



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 4, 2025 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 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 the 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 February 4, 2025 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 142.35-acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road. (Property IDs 5313, 5388, 49240, 178591, 178592). (Case No: Z-02-25)
3. Conduct a public hearing and make a recommendation to City Council for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned

Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

DISCUSSION/ACTION ITEMS

4. Consider and make a recommendation to City Council on the Final Plat for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: FP-01-25)
5. Consider and make a recommendation to City Council on the Site Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: SP-01-25)

ANNOUNCEMENTS AND REPORTS FROM ASSISTANT CITY MANAGER

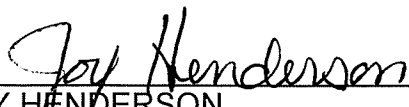
The City Council will meet on Monday, March 24th, to discuss the approved cases.
The Planning Commission will meet on Tuesday, April 1st.

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, JOY HENDERSON, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON FRIDAY, FEBRUARY 28, 2025 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



JOY HENDERSON
PLANNER

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, FEBRUARY 4, 2025
AT 6:00 PM KAUFMAN CITY HALL
COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142**

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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 6:02 p.m. on Tuesday, February 4, 2025. Commissioners present were Chairman Richard Dunn, Vice-Chairman Porfirio Lopez, Commissioner Lindsey Haynes, and Commissioner Burton Brown. The City of Kaufman staff present included: Assistant City Manager Rachel Mendoza and Planner Joy Henderson. City of Kaufman contractor Helen-Eve Beadle, of HE Planning and Design, was present on Zoom. Present in the audience were Josh Miller, Patrick Miller, William Hughes, Robert and Juliana Roberson.

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 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 the removal of an item, a request must be submitted to the Planning and Zoning Commission Secretary.

1. Consider and take appropriate action at the minutes of the December 3, 2024 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

Commissioner Brown made a motion to approve the consent agenda for item 1. The motion was seconded by Vice-Chairman Lopez, with the members voting 4-0. The motion passed.

PUBLIC HEARING

2. Conduct a public hearing for a Specific Use Permit (SUP-58) for Automobile Repair Major, on property located at 3175 US Highway 175. (Case Z-01-25)

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

Rachel Mendoza presented the Commissioners with a report. The Hughes are operating out of the building with the condition they need approval for their SUP. The gravel parking lot will need to be paved, since our ordinance does not allow blacktop.

Patrick Hughes stated they have two barrels that are currently being used for oil disposal, with a company picking up and replacing the barrels on a regular basis.

Helen-Eve Beadle recommended discussion of this case with the City Attorney.

Commissioner Brown asked if they agree with the amendments?

Josh Miller stated that he did not know what the conditions were and asked for the full list of items that will need to be done. He suggested that they add concrete to a small portion of the property.

The Public Hearing closed at 6:07 p.m.

Commissioner Brown made a motion to approve **SUP-58**, with the conditions as follows:

- a. The Property, including all buildings, premise, or land used pursuant to this SUP-58 shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits (Floor Plan and Elevations/Photos) unless an amendment to SUP-58 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
- b. All vehicles shall be parked on a paved concrete parking lot and staff will continue to work with the applicant towards the specifics of the paved parking lot.
- c. All vehicles are required to have a current registration.
- d. No junk vehicles or parts of a vehicle to be kept on the property.

The motion was seconded by Vice-Chairman Lopez, with the members voting 4-0.
The motion passed.

3. Conduct a public hearing to rezone property from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses on property generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road. (Case No: Z-02-25)

The applicant requested this item be tabled until the March 4th Planning and Zoning Commission Meeting. The item is on the agenda since the public notice was mailed out and placed in the newspaper but will not be discussed.

Commissioner Haynes made a motion to table this item until March 4th Planning and Zoning meeting. The motion was seconded by Vice-Chairman Lopez, with the members voting 4-0. The motion passed.

DISCUSSION/ACTION ITEMS

ANNOUNCEMENTS AND REPORTS FROM ASSISTANT CITY MANAGER

4. Rachel Mendoza announced the City Council will meet on Monday, February 24th, to discuss the approved cases.

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. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

Since there is no further business, we stand adjourned at 6:37 p.m.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNER**



Planning and Zoning Commission Report

Meeting Date: March 4, 2025

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 142.35-acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road. (Property IDs 5313, 5388, 49240, 178591, 178592). (Case No: Z-02-25)

BACKGROUND/SUMMARY:

The subject property consists of approximately 142.35 acres situated on Highway 175. The property is currently vacant and zoned Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI). The applicant is requesting to rezone the property to a Planned Development (PD) to accommodate a mixture of industrial uses.

Development Standards:

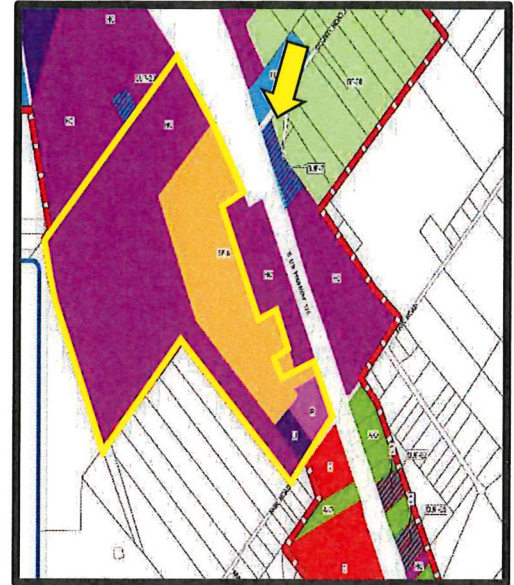
The development standards are found in Exhibit B.

Concept Plan:

A concept plan has been provided showing one of two possible layouts of the development and are found in the attachment Exhibit C.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	HC;	Kaufman County courthouse, jail, and animal shelter; commercial antenna
West:	ETJ;	Vacant property in the county
South:	C; ETJ	Kaufman Lumber; Residential property located in the county (across Fair Road) C&C and vacant land;
East:	A-O; HC; PD;	Auto repair & sales, Pro-Line, feed store, church, Clear Film, former Don Nations; residential, and vacant land; Single-family residences (Highway 175)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject as Future Industrial and Future Commercial. The proposed zoning is going to limit some of the industrial uses while increasing some of the commercial uses.

Thoroughfare Plan:

The Thoroughfare Plan shows:

- Highway 175 as a Type AA, is major regional arterial / bypass with 240 feet of ROW allowing the pavement width of 84 feet with 4 lanes and a center median.
- There is also a Type B for a proposed minor arterial street, which is with 100 feet of ROW allowing the pavement width of 66 feet with 4-6 lanes and a center median.
- There is also a Type C for a proposed major collector street, which is with 80 feet of ROW allowing the pavement width of 44 feet with 4 lanes and no center median.
- Any required right-of-way dedications are provided during the platting process.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 27 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 = 27

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-02-25, a request for a change of zoning approximate 142.35-acre tract of land out of the D. Falcon Survey, Abstract No. 151, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road.

ATTACHMENTS:

- Location Map
- Exhibit A – Property Description/Survey
- Exhibit B – Development Standards
- Exhibit C – Concept Plan 1
- Exhibit D - Concept Plan 2

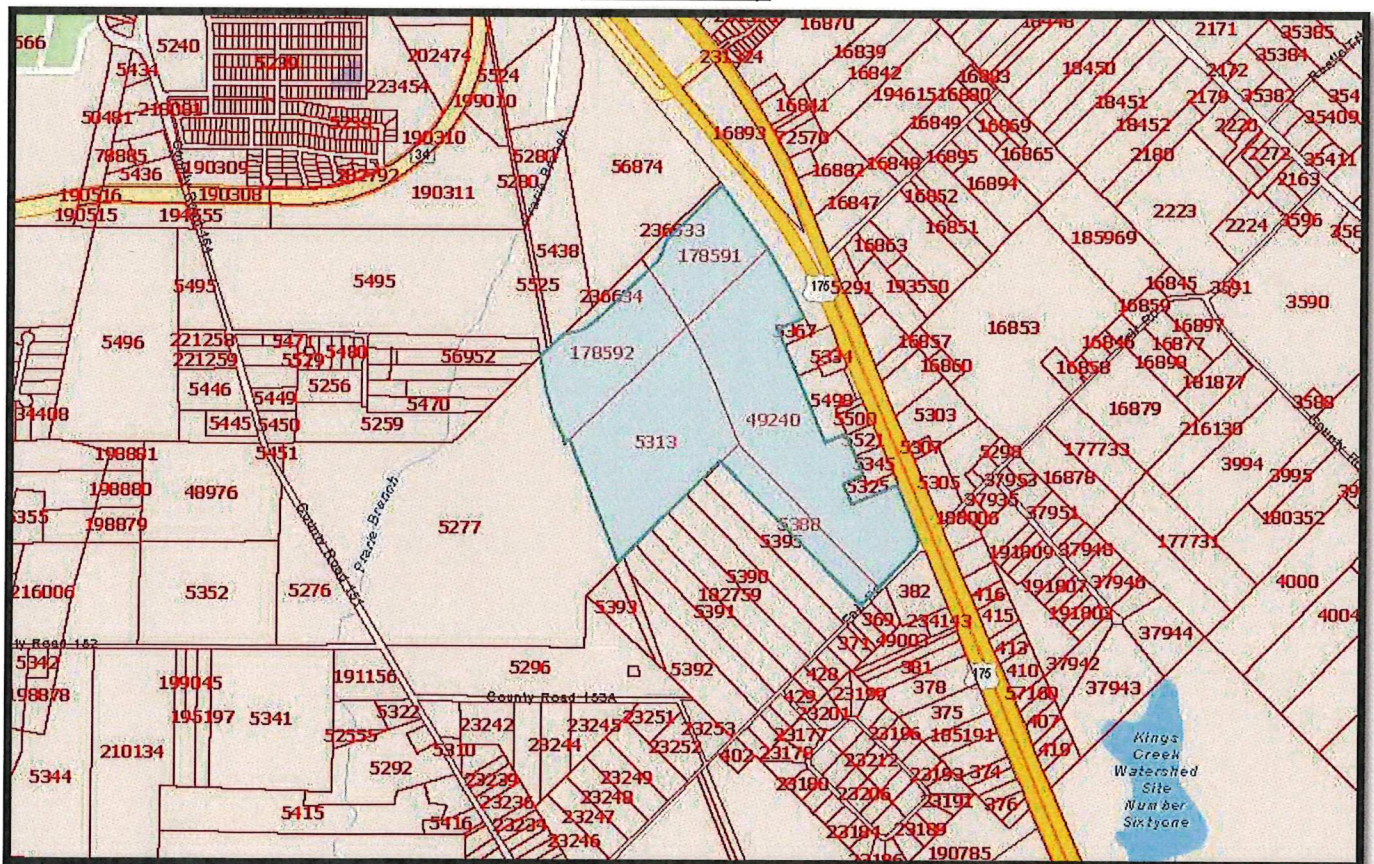
Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map



This is a detailed technical drawing of a land survey plat. The main part of the image is a large, irregularly shaped plot of land, divided into several smaller sections by dashed lines representing boundaries. The plot is oriented with North at the top. The boundaries are labeled with bearings and distances, such as "N 10° 15' 00" E 100.00'". The plot is surrounded by other land parcels, some of which are also labeled with bearings and distances. The plot is located in the vicinity of Highway 175 and Highway 176. The plot is bounded by Highway 175 to the north, Highway 176 to the east, and a creek to the south. The plot is divided into several sections, some of which are labeled with numbers and letters. The plot is also labeled with "E. Highway 175" and "E. Highway 176". The plot is located in the vicinity of Highway 175 and Highway 176. The plot is bounded by Highway 175 to the north, Highway 176 to the east, and a creek to the south. The plot is divided into several sections, some of which are labeled with numbers and letters. The plot is also labeled with "E. Highway 175" and "E. Highway 176".

The drawing includes a title block in the upper left corner, a north arrow in the upper right corner, and a scale bar in the lower right corner. The title block contains the following information:

Title: **Boundary Survey**
 Date: **10/1/10**
 Surveyor: **Baron Stark**
 License No.: **151**
 Location: **Kaufman County, Texas**

The drawing also includes a table of bearings and distances in the upper left corner, and a table of bearings and distances in the lower left corner. The table in the upper left corner is as follows:

Line	Bearing	Distance
1	N 10° 15' 00" E	100.00'
2	S 89° 45' 00" W	100.00'
3	N 10° 15' 00" E	100.00'
4	S 89° 45' 00" W	100.00'
5	N 10° 15' 00" E	100.00'
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7	N 10° 15' 00" E	100.00'
8	S 89° 45' 00" W	100.00'
9	N 10° 15' 00" E	100.00'
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The table in the lower left corner is as follows:

Line	Bearing	Distance
1	N 10° 15' 00" E	100.00'
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6	S 89° 45' 00" W	100.00'
7	N 10° 15' 00" E	100.00'
8	S 89° 45	

Exhibit B –Development Standards

**“Exhibit B”
Development Standards
Kaufman Commerce Park
Z-02-25
Planned Development-31 (PD-31)**

1. Purpose
The purpose of this Planned Development-31 (PD-31) is to provide for a master-planned light industrial development to be developed incrementally over time. The PD provides flexibility to accommodate a wide array of land uses and allow for potential market opportunities as the local industrial market evolves. These PD regulations will also provide consistent site, building, landscaping, screening, and signage design standards, as well as allow for increased building height, processes in which to review site elements that may cause adverse impacts, and processes in which to review site development and provide for some flexibility. The development style shall be a campus-type character meeting the necessary needs of industry users.
2. Property Location and Size
The property consists of approximately 142.35 acres generally located along the west side of US Highway 175, south of Wayne Gent Drive, north of Fair Road, and east of the future extension of Prairie Branch Road, as more particularly described in “Exhibit A” of this Ordinance.
3. Zoning Controls
 - a. If there is a conflict between the PD-31 regulations (“Exhibit B”) and the concept plan (“Exhibit C”), the PD-31 regulations (“Exhibit B”) shall control.
 - b. Base Zoning: For regulations not expressly identified in this PD- 31, the base zoning of the property is “LI” Light Industrial District 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-31 and the regulations in the City of Kaufman Zoning Ordinance, the regulations in this PD-31 shall control. The Concept Plan shall serve as a general guide for use and development of the property. The details concerning the development of the property shall be governed by a Site Plan for the property, to be reviewed by City Staff and the Planning & Zoning Commission and approved by City Council.
4. Permitted Uses: The following permitted uses are permitted in PD-31. Any uses in the “LI” Light Industrial District” not listed below are prohibited. Refer to Section 7 for PD-31 definitions.
 - a. Bakery or Confectionary (wholesale or commercial)
 - b. Cold Storage Facility
 - c. Data Center
 - d. Distribution center
 - e. Food & Beverage Processing, including bottling works plant
 - f. Headquarters & Regional Headquarters facilities
 - g. Laboratory Equipment Manufacturing

Exhibit B –Development Standards

- h. Light manufacturing and assembly processes
 - i. Low-risk industrial manufacturing wholly enclosed within a building
 - j. Office showroom/warehouse
 - k. Industrial, Manufacturing (no high-risk materials)
 - l. Storage or wholesale warehouse (mini-warehouses are prohibited)
5. Permitted Accessory or Temporary Uses: The following Permitted Accessory Temporary Uses are permitted in PD-31. Refer to Section 7 for PD-31 definitions.
- a. Accessory building – commercial (business or industry).
 - b. Concrete or asphalt batch plant associated with site or road construction within or adjacent to the boundaries of PD-31 (only with approval of a Temporary Use Permit).
 - c. Professional offices use accessory to an industrial use with a maximum square foot area of 20 percent of the overall floor area.
 - d. Retail uses accessory to an industrial use with a maximum square foot area of 20 percent of the overall floor area.
 - e. Security check point(s)/gated access is permitted with required emergency access equipment.
 - f. Seasonal and temporary uses (only with approval of a Temporary Use Permit).
 - g. Temporary field office or construction yard or office (only with approval of a Temporary Use Permit).
 - h. Fleet maintenance facilities shall be permitted as an accessory use and limited to the business operator and shall not be visible from a public street. No commercial maintenance facilities are permitted.
6. Elements or Uses Subject to Specific Use Permit (SUP) Review and Approval: The following uses may be permitted through an SUP in PD-31. Refer to Section 7 for PD-31 definitions.
- a. Alternative Energy Systems
 - b. Building or other structural height more than 100 feet
 - c. Communications antennas and support structures/towers
 - d. Electrical energy generating plant
 - e. Electrical substation (high voltage bulk power)
 - f. Electrical transmission line (high voltage)
 - g. Gas line and regulating station
 - h. Heavy Industrial Manufacturing wholly enclosed within a building
 - i. Laboratory, Scientific or Research
 - j. Medical Laboratory Facility
 - k. Mining or drilling operations for natural gas, oil, or minerals
 - l. Noise generation systems that exceed ordinance limits
 - m. Office Center

Exhibit B –Development Standards

- n. Open Storage of equipment or materials accessory to a principal permitted use. Open storage shall be fully screened from public view.
 - o. Open Storage of equipment or materials accessory to a Heavy Industrial Manufacturing use greater than the permitted 15 percent outlined in Definitions and Interpretations of this ordinance shall require an SUP. Open storage shall be fully screened from public view.
 - p. Radio or television towers
 - q. Scientific and Industrial Research Laboratories
 - r. Smokestacks or other emission structures accessory to a principal permitted use
 - s. Solar Panel Systems accessory to a principal permitted use
 - t. Storage Tanks accessory to a principal permitted use
7. Definitions and Interpretations:
- a. Alternative Energy Systems – Systems that are designed to produce energy from sources other than fossil fuels (such as coal, petroleum, and diesel) and includes all renewable and non-nuclear energy sources. Such energy systems include solar, wind, and biofuels.
 - b. Cold Storage Facility – A building with temperature-controlled environments for the storage and distribution of temperature-sensitive wholesale products, including food, beverages, pharmaceutical and medical products, and other consumables and goods. The facility may incorporate spaces for items that must be kept refrigerated or frozen, as well as spaces for items that do not need to be refrigerated or frozen. The facility may also include offices, general storage/warehousing areas, and loading areas.
 - c. Data Center – A facility that stores and processes data. Such facilities typically include computer systems and associated components, such as computing infrastructure, telecommunications, and storage systems. Facilities engaged in the processing of blockchain for digital currency assets or affiliated are prohibited.
 - d. Headquarters and Regional Headquarters Facilities – A facility that is used as the main base of operations and managerial and administrative center for a company or organization, which may include a combination of industrial and office uses. A regional headquarters serves as a base of operations for a particular region, such as a nation, part of a nation, state, or metropolitan area.
 - e. Low-Risk Industrial Manufacturing – Establishments engaged in the manufacturing or transformation of materials into new products. These facilities are typically described as manufacturing plants or factories, and characteristically use power-driven machines and materials handling equipment. Manufacturing production is usually carried out for the wholesale market, rather than for direct sale to the domestic customer. Low-risk means the manufacturing operation produces no dust, odor, fumes, gas, smoke, noise (below the permitted decibel limits), or other adverse impacts to surrounding properties; and the operation does not involve a much higher than average risk to the public health and safety as determined by the City Manager or their designee and/or the Fire Chief. High-risk uses (which would be prohibited) include, but are not limited to, any facility that produces dust, odor, fumes, gas smoke, noise, or other adverse impacts; and/or facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored, and/or disposed of.

Exhibit B –Development Standards

- f. Heavy Industrial Manufacturing – Establishments engaged in the manufacturing or transformation of materials into new products. These facilities are typically described as manufacturing plants or factories, and characteristically use power-driven machines and materials handling equipment. Manufacturing production is usually carried out for the wholesale market, rather than for direct sales to the domestic customer. Heavy Industrial means the manufacturing operation requires a significant degree of raw materials, heavy equipment usage or the application of chemicals in the manufacturing process. The manufacturing process may produce a minor residual of dust, odor, fumes, gas, smoke, noise or other adverse impacts; no more than fifteen percent (15%) of the property is used for the open storage of products, materials, or equipment; and the operation does not involve a much higher than average risk to the public health and safety as determined by the City Manager or their designee and/or the Fire Chief. Facilities where significant amounts of radiation, radioactive materials or highly combustible or explosive materials are present, used, produced, stored, and/or disposed of are prohibited.
 - g. Mining or Drilling Operations for Natural Gas, Oil, or Minerals – The process of extracting natural gas, oil, or mineral resources (and related byproducts) from the earth.
 - h. Other Definitions – Definitions not listed herein shall comply with the City of Kaufman Zoning Ordinance O-02-07, as amended.
8. Height Regulations
The maximum height for all structures is 100 feet.
9. Area, Lot, Yard, and Lot Coverage Regulations
Area, lot, yard, and lot coverage requirements shall follow the regulations for the "LI" Light Industrial District as specified in Section 27 of the Zoning Ordinance.
10. Off Street Parking and Loading Regulations
Off-street parking and loading requirements shall follow the regulations in Section 35 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:
- a. Parking Requirement based upon use:
 - i. Industrial uses 1 space per every 1 employee during peak operating shifts.
 - b. Electric Vehicle (EV) parking spaces shall be permitted and may count toward parking requirements.
 - c. Parking for at-grade bays shall be permitted.
11. Landscaping Requirements
Landscaping requirements shall follow the regulations in Section 36 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:
- a. Parking Lots and Vehicular Use Area Landscaping:
 - i. The requirement to screen parking and vehicular use areas with landscaping from all abutting properties and rights-of-way shall only apply to the front yard located between the building and the right-of-way line, including any parking lots that are visible from the adjacent rights-of-way.

Exhibit B –Development Standards

- b. Alternative Buffer Yard/Interior Parkway, Parking Lots and Vehicular Use Area Landscaping may be approved at the discretion of City Council during the Site Plan review process, Section 39.

12. Fencing, Walls, and Screening Requirements

- a. Perimeter fencing or screening shall only be required adjacent to existing developed properties located outside PD-31, properties zoned for residential uses. Perimeter fencing or screening shall be in the form of a masonry wall at least 6 feet in height and no taller than 8 feet in height. Cementitious fiber fences with cap rails shall be permitted. Alternative screening (such as composite fencing material, dense evergreen shrubs, berms, etc.) may be approved at the discretion of City Council during the Site Plan review process.
- d. Truck docks, storage, and utility areas shall be screened from public view (from adjacent properties and rights-of-way). Screening of these areas shall be in the form of a masonry wall that matches the building. Cementitious fiber fences with cap rails shall be permitted. Alternative screening (such as composite, dense evergreen shrubs, berms, etc.) may be approved at the discretion of City Council during the Site Plan review process. All screening shall be regularly maintained.
- b. Gated entry points are allowed subject to meeting City requirements for stacking, escape/turnaround area, and emergency access.
- c. To provide for security, property owners or developers may install decorative black, metal, open-style fencing, with the final location, design, and specifications to be approved during the Site Plan review process or by the Director of Development Services or their designee (if installed after initial site development). The Director may defer this authority to City Council if the Director has concerns about whether the location, design, and specifications meet the spirit of this Ordinance. The applicant may also appeal a decision made by the Director to City Council.
- d. In no case, shall any fencing or screening exceed eight feet (8 feet) in height without City Council approval through the Site Plan review process.
- e. Straight line razor wire may be used for additional security measures on fencing or screening subject to approval by the City Council (with initial Site Plan approval and after initial site development) during the Site Plan review process. Straight line razor wire shall not be permitted at the front entry of a building.
- f. Chain-link, metal/aluminum (not decorative/open-style), and barbed wire (outside of approved straight line razor wire) are prohibited fencing materials unless otherwise approved by (if installed after initial site development) the City Council during the Site Plan review process. This fencing material shall not be permitted at the front entry of a building.
- e. Electrical security wire fencing may be used for additional security measures on fencing or screening subject to approval by the City Council (with initial Site Plan approval and after initial site development) during the Site Plan review process. Electrical security wire fencing shall not be permitted at the front entry of a building.
- f. Open storage shall be screened from public view.

13. Architectural Requirements

- a. Buildings shall include primarily concrete tilt-wall or masonry construction. Insulated metal panels are a primary permissible use should it be necessary to the

Exhibit B –Development Standards

development's primary use, for example, a refrigeration use shall be permitted to utilize industry required food-grade building materials. Glass, metal, EIFS, cementitious fiber, and wood-like material may be used as accent materials.

- b. Building designs shall be consistent for all tracts within the overall site, with final materials, colors, and details to be determined during the Site Plan review process.
- c. Front entry facades shall include horizontal articulation at a minimum of 100-foot intervals which can include any combination of recesses and projections, columns, paneling, banding, or changes in color. Main building entries shall include accent materials and architectural components.
- d. Bay access and service facades shall not require building articulation.
- e. Building corners, entrances, and elevations facing streets and main driveways or visible from surrounding thoroughfares should be articulated, which can include any combination of building height projection, wall plane projections, tower elements, windows and other large areas of glass, accent materials, awnings, colors, and other decorative elements and enhancements.
- f. All rooftop equipment shall be screened from public view by building parapets or a screening system that matches or complements the building.
- g. Attached awnings are permitted in service drives to accommodate weather/element protection.

14. Signage

Signage requirements shall follow the regulations in Section 44 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. Pole/Pylon Signs are prohibited.
- b. In lieu of pole/pylon signs being prohibited, monument signs shall be limited to 15 feet in height, a maximum of 150 square feet in area, and 75 square feet of copy area. Monument signs shall include a base with masonry materials (or other materials approved during the Site Plan review process) designed to match or complement the building and shall not encroach any easement. Multi-tenant monument signs are permitted.
- c. Site and building signage shall generally be consistent for all buildings and tracts within the overall site, with final materials, colors, and details to be determined during the Site Plan review process. Any later modification to existing signage may require approval by City Council if Staff finds the altered design to be inconsistent with the previously-approved Site Plan or these PD regulations.
- d. Entryway signage for the development is allowed at each of the entrances to the development from the perimeter thoroughfares. Signage shall primarily include masonry, concrete or stucco materials and be of a consistent design at all entrances. Entryway signage is limited to two signs at each entrance. Each entryway sign is limited to a maximum copy area of 50 square feet, and a maximum height of eight (8) feet. Unless placed in an entryway median, entryway signage must be setback at least 10 feet from all public rights-of-way and shall not be placed over any easements. Signage shall not interfere with visibility. Electronic message displays are prohibited.
- e. Gateway signage may include two (2) development signs (double sided permitted) identifying the overall development. No individual users shall be permitted on the

Exhibit B –Development Standards

gateway sign. Pylon style shall be permitted with the pole(s) being sheathed in a masonry and/or metal material. The maximum height shall be 35 feet, the maximum width shall be 20 feet, and the maximum copy area of 100 square feet. No electronic display shall be permitted.

15. Lighting, Ground-Mounted Equipment, and Trash Enclosures

- a. Lighting Requirements shall be in accordance with Section 42 of the Zoning Ordinance. Parking lot lighting shall be LED downlight.
- b. All ground equipment shall be screened by walls that match the building.
- c. All dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the building) with opaque metal doors that completely conceal the dumpsters. A proper loading area/approach for the trash truck shall be provided.

[illegible]

[illegible]



Planning and Zoning Commission Report

Meeting Date: March 4, 2025

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

BACKGROUND/SUMMARY:

A development agreement was approved in November 18, 2024, which set the framework for the development of the property, including providing some higher development standards than would typically be required with the existing zoning. The development agreement required the rezoning of the property to be consistent with those development standards to ensure those standards would remain in perpetuity. The requested Planned Development zoning provides for a single-family residential neighborhood with enhanced development standards, as well as recreational amenities and entryway features.

The development will require approved civil plans in order to submit a preliminary and final plat. The City has been working with developers on the development of the subject property for the past two years.

Development Standards:

The development standards allow for a total lot count of 207 lots for Type A and 239 lots for Type B. The total lot count shall not deviate more than 5% from concept plan. The maximum number of lots shall be 469.

The lot and structure standards are summarized as follows:

Type A Lots

- Minimum lot area: 6,000 sq. ft.
- Minimum lot width: 50' (reduction to 45' for lots on cul-de-sacs aka knuckle lots)
- Minimum lot depth: 110'
- Minimum front yard setback: 25' (front porches may encroach up to ten (10') feet into the required front yard)
- Minimum interior side yard setback: 5'
- Minimum exterior side yard setback: 15' (for corner lots backing up to rear of another lot)
- Minimum exterior side yard setback: 25' (for corner lots backing up to side of another lot)
- Minimum rear yard setback: 15' (reduction to 10' for the main building on lots located on knuckles and cul-de-sacs)

- Minimum residential floor area: 1,500 sq. ft.
- Accessory Structure Standards: shall be in the rear yard only, shall be allowed a minimum setback to property lines of 3', shall be allowed a reduced minimum distance to the main structure of 5', and shall adhere to all other City zoning regulations and HOA regulations
- Maximum Lot Coverage (by roofed structures): 50%
- Maximum Lot Coverage: Not to exceed 65% including accessory buildings, driveways, and parking areas.
- Maximum Height: 35'

Type B Lots

- Minimum lot area: 7,200 sq. ft.
- Minimum lot width: 60' (reduction to 55' for lots on cul-de-sacs aka knuckle lots)
- Minimum lot depth: 110'
- Minimum front yard setback: 25' (front porches may encroach up to ten (10') feet into the required front yard)
- Minimum interior side yard setback: 5'
- Minimum exterior side yard setback: 15' (for corner lots that back to the rear yard of another residential lots)
- Minimum exterior side yard setback: 25' (for corner lots that back to the side yard of another lot...also known as "key lots")
- Minimum rear yard setback: 15' (reduction to 10' for the main building on lots located on knuckles and cul-de-sacs)
- Minimum residential floor area: 1,600 sq. ft.
- Accessory Structure Standards: shall be in the rear yard only, shall be allowed a minimum setback to property lines of 3', shall be allowed a reduced minimum distance to the main structure of 5', and shall adhere to all other City zoning regulations and HOA regulations
- Maximum Lot Coverage (by roofed structures): 50%
- Maximum Lot Coverage: Not to exceed 65% including accessory buildings, driveways, and parking areas.
- Maximum Height: 35'

The residential design standards are summarized as follows:

- The builder shall make an effort to avoid a monotonous feel to the development.
- The same elevation shall not be repeated within five (5) houses on each side of a given house. A minimum roof pitch of 6:12 shall be provided for the primary roof of each house.
- All houses shall have a minimum of seventy (70%) percent masonry exterior below the plate line, and at least fifty (50%) percent of masonry for each façade. Masonry is defined as brick or stone. Cementitious fiber or wood-like material may be used as accent materials only. Windows or some other sort of relief or articulation shall be provided at minimum thirty (30') foot intervals along each floor of each façade of each house to avoid large expanses of blank wall for Type A lots and forty (40') feet for Type B lots.
- City staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- Full gutters shall be provided around each house.
- All garage door panels shall include decorative features such as window inserts, full-paneled doors, accent hardware, wood or wood-like material, or a carriage-style design.
- The front of each house shall include at least two (2) coach lights.

- Garages may not be used or occupied as living space, including occupied for home office or business uses, other than for storage of materials, and cannot be transformed into living space.

The residential landscaping standards are summarized as follows:

- The home builder shall plant two (2) three-inch (3") caliper trees on each lot (with one (1) to be placed in the front yard) during home construction, measurements as defined by the Texas Association of Nurserymen, Guidelines and Standards.
- Specification for Tree installation shall be American Standard for Nursery Stock, published by the American Association of Nurserymen.
- In addition, on corner lots, the home builder shall plant one (1) additional three-inch (3") caliper tree to be placed in the exterior side yard, subject to the same measurement definitions. The three-inch (3") caliper will be measured twelve (12") inches from the ground.
- Trees must be listed in the Recommended Plant List of the Zoning Ordinance.
- Trees must be planted before the home gets their final inspection.
- The home builder shall replace the trees if they die within the first 12 months.
- The home builder shall plant 5 shrubs per the recommended plat list of the zoning ordinance.

Open Spaces, Amenities, and Perimeter Landscaping & Screening:

The development standards for the entryway landscaping & screening are summarized below:

- For trail sections located wholly within open space lots, the Developer shall provide landscaping and pedestrian-scale lighting along the trails through the development. Landscaping shall include four-inch (4") caliper canopy trees at eighty (80') feet intervals, with two-inch (2") caliper ornamental trees at 80' intervals interspersed in between each canopy tree. In addition, at least five (5) benches and five (5) trash receptacles shall be placed along the trail system at regular intervals. Such landscaping, hardscaping, and lighting shall be installed on open space lots to be maintained by the HOA.
- On the open space lot in the rear of the development (adjacent to City Lakes Park), the Developer shall provide and construct a trail head with trails through the property, which shall connect to the sidewalk and trail system within the development and shall also provide stubs to surrounding properties to allow for future connection to the City's planned trail system. A minimum of six (6) dedicated and marked parking spaces shall be provided at the trail head. The trail head shall contain one (1) covered picnic area with a trash receptacle. The trailhead shall also include a mix of shade and ornamental trees; shrubs and groundcover may also be provided. The trailhead shall include signage and pedestrian- scale lighting. The developer shall also install a fenced dog park with at least two (2) dog stations within the dog park.
- An Amenity Center for all residents of The Trails shall be provided at the area identified on **Exhibit "A"**. (At minimum, the amenity center shall include a swimming pool with associated deck and seating/lounging areas, grilling station, restrooms, a pavilion, at least two (2) sports courts, at least twelve (12) dedicated parking spaces, and a mix of five (5) shade & ornamental trees, ten (10) shrubs, ten (10) grasses, and other groundcover. The Amenity Center shall be restricted to use by neighborhood residents only and is not eligible for credits towards Parkland Dedication and Park Development Fees.

- All of the above improvements shall be detailed on landscaping plans to be provided with the construction plans prior to the final platting of each phase. The improvements are subject to City approval.
- With the exception of the Amenity Center, the Developer may be eligible for credits towards Parkland Dedication and Park Development Fees for the proposed open space lots and the associated improvements outlined in this section, as well as the internal 10' trails. To receive credits, the improvements and the proposed credits for the improvements are subject to the review of the Parks and Recreation Board and the approval of City Council. All improvements to be considered for credit shall be open to the general public. In addition, the cost of these improvements shall be documented in a Facilities Agreement to be approved by the City. Credit towards park maintenance and park dedication fees shall be determined at platting and facilities agreement approval. In no case shall the City be responsible to reimburse the Developer for improvements that exceed the cost of the eligible credits.
- Construction on the Amenity Center shall begin prior to the issuance of the 121st building permit for a single family home, and shall continue until completion, which means issuance of a certificate of occupancy for the amenity center. The trails and amenities will be installed before the 200th house receives their building permit.

The development standards also provide for the creation of a homeowners' association to maintain the above items, as well as other related requirements.

Concept Plan:

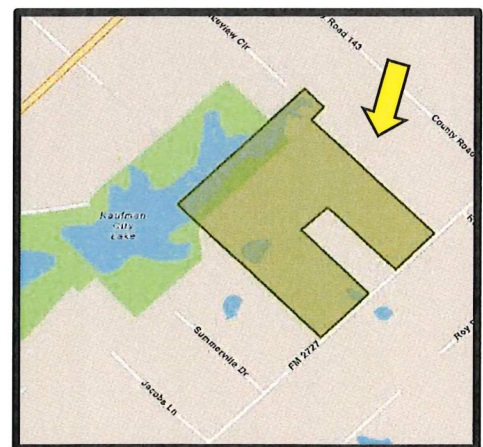
A concept plan exhibit has been provided showing the general planned distribution of the residential lots, streets, and open space in the development. The concept plan will need to be consistent with the preliminary plat and land study. The plan shows a total of 446 residential lots.

The development will include 229 lots with a minimum of 6,000 sq. ft., and 217 lots with a minimum of 7,200 sq. ft.

Access into the development will be provided via four access points off FM 2727.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	A-O & ETJ	City Lake Park, vacant land & single-family residence
West:	A-O & ETJ	City Lake Park, vacant land & single-family residence
South:	A-O & ETJ	City Lake Park, vacant land & single-family residence
East:	ETJ	Vacant land & single-family residence



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan does not designate any future land use types of the subject since the property is located in Kaufman County. Their annexation application will need to be approved prior to the zoning request.

Thoroughfare Plan:

The Kaufman County 2035 Thoroughfare Plan designates FM 2727 as a "Type B" Minor Arterial", requiring a right-of-way width of 100-120 feet, with 3-4 lanes.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 31 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 = 29
- Property owners outside of the 300' buffer = 1

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-03-25, a zoning request for Planned Development District-28 for single-family residential uses, contingent on annexation.

ATTACHMENTS:

- Location Map
- Exhibit A – Property Description/Survey for 59.01 acres
- Exhibit B – Property Description/Survey for 73.09 acres
- Exhibit C - Development Standards
- Exhibit D – Concept Plan
- Exhibit E – Property Owner Responses Inside of 300' Buffer
- Exhibit F – Property Owner Responses Outside of 300' Buffer

Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map



REV'S/ISSNS	MOBLY AND ASSOCIATES, LLC 425 N. GUN BARREL LANE GUN BARREL CITY, TX 75156 469-853-3782 RPLS 4128 FIRM NO. 10183765 MOBANDASSOC@GMAIL.COM
OF 1 SHEETS	OF NUMBER 240002020249 SCALE 1"=200' DATE 7-18-2024 FILE NUMBER 24-281 SHEET NUMBER 1

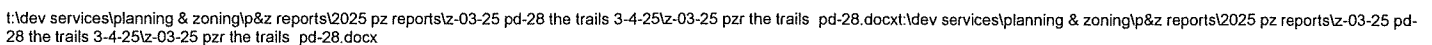


Exhibit C – Planned Development Standards

“Exhibit B” Development Standards

ZONING ORDINANCE

PLANNED DEVELOPMENT - SINGLE FAMILY (PD SF-8) for 132.1 Acres Kaufman, Texas

1. Purpose:

The purpose of the development is to provide a unique addition to the City of Kaufman. The single-family development will integrate into the master trail plan and provide a neighborhood with high standards of development, with access to (and expansion of) the trail system and City Lakes Park.

The project will be in compliance with the City of Kaufman Zoning Ordinance adopted March 19, 2007, as amended, shall govern any regulations not specified herein.

2. Permitted Uses:

- a. Single-family detached residential uses with the general development layout and lot distribution as shown in Exhibit “A”. The purpose of the exhibit is to establish a general conceptual site plan for the development. The final site plan may differ, as to be determined during the preliminary plat stage, but must adhere to the regulations set herein.
- b. Park or playground (non-commercial) is classified as a Neighborhood Park and be in compliance with the City of Kaufman Parks, Recreation and Open Space Master Plan adopted March 5, 2019.
- c. Other uses permitted in the Single-Family Residential – 8 (SF-8) District in the City of Kaufman Zoning Ordinance, as amended. The total lot count shall be 207 lots for Type A and 239 lots for Type B. The total lot count shall not deviate more than 5% from concept plan. The maximum number of lots shall be 469.

3. Building Regulations:

a. Area Regulations

i. Type A Lots (6,000 SF)

1. Minimum Lot Size: 6,000 square feet.
2. Minimum Lot Depth: 110 feet
3. Minimum Lot Width:
 - a. Fifty (50') feet
 - b. Forty-five (45') feet at the setback line for lots along cul-de-sacs (aka knuckle lot)

Exhibit C – Planned Development Standards

- c. Corner lots backing to the rear yard of another lot shall be at least ten (10') feet wider than the minimum lot width in order to provide adequate width for the increased exterior side yard setback; corner lots backing to the side yard of another lot shall be at least twenty (20') feet wider than the minimum lot width in order to provide adequate width for the increased side yard setback.
- 4. Minimum Yards:
 - a. **Front yard:** Twenty-five (25') feet (front porches may encroach up to ten (10') feet into the required front yard)
 - b. **Side yard:**
 - i. Five (5') feet width on each side for interior lots
 - ii. Fifteen (15') feet for exterior side yards adjacent to streets (for corner lots that back to the rear yard of another residential lot)
 - iii. Twenty-five (25') feet for exterior side yards adjacent to streets (for corner lots that back to the side yard of another lot...also known as "key lots").
 - c. **Rear yard:**
 - i. **Main building:**
 - 1. Fifteen (15') feet for the main building
 - 2. Ten (10') feet for the main building on lots located on knuckles and cul-de-sacs.
 - ii. **Accessory Buildings:**
 - 1. To be located in the rear yard
 - 2. A minimum of five (5') feet separation between main building and accessory structure
 - 3. A minimum of three (3') feet from any side or rear property line.
 - iii. **Detached garages**
 - a. Located at least five (5') feet from the main building
 - b. Behind the front building line
 - c. A minimum of twenty (20') feet from the door face of the garage to the edge of pavement from any public roadway or alley
 - d. a minimum of three (3') feet from side or rear property lines.
- 5. Minimum Dwelling Size:

Minimum dwelling size (defined as enclosed, air-conditioned living space excluding garages, porches, etc.) shall be 1,500 square feet.
- ii. **Type B Lots (7,200 SF)**
 - 1. **Minimum Lot Size:** Minimum lot size shall be 7,200 square feet.
 - 2. **Minimum Lot Depth:** 110 feet
 - 3. **Minimum Lot Width:**
 - a. Sixty (60') feet
 - b. Fifty-five (55') feet at the setback line for lots along cul-de-sacs (aka knuckle lot)
 - c. Corner lots backing to the rear yard of another lot shall be at least ten (10') feet wider than the minimum lot width in order to provide adequate width for the increased exterior side yard setback; corner lots backing to the side yard of another lot shall be at least twenty (20') feet wider than the minimum lot width in order to provide adequate width for the increased side yard setback.

Exhibit C – Planned Development Standards

2. Minimum Yards:

- a. **Front yard:** Twenty-five (25') feet (front porches may encroach up to ten (10') feet into the required front yard)
- b. **Side yard:**
 - i. Five (5') feet width on each side for interior lots
 - ii. Fifteen (15') feet for exterior side yards adjacent to streets (for corner lots that back to the rear yard of another residential lot)
 - iii. Twenty-five (25') feet for exterior side yards adjacent to streets (for corner lots that back to the side yard of another lot...also known as "key lots").
- c. **Rear yard:**
 - i. **Main building:**
 1. Fifteen (15') feet for the main building
 2. Ten (10') feet for the main building on lots located on knuckles and cul-de-sacs.
 - ii. **Accessory Buildings:**
 1. To be located in the rear yard
 2. a minimum of five (5') feet separation between main building and accessory structure
 3. a minimum of three (3') feet from any side or rear property line.
 4. **Detached garages**
 - a. located at least five (5') feet from the main building
 - b. behind the front building line
 - c. a minimum of twenty (20') feet from the door face of the garage to the edge of pavement from any public roadway or alley
 - d. a minimum of three (3') feet from side or rear property lines.

3. Minimum Dwelling Size:

Minimum dwelling size (defined as enclosed, air-conditioned living space excluding garages, porches, etc.) shall be 1,600 square feet.

4. Height Regulations:

- a. The main building shall not exceed 35 feet in height.
- b. Accessory building shall not exceed one (1) story in height, which is twelve (12') feet.

5. Lot Coverage:

- a. No more than fifty (50%) percent of the area of each lot shall be covered by roofed structures.
- b. Not to exceed sixty-five (65%) percent of the total impervious area including accessory buildings, driveways, and parking areas.

6. Parking Regulations:

- a. **Single-Family Dwelling Unit** - A minimum of two (2) enclosed parking spaces (within a garage with garage door) placed behind the front building line and on the same lot as the main structure.
- b. **Other** - (See Section 35 of the City Zoning Ordinance, Off-Street Parking and Loading Requirements).
- c. A minimum driveway width of sixteen (16') feet is required for each residential home.

Exhibit C – Planned Development Standards

- d. Garages cannot be used or occupied as living space, including occupied for home office or business uses, other than for storage of materials, and cannot be transformed into living space.
- e. Vehicle parking is not allowed to impede the sidewalk or the ten (10') foot trail.
- f. No parking on grass or landscaped areas.
- g. Carports are not allowed in the front yard or exterior side yard.

7. Trees and Landscaping on Residential Lots:

- a. The home builder shall plant two (2) three-inch (3") caliper trees on each lot (with one (1) to be placed in the front yard) during home construction, measurements as defined by the Texas Association of Nurserymen, Guidelines and Standards.
- b. Specification for Tree installation shall be American Standard for Nursery Stock, published by the American Association of Nurserymen.
- c. In addition, on corner lots, the home builder shall plant one (1) additional three-inch (3") caliper tree to be placed in the exterior side yard, subject to the same measurement definitions. The three-inch (3") caliper will be measured twelve (12") inches from the ground.
- d. Trees must be listed in the Recommended Plant List of the Zoning Ordinance.
- e. Trees must be planted before the home gets their final inspection.
- f. The home builder shall replace the trees if they die within the first 12 months.
- g. The home builder shall plant 5 shrubs per the recommended plat list of the zoning ordinance.

8. Perimeter and Entryway Landscaping and Screening:

- a. Where residential lots side or back to FM 2727, the developer shall provide a masonry screening wall at least six (6') feet in height, with columns spaced every sixty (60') feet along the property line to screen the homes at the time of subdivision construction (not by individual builders during construction of each home).
- b. A five (5) foot wall maintenance easement shall be provided on the residential lot where the masonry screening wall is adjacent to a residential lot.
- c. The HOA will repair and/or maintain the masonry screening wall.
- d. Landscaping shall be provided and maintained on HOA-maintained open space lots:
 - i. at least ten (10') feet in width located between the screening wall and FM 2727
 - ii. with at least one (1) four-inch (4") caliper canopy tree planted every forty (40') feet.
 - iii. one (1) two-inch (2") caliper ornamental tree planted every forty (40') feet interspersed in between the canopy trees.
 - iv. Enhanced landscaping and development signage (on masonry walls or structures) shall be installed at the main entrances to the development off FM 2727, particularly the entrance with the median as shown on the Concept Plan.
- e. All landscaping, signage, and other entry features shall be located on HOA-maintained open space lots.
- f. Final landscaping and screening plans shall be submitted with the construction plans and approved by the City prior to or concurrent with the final plat. Alternative forms of landscaping and screening are subject to the approval of City Council.
- g. Alternative forms of landscaping and screening are subject to the approval of City Council.

9. Signage

- a. Subdivision signs may be an attached wall sign or a monument sign at the subdivision entrance, or any combination of the two.
- b. Two (2) signs may be placed at each subdivision entrance.
- c. The maximum sign area for either an attached wall sign or monument sign is one hundred fifty (150 sf) square feet.
- d. A monument sign may have the subdivision name on both sides.
- e. Signage may not be placed in the sight visibility triangle of any driveway, alley, or street intersection.
- f. The maximum height of a monument signs is sixteen (16') feet to the finished top.
- g. Wall signs can't be placed any higher than sixteen (16') feet.
- h. No changeable message signs are allowed.

10. Sidewalk and Trail Requirements:

- a. The homebuilder shall construct concrete sidewalks at least five (5') feet in width along the street frontages of all residential lots.
- b. The Developer shall construct concrete sidewalks at least five (5') feet in width along the street frontages of all common (open space) lots interior to the subdivision, with the exception of lots in which a ten (10') foot concrete trail is provided instead.
- c. The developer shall install an internal trail plan as depicted in Exhibit "A".
- d. The final trail system alignment may be altered to best fit the site, however it must be in substantial conformance to the trail plan as shown.
- e. A continuous trail, which shall be concrete and at least ten (10') feet in width, shall be provided along the open space lot(s) adjacent to City Lakes Park and align with the City's master trail plan for City Lakes Park.
- f. From the trail along the open space lots adjacent to City Lakes Park, two (2) continuous trails shall extend through the development to FM 2727, one (1) trail through the section of Type A lots and one (1) through the section of Type B lots.
- g. The trail shall also be routed in and around the amenity center.
- h. The trail may cross streets and be routed along the fronts or sides of residential lots, where necessary.
- i. In areas where the trail is routed in front of homes, a five (5') foot public trail easement shall be dedicated along the front of the lot to provide for the full width necessary for the ten (10') foot wide trail.
- j. The trail shall be lighted and landscaped in all areas that go through HOA open space lots or City park land.
- k. Trail sections or segments that are routed along residential lots (and not wholly located in HOA/open space lots) shall be constructed as the homes adjacent to the trail sections or segments are constructed for each phase of development.

11. Open Space and Amenity Requirements:

- a. For trail sections located wholly within open space lots, the Developer shall provide landscaping and pedestrian-scale lighting along the trails through the development. Landscaping shall include four-inch (4") caliper canopy trees at eighty (80') feet intervals, with two-inch (2") caliper ornamental trees at 80' intervals interspersed in between each canopy tree. In addition, at least five (5) benches and five (5) trash receptacles shall be placed along the trail system at regular intervals. Such landscaping, hardscaping, and lighting shall be installed on open space lots to be

Exhibit C – Planned Development Standards

maintained by the HOA.

- b. On the open space lot in the rear of the development (adjacent to City Lakes Park), the Developer shall provide and construct a trail head with trails through the property, which shall connect to the sidewalk and trail system within the development and shall also provide stubs to surrounding properties to allow for future connection to the City's planned trail system. A minimum of six (6) dedicated and marked parking spaces shall be provided at the trail head. The trail head shall contain one (1) covered picnic area with a trash receptacle. The trailhead shall also include a mix of shade and ornamental trees; shrubs and groundcover may also be provided. The trailhead shall include signage and pedestrian- scale lighting. The developer shall also install a fenced dog park with at least two (2) dog stations within the dog park.
- c. An Amenity Center for all residents of The Trails shall be provided at the area identified on Exhibit "A". (At minimum, the amenity center shall include a swimming pool with associated deck and seating/lounging areas, grilling station, restrooms, a pavilion, at least two (2) sports courts, at least twelve (12) dedicated parking spaces, and a mix of five (5) shade & ornamental trees, ten (10) shrubs, ten (10) grasses, and other groundcover. The Amenity Center shall be restricted to use by neighborhood residents only and is not eligible for credits towards Parkland Dedication and Park Development Fees.
- d. All of the above improvements shall be detailed on landscaping plans to be provided with the construction plans prior to the final platting of each phase. The improvements are subject to City approval.
- e. With the exception of the Amenity Center, the Developer may be eligible for credits towards Parkland Dedication and Park Development Fees for the proposed open space lots and the associated improvements outlined in this section, as well as the internal 10' trails. To receive credits, the improvements and the proposed credits for the improvements are subject to the review of the Parks and Recreation Board and the approval of City Council. All improvements to be considered for credit shall be open to the general public. In addition, the cost of these improvements shall be documented in a Facilities Agreement to be approved by the City. Credit towards park maintenance and park dedication fees shall be determined at platting and facilities agreement approval. In no case shall the City be responsible to reimburse the Developer for improvements that exceed the cost of the eligible credits.
- f. Construction on the Amenity Center shall begin prior to the issuance of the 121st building permit for a single family home, and shall continue until completion, which means issuance of a certificate of occupancy for the amenity center. The trails and amenities will be installed before the 200th house receives their building permit.

12. Architectural Requirements:

- a. The builder shall make an effort to avoid a monotonous feel to the development.
- b. The same elevation shall not be repeated within five (5) houses on each side of a given house. A minimum roof pitch of 6:12 shall be provided for the primary roof of each house.
- c. All houses shall have a minimum of seventy (70%) percent masonry exterior below the plate line, and at least fifty (50%) percent of masonry for each façade. Masonry is defined as brick or stone. Cementitious fiber or wood-like material may be used as accent materials only. Windows or some other sort of relief or articulation shall be provided at minimum thirty (30') foot intervals along each floor of each façade of each house to avoid large expanses of blank wall for Type A lots and forty (40') feet for Type B lots..

Exhibit C – Planned Development Standards

- d. City staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- e. Full gutters shall be provided around each house.
- f. All garage door panels shall include decorative features such as window inserts, full-paneled doors, accent hardware, wood or wood-like material, or a carriage-style design.
- g. The front of each house shall include at least two (2) coach lights.
- h. Garages may not be used or occupied as living space, including occupied for home office or business uses, other than for storage of materials, and cannot be transformed into living space.

13. Mailboxes:

- a. Cluster mailboxes shall be provided at multiple locations as per United States Post Office requirements.
- b. Mailboxes shall be located on common (open space) lots and shall be installed prior to the acceptance of the public improvements.
- c. HOA shall maintain and repair cluster mailboxes when needed.

14. Landscape Requirements:

- a. The following criteria and standards shall apply to landscape materials and installation:
 - i. All required landscaped open areas shall be completely covered with living plant material.
 - ii. Plant materials shall conform to the standards of the approved plant list for the City of Kaufman (see Figure 36-2 in this Section) or as approved by the Director (or his designee), and the American Standard for Nursery Stock. Grass seed, sod and other materials shall be clean and reasonably free of weeds and noxious pests and insects.
 - iii. Trees shall have an average spread of crown of greater than fifteen (15') feet at maturity.
 - iv. Trees having a lesser average mature crown of fifteen (15') feet may be substituted by grouping the same so as to create the equivalent of fifteen (15') feet crown of spread.
 - v. Large trees shall be a minimum of four (4") inches in caliper (measured twelve (12") inches above the ground) and seven (7') feet in height at time of planting.
 - vi. Small trees shall be a minimum of two (2") inches in caliper and five (5') feet in height.
 - vii. Shrubs not of the dwarf variety shall be a minimum of two (2') feet in height when measured immediately after planting.
 - viii. Hedges, where installed for screening purposes, shall be planted and maintained so as to form a continuous, unbroken, solid visual screen, which will be three (3') feet high within two (2) years after time of planting.
 - ix. Vines not intended as ground cover shall be a minimum of two (2') feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet landscape screening requirements as set forth.
 - x. Grass areas shall be sodded, plugged, sprigged, hydro-mulched or seeded except that solid sod shall be used in swales, earthen berms, or other areas subject to erosion.
 - xi. If grass seed is planted due to seasonal considerations that is of a temporary nature to prevent erosion (i.e., rye grass) then a permanent variety must be over seeded and established within six (6) months of the original seeding.

Exhibit C – Planned Development Standards

- xii. Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one (1) year of planting.
- b. All required landscaped open space shall be provided with adequate and inconspicuous irrigation systems. Areas totaling less than ten (10) square feet may be irrigated by other methods.
- c. Earthen berms shall have side slopes not to exceed thirty-three and three-tenths percent (33.3%) (three (3) feet of horizontal distance for each one (1) foot of height). All berms shall contain necessary drainage provisions as may be required by the City's engineer.

15. Additional Requirements:

- a. Recreational vehicles, travel trailers or motor homes
 - i. May not be used for on-site dwelling purposes or for commercial purposes.
 - ii. Recreational vehicles, travel trailers, motor homes, and trailers shall be completely enclosed within a garage or
 - iii. Completely screened behind a fence in the side or rear yard and
 - iv. Placed on a concrete surface.
 - v. Recreational vehicles, travel trailers, motor homes, and trailers may be temporarily placed on a residential driveway or on the street (if allowed by municipal regulations) for no longer than three (3) days in preparation for, or after return from, a vacation.
- b. Open storage is prohibited (except for materials for the residents' personal use or consumption such as firewood, garden materials, farm equipment, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
- c. The elimination of a garage space or front porch by enclosing the garage or front porch with a stationary building wall shall be prohibited.
- d. In addition to the requirements for each residential lot to have two (2) enclosed parking spaces (within a garage), each single-family lot shall also have a minimum of two (2) parking spaces on a sixteen (16) feet wide paved driveway of concrete.
- e. Brick pavers may be used for parking, but it must be designed by an engineer and installed to withstand the vehicle weight.
- f. Carports or any other accessory structures in the front yard or exterior side yard are prohibited.
- g. At the time of construction of each home, the builder shall install a minimum six (6') foot tall wooden privacy fence with galvanized metal posts on each residential lot. The privacy fence shall not extend into the front yard setback or exterior side yard setback.
- h. A Homeowners Association (HOA) shall be established to own and maintain all open spaces/common areas within the development and all improvements thereon, as well as all enhanced entryway features (i.e. development signage, enhanced landscaping, etc.), the internal trail system, masonry screening walls, detention ponds and drainage features, and all amenities (except as may be dedicated to and accepted by the City).
- i. The City of Kaufman Zoning Ordinance, adopted March 19, 2007, as constituted on the Effective Date, shall govern any regulations not specified.

Exhibit D – Concept Plan



Exhibit E – Property Owner Responses Inside 300' Buffer

DETACH ON DOTTED LINE *Re: Property 2204 2209*

Date: 2-27-25

Name: Lisa Nalls

Address: 504 S. Monroe

City & State: Kaufman, Tx

Phone #: 214-729-4756

RE: Conduct a public hearing and make a recommendation to City Council for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

☐ I AM IN FAVOR ☒ I OBJECT

Email Address: _____

COMMENTS: Concerns for safety & security of livestock during building phase; privacy from 2 storey homes, traffic pattern on 2727; water drainage from constructed property; Noise - music etc. from development, dogs barking; entering property of livestock.

Lisa Nalls Lisa Nalls

NAME PRINTED SIGNATURE

Date: 2/28/25

Name: Juan M. Santoyo

Address: 1550 GRD 143

City & State: Kaufman Tx

Phone #: 469-652-4316

RE: Conduct a public hearing and make a recommendation to City Council for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

☐ I AM IN FAVOR ☒ I OBJECT

Email Address: JMS4870@dcccd.edu or ikoyejuan1@gmail.com

COMMENTS: _____

Juan M. Santoyo Juan M. Santoyo

NAME PRINTED SIGNATURE

Exhibit F – Property Owner Responses Outside 300' Buffer

Dear Kaufman County Zoning Commission,

I am writing to formally express my opposition to the proposed project Thomas Beedy Survey, Abstract No.21, Kaufman County Texas, No Z-03-25, as part of the upcoming zoning hearing. The attached document contains the information that you sent out to residents and I did not receive one.

I want to clearly state that I do not approve of this project taking place close to my property. Due to current circumstances, I am unable to print, sign, and resend the document immediately. However, I assure you that I will send a signed copy as soon as I return to my office. In the meantime, I wanted to ensure my stance on this matter is known and documented.

Thank you for your attention to this matter.

Sincerely,

Darrick Rose

972.898.6226

Owner of 2313 FM 2727 (PID 209936)



Planning and Zoning Commission Report

Meeting Date: March 4, 2025

SUBJECT: Consider and make a recommendation to City Council on the Final Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: FP-01-25)

BACKGROUND/SUMMARY:

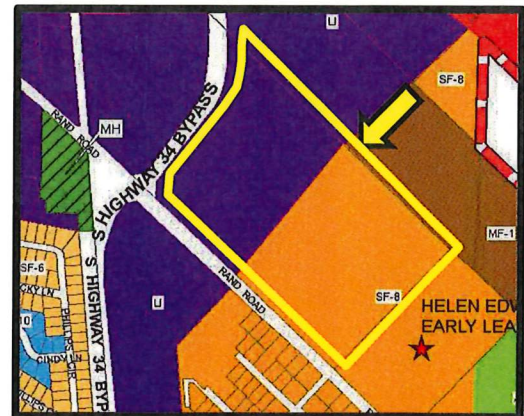
The applicant is requesting a final plat of Lot 1, Block 1, of Agile Cold Storage to accommodate the development of cold storage warehouse and distribution facility on the property, as well as a ground-mounted solar panel system as an accessory use on 43.757 acres. The proposed site plan will be presented as the next agenda item. The subject property is located at the northeast corner of State Highway 34 (SH 34) and Rand Road (FM 1836).

The lot meets the minimum area and setback requirements for the zoning district and the Planned Development-29 (PD-29) zoning was approved at the August 2024 City Council meeting.

A 20' water easement and a 15' electric easement is located on the west side of the property along State Highway 34. A 30' utility easement is located on the south side of the property along Rand Road. Water and wastewater services to the property will be provided by the City of Kaufman. An 80' x 1064.88' right-of-way dedication is located on the east side of the property. This will allow for the future development of a street to be built.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	LI & MF-1	Vacant land
West:	LI (across SH 34)	Vacant land
South:	LI & SF-8	Mica Steel Works & single-family residences
East:	SF-8	Helen Edwards School



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject as mostly Future Multi-Family (Low-Density), with some area of Commercial along SH 34. While the requested light industrial zoning is not in conformance with the Future Land Use Plan, it is consistent with the existing zoning on the western portion of the property and the land uses to the north (Trinity Valley Electric) and south (Mica Steel Works). The requested PD-29 zoning also limits the light industrial uses to cleaner and less-intensive uses that would not adversely impact surrounding properties.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a minimum right-of-way width of 120 feet. Rand Road (FM 1836) is designated as a minor arterial (Type B; 3 – 4 lanes), with a minimum right-of-way width of 100 feet. The necessary right-of-way for SH 34 and Rand Road (FM 1836) already exists.

In addition, a Type C future north-south collector (with a minimum right-of-way width of 80 feet) to connect Rand Road and SH 243 is shown through the property. The future right-of-way for this collector is shown along the east property line, to be dedicated at the time of platting.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Lot 1, Block 1, of Agile Cold Storage located at the corner of State Highway 34 and Rand Road.

ATTACHMENTS:

- Location Map
- Exhibit A – Final Plat (Page 1)
- Exhibit A – Final Plat (Page 2)

Joy Henderson

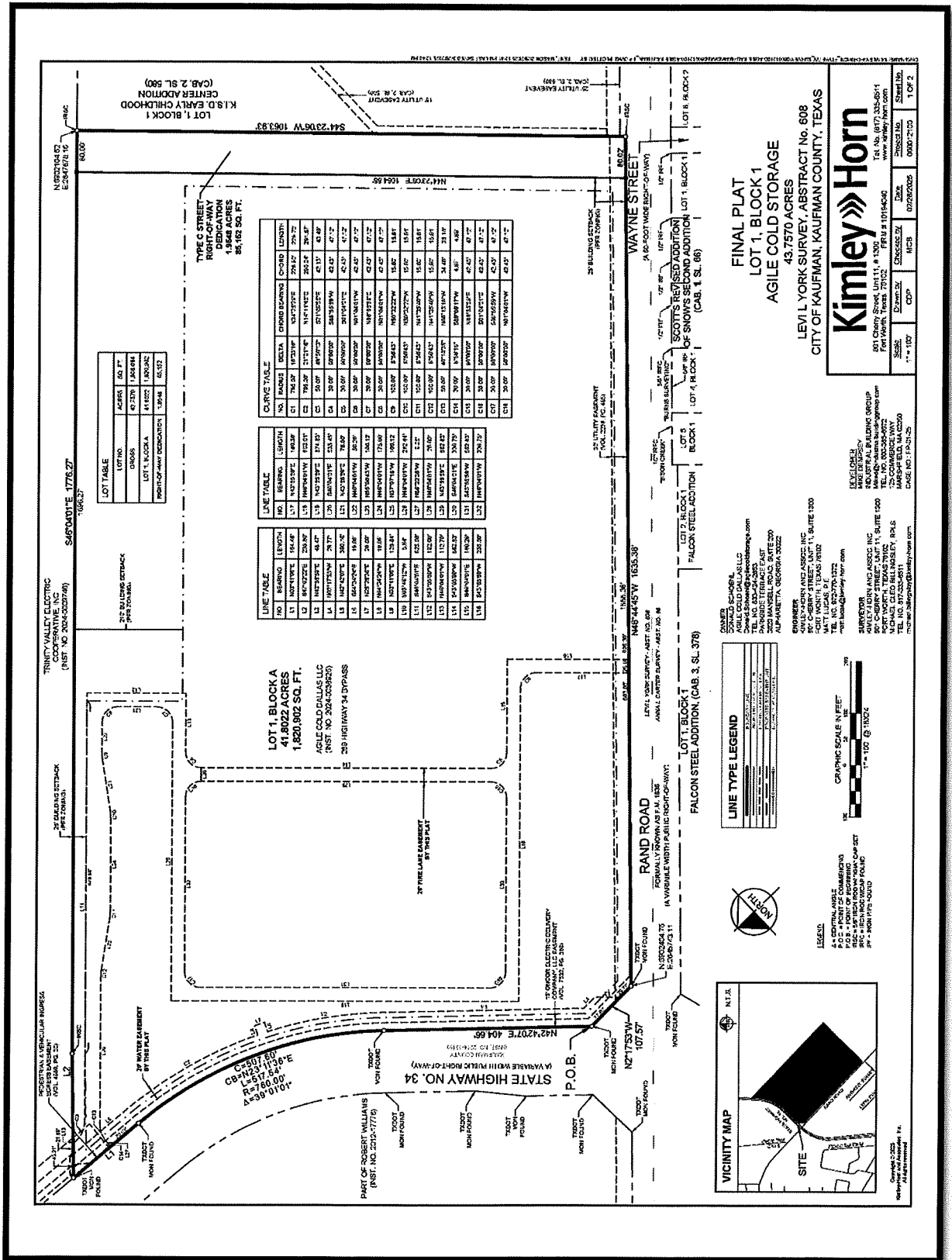
Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map





Page 4 of 4



Planning and Zoning Commission Report

Meeting Date: March 4, 2025

SUBJECT: Consider and make a recommendation to City Council on the Site Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: SP-01-25)

BACKGROUND/SUMMARY:

The subject property consists of 43.757 acres located at the northeast corner of State Highway 34 (SH 34) and Rand Road (FM 1836). The developer plans to develop a cold storage warehouse and distribution facility on the property, as well as a ground-mounted solar panel system as an accessory use. The Planned Development-29 (PD-29) zoning allows for those uses, as well as other similar light industrial uses. In addition, PD-29 provides for development standards that allows an increase in building height, specific parking requirements, minimum architectural requirements, appropriate signage standards, and some relief from some of the landscaping and screening requirements that also ensure adequate tree plantings and screening of parking areas and solar panel systems from the streets.

Site Plan

A Site Plan has been provided, which shows the general intended location of the building on the west-central portion of the property, with the parking area on the west side of the building (facing SH 34), the truck docks on the north side of the building, and full driveway access around the building, with access points on SH 34 and Rand Road. The future potential expansion of the building, future secondary parking lot, and the relocation of driveways is also shown. In addition, the solar panel system is generally shown to be along the southern portion of the property along Rand Road. A detention pond and right-of-way dedication for a future north-south collector to connect Rand Road and SH 243 are shown on the eastern portion of the property.

Two access points, one on SH 34 and one on Rand Road, will provide primary access to the site. The access point, from SH 34, will have a guard gate to regulate the vehicles entering and exiting the property. The 26' wide fire lane will wrap around the building. The fire lane located at the back of the building is a temporary fire lane the will be moved once the new expansion is developed.

The building is approximately 125,000 sq. ft. in size, with the main public entrances and exits located at the front of the building. The building height is 76 feet above the finished floor area. The manufacturing, maintenance, and delivery entrances are located on the side and rear of the building.

Off-Street Parking, Loading, and Access:

The off-street parking and loading requirements shall follow the regulations stated in Section 35 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- 54 parking spaces (4 of which are ADA-accessible) are provided, which exceeds the 40 spaces that are required.
- Parking requirement based on use: 1 space per every 1 employee during peak operating shift.
- Screening of truck docks adjacent to residential districts: Screening is not required on the north side of the truck docks since the adjacent property is already zoned or expected to be rezoned for commercial/industrial uses. Screening is not required on the east side of the truck docks since there is adequate distance and a future thoroughfare will buffer the truck docks from the residential-zoned school property.

Landscaping:

The landscaping requirements generally follow the regulations stated in Section 36 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- Landscape Area Percentage: The full requirements, as stated in the Zoning Ordinance, shall only apply to the front yard located between the building and the right-of-way line of SH 34. Outside this area, only grass or turf shall be required, along with the Required Trees as stated in the Zoning Ordinance.
- Required Shrubs: This requirement shall only apply to the front yard between the building and the right-of-way of SH 34.
- Parking Lots and Vehicular Use Area Landscaping: The requirement to screen parking and vehicular use areas from all abutting properties and rights-of-way shall only apply to such areas facing SH 34.
- Solar Panel System Screening: For areas containing the solar panel system within 100' of a public right-of-way, a buffer area shall be placed adjacent to the roadway which shall include a minimum 3'-tall solid shrub hedge, berm, or combination of these, but not to exceed 5' in height. In no case, shall the slope of a berm exceed a ratio of 3:1 unless it is being retained on the private property side of the berm.

Screening:

Given the development's adjacency to commercial/industrial uses to the north, the planned shrub screening along SH 34, the planned solar panel system screening, and the building's distance from Rand Road and the future thoroughfare to the east, no perimeter fencing or screening shall be required.

The property owner may install decorative black, metal, and open-style fencing to provide security. In addition, the property owner may install additional solid screening around the truck dock area (in the form of a masonry or concrete wall that matches the building). The final location and design specifications for all optional fencing is subject to approval by the Director of Development Services or their designee.

Architectural Design Standards:

- The building shall include primarily concrete tilt-wall and insulated metal panel construction. Masonry, metal, and cementitious fiber may be used as accent materials.
- Horizontal banding (change in color) shall be provided across the top of the building.

- Vertical banding (change in color) shall be provided at a minimum of 100' intervals.
- Screening of roof-mounted equipment shall be required for the office portion of the building only.

Signage:

The signage requirements shall generally follow the regulations stated in Section 44 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

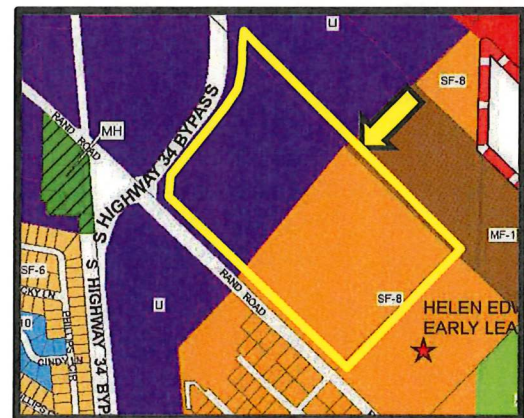
- Pole/pylon signs are prohibited.
- In lieu of pole/pylon signs being prohibited, monument signs may be allowed to go up to 15' in height and up to 150 sq. ft. in area. Monument signs shall not encroach any easement.

Lighting, Ground-Mounted Equipment, and Trash Enclosures:

- Lighting requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- All ground equipment shall be screened by walls that match the building or dense evergreen shrubs. For clarity, this requirement shall not apply to the Solar Panel Systems, since addressed in the landscaping regulations of the PD.
- All dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the building) with opaque metal or wood gates that completely conceal the dumpsters. A proper loading area for the trash truck shall be provided.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	LI & MF-1	Vacant land
West:	LI (across SH 34)	Vacant land
South:	LI & SF-8	Mica Steel Works & single-family residences
East:	SF-8	Helen Edwards School



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject as mostly Future Multi-Family (Low-Density), with some area of Commercial along SH 34. While the requested light industrial zoning is not in conformance with the Future Land Use Plan, it is consistent with the existing zoning on the western portion of the property and the land uses to the north (Trinity Valley Electric) and south (Mica Steel Works). The requested PD-29 zoning also limits the light industrial uses to cleaner and less-intensive uses that would not adversely impact surrounding properties.

PD-29 Regulations

"Exhibit B" Planned Development Standards

"Exhibit B" **Development Standards** **Z-07-24** **Planned Development-29 (PD-29)**

1. Purpose

The purpose of this Planned Development-29 (PD-29) is to provide for a light industrial development, principally a cold storage facility with a ground-mounted solar panel system as an accessory use, while also allowing for other similar light industrial uses to ensure continuous use of the property should the intended use change in the future. These PD regulations will also allow for increased building height, some flexibility in landscaping and screening, and some assurance as it relates to building architecture, among other considerations.

2. Property Location and Size

The property consists of approximately 43.757 acres generally located at the northeast corner of State Highway 34 and Rand Rd. (FM 1836) as more particularly described in "Exhibit A" of this Ordinance.

3. Zoning Controls

- a. If there is a conflict between the PD-29 regulations ("Exhibit B"), the concept plan ("Exhibit C"), and the conceptual elevations ("Exhibit D"), the PD-29 regulations ("Exhibit B") shall control.
- b. Base Zoning: For regulations not expressly identified in this PD-29, the base zoning of the property is "LI" **Light Industrial District** 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-29 and the regulations in the City of Kaufman Zoning Ordinance, the regulations in this PD-29 shall control.
- c. The concept plan and conceptual elevations shall serve as a general guide for use and development of the property. The details concerning development of the property shall be governed by a Site Plan for the property, to be reviewed by City Staff and the Planning & Zoning Commission and approved by City Council.

4. Definitions and Interpretations

- a. **Cold Storage Facility** – A building with temperature-controlled environments for the storage and distribution of temperature-sensitive wholesale products, including food, beverages, pharmaceutical and medical products, and other consumables and goods. The facility may incorporate spaces for items that must be kept refrigerated or frozen, as well as spaces for items that do not need to be refrigerated or frozen. The facility may also include offices, general storage/warehousing areas, loading areas.
- b. **Solar Panel System** – A combination of equipment and/or controls, accessories, interconnection means, and terminal elements for the collection, storage, and distribution of solar energy. Solar panel systems may be ground-

Z-07-24 PD-29

Page 1 of 5

Ordinance O-20-24

Page 7 of 15

PD-29 Regulations

"Exhibit B" Planned Development Standards

mounted or roof-mounted. Solar panel systems do not include individually-powered outdoor solar lights such as garden lights, accent lights, security lights, or flood lights.

- c. **Other Definitions** – All other definitions shall be as defined in the City of Kaufman Zoning Ordinance.

5. Primary Uses Permitted

- a. Cold storage facility
- b. Distribution center
- c. Laboratory, scientific or research
- d. Light manufacturing and assembly processes
- e. Low risk industrial manufacturing wholly enclosed within a building
- f. Office showroom/warehouse
- g. Offices, general business and professional
- h. Storage or wholesale warehouse

6. Permitted Accessory Uses

- a. Accessory building – commercial (business or industry)
- b. Outside storage of equipment or materials (fully screened from public view)
- c. Seasonal and temporary uses (only with approval of a Temporary Use Permit)
- d. Temporary field office or construction yard or office (only with approval of a Temporary Use Permit)
- e. Solar panel system

7. Height Regulations

- a. Maximum Height for all structures: 80 feet

8. Area, Lot, Yard, and Lot Coverage Regulations

Area, lot, yard, and lot coverage requirements shall follow the regulations for the "LI" Light Industrial District as specified in Section 27 of the Zoning Ordinance.

9. Off Street Parking and Loading Regulations

Off-street parking and loading requirements shall follow the regulations in Section 35 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. Parking Requirement based upon use:
 - i. Cold Storage Facility: 1 space per every 1 employee during peak operating shift.
- b. Screening of truck docks adjacent to residential districts: Screening is not required on the north side of the truck docks since the adjacent property is

PD-29 Regulations

“Exhibit B” Planned Development Standards

already zoned or expected to be rezoned for commercial/industrial uses. Screening is not required on the east side of the truck docks since adequate distance and a future thoroughfare will buffer the truck docks from the residential-zoned school property.

10. Landscaping Requirements

Landscaping requirements shall follow the regulations in Section 36 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. **Landscape Area Percentage:** The requirement as defined in the Zoning Ordinance shall only apply to the front yard located between the building and the right-of-way line of Highway 34 (see Figure 1 below with area highlighted in yellow). For portions of the front yard located outside this area, only grass or turf shall be required, along with the Required Trees as stated in the Zoning Ordinance.
- b. **Required Shrubs:** The required shrub requirement shall only apply to the front yard located between the building and the right-of-way line of Highway 34 (see Figure 1 below with area highlighted in yellow).

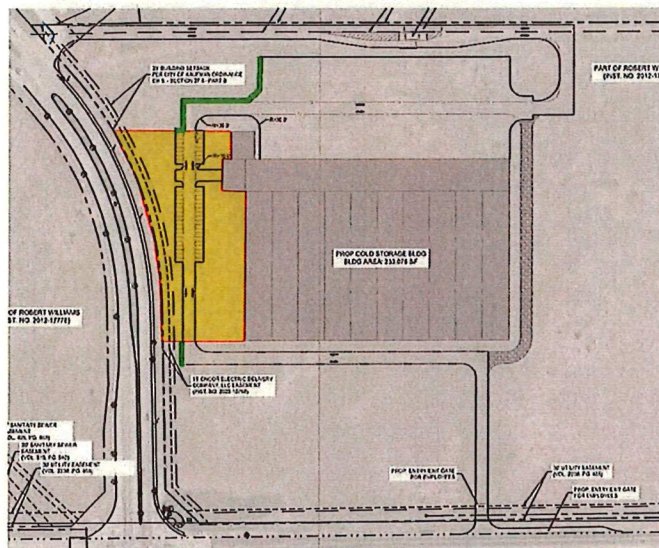


Figure 1

- c. **Parking Lots and Vehicular Use Area Landscaping:**
- i. The requirement to screen parking and vehicular use areas from all abutting properties and rights-of-way shall only apply to the area shaded in yellow in Figure 1 above, as well as additional areas outlined in green in Figure 1 above.

"Exhibit B" Planned Development Standards

- d. Solar Panel System Screening: For areas containing the Solar Panel System accessory use located within 100' of a public right-of-way, a buffer area shall be placed adjacent to the roadway which shall include a minimum three-foot-tall (3'-tall) solid shrub hedge, berm, or combination of these, but not to exceed five feet (5') in height. In no case, shall the slope of a berm exceed a ratio of 3:1 unless it is being retained on the private property side of the berm.

11. Fencing, Walls, and Screening Requirements

Given the development's adjacency to commercial and industrial uses to the north, the planned shrub screening along Highway 34, the planned solar panel system screening, and the building's distance from Rand Road and the future thoroughfare to the east, no perimeter fencing or screening shall be required. The property owner may install decorative black, metal, open-style fencing to provide for security, with the final location, design, and specifications to be approved by the Director of Development Services or their designee. In addition, the property owner may install additional solid screening around the truck dock area (in the form of a masonry or concrete wall that matches the building), with the final location and design specifications to be approved by the Director of Development Services. In no case, shall fencing exceed eight feet (8') in height without City Council approval.

12. Architectural Requirements

- a. The building shall include primarily concrete tilt-wall and insulated metal panel construction. Masonry, metal, and cementitious fiber may be used as accent materials.
- b. Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the Site Plan review process.
- c. Horizontal banding (change in color) shall be provided across the top of the building.
- d. Vertical banding (change in color) shall be provided a minimum of every 100-feet.
- e. Screening of roof-top mounted equipment shall be required for the office portion of the building only.

13. Signage

Signage requirements shall follow the regulations in Section 44 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. Pole/Pylon Signs are prohibited.
- b. In lieu of pole/pylon signs being prohibited, monument signs may be allowed to go up to 15 feet in height and up to 150 square feet in area. Monument signs shall not encroach any easement.

14. Lighting, Ground-Mounted Equipment, and Trash Enclosures

PD-29 Regulations

"Exhibit B" Planned Development Standards

- a. Lighting Requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- b. All ground equipment shall be screened by walls that match the building or dense evergreen shrubs. For clarity, this requirement shall not apply to the Solar Panel Systems since addressed by Section 10.d.
- c. All dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the building) with opaque metal or wood gates that completely conceal the dumpsters. A proper loading area for the trash truck shall be provided.

Exhibit A – Property Survey

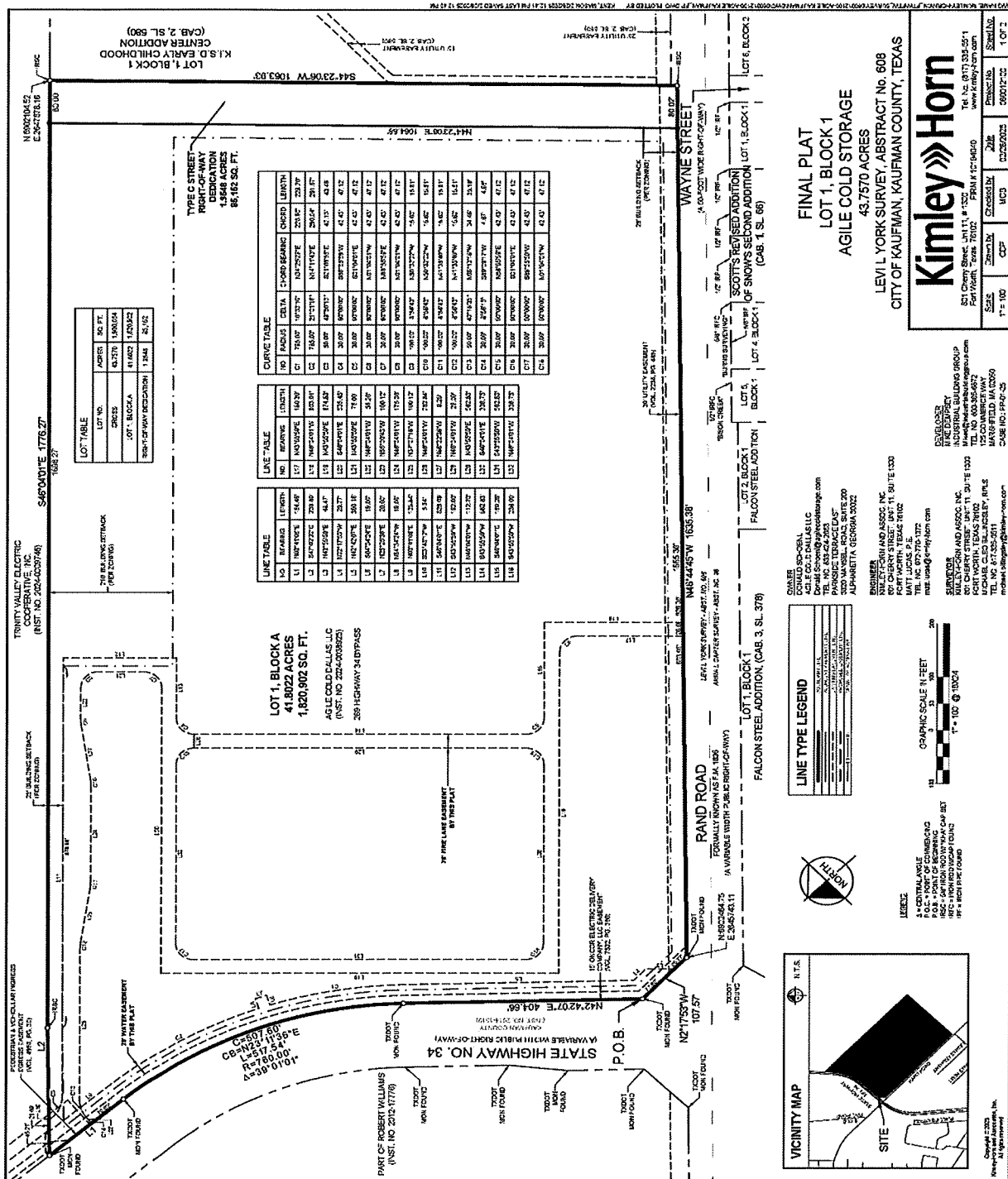


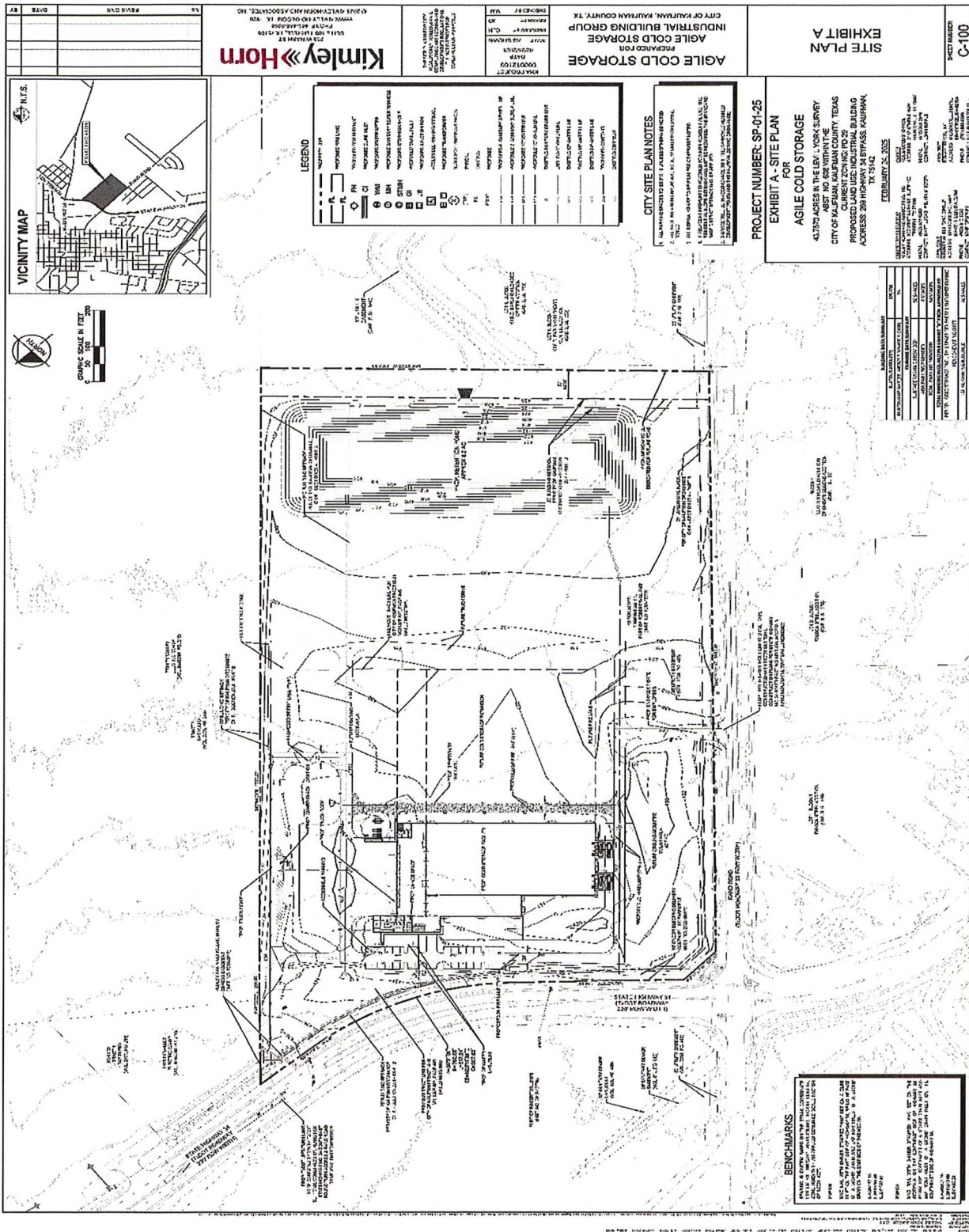
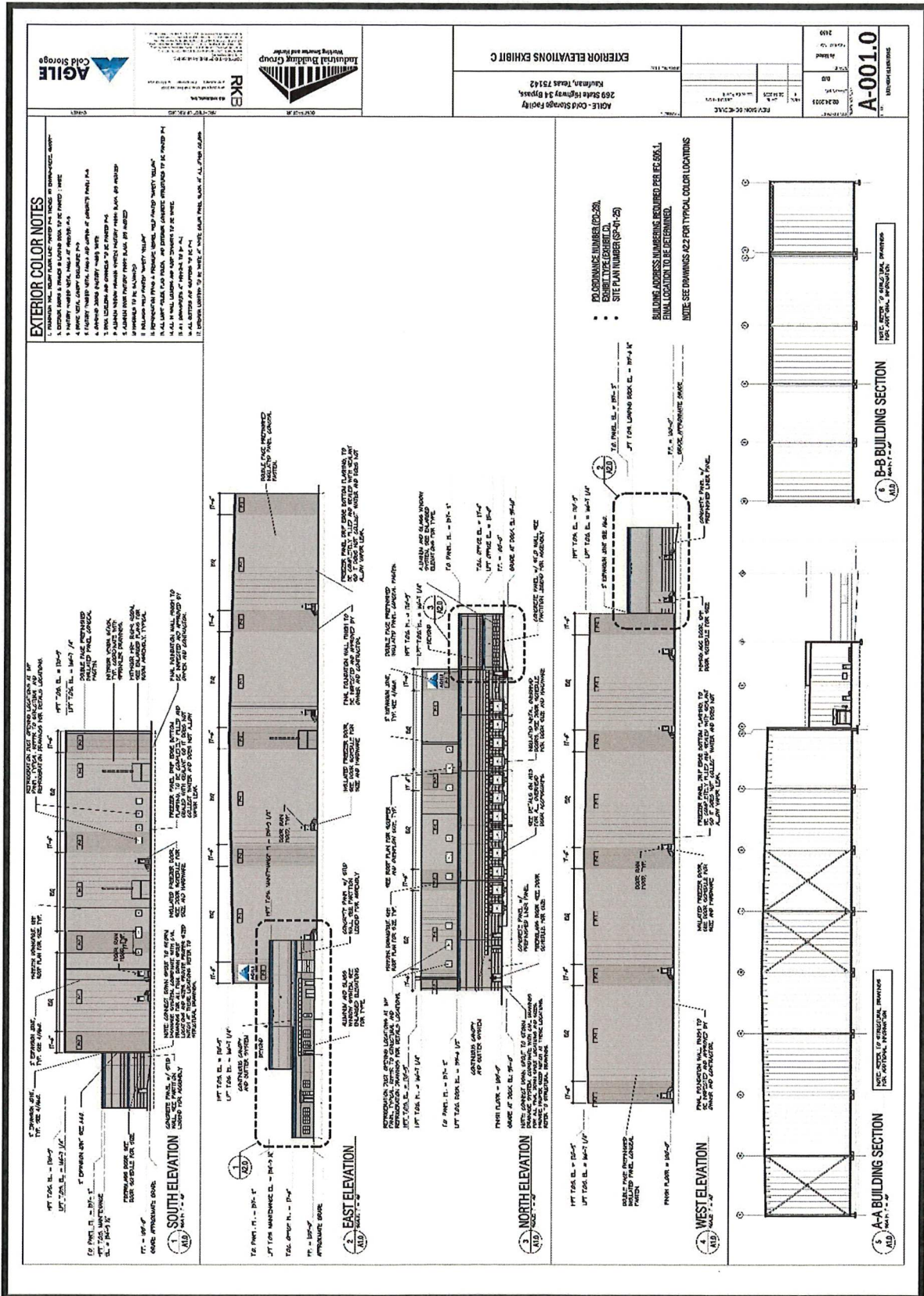
Exhibit B – Site Plan

Exhibit C – Building Elevations



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