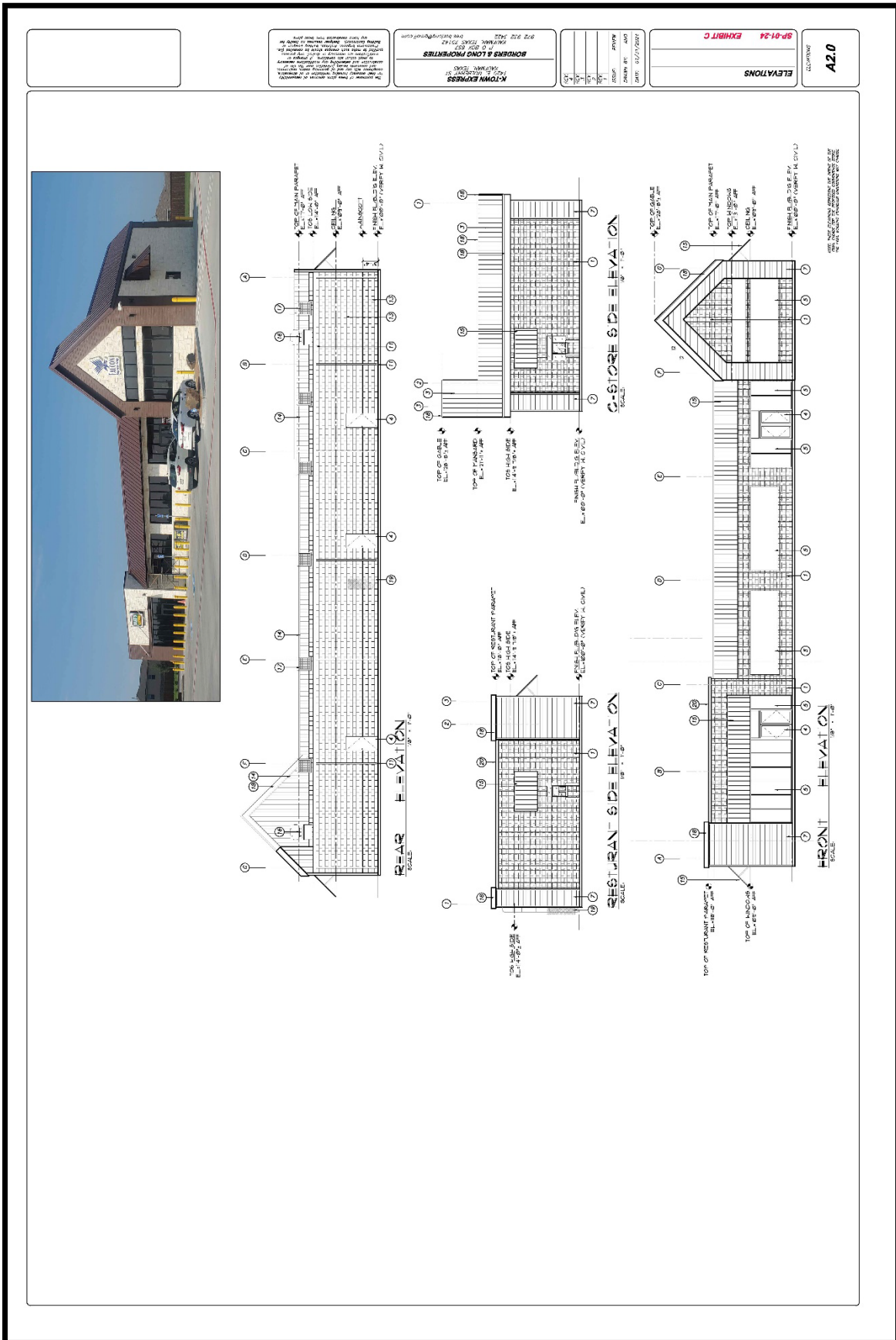


Exhibit C – Floor Plan

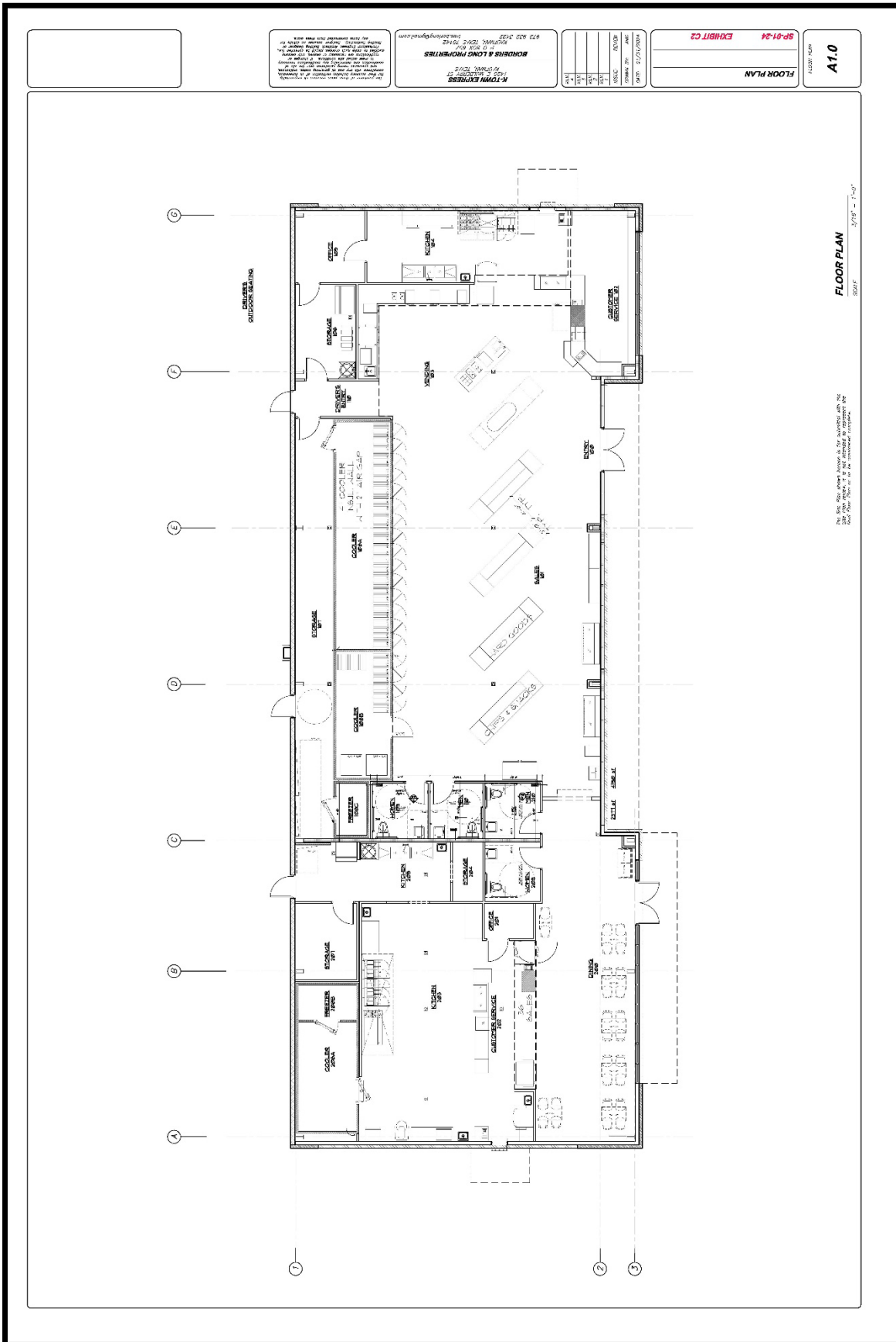


Exhibit D – Landscape Plan

