



AGENDA
PLANNING AND ZONING COMMISSION MEETING
MONDAY, NOVEMBER 4, 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 September 3, 2024 Planning and Zoning Commission meeting.
2. Consider and make a recommendation to City Council on the **Final Plat of Five Points Addition, Block B, Lot 3**, situated on approximately 1.24 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located at the southwest corner of S. Washington St. & Roundup Dr. (Property ID 235266). The property is zoned Planned Development-22, Sub-District A ("PD-22-A") for "C" Commercial uses. The final plat is for 1 non-residential lot. (Case No. FP-09-24)

END OF CONSENT AGENDA

PUBLIC HEARINGS

3. Conduct a public hearing and make a recommendation to City Council for a request to **rezone** an approximate **3.95-acre** tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from Single-Family Residential-8 District (SF-8) to **Planned Development-30 District (PD-30)** for attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24)
4. Conduct a public hearing and make a recommendation to City Council on a request for a **Specific Use Permit (SUP-57)** for alcoholic beverage sales in conjunction with a restaurant (Eleanor's Coffee Shop) on approximately 0.19 acres out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, being Lots 1 and 2 and part of Lot 3 of Block 19 of Kaufman Original, said property being located at 303 W. Mulberry St. (Property ID 28506). The property is zoned "C" Commercial District. (Case No. Z-09-24)

DISCUSSION/ACTION ITEMS

5. Consider and make a recommendation to City Council on the **Revised Site Plan of Walmart (to accommodate drone delivery services)**, situated on approximately 17.92 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, being Lot 2, Block A of Kings Fort Addition Phase 2, said property located at 300 Kings Fort Parkway (Property ID 190030). The property is zoned Planned Development-7-C ("PD-7-C") for "C" Commercial uses. (Case No. SP-03-24)

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, NOVEMBER 1, 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
TUESDAY, SEPTEMBER 3, 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.

Chairman Dunn called the meeting to order at 6:00 p.m. on Tuesday, September 3, 2024. Commissioners present were Chairman Richard Dunn, Vice-Chairman Burton Brown, Commissioner Lindsey Haynes, Commissioner Porfirio Lopez, Commissioner Kathleen Sisson, Commissioner Mike Slye, and Commissioner Kathy Thorpe. City of Kaufman staff present included Director of Development Services Andrew Bogda and Planner Joy Henderson.

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 action on the minutes of the August 6, 2024 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

Commissioner Slye made a motion to approve the consent agenda for item 1. The motion was seconded by Commissioner Lopez. The motion passed by a vote of 7-0.

DISCUSSION/ACTION ITEMS

P&Z Commission Minutes
9/3/2024

2. Make a recommendation to City Council on the **Site Plan of CiCi's Pizza**, generally located at the southwest corner of S. Washington St. & Roundup Dr. The property is zoned Planned Development-22 for "C" Commercial uses. (Case No. SP-02-24)

Director of Development Services Andrew Bogda presented a report on the Site Plan of CiCi's Pizza, generally located at the southwest corner of S. Washington St. & Roundup Dr. Details of the case can be found in report SP-02-24 dated 09-03-2024.

Commissioner Slye stated he thought there were supposed to be strip centers at this location and not a stand-alone building. Mr. Bogda indicated that the PD zoning included a concept plan showing multi-tenant buildings but that the written regulations of the PD ultimately controlled the development of the property. The applicant, Steve Hall, stated that he could not wait until they enough tenants were assembled to build a strip center since he wants to build and open immediately.

Commissioner Slye asked if Five Points Drive had been accepted yet, which Mr. Bogda indicated that the public improvements were constructed and are substantially complete.

Commissioner Lopez asked what kind of games would be included in the game room and if there would be a party room. Mr. Hall indicated that that the game room will include video games and that there will be a party room.

Commissioner Sisson made a motion to approve the Site Plan of CiCi's Pizza, generally located at the southwest corner of S. Washington St. & Roundup Dr. The motion was seconded by Commissioner Haynes. The motion passed by a vote of 7-0.

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

Director of Development Services Andrew Bogda provided the following updates:

- The next Planning and Zoning Commission meeting will be on October 1st at 6:00 pm.
- Updates on development within the City of Kaufman.

BOARD INQUIRY

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 p.m.

APPROVED:

RICHARD DUNN
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNER



Planning and Zoning Commission Report

Meeting Date: November 4, 2024

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Five Points Addition, Block B, Lot 3**, situated on approximately 1.24 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located at the southwest corner of S. Washington St. & Roundup Dr. (Property ID 235266). The property is zoned Planned Development-22, Sub-District A ("PD-22-A") for "C" Commercial uses. The final plat is for 1 non-residential lot. (Case No. FP-09-24)

BACKGROUND/SUMMARY:

The applicant is requesting a final plat of Lot 3, Block B, of Five Points Addition to accommodate the development of a CiCi's Pizza on 1.24 acres, the site plan for which was approved in September 2024. The subject property is located at the southwest corner of S. Washington St. and Roundup Dr. The Planned Development zoning (PD-22) and preliminary plat for Five Points were approved in June and October 2022, respectively. The spine road (Five Points Drive and Roundup Drive) and associated infrastructure have been completed and the construction of the apartments is ongoing.

The lot meets the minimum area and setback requirements for the zoning district. A shared access and fire lane easement extends from Roundup Dr. to the western property line up to Five Points Dr., which provides full access and circulation through the site and also provides for cross-access for future development on the remainder of the block.

A water easement is located along S. Washington St., while an electric line easement is provided along Roundup Dr. and Five Points Dr. Water and wastewater services to the property will be provided by the City of Kaufman. The property generally drains to the east. An underground storm drainage system has been provided, which will tie into a detention area across Roundup Dr. A drainage easement is provided where this tie-in will occur.

THOROUGHFARE PLAN:

S. Washington St. is classified as a major arterial (Type A; 4 – 6 lanes), with an ultimate right-of-way of 120'. Roundup Dr. is classified as a major collector (Type C; 3-4 lanes), with an ultimate right-of-way of 80'. Five Points Dr. is not identified on the Thoroughfare Plan, but functions as a minor collector (Type D; 2-3 lanes) with a right-of-way of 60'. All the necessary right-of-way for the surrounding roads has already been dedicated.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Lot 3 of Block B of Five Points Addition.

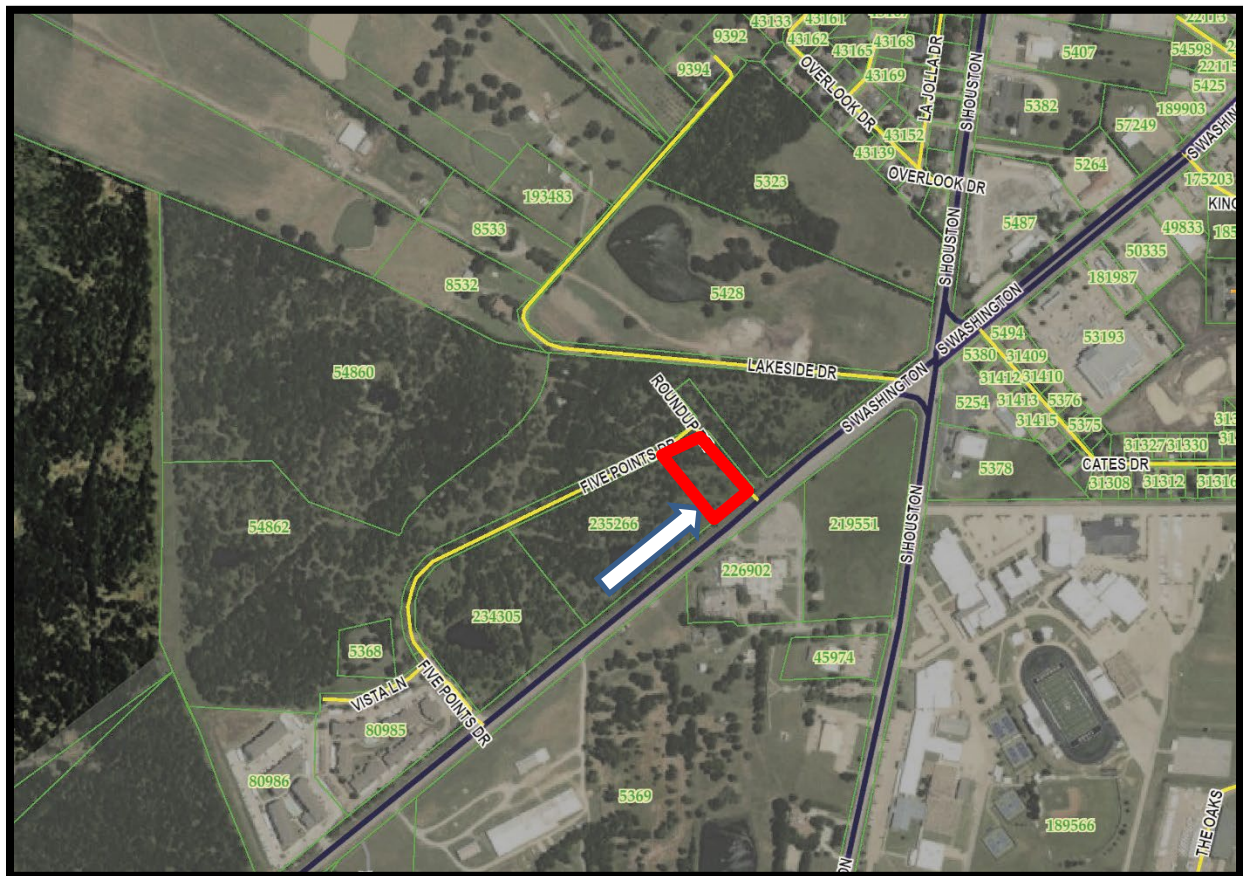
ATTACHMENTS:

- Location Map

- Approved Preliminary Plat
- Approved Site Plan
- Final Plat

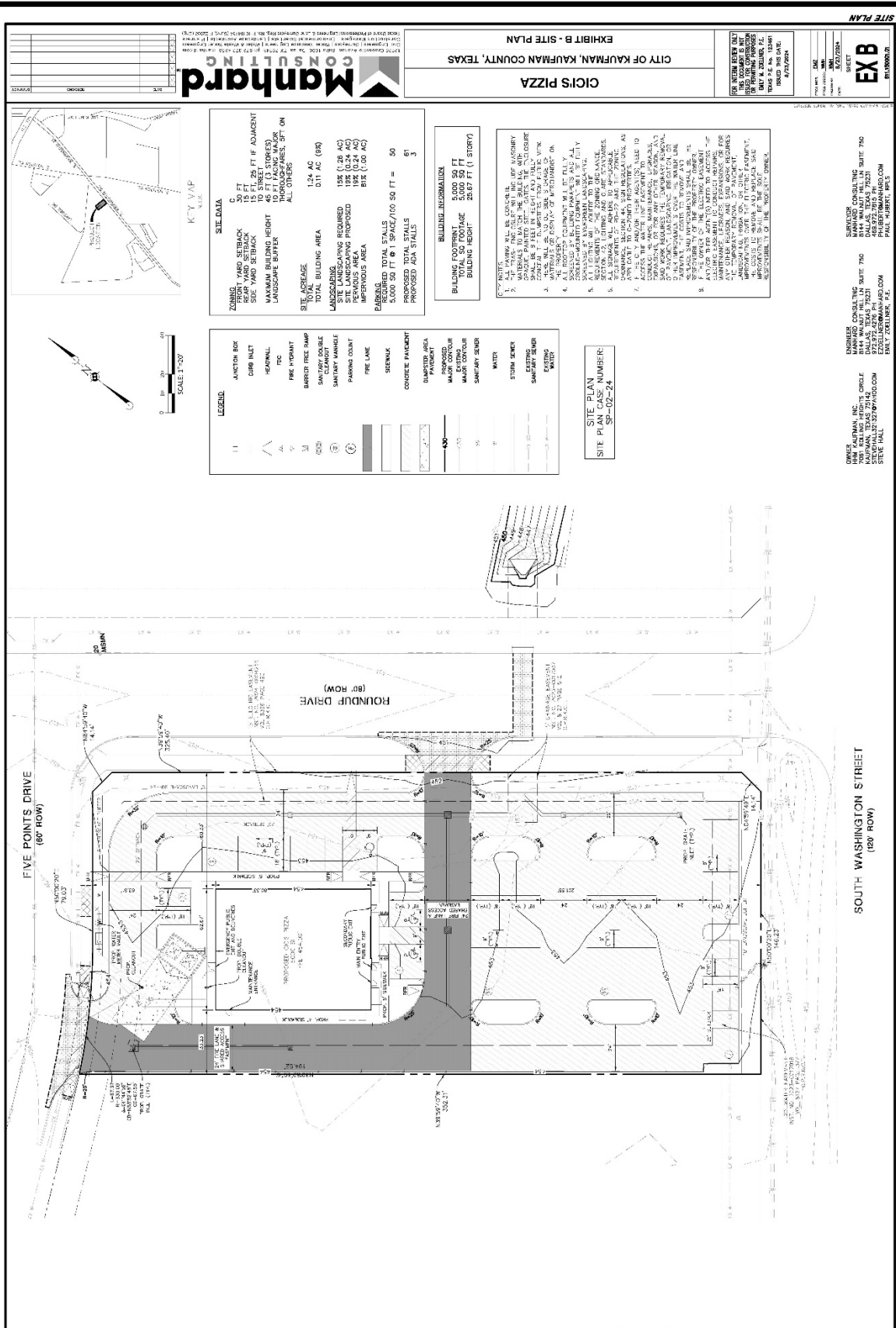
Andrew Bogda, AICP
 Director of Development Services
 972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



[illegible]

Approved Site Plan





Planning and Zoning Commission Report

Meeting Date: November 4, 2024

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to **rezone** an approximate **3.95-acre** tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from Single-Family Residential-8 District (SF-8) to **Planned Development-30 District (PD-30)** for attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24)

BACKGROUND/SUMMARY:

The subject property consists of approximately 3.95 acres situated on the north side of W. Hickory St. and the west side of N. Clay St. The property is currently vacant and zoned Single-Family Residential – 8 (SF-8). The applicant is requesting to rezone the property to a Planned Development (PD) to accommodate a mixture of mixture of attached single-family residential uses (townhomes and/or duplexes) and detached single-family homes, with the townhomes and/or duplexes generally being along W. Hickory St. and the single-family homes generally being along N. Clay St.

In addition to a conceptual layout showing up to 13 townhomes or duplexes along Hickory St. and three (3) single-family homes along Clay St., proposed Development Standards have been provided, which provides regulations and assurances related to lot standards and setbacks, development arrangement, unit size, building and garage orientation, architectural and landscaping standards, outdoor living space, parking, sidewalks, amenities, and maintenance.

Development Standards:

The development standards allow for a maximum of 16 residential units within the development. Each residential unit will be on an individually-platted residential lot. For any regulations not specifically addressed in the PD, a base zoning of "TH" Townhouse Residential District shall apply to all townhomes, duplexes, and patio homes, while a base zoning of "SF-8" Single-Family Residential – 8 District shall apply to all detached single-family homes. In addition, the regulations provide for a Site Plan approval process for the townhome/duplex portion of the property to ensure the lots, setbacks, building elevations, floor plans, and landscaping adhere to the PD.

Area, Lot, Yard, and Lot Coverage Regulations

The area, lot, yard, and lot coverage regulations for the townhomes and duplexes are summarized as follows:

- a. Minimum Lot Size: 3,000 sq. ft. for an interior unit without side yards
3,500 sq. ft. for an exterior unit with side yard
5,500 sq. ft. for a corner lot (siding public street)
- b. Minimum Lot Width: 30 feet for an interior unit without side yard
35 feet for an exterior unit with side yard
55 feet for a corner lot (siding public street)
- c. Minimum Lot Depth: 100 feet (as measured at the center of the lot)
- d. Minimum Front Yard: 25 feet
- e. Minimum Side Yard: 5 feet (exterior unit with side yard)
25 feet (corner lot; siding public street)
- f. Minimum Rear Yard: 15 feet (for main buildings with front-entry garages)
20 feet (for main buildings with rear-entry garages)
- g. Maximum Lot Coverage: Sixty percent (60%) by main building
Seventy percent (70%) total impervious area,
including accessory buildings, driveways, and parking
areas

The area, lot, yard, and lot coverage requirements for the patio homes shall be in accordance with the regulations specified in the “TH” District in Section 18 of the Zoning Ordinance, while the area, lot, yard, and lot coverage requirements for the detached single-family homes shall be in accordance with the regulations specified in the “SF-8” District in Section 16 of the Zoning Ordinance.

Building Height

The maximum height for main buildings is 35 feet, while the maximum height for accessory buildings is 12 feet.

Dwelling Area

The minimum dwelling size for townhomes, duplexes, or patio homes is 1,500 sq. ft., while the minimum dwelling size for detached single-family homes is 1,800 sq. ft.

Accessory Buildings

Accessory buildings are only allowed for detached single-family homes or patio homes. The minimum side and rear yard setbacks for accessory buildings shall be 5 feet, while the minimum distance to the main building shall be 10 feet. Area and accessory dwelling requirements shall be in accordance with Section 37 of the Zoning Ordinance.

Off-Street Parking and Loading Regulations

Each residential unit shall be required to have a combination of enclosed (garage) and driveway parking. At least fifty percent (50%) of the units shall include 2-car enclosed garages, with a driveway large enough to accommodate two additional vehicles per unit. The remaining units shall include 1-car enclosed garages, with a driveway large enough to accommodate 2 additional

vehicles per unit. Carports are prohibited, as is converting the required garages into living space. All townhome/duplex units shall be front-facing garages; to reduce curb cuts along Hickory Street, every two units shall share a driveway approach.

Landscaping and Screening Requirements

Each residential front yard shall include one (1) 3-inch caliper tree planted in the front yard. In addition, shrubs, flowers, or other groundcover shall be planted along the front of each unit. All landscaping is required to be irrigated. In addition, the existing trees along the rear of the property and all other mature, healthy trees not located over building pads or driveways shall be preserved. A tree survey will be required during the Civil Plan review process, while a Landscape Plan will be required during the Site Plan approval process.

The rear yard of each unit shall include a 6'-tall stained, wood fence with metal posts extending a minimum depth of 10 feet from the back of the house.

Architectural Requirements

The residential design standards are summarized as follows:

- The development shall include at least three (3) different floor plans to provide variation and options for multiple types of occupants. All floor plans shall be reviewed by Staff prior to building permit issuance to ensure there is enough variation among the different plans.
- Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the building permit approval process.
- Each building shall include no more than five (5) residential units.
- The same building elevation shall not be repeated on an adjacent building. Variation in color, materials arrangement, and floor plan variation can all count towards meeting this requirement.
- All residential units shall include 100% brick or natural stone on the front elevation. Masonry materials, cementitious fiber (hardi-board), or wood siding may be used on the remainder of the façade. Metal is allowed as an accent material.
- A minimum roof pitch of 6:12 shall be provided for the primary roof of each residential building.
- Windows or some other sort of relief or articulation shall be provided at minimum 40-foot intervals along each floor of each façade of each home to avoid large expanses of blank wall. City Staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- The front of each home shall include at least one of the following:
 - Covered entryway and front stoop at least 24 inches above grade. The covered entryway shall be at least 20 sq. ft. in size.; or
 - Covered front porch with at least 50 sq. ft. of usable space excluding the entryway (defined as the 4-foot-wide section of porch directly in front of the door). Front porches are allowed to encroach up to 5 feet into the front yard setback.
- Each residential unit shall include outdoor living space in the form of a covered front porch at least 50 sq. ft. in size (excluding the entryway) or a covered rear patio at least 64 sq. ft. in size.

- Gutters required on the front elevation. Rain diverters are required over any other exterior door openings.
- The front of each unit shall include at least one (1) coach light.

Street and Sidewalk Improvements

The development regulations require the developer to make improvements to Hickory and Clay Streets along the frontage of the property as may be required in accordance with the subdivision regulations and design standards or as otherwise approved by the City Engineer and Director of Public Works during the Civil Plan review process. In addition, the developer shall install 5'-wide sidewalks along Hickory and Clay Streets along the frontage of the property, as well as 4'-wide sidewalks directly from the perimeter sidewalks (or driveways) to each individual unit. All sidewalks shall be concrete.

Lighting, Amenities, and Maintenance

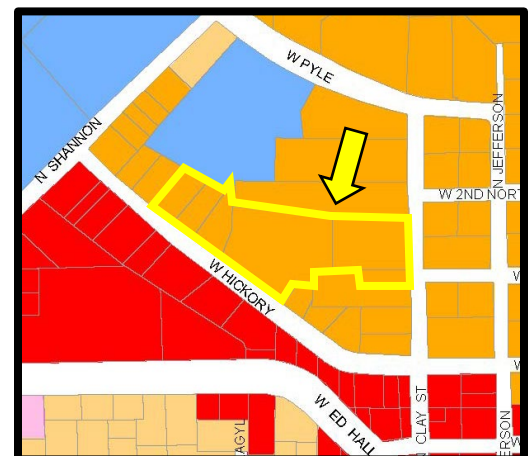
Street lighting requirements shall be in accordance with the subdivision regulations, while residential lighting requirements shall be in accordance with Section 42 of the Zoning Ordinance. At least one landscaped open space lot shall be provided, which shall include one or more of the following amenities: covered picnic and seating area with grilling station, playground, or fenced dog park. The development standards also provide for the creation of a homeowners' association to maintain the open space lot(s) and amenities, front yard landscaping and irrigation systems for the townhomes/duplexes, fencing for the townhomes/duplexes, driveways for the townhomes/duplexes, sidewalks not in the right-of-way, drainage facilities, and building exteriors for the townhomes/duplexes.

Concept Plan:

A concept plan has been provided showing the general intended layout of the development, with up to 13 townhome/duplex units and the amenity lot along Hickory Street and the 3 detached single-family residential lots along Clay Street.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	SF-8; PD-9	Single-family residence; vacant land
West:	SF-8	Single-family residence
South:	SF-8; C	Single-family residences; vacant land (across the street)
East:	SF-8	Single-family residences (across the street)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject as Future Single-Family Residential (Low Density). While the development does provide for some medium-density housing, the actual proposed density of the property is only 4 dwelling units per acre. The existing

SF-8 zoning actually allows for up to 5 dwelling units per acre. In addition, the proposed townhomes and duplexes will act as a transition or buffer from the Commercial zoning across Hickory Street to the single-family residential to the north and east.

Thoroughfare Plan:

Neither Hickory Street nor Clay Street are designated on the Thoroughfare Plan. As such, they shall adhere to the standards for typical residential streets, which require a right-of-way of 50 feet. Any required right-of-way dedications are provided during the platting process.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 47 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 2
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 45

If 20% of the area within 300 feet of the request objects to the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

Staff received the following letters of opposition from surrounding property owners:

DETACH ON DOTTED LINE

Date: 14-Oct-2024 RE: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 3.95-acre tract of land out of the J.B. Cole Survey, Abstract No. 64, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from Single-Family Residential-D District (SF-8) to Planned Development-30 District (PD-30) for single-family attached (townhome) uses, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24) - This item is being rescheduled from the October P&Z Commission and City Council meeting dates.

Name: Colten Brantley

Address: 603 N. Clay St

City & State: Kaufman, TX

Phone #: (214) 364-2335 Email Address: colten.brantley@yahoo.com

COMMENTS:

☐ I AM IN FAVOR ☒ I OBJECT

(1) Current main roads N. Clay & Hickory only allow for 1 car to pass at a time and are already too busy to add multi-family structure (Safety issue).
(2) Current sewer infrastructure on Clay cannot support multi-family as the main is not deep enough to take on more homes or large enough to tie into neighbors tap for lot of fall.
Colten Brantley

NAME PRINTED Colten Brantley SIGNATURE [Signature]

(3.) Currently the Clay street road is in terrible shape and adding more homes than is currently designed will put more stress on an already busy road. Without pre-planning for impact fees to this road the city will take on more cost in repairs.

Date: 9-13-2024 RE: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 3.95-acre tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from Single-Family Residential-8 District (SF-8) to Townhouse Residential District (TH) for single-family attached (townhome) uses, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24)

Name: Scott Moore

Address: 305 W Pyle

City & State: Kaufman TX

Phone #: 541-233-8514
or 214-433-9528

COMMENTS: See comments in the email with this attachment

☐ I AM IN FAVOR ☒ I OBJECT

Email Address: dbars11c@gmail.com

Scott Moore NAME PRINTED Scott SIGNATURE

Dear Members of the City Council of Kaufman, Texas,

I am writing to strongly object to the proposed rezoning of 3.95 acres of land from Single Family Residential-8 district (SF-8) to Townhouse Residential district (TH) on Property ID's 18477, 28530, & 28845. This rezoning project would have devastating repercussions for our neighborhood and is not in the best interest of the city's growth and preservation.

The current SF-8 zoning in this area has been instrumental in maintaining a peaceful, low-density residential environment that we have cherished for years. Our neighborhood is not just a collection of houses; it is a community that has grown together, fostering a sense of belonging and security.

The proposed rezoning would result in a substantial increase in density, leading to a catastrophic cascade of problems. The streets in our neighborhood are already too narrow and inadequate to handle the current traffic flow. During peak hours, cars barely scrape by each other, and pedestrian safety is a serious concern. Adding townhouses would exacerbate this issue, turning our streets into chaotic parking lots and making it difficult for emergency vehicles to access our homes.

Moreover, the increase in density would lead to unbearable noise pollution, air pollution, and a strain on our already limited resources. We fear that the peacefulness of our neighborhood would be shattered, and we would be forced to live in constant chaos and discomfort.

Furthermore, just because this land is available does not mean it is suitable for townhouse development. The comprehensive plan does not prioritize this area for higher density development and there are plenty other viable options in the city. Kaufman has experienced significant growth in recent years and has expanded in many areas with appropriate infrastructure and zoning for townhouses.

We urge you to deny this rezoning request and explore other viable options for townhouse development in Kaufman. Our neighborhood is not a sacrifice zone for the city's growth. We are asking you to protect our homes, our peace, and our community's character.

RECOMMENDATION:

Staff recommends approval of Z-08-24, a request for a change of zoning from Single-Family Residential-8 District (SF-8) to **Planned Development-30 District (PD-30)** for attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses, said property being generally located on the west side of Clay St. and the north side of Hickory St.

ATTACHMENTS:

Location Map
Exhibit A – Property Description/Survey
Exhibit B – Development Standards
Exhibit C – Concept Plan

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

Location Map

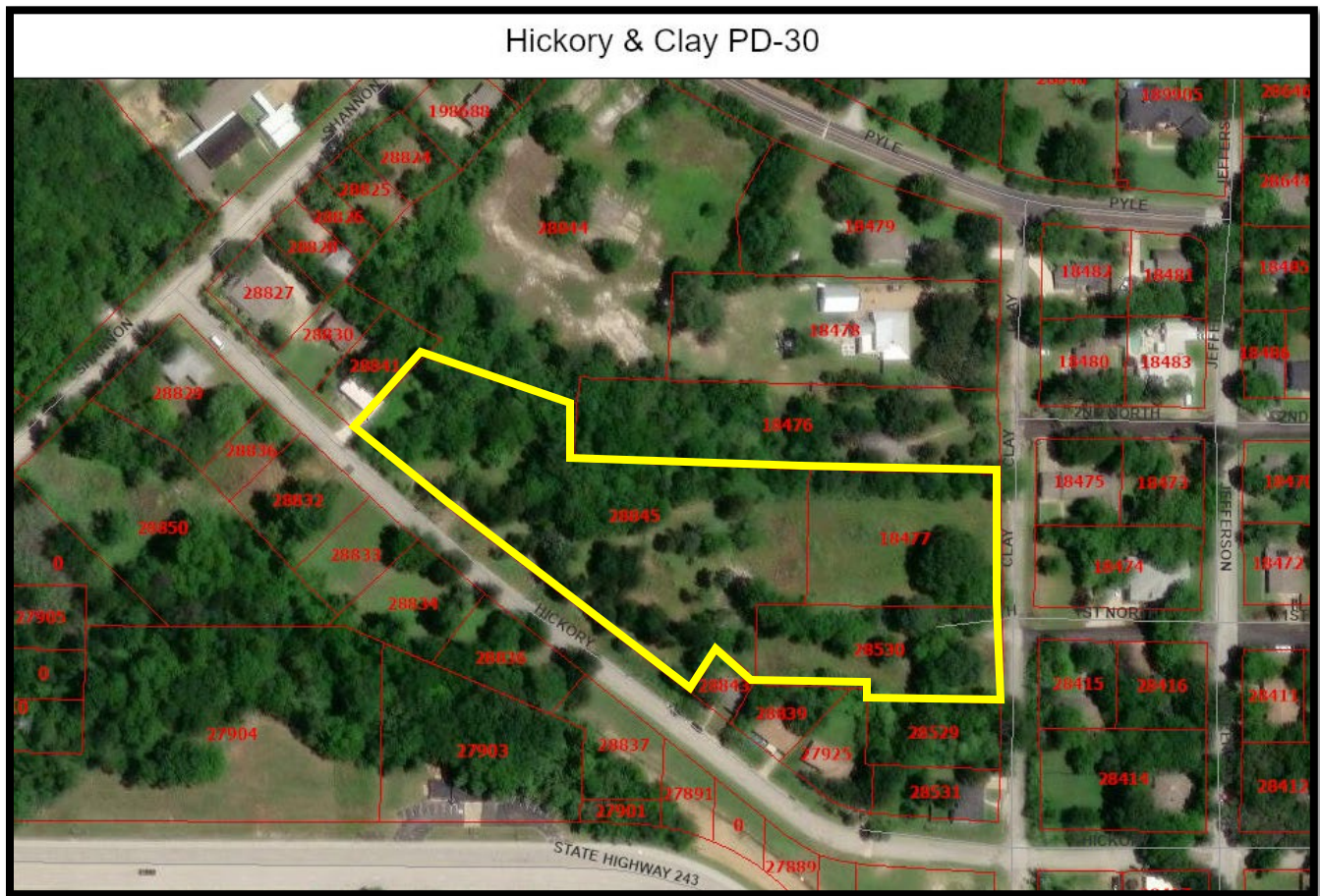


Exhibit A – Property Description/Survey

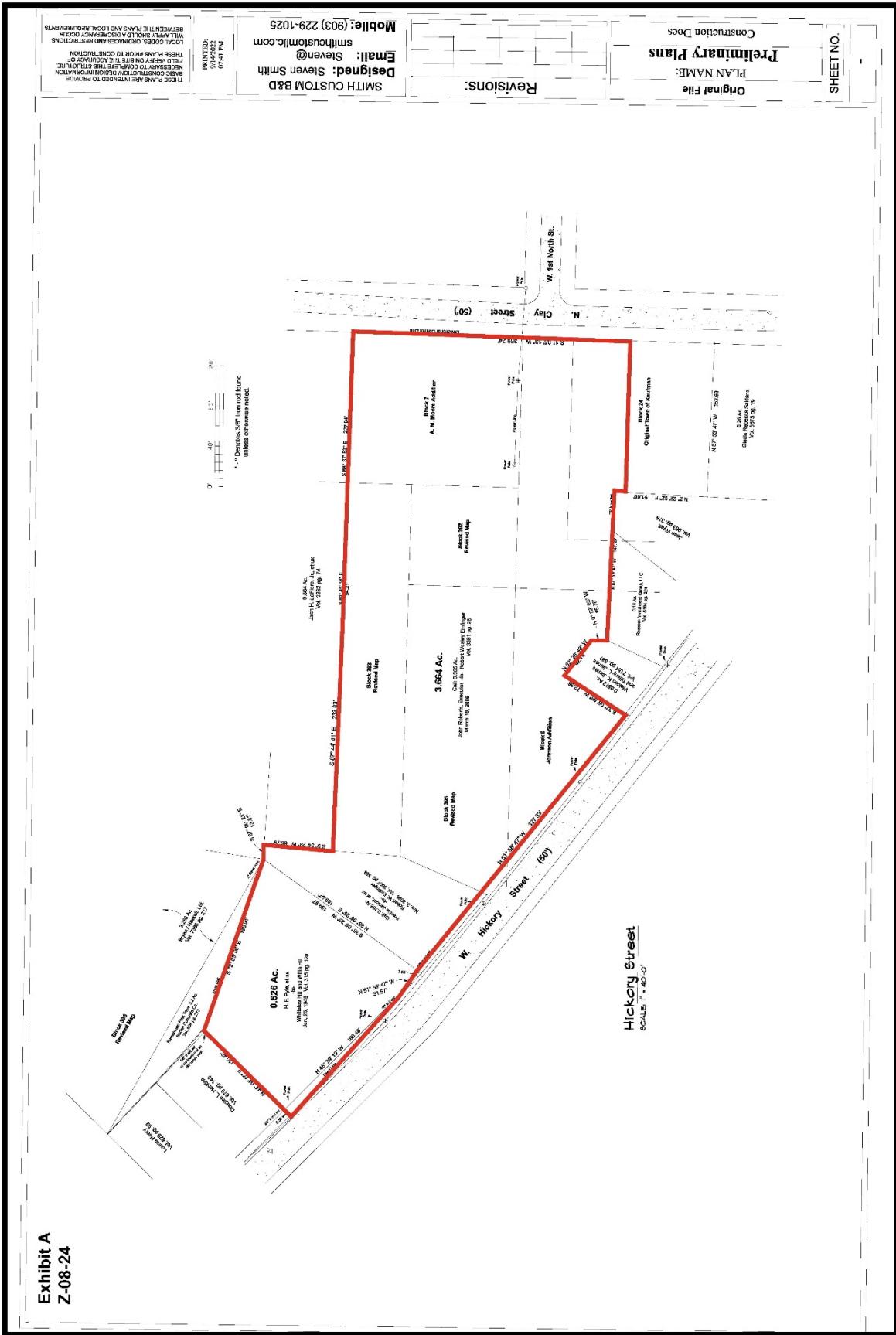


Exhibit B –Development Standards

“Exhibit B” Development Standards Z-08-24 Planned Development-30 (PD-30)

1. Purpose

The purpose of this Planned Development-30 (PD-30) is to provide for a mixture of attached single-family residential uses (townhomes and/or duplexes) and detached single-family homes, with the townhomes and/or duplexes generally being along W. Hickory St. and the single-family homes generally being along N. Clay St. There is also the flexibility to allow for patio homes. These PD regulations will provide for assurances related to lot standards and setbacks, development arrangement, unit size, building and garage orientation, architectural and landscaping standards, outdoor living space, parking, sidewalks, amenities, and maintenance.

2. Property Location and Size

The property consists of approximately 3.95 acres generally located on the north side of W. Hickory St. and the west side of N. Clay St. as more particularly described in “**Exhibit A**” of this Ordinance.

3. Zoning Controls

- a. If there is a conflict between the PD-30 regulations (“Exhibit B”) and the concept plan / landscape plan (“Exhibit C”), the PD-30 regulations (“Exhibit B”) shall control.
- b. Base Zoning: For regulations not expressly identified in this PD-30, the base zoning of the property is “**TH**” **Townhouse Residential District** for townhomes, duplexes, and patio homes and “**SF-8**” **Single-Family Residential – 8 District** for detached single-family homes, as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended. If there is a conflict between the regulations in this PD-30 and the regulations in the City of Kaufman Zoning Ordinance, the regulations in this PD-30 shall control.
- c. Site Plan: The concept plan shall serve as a general guide for use and development of the property. The details concerning development of the property shall be governed by the approved Site Plan, which will be required to be submitted after approval of the Civil Plans and concurrent with or prior to approval of the Final Plat. The Site Plan submittal shall include architectural elevations, floor plans, and a landscape plan for the townhome/duplex portion of the property. The Site Plan will need to be reviewed by Staff and the Planning & Zoning Commission and approved by City Council. The details for the detached single-family homes do not require Site Plan approval; those details can be administratively approved by Staff with the building permit for each house.

4. Definitions and Interpretations

All definitions shall be as defined in the City of Kaufman Zoning Ordinance.

Exhibit B –Development Standards

5. Primary Uses Permitted

- a. Attached single-family residential (townhomes)
- b. Detached single-family residential
- c. Patio home (zero-lot-line dwelling or garden home)
- d. Two-family dwelling (duplex)

6. Permitted Accessory Uses

- a. Accessory building – residential (only for detached single-family homes or patio homes)
- b. Home occupation
- c. Off-street parking
- d. On-street parking (subject to “no parking” ordinances)

7. Maximum Number of Residential Lots/Units

The maximum number of residential lots or units within the development is 16.

8. Requirement for Individually-Platted Lots

Each residential unit shall be on an individually-platted residential lot. No replats shall occur that would allow multiple residential units to be on a single lot.

9. Area, Lot, Yard, and Lot Coverage Regulations (Townhomes & Duplexes)

- a. Minimum Lot Size: 3,000 sq. ft. for an interior unit without side yards
3,500 sq. ft. for an exterior unit with side yard
5,500 sq. ft. for a corner lot (siding public street)
- b. Minimum Lot Width: 30 feet for an interior unit without side yard
35 feet for an exterior unit with side yard
55 feet for a corner lot (siding public street)
- c. Minimum Lot Depth: 100 feet (as measured at the center of the lot)
- d. Minimum Front Yard: 25 feet
- e. Minimum Side Yard: 5 feet (exterior unit with side yard)
25 feet (corner lot; siding public street)
- f. Minimum Rear Yard: 15 feet (for main buildings with front-entry garages)
20 feet (for main buildings with rear-entry garages)
- g. Maximum Lot Coverage: Sixty percent (60%) by main building
Seventy percent (70%) total impervious area,
including accessory buildings, driveways, and
parking areas

10. Area, Lot, Yard, and Lot Coverage Regulations (Patio Homes)

Shall be in accordance with the regulations specified in the “TH” District in Section 18 of the Zoning Ordinance.

Exhibit B –Development Standards

11. Area, Lot, Yard, and Lot Coverage Regulations (Single-Family Detached Homes)
Shall be in accordance with the regulations specified in the “SF-8” District in Section 16 of the Zoning Ordinance.

12. Accessory Building Requirements

- a. Minimum Side Yard: 5 feet
- b. Minimum Rear Yard: 5 feet
- c. Minimum Distance to Main Building: 10 feet
- d. Area and accessory dwelling requirements shall be in accordance with Section 37 of the Zoning Ordinance.
- e. Accessory buildings are only allowed for detached single-family homes or patio homes (zero-lot-line dwelling or garden home).

13. Minimum Dwelling Area

- a. For townhomes, duplexes, or patio homes, the minimum dwelling unit size (defined as air-conditioned enclosed space used for residential purposes, excluding the garage) shall be 1,500 sq. ft.
- b. For single-family homes, the minimum dwelling unit size (defined as air-conditioned enclosed space used for residential purposes, excluding the garage) shall be 1,800 sq. ft.

14. Building Height Regulations

- a. Maximum Height for Main Buildings: 35 feet
- b. Maximum Height for Accessory Buildings: 12 feet

15. Off Street Parking and Loading Regulations

- a. At least fifty percent (50%) of the units shall include 2-car enclosed garages, with a driveway large enough to accommodate two additional vehicles per unit.
- b. The remaining units shall include 1-car enclosed garages, with a driveway large enough to accommodate 2 additional vehicles per unit.
- c. Carports are prohibited. Converting the required garages into living space is also prohibited.
- d. All townhome/duplex units shall be front-facing garages, with driveways to be maintained by a Homeowner’s Association. To reduce curb cuts along Hickory Street, every two units shall share a driveway approach.
- e. Driveways to single-family homes shall be maintained by each individual property owner.

16. Landscaping and Screening Requirements

- a. Each residential front yard shall include one (1) 3-inch-caliper tree planted in the front yard with full sod.

Exhibit B –Development Standards

- b. Shrubs, flowers, or other groundcover shall be planted along the front of each unit.
- c. All landscaping shall be irrigated.
- d. The rear yard of each unit shall include a 6'-tall stained, wood fence with metal posts from the side of the unit to along the right and left sides of the property, extending a minimum depth of 10 feet from the back of the house.
- e. The existing trees along the rear of the property shall be preserved, in addition to mature, healthy trees not located over building pads or driveways. A tree survey will be required during the Civil Plan review process. The applicant may get credit for new trees planted in exchange for trees that are removed.
- f. Final landscape design will be determined during the Site Plan approval process (for townhomes/duplexes) and during the building permit approval process (for detached single-family homes).

17. Architectural Requirements

- a. The development shall include at least three (3) different floor plans to provide variation and options for multiple types of occupants. All floor plans shall be reviewed by Staff prior to building permit issuance to ensure there is enough variation among the different plans.
- b. Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the building permit approval process.
- c. Each building shall include no more than five (5) residential units.
- d. The same building elevation shall not be repeated on an adjacent building. Variation in color, materials arrangement, and floor plan variation can all count towards meeting this requirement.
- e. All residential units shall include 100% brick or natural stone on the front elevation. Masonry materials, cementitious fiber (hardi-board), or wood siding may be used on the remainder of the façade. Metal is allowed as an accent material.
- f. A minimum roof pitch of 6:12 shall be provided for the primary roof of each residential building.
- g. Windows or some other sort of relief or articulation shall be provided at minimum 40-foot intervals along each floor of each façade of each home to avoid large expanses of blank wall. City Staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- h. The front of each home shall include at least one of the following:
 - 1. Covered entryway and front stoop at least 24 inches above grade. The covered entryway shall be at least 20 sq. ft. in size.; or
 - 2. Covered front porch with at least 50 sq. ft. of usable space excluding the entryway (defined as the 4-foot-wide section of porch directly in front of

Exhibit B –Development Standards

the door). Front porches are allowed to encroach up to 5 feet into the front yard setback.

- i. Each residential unit shall include outdoor living space in the form of a covered front porch at least 50 sq. ft. in size (excluding the entryway) or a covered rear patio at least 64 sq. ft. in size.
- j. Gutters required on the front elevation. Rain diverters are required over any other exterior door openings.
- k. The front of each unit shall include at least one (1) coach light.

18. Street Improvements, Alleys/Driveways, Sidewalks, Lighting, and Amenities

- a. Improvements to Hickory and Clay Streets along the frontage of the property may be required in accordance with the City's Subdivision Ordinance and Design Standards or as otherwise approved by the City Engineer and Director of Public Works during the Civil Plan review process.
- b. The developer shall install 5-foot-wide sidewalks along Hickory and Clay Streets along the frontage of the property, as well as 4-foot-wide sidewalks directly from the perimeter sidewalks (or driveways) to each individual unit. All sidewalks shall be concrete.
- c. Street lighting requirements shall be in accordance with the Subdivision Ordinance. All residential lighting requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- d. The developer shall provide at least one (1) landscaped open space lot with an amenity facility, which may include one or more of the following:
 - 1. Covered picnic and seating area with grilling station
 - 2. Playground
 - 3. Dog park with 4-foot-tall decorative metal fence
- e. All townhome/duplex driveways, townhome/duplex front yard landscaping, guest parking spaces, sidewalks not in the right-of-way, open space lots, and amenities shall be maintained by the Homeowners' Association.

19. Homeowners' Association

A homeowners' association shall be established for the development, which shall be responsible for the maintenance of all open space lots and all improvements thereon, front yard landscaping and irrigation systems for the townhomes/duplexes, fencing for the townhomes/duplexes, driveways for the townhomes/duplexes, sidewalks not in the right-of-way, drainage facilities, amenities, and building exteriors for the townhomes/duplexes. The homeowners' association shall also provide enhanced standards for the maintenance and upkeep of all residential properties and requirements for residents to maintain their yards. The homeowners' association covenants shall include a statement indemnifying the City from maintenance for any of the aforementioned items, but allowing the City to enter the property to conduct the maintenance of the

Exhibit B –Development Standards

aforementioned items if the homeowners' association fails to do so at the sole cost of the property owners within the development.

Exhibit C – Concept Plan

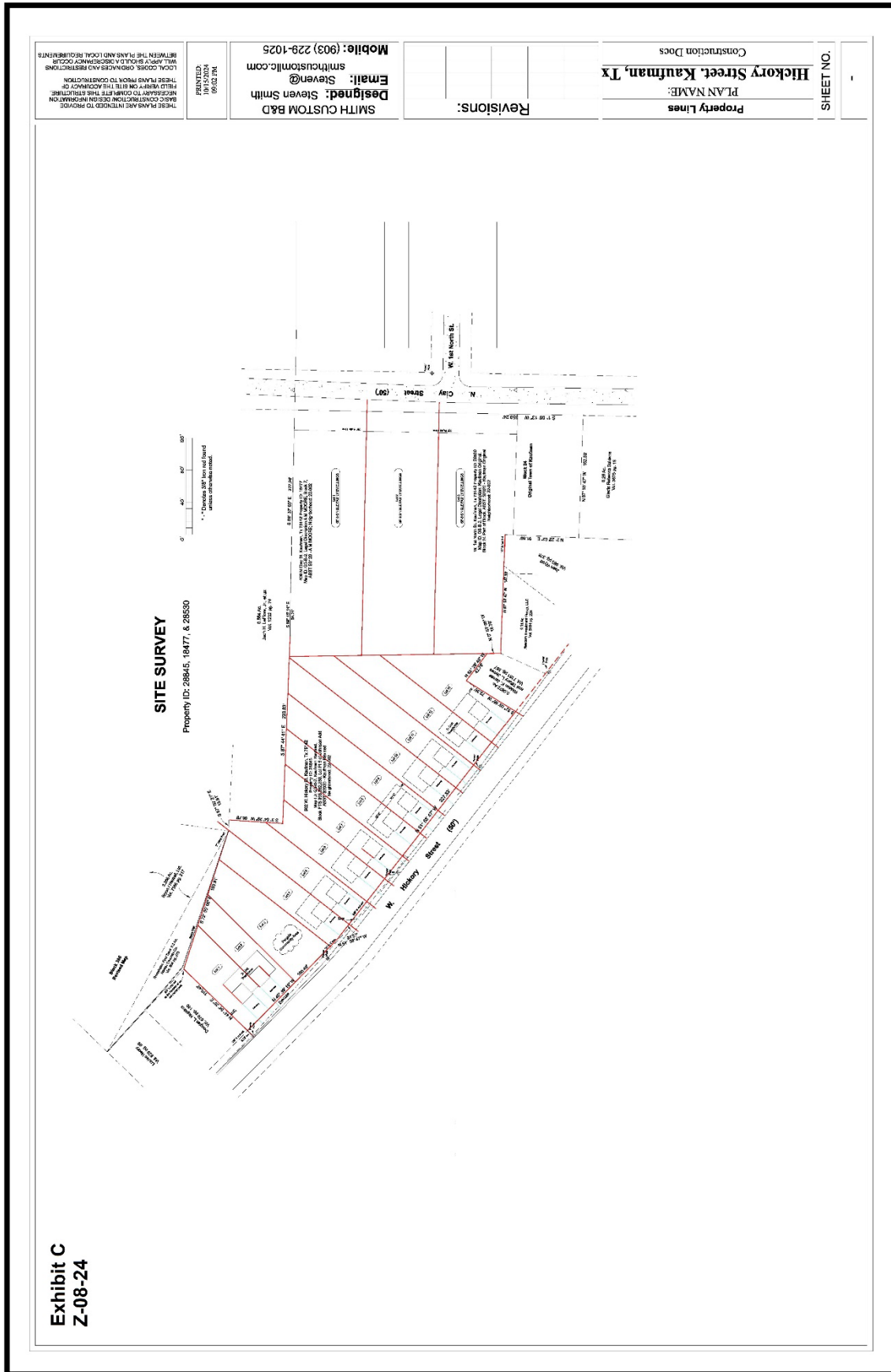


Exhibit C
Z-08-24



Planning and Zoning Commission Report

Meeting Date: November 4, 2024

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request for a **Specific Use Permit (SUP-57)** for alcoholic beverage sales in conjunction with a restaurant (Eleanor's Coffee Shop) on approximately 0.19 acres out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, being Lots 1 and 2 and part of Lot 3 of Block 19 of Kaufman Original, said property being located at 303 W. Mulberry St. (Property ID 28506). The property is zoned "C" Commercial District. (Case No. Z-09-24)

BACKGROUND/SUMMARY:

The applicant has submitted a Specific Use Permit (SUP) application for alcoholic beverage sales in conjunction with a restaurant on the property located at 303 W. Mulberry St., which is situated at the southwest corner of Mulberry and Jefferson Streets, immediately west of the Central Business District (CBD). The property is zoned "C" Commercial.

In March 2023, the applicant received approval of a Site Plan to accommodate the redevelopment of the property for a coffee shop with drive-thru services. Since Eleanor's Coffee Shop opened in early 2024, the operator has experienced great success and support from the community. However, in an effort to provide more activity of the space in the evenings and also accommodate special events, the applicant has requested the SUP to allow usage of the space as a cocktail lounge in the evenings on Tuesday – Saturday, as well as for sip & shop events during the daytime hours on Monday – Saturday.

With the exception of providing a movable bar cart when alcoholic beverage sales occur (as well as a future hand-wash sink station), the applicant does not plan any changes to the building. The applicant has provided the previously approved Site Plan (with notes added pertaining to the SUP), Building Elevations, and Landscape Plan, as well as a modified Floor Plan that shows the intended location of the bar cart and the future hand-wash sink station.

The building is 1,230 sq. ft. in size, with a fenced patio area in front of the building. The customer parking area is provided off Mulberry Street and includes three standard parking spaces and one handicap-accessible space, while two employee parking spaces are provided off Jefferson Street. Customers may also use public parking spaces in and around the Square. The drive-thru lane extends from Jefferson Street and travels along the east and north sides of the building, with the exit point on Mulberry Street; the drive-thru accommodates service for one vehicle at a time, as well as on-site stacking for up to three additional vehicles. The trash storage area is located in the rear of the building. Planter boxes are located along the frontage of the property, while shrubs and a tree are located in the grassy areas on the south and east sides of the building.

The building is primarily stone and brick, with glass windows, front entry door, and two overhead garage doors (with glass) that open into the patio space. The building accommodates seating for 20 customers inside the building and 10 customers on the patio. The coffee prep area and kitchen are located in the eastern part of the building, while the bar cart and future hand-wash sinks will be located in the seating area in the southwest corner of the building.

Notes have been added to the plan that are typical for a SUP for alcoholic beverage sales in conjunction with a restaurant. In addition, the applicant has noted the maximum hours of operation for the coffee shop, cocktail lounge, and sip & shop events. The notes also indicate that any future changes to the property or to the building will require amendment of the SUP, and that all building signage will adhere to the requirements applicable to “C” zoning.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use	
North:	C (across street)	Government Office (Kaufman Co. Juvenile Probation) (across street)	
South:	C	Personal Service (Teresa’s Creations)	
East:	CBD w/ SUP-43 (across street)	Restaurant (My Love’s Diner) (across street)	
West:	C	Professional Office (Coffman & Associates Attorneys)	

COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Neighborhood Services. The property is zoned “C” Commercial District (CBD), which allows for a mix of retail, restaurant, office, and commercial service uses. Alcoholic beverage sales in conjunction with a restaurant require a Specific Use Permit. Staff finds the proposed use to be consistent with the Future Land Use Plan.

DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS

Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

- A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all of the following:
1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
 2. The activities requested by the applicant are normally associated with the permitted uses in the base district;

3. The nature of the use is reasonable;
4. Any negative impact on the surrounding area has been mitigated; and/or
5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 28 property owners within 300 feet of the property. The results are as follows:

- Number of property owners who returned letter in agreement of the request: 1
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 27

The 20% percent rule for rezoning is if 20% of the area (located within the city limits) within 200 feet of the request objects to the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The zoning change 20% rule is a State law.

The City received 1 letter of support from surrounding property owners:

DETACH ON DOTTED LINE	
Date: <u>10-17-2024</u> Name: <u>Ernest & Trisha Willis</u> Address: <u>407 W. Mulberry St</u> City & State: <u>Kaufman, TX. 75142</u> Phone #: <u>805-580-3308</u> COMMENTS: <u>We support small & family owned businesses</u> <u>Ernest Willis</u> NAME PRINTED	RE: Conduct a public hearing and make a recommendation to City Council for a Specific Use Permit request (SUP-57) for alcoholic beverage sales in conjunction with a restaurant (Eleanor's Coffee Shop) on approximately 0.19 acres out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, being Lots 1 and 2 and part of Lot 3 of Block 19 of Kaufman Original, said property being located at 303 W. Mulberry St. (Property ID 28506). The property is zoned "C" Commercial District. (No Z-09-24) ☒ I AM IN FAVOR ☐ I OBJECT Email Address: <u>Jetwillis98@yahoo.com</u> SIGNATURE <u>Ernest Willis</u>

RECOMMENDATION:

Staff recommends approval of Z-09-24 for Specific Use Permit-57 (SUP-57) for alcoholic beverage sales in conjunction with a restaurant at 303 W. Mulberry St. with the following conditions:

1. The Owner and/or Operator of the Property shall possess and continuously maintain a current Texas Alcoholic Beverage Commission (TABC) Private Club license for the continued operation of the Property for Commercial District with Specific Use Permit-57 (SUP-57) zoning designation.
2. The Owner and/or Operator of the Property shall possess and continuously maintain a current City of Kaufman Alcohol Permit for the Property.
3. All sales of alcoholic beverages shall be allowed for on-premise consumption only.
4. Fifty-percent (50%) or more of sales transacted upon the Property shall be from food or non-alcoholic beverages.
5. The Property, including all buildings, premise, or land used pursuant to this SUP-57 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 (Elevations, Floor Plan, Landscape Plan) unless an amendment to SUP-57 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
6. All building signage will adhere to the Zoning Ordinance requirements applicable to "C" Commercial zoning.
7. Hours of Coffee Shop operation will not exceed the hours of 5:00am to 11:00pm 7 days per week. Hours of Sip & Shops will not exceed the hours of 9:00am to 7:00pm Monday – Saturday, excluding Sunday. Hours of Cocktail Lounge will not exceed the hours of 5:00pm – 11:00pm Tuesday – Saturday.

ATTACHMENTS:

Location Map

Exhibit A – Property Description/Survey

Exhibit B – Site Plan

Exhibit C – Building Elevations & Floor Plans

Exhibit D – Landscape Plan

Andrew Bogda, AICP

Director of Development Services

972-932-2216 ext. 117

abogda@kaufmantx.org

Location Map



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Exhibit B – Site Plan

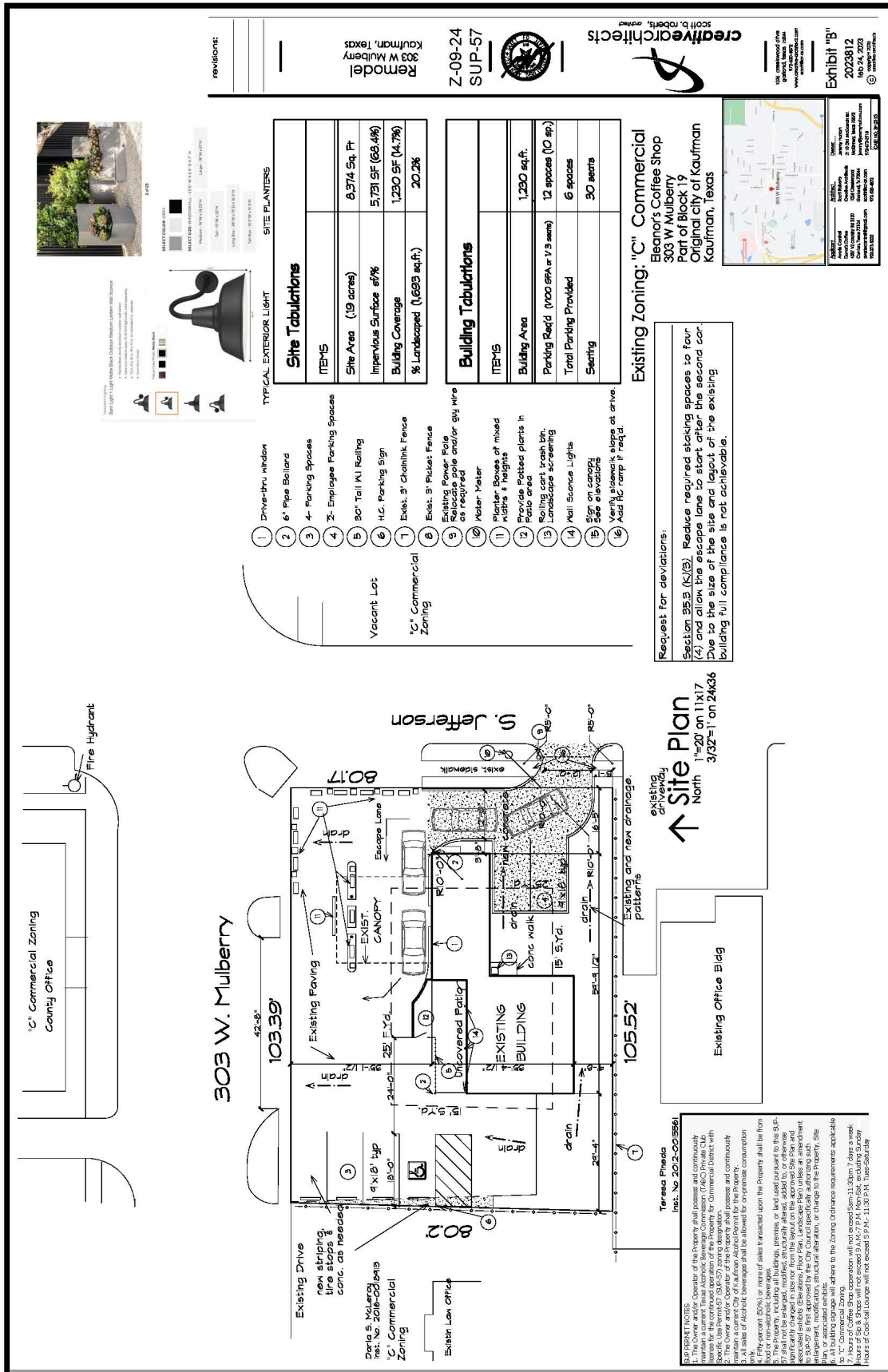


Exhibit C – Building Elevations

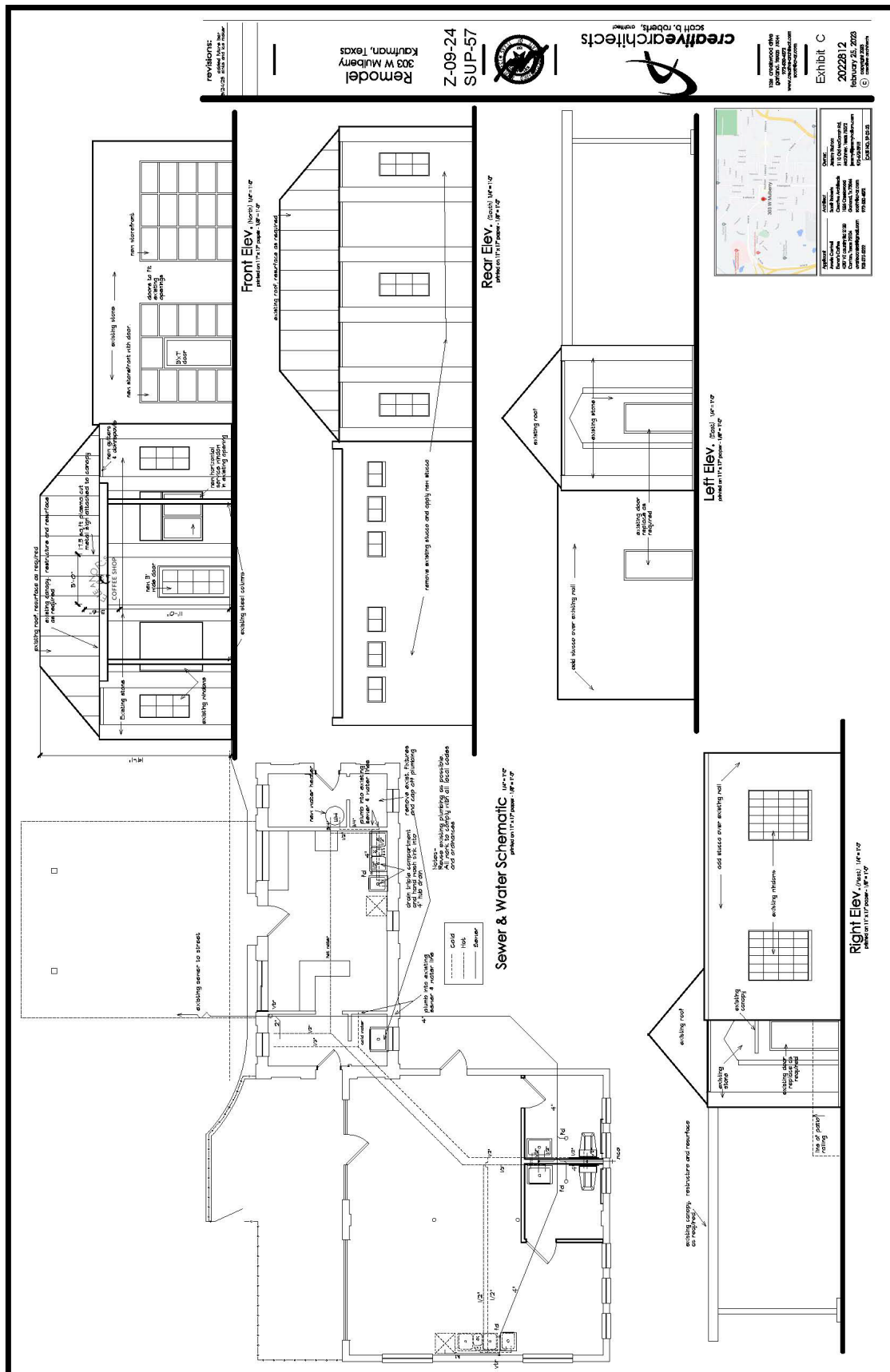


Exhibit C – Floor Plans

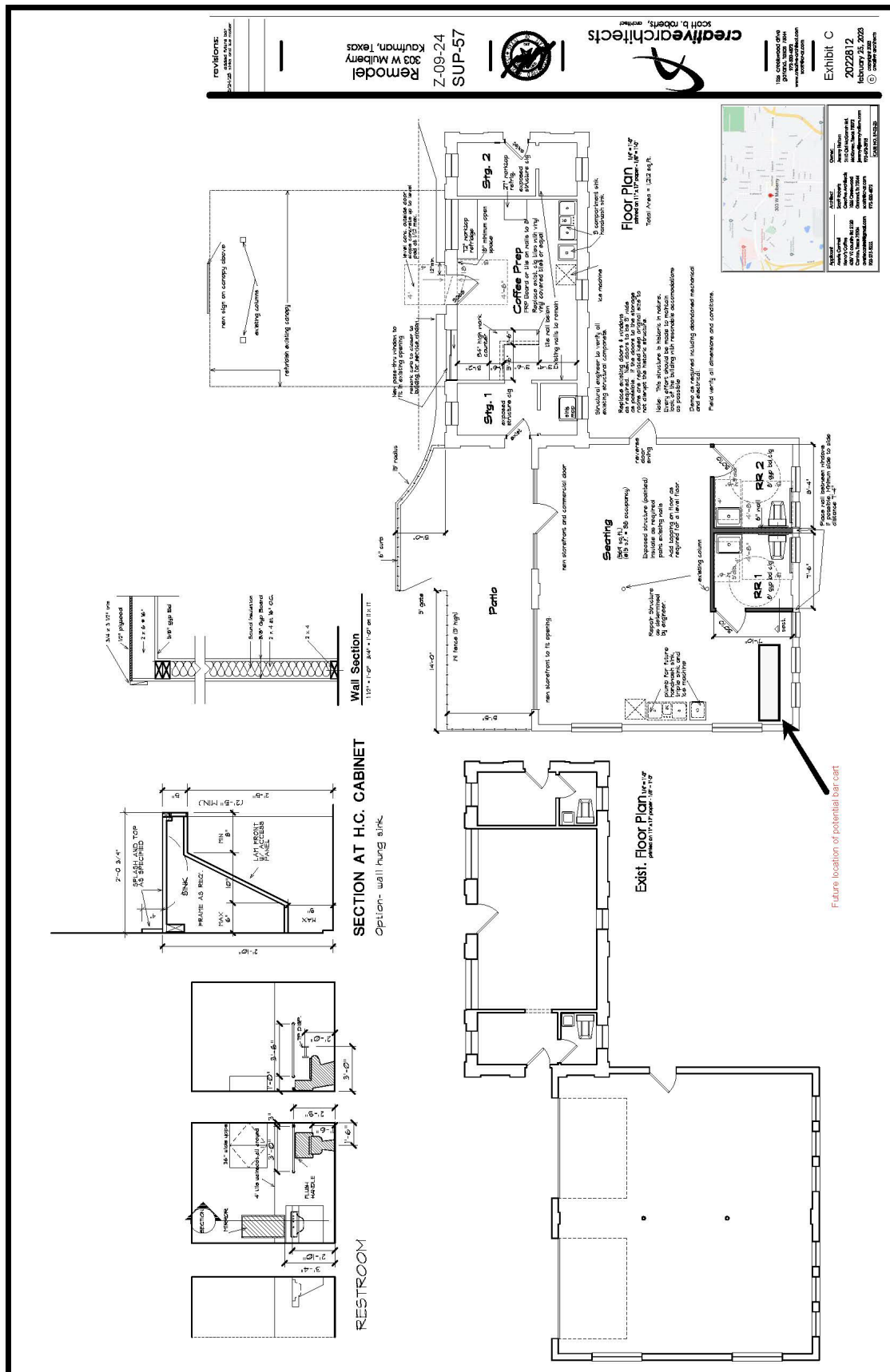


Exhibit C – Floor Plans

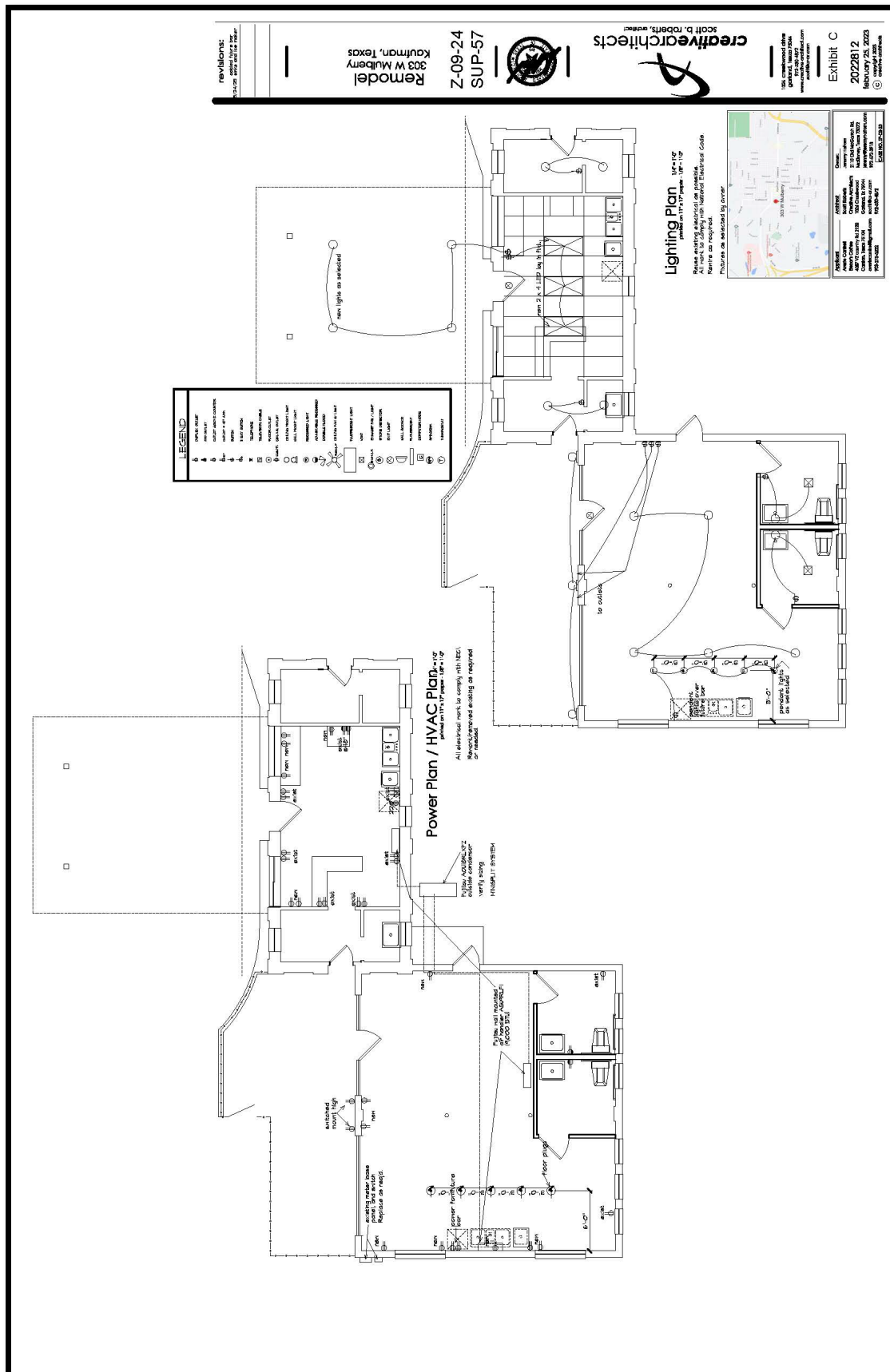
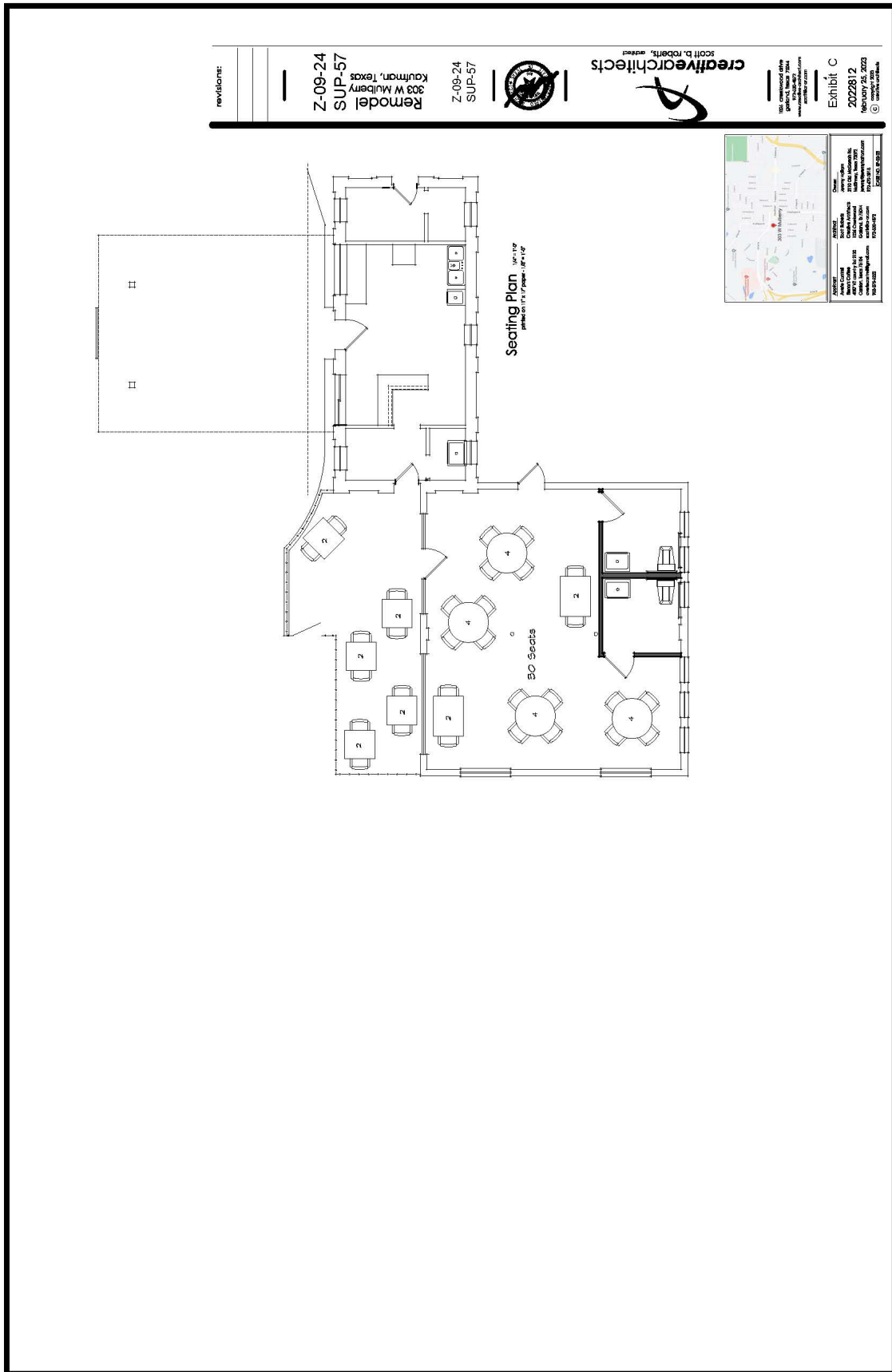
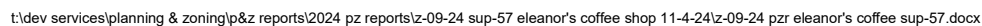


Exhibit C – Floor Plans



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Planning and Zoning Commission Report

Meeting Date: November 4, 2024

SUBJECT: Consider and make a recommendation to City Council on the **Revised Site Plan of Walmart (to accommodate drone delivery services)**, situated on approximately 17.92 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, being Lot 2, Block A of Kings Fort Addition Phase 2, said property located at 300 Kings Fort Parkway (Property ID 190030). The property is zoned Planned Development-7-C ("PD-7-C") for "C" Commercial uses. (Case No. SP-03-24)

BACKGROUND/SUMMARY:

The subject property consists of 17.92 acres located at 300 Kings Fort Parkway on the south side of Kings Fort Parkway and the east side of Tabor Parkway. The property is currently developed with a Walmart retail store that was built in 2014, the original Site Plan for which was approved in 2013. The applicant is proposing to construct drone delivery dock stations on the west and east sides of the building in order to accommodate drone delivery services. Drone delivery operations are primarily regulated by the Federal Aviation Administration. Consistent with how many other municipalities in North Texas are handling drone delivery services, Staff is treating this as an accessory use to support the principal retail use of the property. A revision to the Site Plan is required to show the location and details of the new improvements.

Site Plan

A revised Site Plan has been provided, showing the existing store building, loading and storage areas, access drives and parking areas, sidewalks, signage, and easements. The only change being made to these existing elements is that some of the parking spaces on the east side of the building will be removed to accommodate the eastern drone dock station and a relocated canopy, reducing the overall parking count from 698 spaces to 685 spaces; this still exceeds the 621 spaces that are required. Two (2) single drone docks (21'-3" in height) will be provided on the east side of the building near the pharmacy drive-thru; this is the area where the drones will be loaded with merchandise for delivery. Nine (9) double-dock drone charging stations (28'-8" in height) will be provided to the west of the building in the middle of the grassy area along Tabor Parkway, with a new sidewalk from the building to the dock area. Both drone dock areas will be enclosed by an 8'-tall black ornamental metal fence to provide security and screening.

Among other standard notes, a note has been provided indicating that the building elevations will adhere to the elevations approved with the original Site Plan approved in 2013, as well as a note requiring all operations to adhere to the Performance Standards of the Zoning Ordinance, which regulate noise, odors, and emissions.

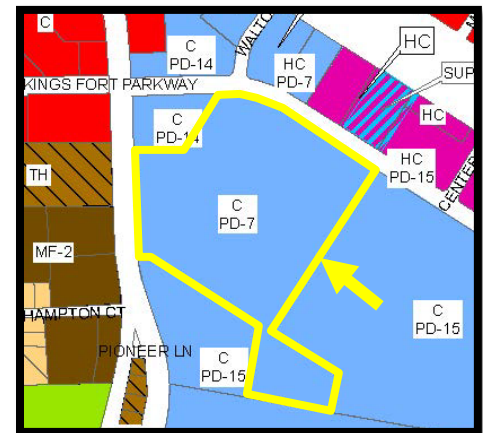
Landscaping and Screening

A full landscape plan set has been provided. The tree preservation plan shows all existing trees and shrubs to remain, with the exception of two holly shrubs on the east side of the building in

the area of disturbance. All trees and shrubs in and around the areas to be disturbed will be protected during construction in accordance with the tree protection plan. In addition, the landscape plan shows approximately 94 “Nellie R. Stevens” holly shrubs to be planted to provide shrub screening around the western drone dock area (in addition to the fencing), while approximately 24 “Dwarf Buford” holly shrubs are shown to be provided around the eastern dock area (in addition to the fencing). In addition, a fencing detail has been provided, showing the fencing specifications for the 8’-tall black ornamental metal fencing that is planned to enclose the drone dock stations.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
East:	PD-15-C	Vacant land (future commercial)
West:	TH; MF-2	Multi-Family Residential (Village at Kaufman & Juniper Pointe) (across street)
South:	PD-15-C; PD-27	Retail (Tractor Supply); Single-Family Residential (Enclave at Kings Fort)
North:	HC; PD-7-HC; PD-14-HC; PD-14-C	Retail, restaurants, personal services, gas station (multi-tenant commercial buildings, Whataburger, Walmart Fuel Sta., La Pradera)



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 PD-7-C, which generally allows for commercial uses. The site plan for a general merchandise retail store with drone delivery services as an accessory use is in conformance with the 2014 Future Land Use Plan and the PD zoning regulations.

Thoroughfare Plan:

The Thoroughfare Plan designates Tabor Parkway as a minor arterial (Type B; 4 lanes), with a right-of-way width of 100 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 Revised Site Plan of Walmart to accommodate drone delivery services at 300 Kings Fort Parkway.

ATTACHMENTS:

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

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

Location Map

Walmart



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Exhibit B – Site Plan

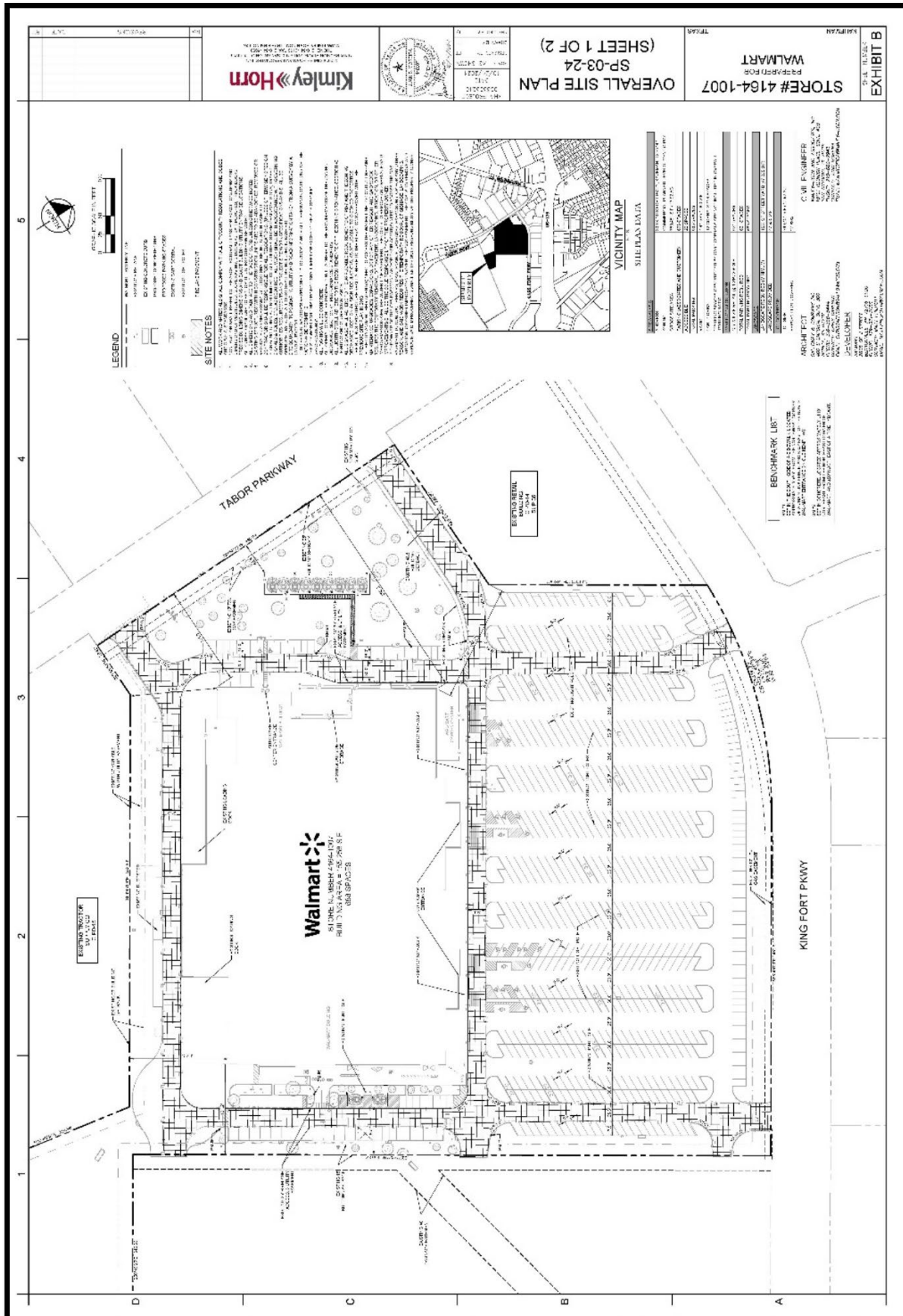


Exhibit B – Site Plan

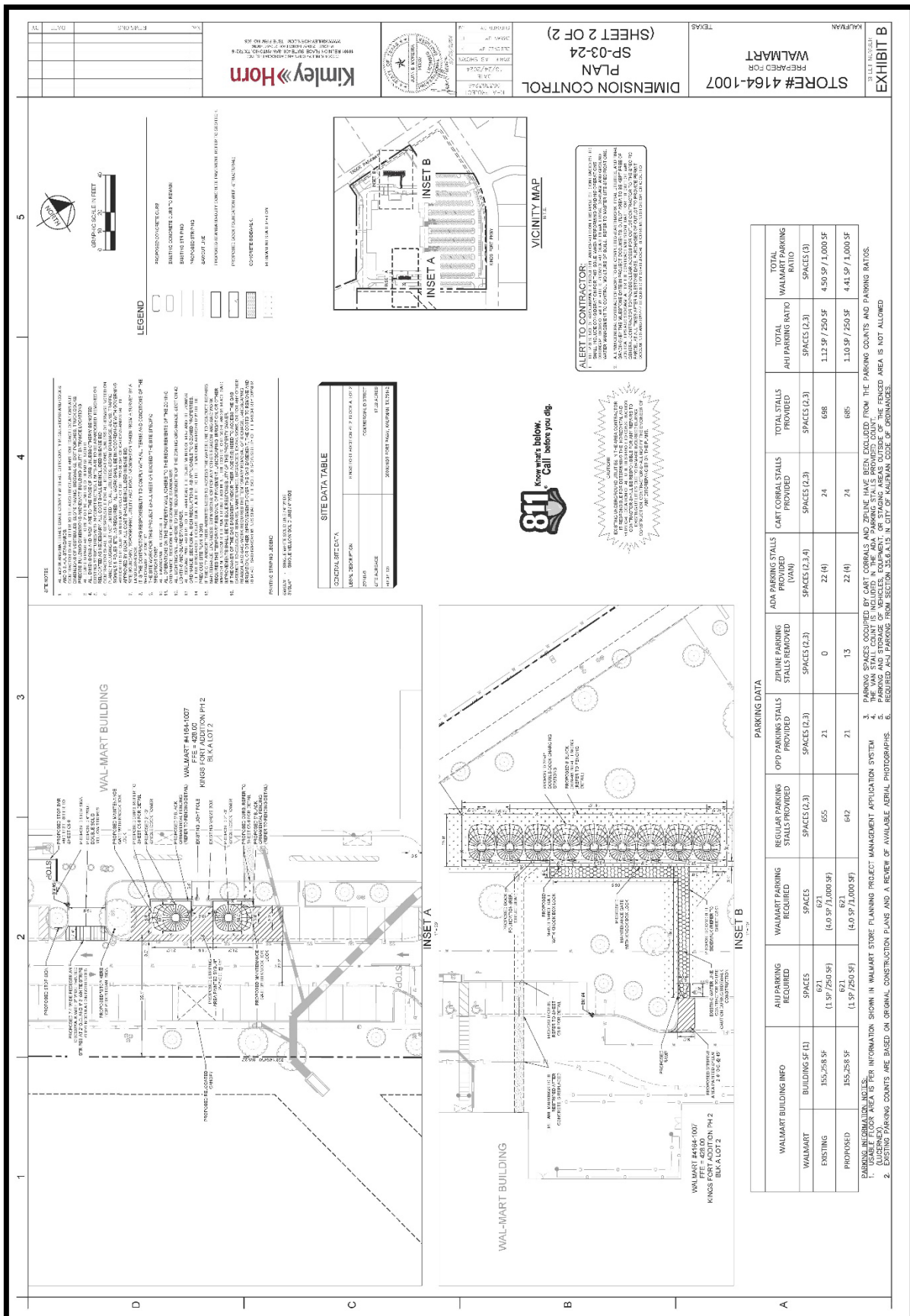
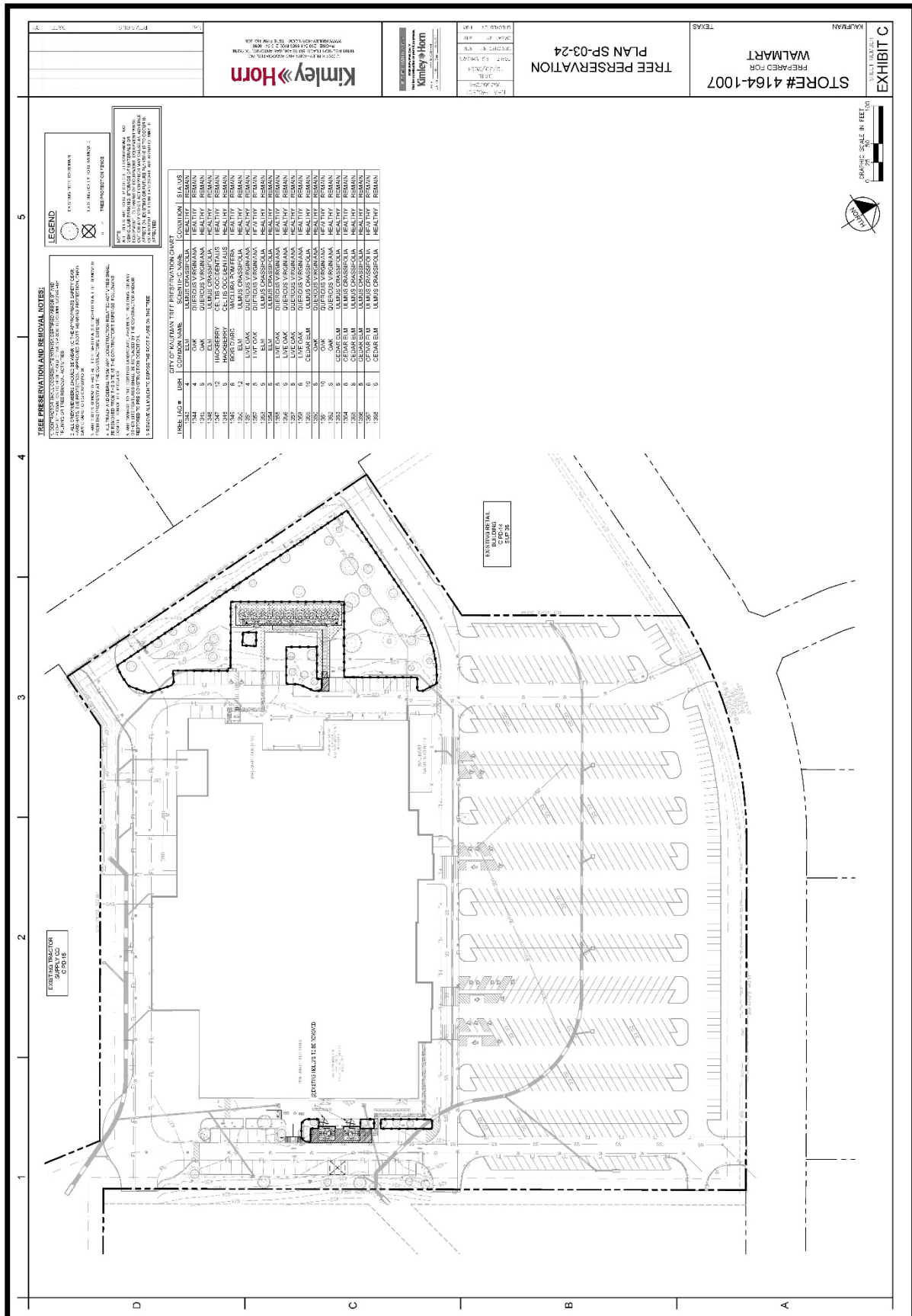


Exhibit C – Landscape Plan



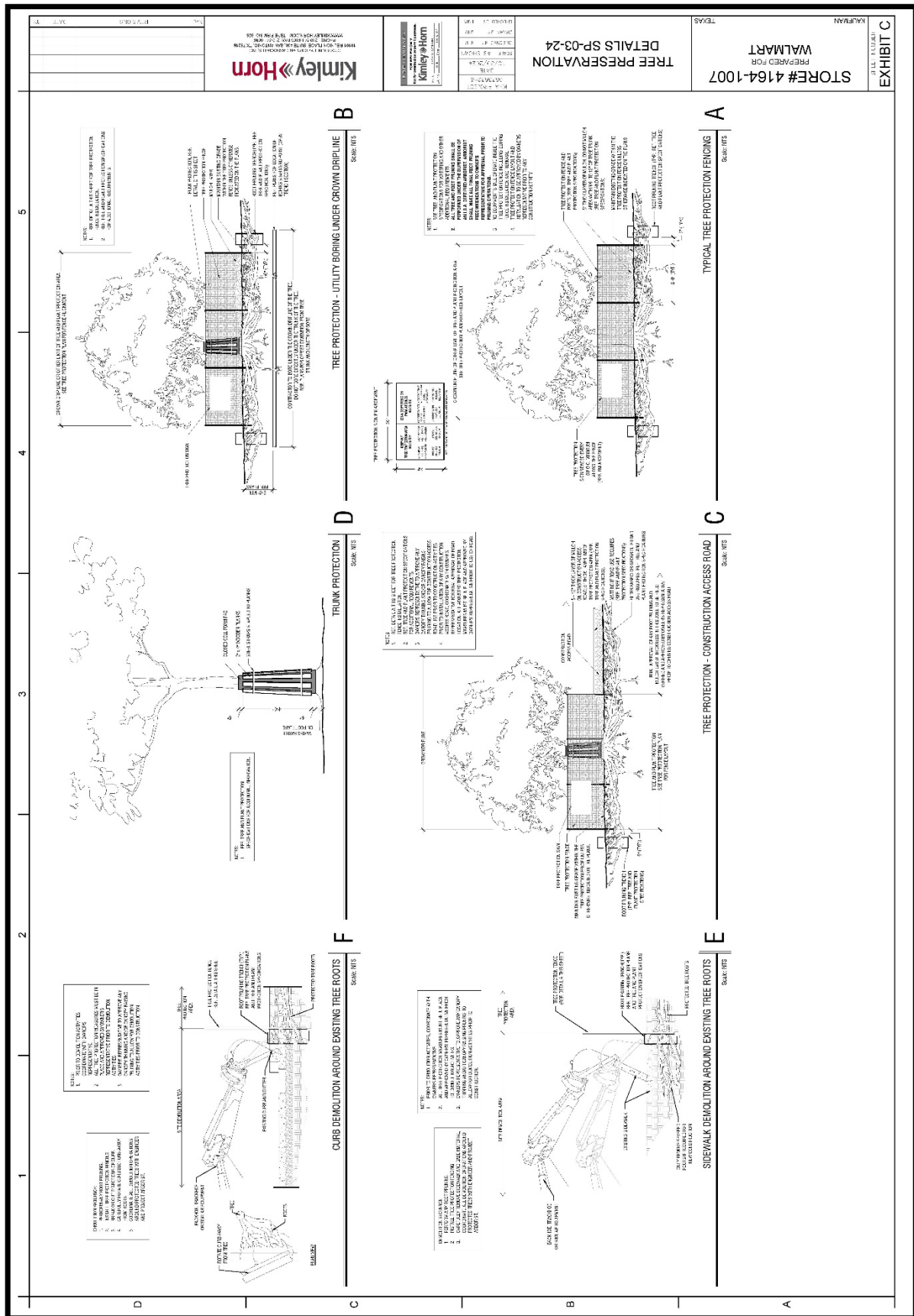


Exhibit C – Landscape Plan

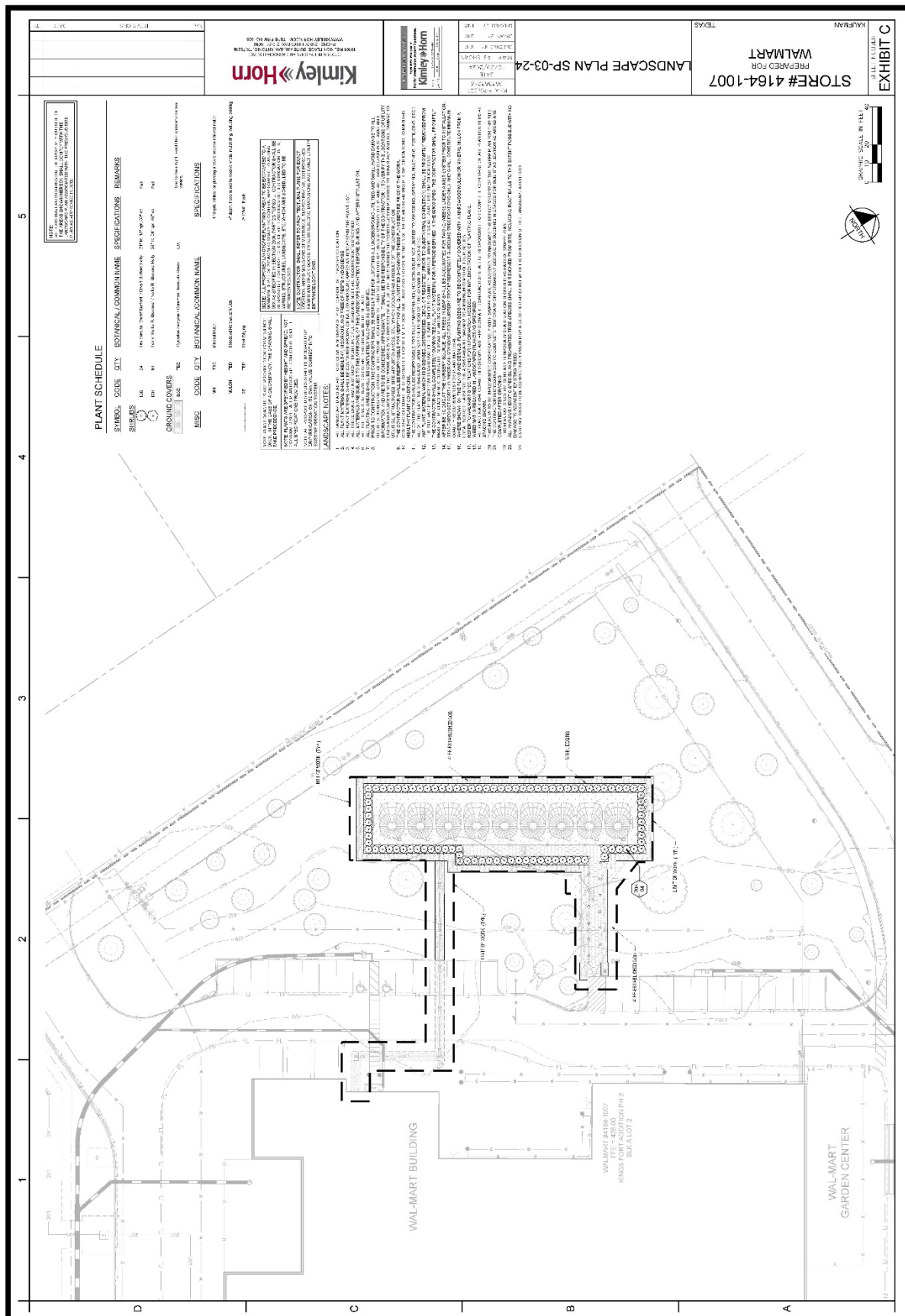


Exhibit C – Landscape Plan

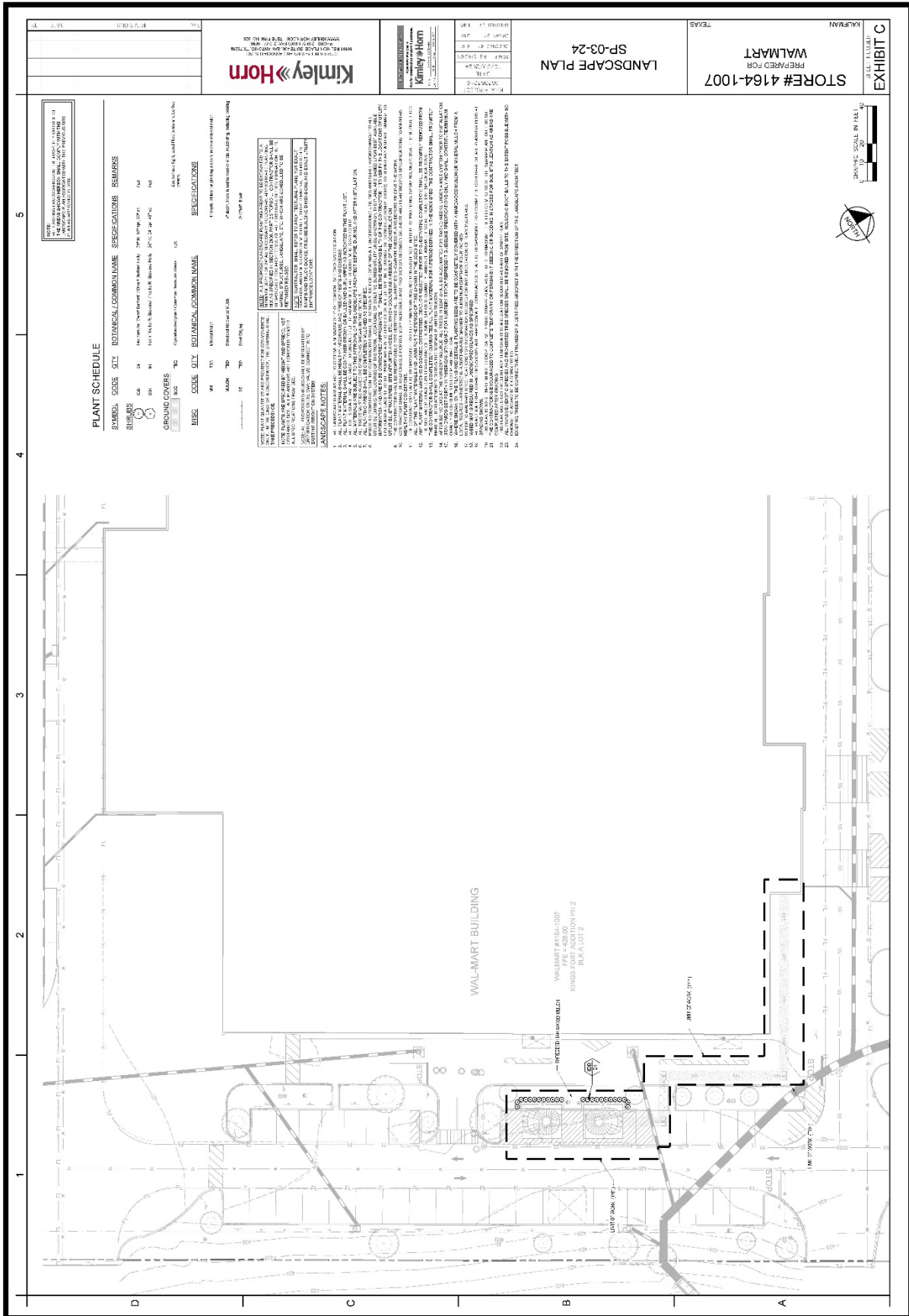
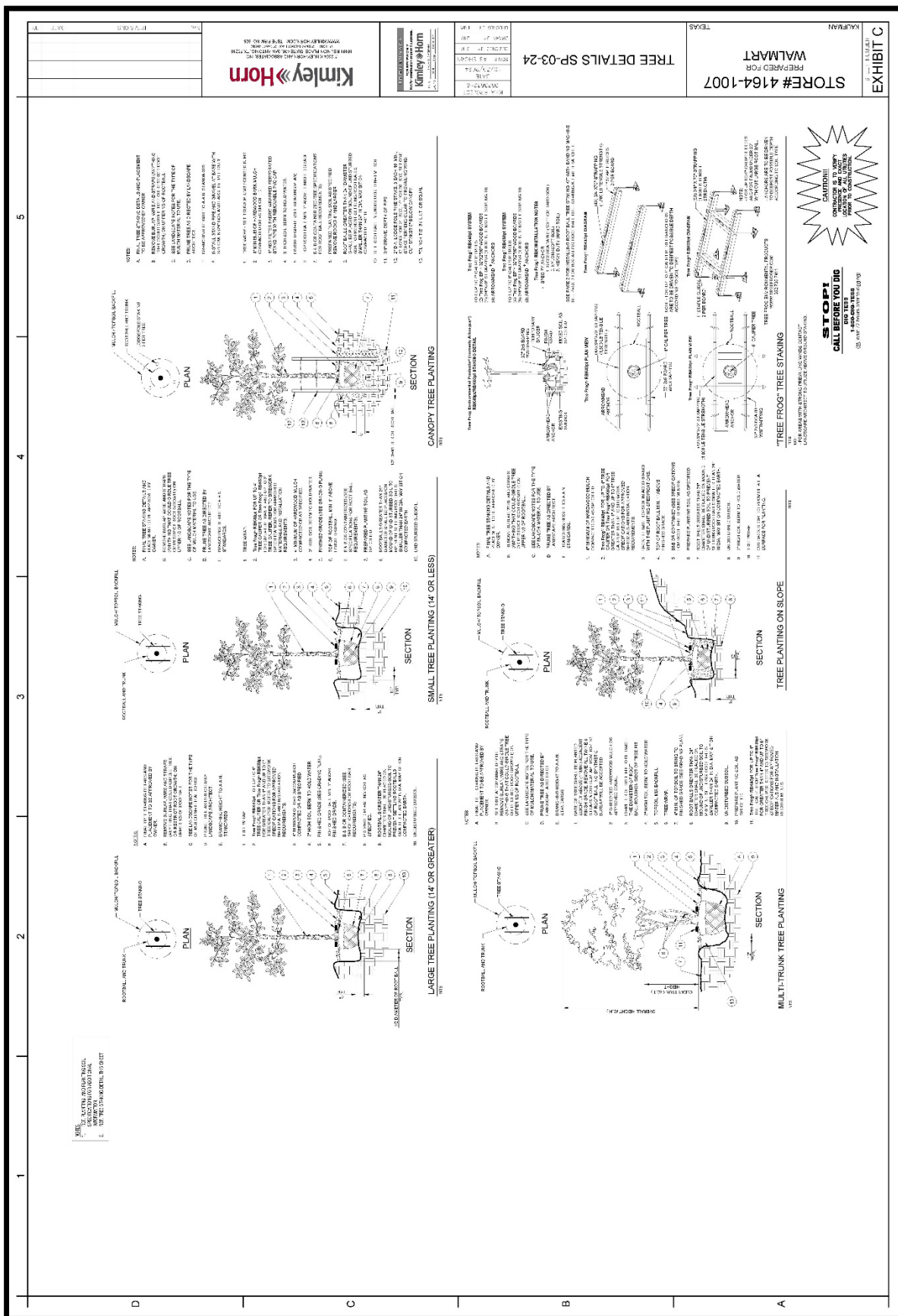


Exhibit C – Landscape Plan



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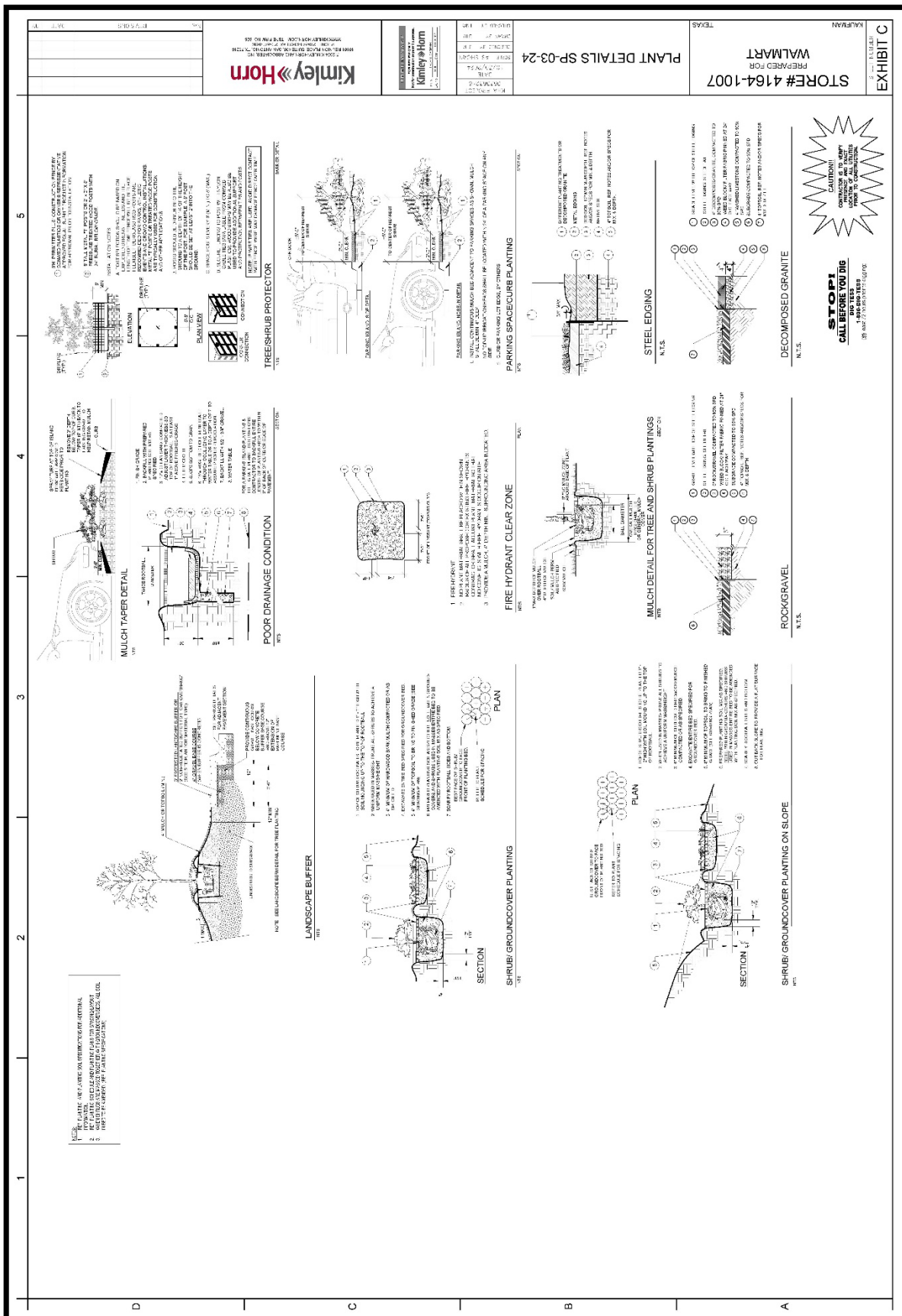


Exhibit D – Fencing Detail

EXHIBIT D – FENCING DETAIL
SP-03-24

