



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 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.**

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 November 4, 2024 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Continue the 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)

3. Conduct a public hearing and make a recommendation to City Council for a request to make revisions to Planned Development-11R ("PD-11R") on approximately 42.319 acres out of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, TX, generally located at 2000 W. Fair St. (Property IDs 9373, 28821, 60586, 71676 and 185104). (Case No: Z-10-24)

DISCUSSION/ACTION ITEMS

4. Planning and Zoning Commission Training/Workshop
5. Selection of Chairman and Vice-Chairman

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 WEDNESDAY, NOVEMBER 27, 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, NOVEMBER 4, 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 Dunn called the meeting to order at 6:00 p.m. on Monday, November 4, 2024. Commissioners present were Chairman Richard Dunn, 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, Planner Joy Henderson, and Assistant City Manager Rachel Mendoza.

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

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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 be 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 September 3, 2024 Planning and Zoning Commission meeting.
2. Consider the **Final Plat of Five Points Addition, Block B, Lot 3**, being generally located at the southwest corner of S. Washington St. & Roundup Dr. The final plat is for 1 non-residential lot. (Case No. FP-09-24)

END OF CONSENT AGENDA

Commissioner Slye 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 5-0.

PUBLIC HEARINGS

3. Conduct a public hearing for a request to **rezone** approximate **3.95-acre** tract of land 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, 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)

The Public Hearing was opened at 6:04 p.m.

Director of Development Services Andrew Bogda presented a report on the rezoning of approximately 3.95 acres located on the west side of Clay St. and the north side of Hickory St. Details of the case can be found in report Z-08-24 dated 11-04-2024.

Rachel Crowley stated this area has more historical homes and the historical component needs to be preserved. The roads on Hickory and Clay are both falling apart and cannot handle the additional traffic. There are major parking issues and it makes it hard to get around the neighborhood.

Colten Brantley stated there is already a problem with the roads not being wide enough for the current traffic and adding more traffic will increase the problem. He also stated he was not able to directly connect to the City's sewer system since there were problems, so he had to connect to a neighbor's sewer line.

Borys Kindrat stated this neighborhood has historical significance and that trees on the property have already been removed, while leaving the section that is hard to develop in the future, because it probably wouldn't be developed.

The Public Hearing was closed at 6:21p.m.

Chairman Dunn reminded the Commissioners that this is only for the rezoning of the property and not the site plan.

Commissioner Slye stated these are shotgun lots due to the width of the lots and asked what the size of the side yard setbacks would be. He also asked if there would be a common wall and who will be responsible for the common walls. He stated that the units don't match the character of the neighborhood and asked if there was a way to make the houses more historical looking. He stated the development will add approximately 64 new people to the neighborhood. He expressed concern that water and sewer could cause a problem in this neighborhood, but that it will be up to the engineers to decide how to make it work.

Director of Development Services Andrew Bogda stated that the interior townhome/duplex units will be as wide as the lot with shared common walls separating the units. The units

will front on Hickory Street with a driveway wide enough to park 2 cars, as well as garages. The amenity center could be a playground, dog park, or picnic area with grills.

Commissioner Sisson stated this area has a drainage problem and questioned how it would be addressed.

Commissioner Thorpe stated this seems more like an apartment complex with shared walls.

Brian Smith stated the townhomes will remain owned by the developer and be rental units. Each of the units will be close to 1700 square feet with either two or three bedrooms and with one or two car garages. He expressed commitment to build something that looks nice and last for a long time. The homes or home lots will be sold.

Commissioner Slye made a motion to table the **Rezoning from Single-Family Residential-8 District (SF-8) to Planned Development-30 District (PD-30)** until the December 3rd Planning and Zoning meeting. (Case No: Z-08-24). The motion was seconded by Commissioner Thorpe. The motion passed by a vote of 5-0.

4. Conduct a public hearing for a **Specific Use Permit (SUP-57) request** for alcoholic beverage sales in conjunction with a restaurant (Eleanor's Coffee Shop), located at 303 W. Mulberry St. (Property ID 28506). (Case No. Z-09-24)

The Public Hearing was opened at 6:45 p.m.

Director of Development Services Andrew Bogda presented a report on the Specific Use Permit of Eleanor's Coffee, located at 303 W. Grove Street. Details of the case can be found in report Z-09-24 dated 11-04-2024.

Commissioner Slye asked whether the food and coffee sales will be enough to meet the 50% requirement.

Averie Cantrell stated that she will have a bar cart with 4 signature drinks that will be brought out during events and there won't be an open bar available. Between the food and non-alcoholic drinks that she sales, she will easily be able to meet the 50% sale of food that the SUP requires. She also stated she has not applied for her TABC license yet.

The Public Hearing was closed at 6:51 p.m.

Commissioner Lopez made a motion to approve the **Specific Use Permit (SUP-57)** for alcoholic beverage sales in conjunction with a restaurant (Eleanor's Coffee Shop) located at 303 W. Mulberry St. (Property ID 28506), with staff recommended conditions. (Case No: Z-09-24). The motion was seconded by Commissioner Sisson. The motion passed by a vote of 5-0.

DISCUSSION/ACTION ITEMS

5. Consider the **Revised Site Plan of Walmart (to accommodate drone delivery services)**, located at 300 Kings Fort Parkway (Property ID 190030). (Case No. SP-03-24)

Director of Development Services Andrew Bogda presented a report on the Site Plan of Walmart, located at 300 Kings Fort Parkway. Details of the case can be found in report SP-03-24 dated 11-04-2024.

Juan Moreira presented a report on how Walmart will have the Zipline Drone Delivery System set up at this location.

Conor French presented a report on how the Zipline Drone Delivery system was developed and how it will work in this community.

Commissioner Slye asked about whether security lighting would be provided, asked how tree-covered properties would be served, and asked how products are packaged to prevent damage, spillage, products rolling away, etc.

Mr. French responded that security lighting would be provided, that the system would work to find alternative paths for delivery on tree-covered properties, and that the products are carefully packaged and delivered to prevent damage, spillage, or loss.

Commissioner Sisson asked about whether multi-family residential properties could be served.

Mr. French responded that multi-family residential properties will not be served until suitable community drop sites are established for each multi-family residential site.

Commissioner Lopez asked if Zipline currently operates at Walmart stores in Texas.

Mr. French responded that Zipline does not yet operate here, but plans to very soon.

Chairman Dunn asked why Kaufman is being chosen, asked if there will be on-site Zipline employees, and what the expected timeline for operation would be.

Mr. French responded that Walmart does a lot of their innovation in the DFW market, that the system is autonomous and there would not be regular on-site Zipline employees, and that they expect to roll out the system in Q2 of 2025.

Commissioner Lopez made a motion to approve the **Revised Site Plan of Walmart**. The motion was seconded by Commissioner Sisson. The motion passed by a vote of 5-0.

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 Tuesday, December 3rd at 6:00 pm. and that a training session is planned since there are several new commissioners.
- Reminded the Commission that November 5 is Election Day and wished the commissioners a Happy Thanksgiving.
- Stated that City Council recognized October as National Community Planning Month and thanked the commissioners for their service as citizen planners.

BOARD INQUIRY

No inquiries of items not on the agenda.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:32 pm.



Planning and Zoning Commission Report

Meeting Date: December 3, 2024

SUBJECT: Continue the 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:

On November 4, 2024, the Planning & Zoning Commission first considered the request to rezone approximately 3.95 acres situated on the north side of W. Hickory St. and the west side of N. Clay St. from Single-Family Residential – 8 (SF-8) to Planned Development-30 (PD-30) to accommodate 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.

During the hearing, there were several concerns stated by the commissioners and surrounding neighborhood residents related to the condition of the existing streets, drainage and sewer infrastructure, parking and traffic, and the architecture of the development potentially detracting from the traditional historic homes in the neighborhood.

To address the concerns, the applicant has worked with Staff to come up with revised conceptual elevations and floor plans for the townhomes, representative renderings and floor plans showing the potential architectural design of the single-family homes, in addition to separate architectural regulations for the single-family homes.

Revisions to Development Standards:

The revisions to the development standards, which are attached to the report, are summarized as follows:

- The off-street parking and loading regulations have been revised to clarify that at least 50% of the townhome/duplex units shall include 2-car garages (with the remaining units requiring at least 1-car garages). It has also been clarified that all single-family homes will be required to have garages large enough to accommodate at least 2 vehicles. In addition, each residential unit (whether duplex/townhome or single-family home) will also be required to have a driveway large enough to accommodate at least 2 additional vehicles.

- The architectural materials requirements for the townhome/duplex portion of the property has been reduced to 70% masonry for the front elevations, which will provide for more siding materials on the homes consistent with the surrounding neighborhood.
- Requirements for garage door design enhancements have been provided.
- Separate architectural requirements for the detached single-family homes have been provided, which include the requirement that each home be custom-designed and not repeated, that the architectural style be of a traditional style consistent with the surrounding neighborhood (or a modern style that replicates the traditional styles), that building materials be primarily siding with masonry and metal allowed as accent materials, that articulation be provided, that architectural details consistent with traditional architectural styles be provided, that low-pitched roofs and/or a mix of roof pitches be provided, that front porches and rear patios/porches be provided, and that garage doors include design enhancements.

Related to the concerns about the condition of the existing streets, drainage, and sewer infrastructure, the development will be required to go through a Civil Plan review process and make any improvements to infrastructure that are required to support the development. Furthermore, the development regulations require Site Plan review of the townhome/duplex area, which will take place after Civil Plan review, which will allow for further scrutiny of items such as setbacks, architecture, floor plans, landscaping, parking, amenities, etc. to ensure compliance with the development regulations. The property will also need to go through the subdivision platting process. Each single-family home will be reviewed by Staff at the time of building permitting to ensure compliance with the architectural requirements.

Revised Plans:

The applicant has provided revised elevations and floor plans for the townhomes, as well as representative examples showing the style of architecture and floor plan layout intended for the single-family homes. These exhibits are attached to the report.

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
 Exhibit D – Conceptual Elevations & Floor Plans

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

Location Map

Hickory & Clay PD-30



Exhibit A – Property Description/Survey

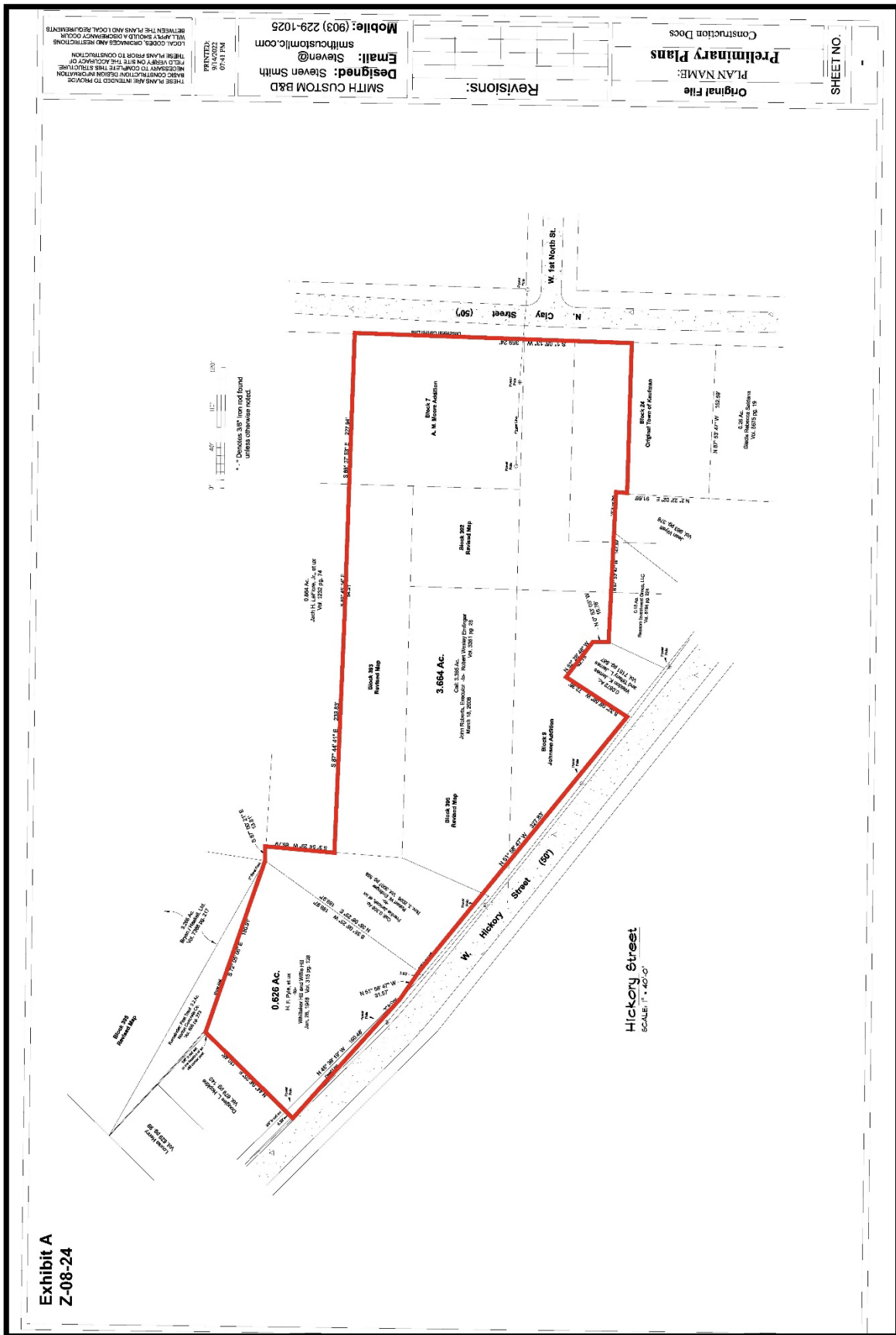


Exhibit B –Development Standards

“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”), the concept plan (“Exhibit C”), and the concept elevations / floor plans (“Exhibit D”), 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 and concept elevations/ floor plans 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 submittal 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
- 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 townhome/duplex units shall include 2-car enclosed garages, with a driveway large enough to accommodate two additional vehicles per unit.
- b. The remaining townhome/duplex units shall include 1-car enclosed garages, with a driveway large enough to accommodate 2 additional vehicles per unit.
- c. All single-family detached homes or patio homes shall include enclosed garages large enough to accommodate at least two vehicles, with a driveway large enough to accommodate two additional vehicles per unit. Garages may be front-entry or J-swing/side-entry. Garages may also be attached or detached. Garages must be set back further than the front of the house (defined as the portion of the house including the front door)
- d. Carports are prohibited. Converting the required garages into living space is also prohibited.

Exhibit B –Development Standards

- e. 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.
- f. 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.
- 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 (Townhomes & Duplexes)

- a. The townhome/duplex portion of 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 at least 70% 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.

Exhibit B –Development Standards

- 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 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.
- l. Garage doors shall be enhanced with panel systems, windows, Carriage-style designs, decorative hardware, or other similar treatment.

18. Architectural Requirements (Single-Family Detached Homes)

- a. Each detached single-family home shall be custom-designed and shall not be repeated throughout the development. All floor plans shall be reviewed by Staff prior to building permit issuance to ensure there is enough variation among the different plans.
- b. In terms of architectural style, building design shall generally be consistent with the representative examples provided in Exhibit D. Acceptable styles may include American Craftsman, Queen Anne, Victorian, American Farmhouse, or similar period styles common to the surrounding neighborhood or modern replica styles (such as Modern Farmhouse) that complement these period styles.
- c. Building materials may include any combination of board & batten, wood, or cementitious fiber siding. Masonry (brick and stone) and metal may be used as accent materials. Stucco or similar materials are prohibited.
- d. 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.
- e. Architectural details including gables, overhanging eaves, pronounced windows sills & headers, window-pane systems, shutters, small windows or other decorative elements within gables, double-door entrances, long and/or

Exhibit B –Development Standards

wrap-around front porches, detached or side-entry garages, wood columns, exposed beams, and fireplaces are strongly encouraged.

- f. Low-pitched roofs and a mix of roof pitches are strongly encouraged.
- g. Each residence shall include a front porch at least 70 sq. ft. in size (excluding the entryway – the 4-foot-wide section of porch directly in front of the door).
- h. Each residence shall include outdoor living space in the form of a covered rear patio or porch at least 70 sq. ft. in size.
- i. Gutters are required on the entire house.
- j. The front of each unit shall include at least one (1) coach light.
- k. Garage doors shall be enhanced with panel systems, windows, Carriage-style designs, decorative hardware, or other similar treatment.

19. 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.

20. 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 for townhomes/duplexes 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

Exhibit B –Development Standards

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 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

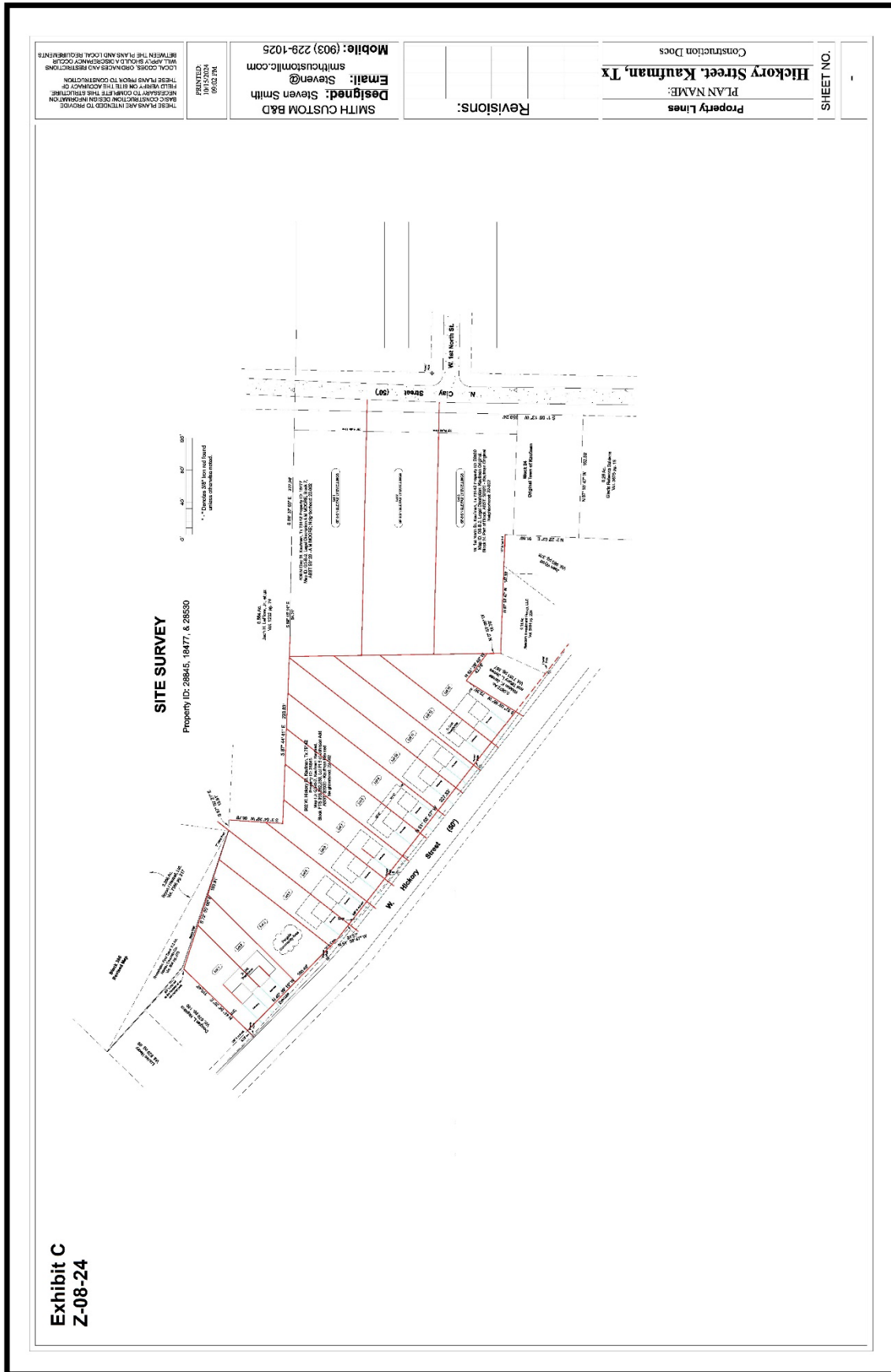


Exhibit D – Conceptual Elevations (Townhomes/Duplexes)

Z-08-24 - Exhibit D



Note: These are conceptual elevations & floor plans. Final design will be determined during the Site Plan review process.

SHEET NO. 1	Elevation	Revisions:	SMITH CUSTOM B&D Designed: Steven Smith Email: Steven@smithcustomllc.com Mobile: (903) 229-1025	PRINTED: 11/27/2024 09:11 AM	THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.
	PLAN NAME:				
	Construction Docs				

Exhibit D – Conceptual Elevations (Townhomes/Duplexes)

Z-08-24 - Exhibit D



PLAN 1622



PLAN 1551



PLAN 1713

Note: These are conceptual elevations & floor plans; final design will be determined during the Site Plan review process.

SHEET NO. 1	-Elevation-	Revisions: <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>													SMITH CUSTOM B&D Designed: Steven Smith Email: Steven@smithcustomllc.com Mobile: (903) 229-1025	THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.
PLAN NAME:																
Construction Docs																

Hickory Street. Kaufman, Tx

Z-08-24 - Exhibit D

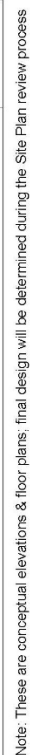
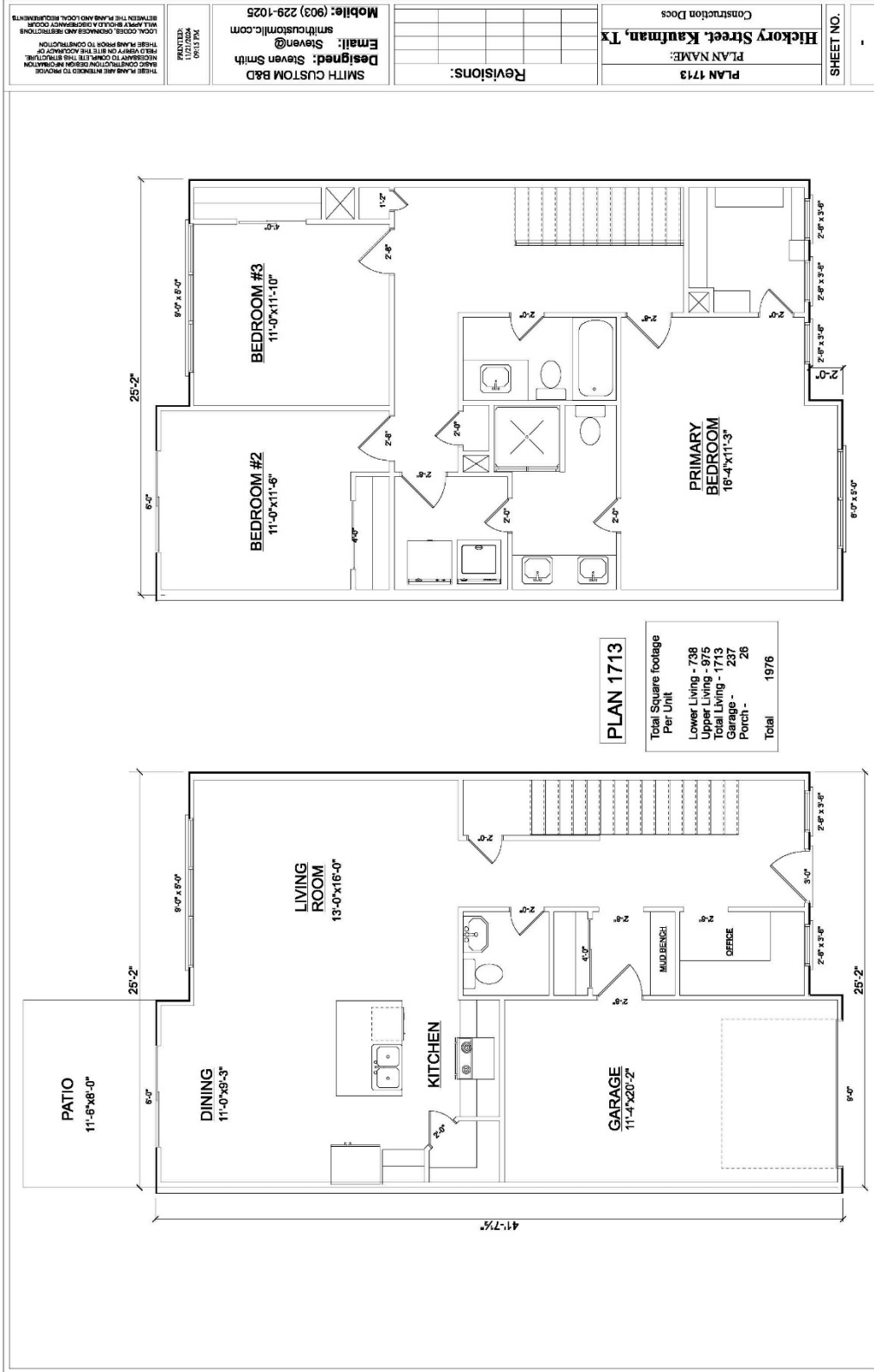


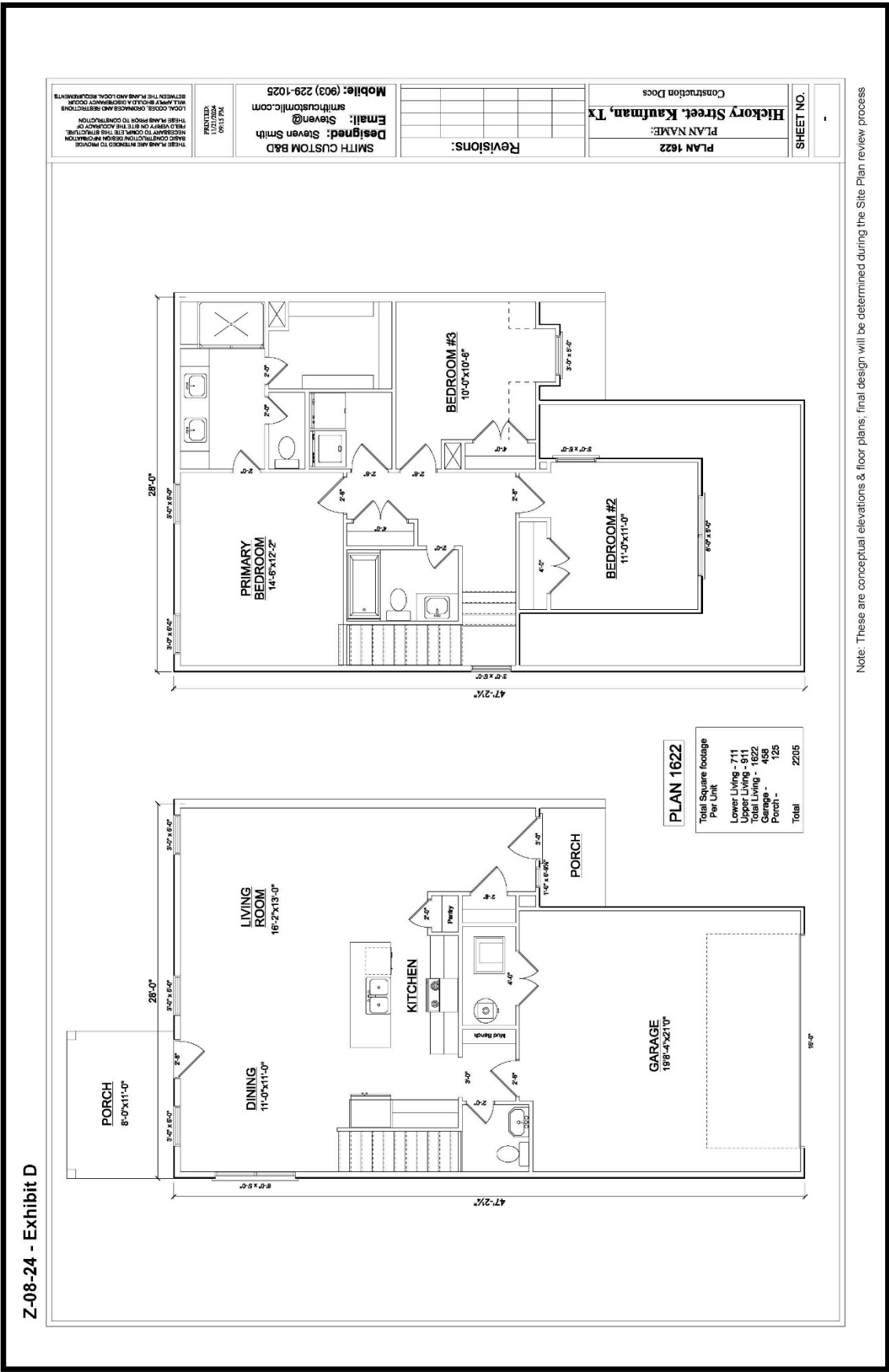
Exhibit D – Conceptual Floor Plans (Townhomes/Duplexes)

Z-08-24 - Exhibit D



Note: These are conceptual elevations & floor plans; final design will be determined during the Site Plan review process

Exhibit D – Conceptual Floor Plans (Townhomes/Duplexes)



Note: These are conceptual elevations & floor plans; final design will be determined during the Site Plan review process

Z-08-24 - Exhibit D

Floorplan
Scale: 1/4"=1'-0" (22"x34")

23

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Page 27 of 50

Exhibit D – Representative Elevations (Single-Family Homes)

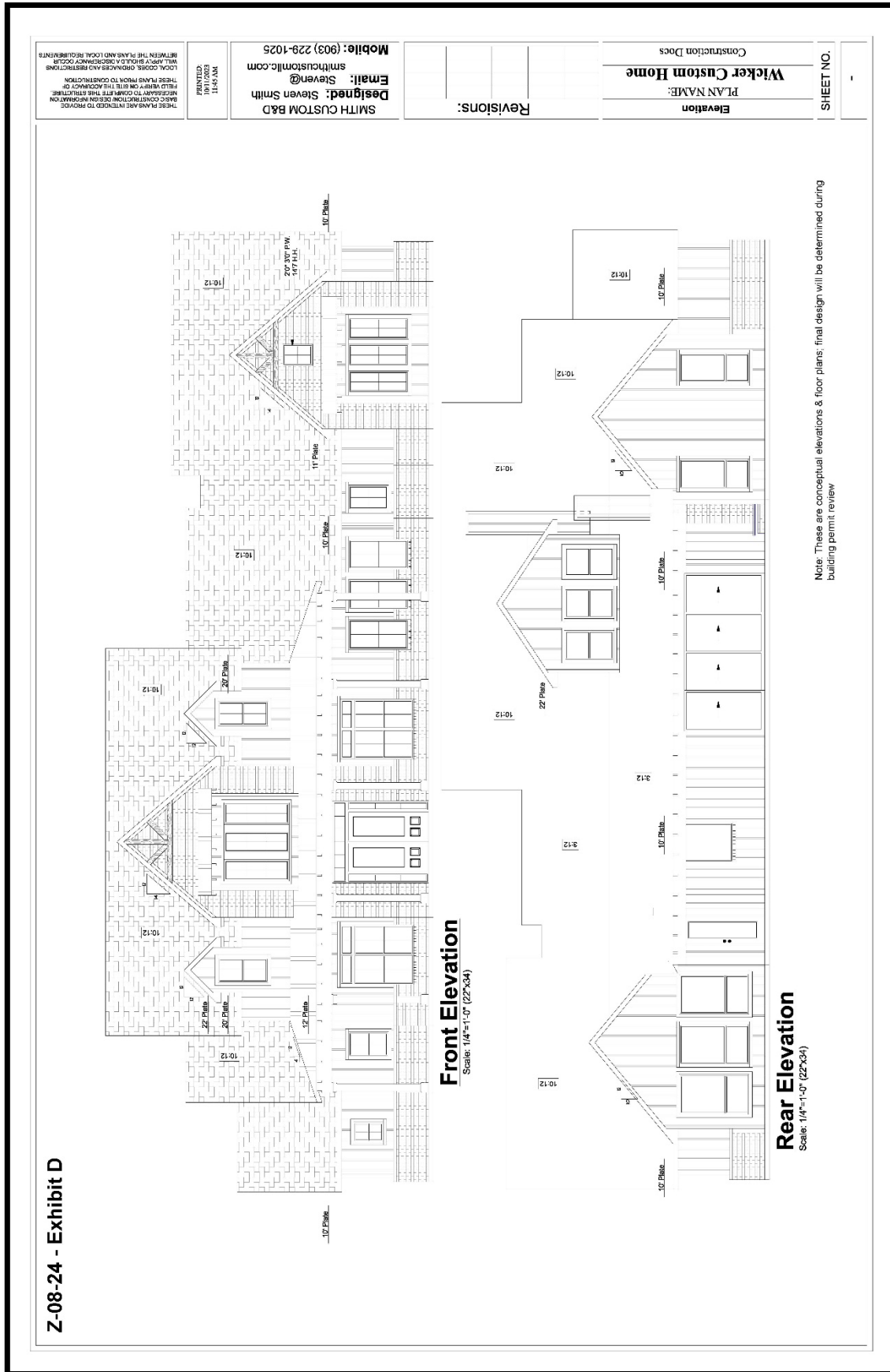
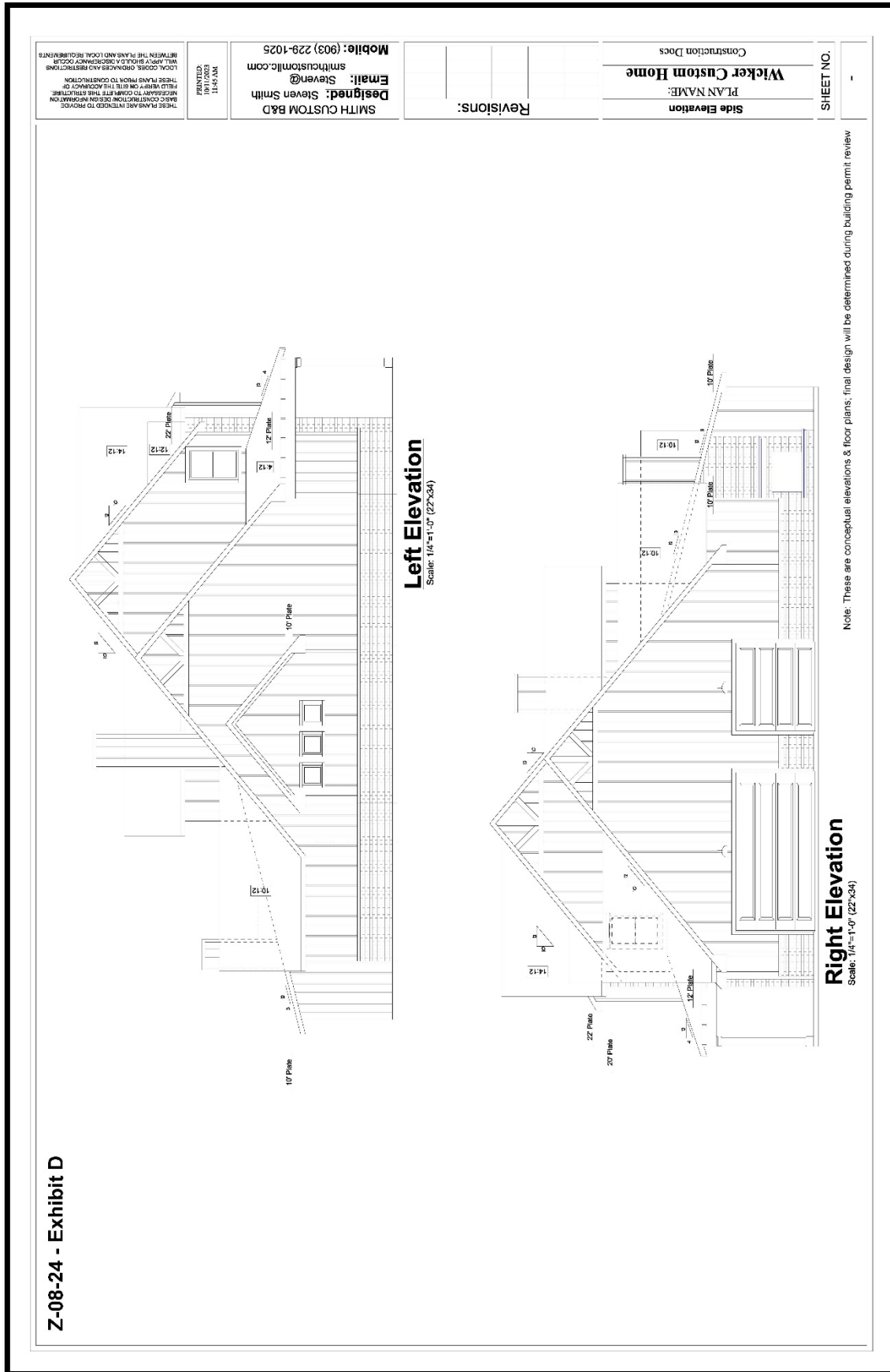


Exhibit D – Representative Elevations (Single-Family Homes)



EVALUATION

THE
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OUR
REMENTS

PRINTED:
10/11/2023

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:

Floorplan PLAN NAME: **Wicker Custom Home** Construction Docs

SHEET NO.

Note: These are conceptual elevations & floor plans; final design will be determined during building permit review

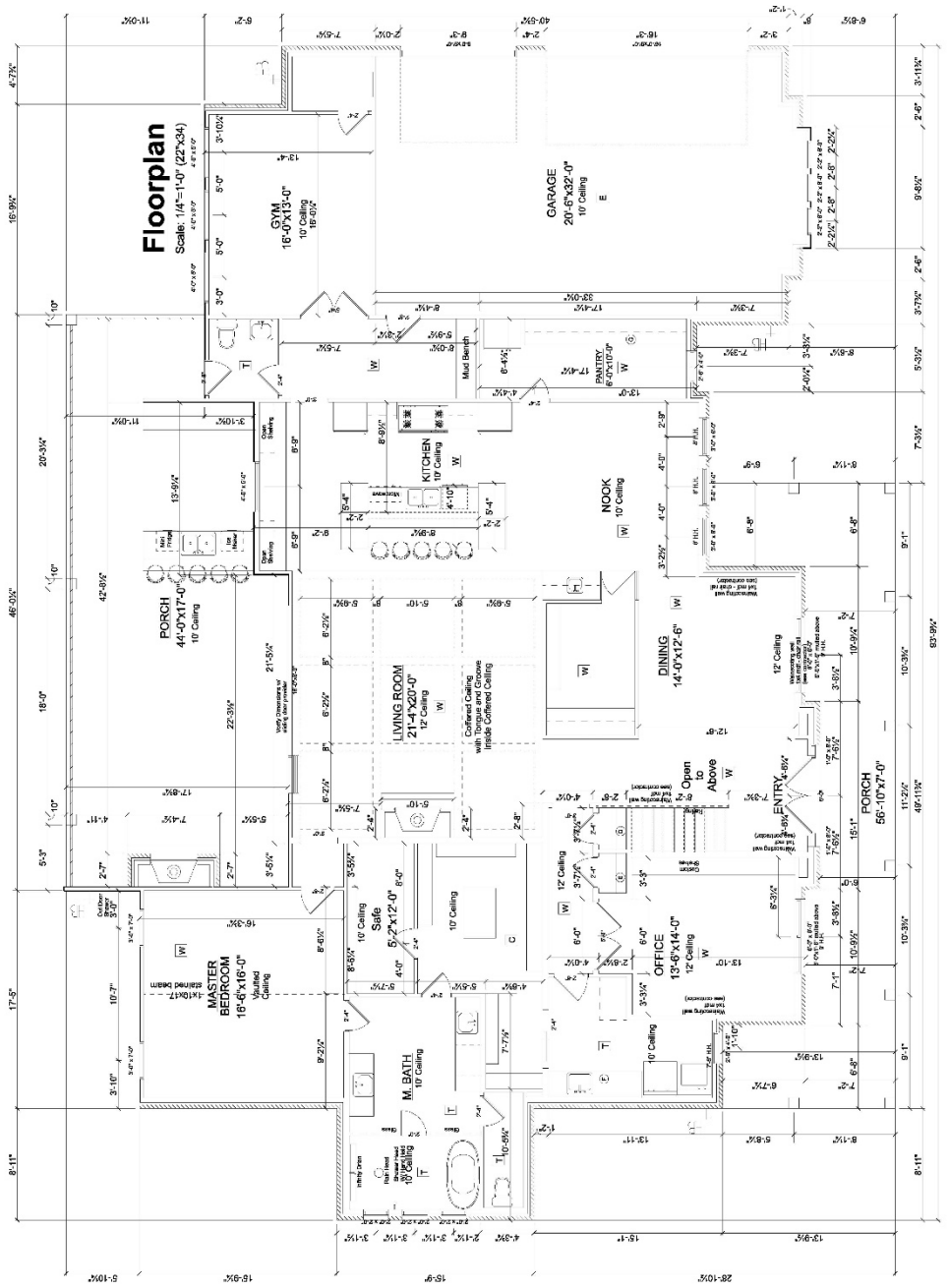
Z-08-24 - Exhibit D

[illegible]

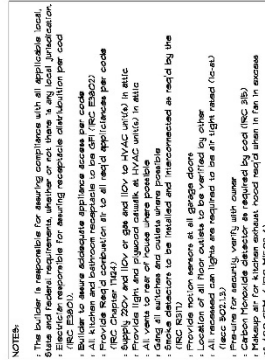
SQUARE FOOTAGE
Lower Living - 3000
Upper Living - 779
Total Living - 3779
Front Porch - 448
Back Porch - 717
Garage - 745
Total
Square Footage - 5659

Legend

T - Tile
C - Carpet
W - Engineered Wood



Z-08-24 - Exhibit D



Note: These are conceptual elevations & floor plans; final design will be determined during building permit review

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFICATION ON SITE IS THE AGENCY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

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Planning and Zoning Commission Report

Meeting Date: December 3, 2024

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to make **revisions to Planned Development-11R ("PD-11R")** on approximately 42.319 acres out of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, TX, generally located at **2000 W. Fair St.** (Property IDs 9373, 28821, 60586, 71676, and 185104). (Case No: Z-10-24)

BACKGROUND/SUMMARY:

The subject property is the First Baptist Church Kaufman campus, situated on 42.319 acres at 2000 W. Fair St. on the north/east side of U.S. 175. The property is currently zoned Planned Development-11R (PD-11R) to accommodate the church and the various accessory uses. The applicant is requesting some revisions to the regulations in order to provide more details for the requested signage and include the outdoor baptismal pond, patios, and water features as accessory uses. Some clarity and minor revisions were also provided to other sections. In addition, the applicant has prepared a revised Concept Plan and details for the patio & baptismal pond, the monument entry signage, and the children's building signage.

The property is currently improved with a worship (church) building, classroom building, children's building, church office building, sports courts, playgrounds, patio, parking lots, and other related improvements. The revised Concept Plan shows how the remainder of the property could be developed in the future and provides more detail for items such as signage, parking, building uses, building sizes, etc.

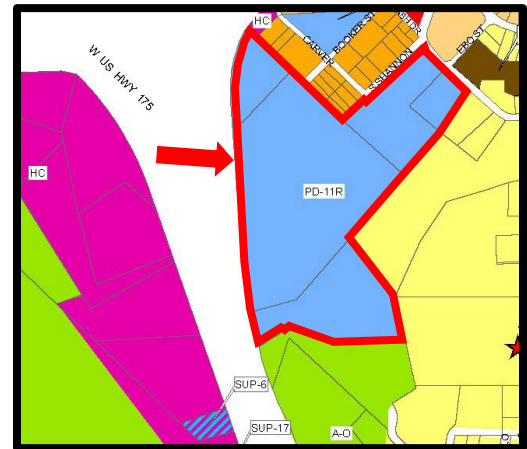
The detail for the baptismal/patio shows the existing patio (which currently extends to the northeast corner of the worship center) to be extended along the east side of the worship center, with an outdoor baptismal area built beside it. The outdoor baptismal area is proposed to tie into a larger pond that is part of a watershed that extends along the east side of the property. These improvements will be subject to Civil Plan review and drainage analysis prior to construction and may need to be modified in scale and/or location depending on the outcome of the review.

The signage details show dimensioned renderings for the proposed monument signage at the main entrance to the campus, as well as the proposed wall signage for the children's building. The signage adheres to the revised regulations provided for in the development standards.

The revised development standards, revised concept plan, and details for the signage and patio/baptismal area are included as attachments to this report.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	SF-6, HC	Vacant land, single-family residences
West:	US 175; HC (across street)	Vacant land, manufacturer, church (across street)
South:	A-O	Vacant land
East:	SF-10	Vacant land, school campus



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as primarily Future Single-Family Residential (Medium Density) with the area in which the church office is located being designated Future Commercial. Churches are allowed in any zoning district and are common in residential and commercial areas alike. The requested revisions to the Planned Development zoning for a church and associated uses is consistent with the Future Land Use Plan. In addition, the large size of the property and the development regulations requiring the preservation and enhancement of natural areas will help to mitigate any impact to surrounding properties.

Thoroughfare Plan:

The Thoroughfare Plan designates East Highway 175 as a “Type AA”, Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location. Any additional necessary right-of-way dedication is done during the platting process or is acquired by the State through a separate process. Further platting will not be required for this property at this time.

PROPERTY OWNER RESPONSES:

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

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 28

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.

RECOMMENDATION:

Staff recommends approval of Z-10-24, a request for revisions to Planned Development-11R for a church and associated uses on approximately 42.319 acres generally located at 2000 W. Fair St.

Location Map

Exhibit A – Property Description

Exhibit B – Development Regulations

Exhibit C – Concept Plan

Exhibit D – Details for Baptismal/Patio and Signage

Andrew Bogda, AICP

Director of Development Services

972-932-2216 ext. 117

abogda@kaufmantx.org

Location Map

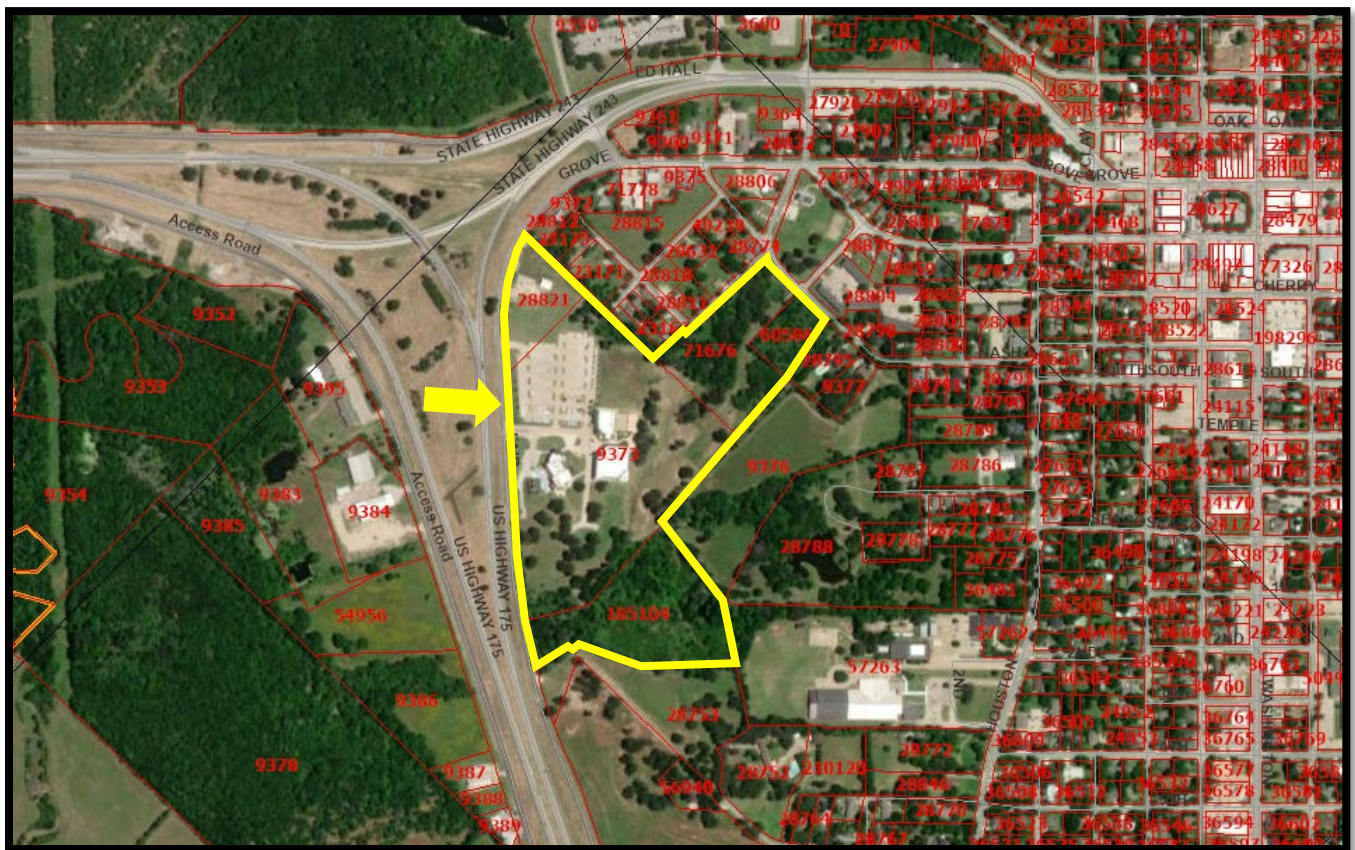


Exhibit A – Property Description

“Exhibit A” – Property Description Planned Development–11R (PD-11R) Z-10-24

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of the C. A. Lovejoy Survey, Abstract No. 303, all of that certain called 3.924 acre tract conveyed to The First Baptist Church of Kaufman by The Littlefield Family Living Trust on October 8, 2007, recorded in Vol. 3266 page 495 of the Deed Records of Kaufman County, Texas and part of that certain called 35.232 acre tract conveyed to The First Baptist Church of Kaufman by Janico Builders, Inc. on November 15, 2004, recorded in Vol. 2535 page 342 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod found at the North corner of the above mentioned 3.924 acre tract, at the East corner of the Zarouff-Invest, Inc. 3.219 acre tract, recorded in Vol. 1060 page 316 of the Deed Records of Kaufman County, Texas and being in the Southwest line of the Ernestine Ezell Addition, shown by plat of same, recorded in Vol. 313 page 316 of the Deed Records of Kaufman County, Texas.

THENCE S 42 deg. 47 min. 51 sec. E, with the Southwest line of said Ernestine Ezell Addition, a distance of 439.92 ft. to a 3/8" Iron rod found at the South corner of same.

THENCE N 48 deg. 07 min. 58 sec. E, with the Southeast line of said Ernestine Ezell Addition, passing the East corner of same, continuing within Shannon Street, a total distance of 717.34 ft. to a 3/8" Iron rod set in the Southwest line of Nash Drive.

THENCE S 30 deg. 11 min. 18 sec. E, with the Southwest line of Nash Drive, a distance of 83.03 ft. to a 1/2" Iron rod found for corner.

THENCE S 44 deg. 07 min. 26 sec. E, continuing with the Southwest line of Nash Drive, a distance of 157.49 ft. to a 60 d' nail found for corner.

THENCE S 45 deg. 01 min. 52 sec. E, continuing with the Southwest line of Nash Drive, a distance of 298.54 ft. to a 3/8" Iron rod found at the base of a tree at the North corner of the Michael W. Marusak, et ux 0.853 acre tract, recorded in Vol. 1012 page 579 of the Deed Records of Kaufman County, Texas.

THENCE S 47 deg. 57 min. 51 sec. W, with the Northwest line of said 0.853 acre tract, passing the West corner of same, continuing a total distance of 1238.28 ft. to a 1 1/2" Iron pipe found in concrete in the Southwest line of the Mary Stuart Nash 19.73 acre Tract One, recorded in Vol. 1006 page 574 of the Deed Records of Kaufman County, Texas.

THENCE S 34 deg. 45 min. 15 sec. E, with the Southwest line of said 19.73 acre tract, a distance of 536.71 ft. to a 3/8" Iron rod found at the South corner of same, at the West corner of the Stephen E. Hulme, et ux 11.143 acre tract, recorded in Vol. 1088 page 739 of the Deed Records of Kaufman County, Texas and being at the Northwest corner of The Kaufman Independent School District tract, recorded in Vol. 447 page 107 of the Deed Records of Kaufman County, Texas, from which a 1/2" Iron rod found bears S 32 deg. 09 min. 55 sec. E-36.12 ft.

THENCE S 5 deg. 23 min. 45 sec. E, with the West line of said tract, recorded in Vol. 447 page 107, passing the Southwest corner of same, continuing a total distance of 262.91 ft. to a 60 d' nail found in a corner post at the Northeast corner of the Lennilu Adams 6.293 acre Tract No. 3, recorded in Vol. 1666 page 272 of the Deed Records of Kaufman County, Texas.

THENCE, in a Westerly direction along the North line of said 6.293 acre tract and along a barbed wire fence, as follows; N 87 deg. 36 min. 29 sec. W-435.91 ft., S 81 deg. 02 min. 13 sec. W-5.65 ft. N 67 deg. 13 min. 44 sec. W-318.42 ft., S 50 deg. 32 min. 28 sec. W-40.31 ft. to a 3/8" Iron rod set for corner.

THENCE N 42 deg. 14 min. 46 sec. W, continuing with the North line of said 6.293 acre tract, a distance

Exhibit A – Property Description

“Exhibit A” – Property Description Planned Development–11R (PD-11R) Z-10-24

of 22.94 ft. to a 3/8" Iron rod set for corner.

THENCE S 58 deg. 14 min. 19 sec. W, continuing with the North line of said 6.293 acre tract, a distance of 181.94 ft. to a 3/8" Iron rod set at the Northwest corner of same, in the East Right of Way line of U. S. Highway No. 175 and being in a curve to the right, the radius point of which bears N 78 deg. 06 min. 54 sec. E-3578.06 ft.

THENCE, in a Northerly direction with the East Right of Way line of U. S. Highway No. 175 and with said curve to the right, the angle of which is 11 deg. 48 min. 49 sec., the radius is 3578.06 ft. and the tangent is 370.19 ft., a distance of 737.76 ft. to a 3/8" Iron rod set at the P.T. of said curve to the right.

THENCE N 0 deg. 04 min. 17 sec. W, continuing with said Right of Way line, a distance of 626.24 ft. to a 3/8" Iron rod found at the South corner of the above mentioned 3.219 acre tract.

THENCE N 47 deg. 11 min. 00 sec. E, with the Southeast line of said 3.219 acre tract, a distance of 554.51 ft. to the point of beginning, containing 39.119 acres of land.

Additional 3.234 acres added to the Planned Development conceptual plan

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of that C. A. Lovejoy Survey, Abstract No. 303 and all of that certain called 3.219 acre tract conveyed to Zarouff-Invest, Inc. by Dallas Crown Packing Company, Inc. on June 26, 1992, recorded in Vol. 1060 page 316 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod found at the South corner of the above mentioned 3.219 acre tract, at the Westerly Northwest corner of The First Baptist Church of Kaufman 35.232 acre tract, recorded in Vol. 2535 page 342 of the Deed Records of Kaufman County, Texas and being in the East Right of Way line of U. S. Highway No. 175.

THENCE N 0 deg. 04 min. 17 sec. W, with the East Right of Way line of U. S. Highway No. 175, a distance of 277.17 ft. to a 3/8" Iron rod found at the P.C. of a curve to the right, the radius point of which bears N 89 deg. 55 min. 43 sec. E-684.86 ft.

THENCE, continuing with said Right of Way line and with said curve to the right, the angle of which is 35 deg. 45 min. 52 sec., the radius is 684.86 ft. and the tangent is 220.97 ft., a distance of 427.49 ft. to a 3/8" Iron rod found at the West corner of the Robert Earl Eldridge and Jualine Blake-Eldridge 0.773 acre tract, recorded in Vol. 4303 page 535 of the Deed Records of Kaufman County, Texas.

THENCE S 42 deg. 47 min. 51 sec. E, with the Southwest line of said 0.773 acre tract, passing the South corner of same, continuing a total distance of 409.84 ft. to a 3/8" Iron rod found at the North corner of The First Baptist Church of Kaufman 3.924 acre tract, recorded in Vol. 3266 page 495 of the Deed Records of Kaufman County, Texas.

THENCE S 47 deg. 11 min. 00 sec. W, with the Northwest line of said 3.924 acre tract, passing the West corner of same, continuing a total distance of 554.51 ft. to the point of beginning, containing 3.234 acres of land.

Exhibit B –Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

1. Legislative History

The subject property was originally zoned in the City Wide Rezoning in 1999 to A-O, SF-6, and SF-10. In 2008, the subject property was rezoned (case #Z-04-08) from A-O, SF-6, and SF-10 to SF-6 by Ordinance O-22-08. In 2009, the subject property was rezoned (case #Z-08-09) from SF-6 to Planned Development-11 (PD-11) for a 39.119 acre church campus complex, approved by Ordinance O-20-09. In 2016, Planned Development-11 was rezoned (case #Z-07-16) to Planned Development-11R (PD-11R) by adding 3.234 acres to the Tract “A” portion of the concept plan of a total 42.319 acre church campus complex.

2. Purpose

The purpose of this Planned Development is to preserve the natural features and surroundings of the area while allowing the land to be developed into a campus-style church that will service the needs and wants of the community surrounding it. The timeline for the entire development will be 10 to 15 years. It is anticipated a new building will be added every 2 years. The minimum size of a PD as noted in section 29.3.D of the Zoning Ordinance—City of Kaufman is three acres; the size of this PD is 42.319 acres.

3. Property Location and Size

The property is located along the east side of US Highway 175 and the frontage road, Fair Street and partially continues back to front on Nash, Shannon, and Booker Streets. The property is generally addressed as 2000 Fair Street and contains 42.319 acres

4. Zoning Controls

- a. If there is a conflict between the text of this article and the conceptual plan (“Exhibit C”), the text of this article controls. City of Kaufman Zoning Ordinance O-02-07 as amended applies to this Planned Development except as stated herein. For development and use of the property, the property shall be considered one lot. Tract “A” as identified on the conceptual plan is based on Section 17, SF-6 zoning except as stated herein. Tract “B” is based on Section 19, MF-1 zoning except as stated herein. All modifications contained herein apply to both Tract “A” and “B” except as stated herein.
- b. Deviations from the conceptual plan are allowed. The conceptual plan shall serve as a guide for use of the property. Minor deviations, as approved by the Director of Development Services or his/her designee, from the conceptual plan concerning building locations and footprints are allowed. Major deviations, as approved by the Planning and Zoning Commission, for the purpose of tree preservation are allowed.

5. Definitions and Interpretations

- a. **Church less than 10,000 square feet:** A building that is smaller than 10,000 square feet that is used for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place on the premises (tax exempt as defined by State

Exhibit B – Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

law). For the purposes of this ordinance, Bible study and other similar activities, which occur in a person’s primary residence, shall not apply to this definition

- b. **Church greater than 10,000 square feet:** A building that is 10,000 square feet or greater in size that is used for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place on the premises (tax exempt as defined by State law). For the purposes of this ordinance, Bible study and other similar activities, which occur in a person’s primary residence, shall not apply to this definition. In the event of multiple church structures, regardless of square footage, the largest Church structure will be the main use. The smaller church structures will be accessory uses.
- c. **Limited Uses** - Restaurants [L] and museums [L] must be contained entirely within a building and be primarily for the service of the occupants of the building, not have a floor area that in combination with the floor areas of other limited uses in the building exceeds 20 percent of the total floor area of the building. A limited use must have no more than one exterior public entrance; the general building may have multiple entrances.
- d. **Accessory Building/Uses** – although accessory buildings and uses are typically required to be smaller in size than the main use in this district, accessory buildings and uses may exceed main uses in size and height.
- e. **Temporary housing for construction workers** - temporary housing consisting of recreational vehicles (RV’s) and fifth wheels are only allowed on the property during construction and only in conjunction with an active building permit. Such vehicles for these time periods shall be allowed to park on grass or gravel areas.

6. Main Uses Permitted

- a. Church less than 10,000 sq. ft.
- b. Church equal to or greater than 10,000 sq. ft.
- c. Multi-family (Retirement Housing) allowed on Tract B only
- d. Public or Private School
- e. Ministry and Office for Church or other permitted accessory uses
- f. Parking Lot for Church or other permitted primary/accessory uses
- g. Temporary Construction Offices
- h. Temporary housing for construction workers.
- i. Local Utilities

7. Permitted Accessory Uses

- a. Restaurant [L], library, gallery, museum [L], offices, general merchandise less than 2,000 square feet, rectory, child/day care center, game courts and fields, tent camping, recreational areas, trade schools, retirement center, churches less than 10,000 square feet, indoor or outdoor revivals, indoor or outdoor concerts, open

Exhibit B – Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

space areas, day camps, outdoor amphitheaters, theaters and church sponsored religious events like living nativity, storm water management and fishing ponds, water features, outdoor baptisms, and patios. Any use customarily and incidental to the main use of a church. Any outreach program. Church sponsored carnivals.

* Note [L] indicates a limited use as described in section 5.c above.

8. Yard, Lot, and Space Regulations for Tracts “A” and “B”

- a. Setbacks are required only on the perimeter of this district.
- b. Front
 - i. Structures shall have a minimum front yard of 20 feet.
- c. Side, and Rear Yards
 - i. Structures shall have a minimum side and rear yard of 20 feet.
- d. Floor Area Ratio
 - i. Three to one
- e. Height
 - i. Maximum height of structures is 60’
 - 1. An additional 4’ will be allowed for parapet walls
 - 2. Structure height will be measured from the highest point of grade on each building.
 - ii. The following structures, when located atop of a building or stand alone are excluded from the height measurement: Belfries, Bell towers, Campaniles, Carillons, Crosses, Cupolas, Spires, Steeples
- f. Lot Coverage
 - i. Maximum Building coverage is 40%. Parking and game courts/fields shall be excluded when calculating lot coverage.
 - ii. Maximum total impervious area is 60%.
 - iii. Minimum open space is 40%.
 - iv. Sidewalks, walking paths, outdoor features such as fountains, gazebos, covered patios, amphitheaters, etc. are not to be counted as impervious area.
- g. Stories (above grade)
 - i. Maximum stories: 3

9. Off Street Parking and Loading Regulations

- a. The church may permit passengers of mass transportation and car pools to park in the church parking lot.
- b. Loading spaces are not required.
- c. Parking lots may be used to satisfy parking requirements for contiguous lots.
- d. Connectivity between parking lots on the west side of the building (along Fair St./U.S. 175) is required. Parking lots on the east side of the building (as accessed from Booker St., Nash St. and/or Shannon St. are not required to connect to one another or to the parking lots along the west side of the building, but each parking lots is required to have at least two points of access.
- e. For purposes of meeting required parking, all lots in this district shall be treated as one lot.
- f. Parking stops are not required.

Exhibit B – Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

- g. Parking spaces may overhang the curb by 2 feet.
- h. Parking may be located in the required front yard. Parking is not allowed within the first 10 feet of any front yard.
- i. Parking requirements for church less than 10,000 square feet: One (1) space for each eight (8) seats in the main auditorium/sanctuary.
- j. Parking requirements for church greater than 10,000 square feet: One (1) space for each four (4) seats in the main auditorium/sanctuary.
 - i. For flexible (e.g., folding chairs, etc.) seating areas, one (1) seat equals eight (8) square feet of floor area occupied by such seating area. A four (4) foot aisle shall be understood around the perimeter of the area and will not be included in the seating area calculation;
 - ii. For fixed (e.g., church pews, grandstands, benches, etc.) seating, one (1) seat equals 1.75 feet of length.

10. Screening

- a. The intent of this PD to preserve and make nature and the natural surroundings a part of the overall experience. Screening of parking is not required. Screening from all other zoning districts is not required.
- b. All dumpsters will be screened in accordance with Section 38.6, Fences, Walls and Screening Requirements.
- c. Required screening will match the materials of the building that is being served by dumpsters.

11. Façade

- a. The exterior of all structures shall have a minimum of 50% masonry with 100% masonry front required on any sides of the building facing a public street.
- b. Areas of a façade that are devoted to windows, doors, fascia, or soffit shall not be counted as “wall surface” when calculating the building façade requirement.
- c. Cementitious Siding, Cement Based Planks, or Paneling are all considered approved masonry materials and not architectural accent material.

12. Landscaping

- a. The purpose of this Planned Development is to preserve the natural features, surroundings of the area while allowing the land to be developed into a campus-style church that will service the needs and wants of the community surrounding it. A minimum of 40% non-impermeable area is required, which currently equates to almost 16 acres of green space. A great deal of effort has gone into planning the property, designing and locating campus buildings, parking areas, and infrastructure in such a way to protect the historic specimen trees already on the site. It is the desire of this zoning district to create an entrance into our city that is more country than urban feeling. This will be accomplished by including and creating highly visible rolling meadows. These meadows will only add to the beautiful rolling meadows that are currently in place on adjacent properties, thereby creating a pleasant and uniform appearance along the U.S. Highway 175 corridor. Additional trees will be provided in and along parking areas. Planter islands will

Exhibit B – Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

be provided at the end of each parking row, although the actual planting of trees may be reserved for in memoriam plantings as needed. Buildings will be landscaped by seasonal plantings and/or shrubbery.

- b. Provided feature landscaping will follow the recommended plant list (figure 36.2) in Section 36, Landscape Regulations of Comprehensive Zoning Ordinance O-02-07.
- c. Site plans shall be required to show designated areas for landscaping and those areas to remain natural.

13. Signage Elements

- a. For signage purposes, the district is considered to be a non-residential commercial district.
- b. Banner signs are allowed in this district when attached to walls of a building. The maximum banner sign size is 100 square feet. Banner signs must be kept neat and in good repair.
- c. Section 44.8.A.1.c of ordinance O-02-07 does not apply to this district.
- d. Campus Identification Signs may consist of masonry walls of up to 12 feet in height and a metal-clad cross up to 60 feet tall. These walls and cross may be illuminated.
- e. Two monument signs are allowed at each driveway. -Each sign may have masonry walls up to 6 feet in height and may include various types of illumination.
- f. Major Entrance Monument Signs (as identified on the Concept Plan) may have a sign element up to 11 feet tall. This sign element may be up to 200 square feet in area. Other letters on this monument sign may be up to 40 square feet on each sign wall. Six flag poles for banners may be included on each sign wall.
- g. Minor Entrance Monument Signs (as identified on the Concept Plan) may have letter area up to 40 square feet on each sign wall.
- h. Each building may have two signage elements, each sign up to 100 square feet in area and may be illuminated.
- i. The campus may utilize several digital signage for wayfinding and announcements. These sign may be up to 50 square feet in screen area. Digital signage shall not cause glare to surrounding streets or properties and shall not trespass light onto surrounding properties.
- j. Other vehicular and pedestrian directional signs of various sizes may be used throughout campus at the Church's discretion to promote traffic flow safety.
- k. Signage elements may be located in the required yards and within the first 10 feet of any yard. Signage may not encroach right-of-way or drainage easements. Signage is discouraged from encroaching any utility line or easement. Signage may not be placed in any required visibility triangle or create visibility issues for motorists. If signage is placed over any utility line or easement, the property owner is solely responsible for any cost to remove, replace, or repair any signage that needs to be removed in order to access the easement to conduct repairs, maintenance, or any other work in the easement.
- l. All signage is subject to permitting requirements.

Exhibit B – Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

14. Sidewalks

- a. Five foot sidewalks are required along Nash Street.
- b. Interior sidewalks will be generally provided as shown on the concept plan.

Exhibit C – Concept Plan

Exhibit C
PD-11R
Z-10-24



ibckaufman

Kaufman, Texas

First Baptist Church, Kaufman Conceptual Site Development Plan

Exhibit D
PD-11R
Z-10-24

Exhibit D – Detail for Baptismal/Patio

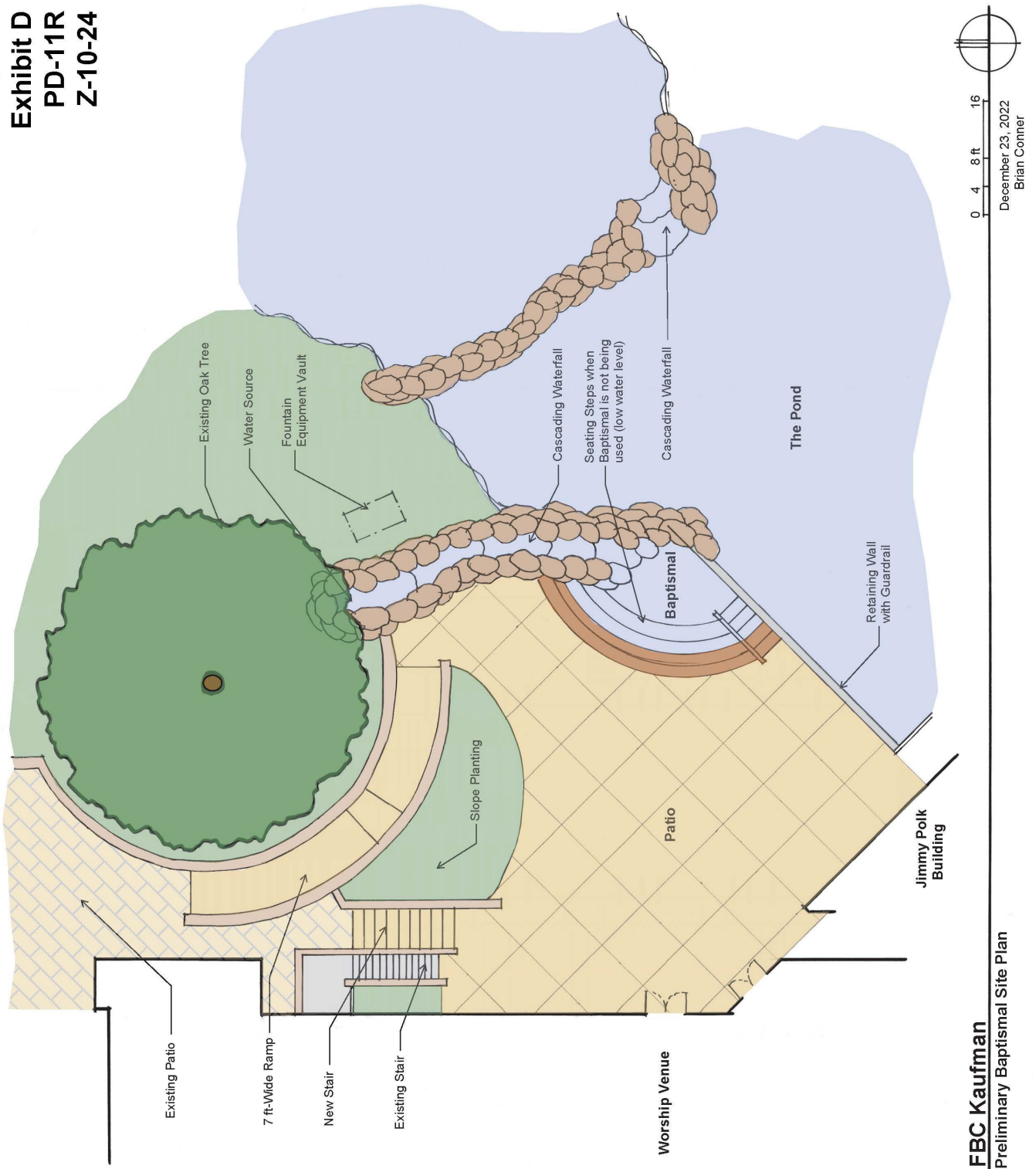
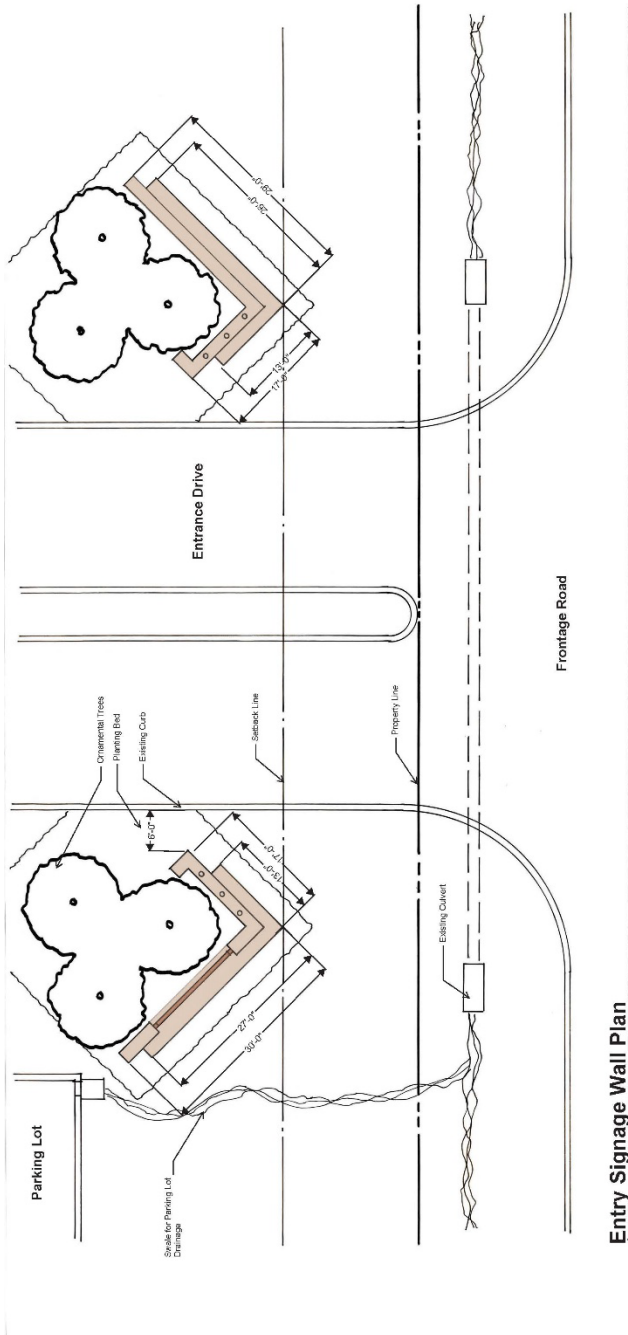
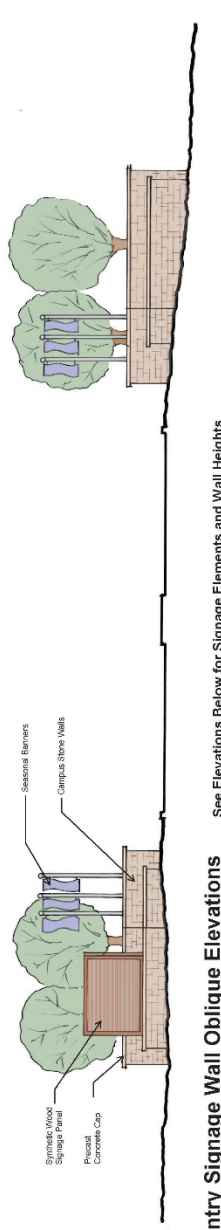


Exhibit D – Detail for Monument Signage

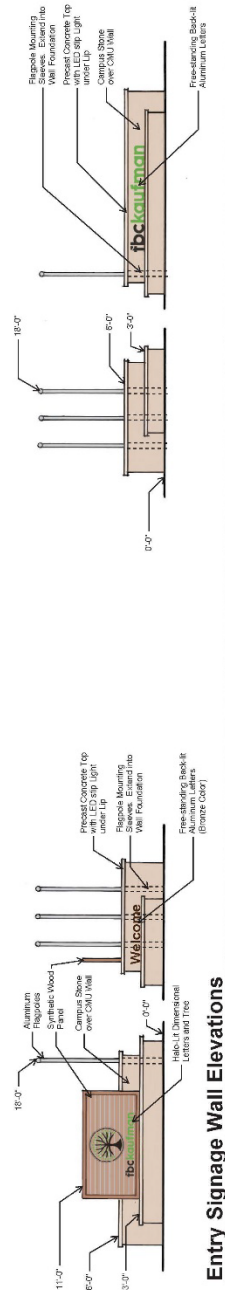
Exhibit D
PD-11R
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Entry Signage Wall Plan



Entry Signage Wall Oblique Elevations See Elevations Below for Signage Elements and Wall Heights



Entry Signage Wall Elevations

FBC Kaufman
Entry Signage Wall Plan and Elevations

0 4 8 ft 16
September 15, 2024
Brian Comer

Exhibit D
PD-11R
Z-10-24





Meeting
Date: 12/3/2024

Date: 11/22/2024

Item #: 4.

Dept.: Development
Services

PZ Item

SUBJECT:

Planning and Zoning Commission Training/Workshop

BACKGROUND:

Author: Andrew Bogda

Reviewed:

Cost:

Funds Available:

Source:

Recommendation:



Meeting
Date: 12/3/2024

Date: 11/27/2024

Item #: 5.

Dept.: Development
Services

PZ Item

SUBJECT:

Selection of Chairman and Vice-Chairman

BACKGROUND:

With the recent re-appointment of commissioners, it is a good opportunity for the Commission to consider selecting and/or re-appointing its Chairman and Vice-Chairman.

Author: Andrew Bogda

Reviewed:

Cost:

Funds Available:

Source:

Recommendation: