



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL 1, 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 March 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 50.31 acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Planned Development-1 ("PD-1") to a Planned Development ("PD-29") with a base zoning of Commercial ("C") District, for expansion of the school, said property being generally located on the north-east corner of South Houston Street and State Highway 34. (Property ID 189566). (Case No: Z-06-25)

DISCUSSION/ACTION ITEMS

3. Consider and make a recommendation to City Council on the Conveyance Plat for JWS Land, ltd situated on 13.5068 acres of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 and 4, City of Kaufman, Kaufman County, Texas, said property being generally located at 400 Block of Kings Fort Parkway. (Case No: CP-01-25)
4. Consider and make a recommendation to City Council on the Final Plat for Highland Meadows Phase 2, situated on 44.224 acres of land (Property ID 16826) out of the Thomas Beedy Survey, Abstract No. 21 and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, said property being generally located on the south side of State Highway 243 at Ola Road. (Case No: FP-03-25)

ANNOUNCEMENTS AND REPORTS FROM ASSISTANT CITY MANAGER

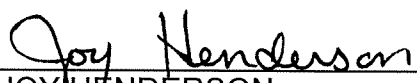
The City Council will meet on Monday, April 28th, to discuss the approved cases.
The Planning and Zoning Commission will meet on Tuesday, May 6th.

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, MARCH 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, 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.

Chairman Dunn called the meeting to order at 6:01 p.m. on Tuesday, March 4, 2025. Commissioners present were Chairman Richard Dunn, Commissioner Burton Brown, Commissioner Kathleen Sisson, Commissioner Mike Slye, and Commissioner Kathy Thorpe. Vice-Chairman Porfirio Lopez arrived at 6:04 pm. The City of Kaufman staff present included: Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, KEDC Director Stewart McGregor, and Planner Joy Henderson. Present in the audience were Robert Miklos, Lisa Nalls, David Nalls, Norman Scott, Catalino Flores, Jake Hodges, Michelle Butler, Jesus Carona, Mike Feather, Carmen Perrusquia, Juan Santoyo, Rene Marline, and Alberto Belmas.

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

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

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)

The Public Hearing opened at 6:03 p.m.

Assistant City Manager Rachel Mendoza presented the Commissioners with a report on the zoning of the KEDC property, located off of US Highway 175. Details of the case can be found in report Z-02-25 dated 03-04-2025.

Vice-Chairman Lopez asked if there are going to be commercial business there and if TxDOT has reviewed the plans.

Commissioner Brown asked if the lots are going to be sold or leased. Are there other properties similar to this that are vacant?

Commissioner Slye stated the concept plan shows an entrance off of Highway 175. Will it be 2 lanes or 4 lanes for the new roads?

KEDC Director Stewart McGregor stated this will have a flexible industrial use with 3 to 5 tenants; by using the SUP standards, it will allow the city more control over the development. It will have a campus like feeling. The property will be divided and sold as different businesses come in. Prairie Branch and Wayne Gent are the two additional roads to be installed. Millenium Park has more of a light industrial use compared to this property.

The Public Hearing closed at 6:16 p.m.

Commissioner Sisson made a motion to approve PD-31. The motion was seconded by Vice-Chairman Lopez. The motion passed with the members voting 5-1, with Commissioner Slye voting no.

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)

The Public Hearing opened at 6:30 p.m.

Assistant City Manager Rachel Mendoza presented the Commissioners with a report on the zoning of The Trails, located on FM 2727. Details of the case can be found in report Z-03-25 dated 03-04-2025.

Chairman Dunn asked if the HOA would care for the walking trails?

Vice-Chairman Lopez asked if TXDoT has been informed of this project since the traffic will be using FM 2727. Will the walking trails be installed in this development? Who will serve them water?

Commissioner Brown stated it looks like some of the lots are in the water and requested staff to talk to the surrounding property owners so they are more comfortable.

Commissioner Sisson stated this zoning is a reach since there is land and farms located around this property. City Lakes Park access will end up being exclusive to this subdivision.

Commissioner Slye stated this has been a two- to three-year project and he has never been comfortable about annexing this property. The property is being annexed because it touches part of the city limits of Kaufman. Sewer will be expensive for this development. Eventually a site plan will be submitted to the Planning and Zoning Commissioners and the screening wall would be one of the main items to watch for.

Commissioner Thorpe asked if the paramedics and fire department will be able to get to this development? How will they know this is part of the city and not the county?

Robert Miklos stated this PD is almost exactly as the approved DA agreement. There needs to be a change to the Planned Development 11.f to read "Before the 350th house receives...". There are six parking spaces open to the public for access to the walking trails.

Lisa Nalls stated she has livestock and the wooden fence being built will not work. She would like to have a more permanent fence, such as masonry, located there. The permanent fencing needs to be installed before the 1st house is built. A 3' berm to keep water from flowing from the development to her property. Also, a berm at the end of each road that shows it is going onto her property.

Michelle Butler asked what was going to be done to protect her livestock. Once they start clearing the fields, the mice and racoons will go to her property and harm her livestock. She has been there for 16 years. The additional 400 homes will add additional strain to the hospital, doctors and schools.

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

Commissioner Slye made a motion to approve PD-28, contingent on annexation, and including the requested change to Section 11.f. The motion was seconded by Vice-Chairman Lopez. The motion passed with the members voting 5-1, with Commissioner Sisson voting no.

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)

Assistant City Manager Rachel Mendoza presented the Commissioners with a report on the Final Plat of Agile Cold Storage, located at 269 State Highway 34. Details of the case can be found in report FP-01-25 dated 03-04-2025.

Commissioner Slye asked if there will be any solar farms or electric easements?

Commissioner Sisson made a motion to approve the **Final Plat of Agile Cold Storage**. The motion was seconded by Commissioner Thorpe. The motion passed by a vote of 6-0.

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)

Assistant City Manager Rachel Mendoza presented the Commissioners with a report on the Site Plan for Agile Cold Storage, located at 269 State Highway 34. Details of the case can be found in report SP-01-25 dated 03-04-2025.

Commissioner Brown asked where the truck entrance will be?

Jake Hodges stated the solar panels are for that development only, the detention pond will be 25' deep with a 6' high decorative fence. The trucks will enter and leave on Highway 34 entrance.

Vice-Chairman Lopez made a motion to approve the **Site Plan of Agile Cold Storage**. The motion was seconded by Commissioner Sisson. The motion passed by a vote of 6-0.

ANNOUNCEMENTS AND REPORTS FROM ASSISTANT CITY MANAGER

Assistant City Manager Rachel Mendoza announced the City Council will meet on Monday, March 24th, to discuss the approved cases and the next Planning and Zoning meeting 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

Since there is no further business, we stand adjourned at 7:44 p.m.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:


**JOY HENDERSON
PLANNER**



Planning and Zoning Commission Report

Meeting Date: April 1, 2025

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 50.31 acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Planned Development-1 ("PD-1") to a Planned Development ("PD-29") with a base zoning district of Commercial ("C"), for expansion of the school, said property being generally located on the north-east corner of South Houston Street and State Highway 34. (Property ID 189566). (Case No: Z-06-25)

BACKGROUND/SUMMARY:

The subject property consists of 50.31 acres located at the northeast corner of South Houston Street and Highway 34 Bypass. The property is currently zoned PD-1, which was established in 1983 to accommodate the needs of Kaufman County, which previously owned the property as part of a larger parcel. The subject property has since been sold to the school district which plans to develop a middle school, athletic field, and tennis courts on the site, while retaining part of the property for future development.

Development Controls:

The property will use the base zoning of "C" Commercial District for the development in the case of a conflicting provision, the regulations of the Zoning Ordinance shall govern. The proposed PD-29 regulations, Exhibit C, provide for standards for Area Regulations (setbacks and parking standards), Special Requirements (outside storage and screening), Landscape Requirements, and Supplemental Regulations. The PD requires all development to undergo site plan review and approval to ensure compliance with the regulations of PD-29 and the base zoning requirements, as applicable.

Permitted Uses:

The permitted uses will be limited to schools (public or parochial) and their associated uses, such as football fields, tracks, tennis courts, agriculture barns, bus barns, concession stands, etc.

Off-Street Parking and Access:

The off-street parking and loading requirements shall be one (1) parking space for each 12 students (design capacity) and one (1) parking space for each four (4) seats in the assembly areas.

All shared drives and access points shall comply with all federal, state, and local requirements relating to turnarounds, vehicle stacking, emergency access, and similar design requirements.

Landscaping and Tree Preservation:

All development shall generally comply with the City's landscaping requirements applicable to the base zoning district, as well as the City's tree preservation requirements, with the exception that a maximum of 10% of "Required Trees" and "Required Shrubs" may be placed onsite outside the street frontage landscape buffer yard.

Screening:

Screening walls or fences between different land uses is not required but is allowed; screening between uses shall be alternative equivalent screening.

Kaufman Zoning Ordinance Section 38.3.A.4 describes alternative equivalent screening as:

4. Alternative equivalent screening may be approved through the site plan approval process, Section 39. *Alternative equivalent screening does not include a chain link fence. Alternative equivalent screening is:
 - a. A minimum six-foot (6') cedar shadow box fence (staggered pickets on each side), with a top cap with a landscape buffer area. All support posts shall be galvanized metal.
 - 1) A minimum five-foot (5') landscape buffer area must be provided along the entire internal length of the perimeter of the fence.
 - 2) The landscape buffer area shall include one (1) large tree, as defined in Section 36, Figure 36-2, per forty linear feet (40 lf) or portion thereof landscape buffer area.
 - 3) The landscape buffer area shall be provided with adequate and inconspicuous irrigation systems.
 - 4) All landscaping and perimeter screening trees shall be maintained in a healthy living condition.
 - b. A landscaped earthen berm, as defined in Section 36.5.J with a minimum height of three feet (3').
 - 1) The earthen berm shall include one (1) large tree, as defined in Section 36, Figure 36-2, per forty linear feet (40 lf) or portion thereof along the entire length.
 - 2) The earthen berm shall include large evergreen shrubs, as defined in Section 36, Figure 36-2, not of the dwarf variety, to be planted in between the large trees required in Section 38.3.A.4.b.i. Matured shrubs shall provide optimal screening.
 - 3) All trees and shrubs shall be strategically placed to provide optimal landscaped screening.
 - 4) The landscaped buffer area shall be provided with adequate and inconspicuous irrigation systems.
 - 5) All the landscaping and perimeter screening trees and shrubs shall be maintained in healthy living condition.
 - c. A minimum six foot (6') wrought iron fence with large evergreen shrubs, as defined in Section 36, Figure 36-2, not of the dwarf variety, planted adjacent to the fence, so at the time of maturity will form a solid landscaped screen bordering the fence.
 - 1) The landscaped buffer area shall be provided with adequate and inconspicuous irrigation systems.
 - 2) All landscaping and screening shrubs shall be maintained in a healthy living condition.

Concept Plan:

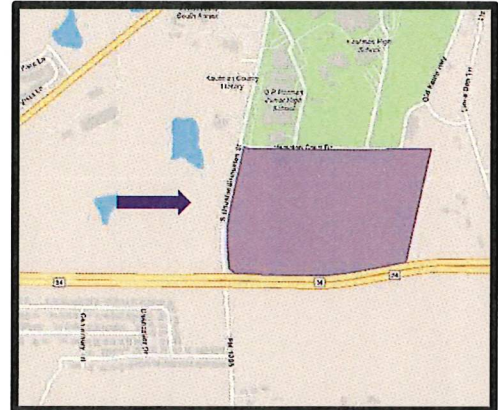
A concept plan has been provided, showing the intended development of the property. The concept plan illustrates a middle school building parallel to South Houston Street, with a mix of

tennis courts, an athletic field, concession stand, agriculture barn and parking. There is also open space to the east for future development.

One access point is proposed off State Highway 34 along the south side of the property. A second access point is proposed off South Houston Street along the west side of the property. The third access point is proposed off Hampton Court Drive along the north side of the property.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	A-O	Kaufman High School and Kaufman Junior High School
West:	PD-18 (across street)	Vacant Land, Children’s Shelter & Kaufman Library
South:	No Zoning (across street)	Not located in the City of Kaufman
East:	A-O	Vacant Land and Residential Homes



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property for Future Public uses. The requested Planned Development zoning is for a large school campus with commercial zoning as the base district.

Thoroughfare Plan:

State Highway 34 is designated as a “Type AA” major regional arterial bypass (4 lanes), with an ultimate right-of-way width of 240’. South Houston Street is designated as a “Type B” minor arterial (4 lanes), with an ultimate right-of-way width of 100’. The necessary right-of-way already exists at this location. If needed, any additional necessary right-of-way dedication is done during the platting process.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 12 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 = 1
- Property owners who have not responded = 11

If 20% of the area within 300 feet of the request objects to the application, then a favorable vote of ¾ 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-06-25, a zoning request for a Planned Development with a base zoning district of Commercial (“C”) District, to accommodate a new middle school, said property being generally located on the north-east corner of South Houston Street and State Highway 34.

ATTACHMENTS:

- Location Map
- Exhibit A – Property Description
- Exhibit B – Concept Plan
- Exhibit C – Planned Development Standards
- Exhibit C – Parking Standards
- Exhibit D – Property Owner Responses

Joy Henderson
Planner
972-932-2216 ext. 115
jhenderson@kaufmantx.org

Location Map

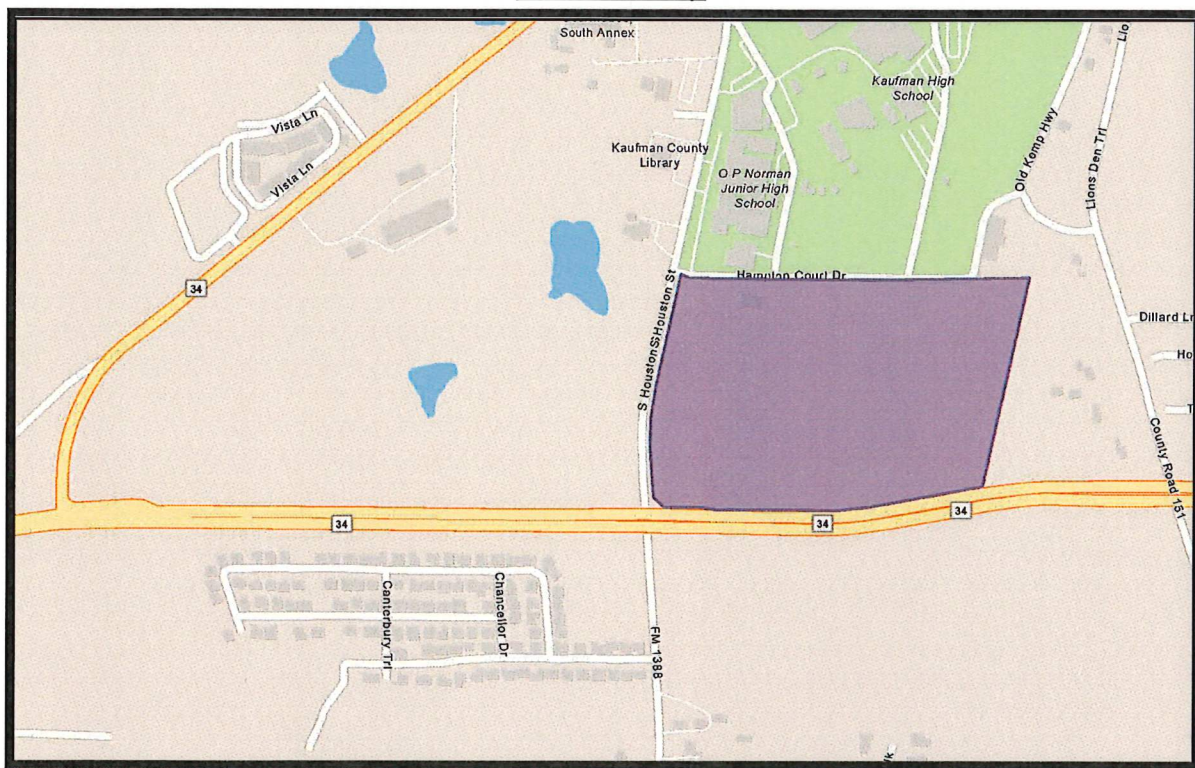


Exhibit A – Property Description/Survey
Kaufman ISD New Middle School Addition

BEING all of a called 50.313 acre tract of land situated in the D. Falcon Survey, Abstract Number 151, Kaufman County, Texas described by deed to Kaufman Independent School District as recorded in Volume 4527, Page 427 of the Deed Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 50.313 acre tract and the southwest corner of Lot 1, Block 1, Kaufman High School Addition, an addition to the City of Kaufman as recorded in Cabinet 2, Page 579 of the Plat Records of Kaufman County, Texas and lying on the west right-of-way of South Houston, also known as F.M. Highway No. 1388, a variable width right-of-way;

THENCE North 88 degrees 13 minutes 15 seconds East, along the north line of said 50.313 acre tract and the south line of said Lot 1, Block 1, a distance of 1878.37 feet to a 1/2 inch iron with cap stamped "SUMMIT" found for the northeast corner of said 50.313 acre tract and the southeast corner of said Lot 1, Block 1, also lying on the west line of a called 6.173 acre tract of land described by deed to Kaufman HWY 34 Horizon LLC as recorded in Volume 8581, Page 416 of the Deed Records of Kaufman County, Texas;

THENCE South 11 degrees 05 minutes 09 seconds West, along the east line of said 50.313 acre tract and the west line of said 6.173 acre tract, a distance of 1120.54 feet to a 3/8 inch iron rod found for the southeast corner of said 50.313 acre tract and the southwest corner of said 6.173 acre tract, also lying on the north right-of-way of State Highway 34 according to a called 9.6409 acre tract to the State of Texas (Parcel 4) recorded in Volume 5003, Page 116 of the Deed Records of Kaufman County, Texas;

THENCE along the north right-of-way of said State Highway 34 the following courses and distances:

South 78 degrees 35 minutes 27 seconds West, a distance of 560.55 feet to a TXDOT Aluminum Monument disk found for corner at the beginning of a curve to the right;

With a curve to the right having a radius of 1930.00 feet, a central angle of 10 degrees 48 minutes 38 seconds, an arc length of 364.15 feet, a chord bearing of South 83 degrees 59 minutes 47 seconds West, a distance of 363.61 feet to a TXDOT Aluminum Monument disk found for corner;

South 89 degrees 24 minutes 06 seconds West, a distance of 513.01 feet to a TXDOT Aluminum Monument disk found for corner;

North 84 degrees 51 minutes 33 seconds West, a distance of 100.00 feet to a TXDOT Aluminum Monument disk found for corner;

South 89 degrees 24 minutes 06 seconds West, a distance of 180.00 feet to a TXDOT Aluminum Monument disk found for corner at the southerly end of a corner clip of said State Highway 34;

THENCE North 55 degrees 54 minutes 49 seconds West, a distance of 80.01 feet along said corner clip to a TXDOT Aluminum Monument disk found for the northerly end of said corner clip lying on the west right-of-way of said F.M. Highway No. 1388;

THENCE along the west right-of-way of said F.M. Highway No. 1388 the following courses and distances:

North 05 degrees 19 minutes 07 seconds West, a distance of 252.79 feet to a concrete monument found for corner at the beginning of a curve to the right;

With a curve to the right having a radius of 1103.60 feet, a central angle of 16 degrees 37 minutes 54 seconds, an arc length of 320.35 feet, a chord bearing of North 02 degrees 59 minutes 50 seconds East, a distance of 319.23 feet to a 1/2 inch iron rod found for corner;

North 11 degrees 18 minutes 42 seconds East, a distance of 584.52 feet to the POINT OF BEGINNING containing 2,191,702 square feet, or 50.313 acres of land.

Exhibit C – Planned Development Standards
DEVELOPMENT STANDARDS
PLANNED DEVELOPMENT - COMMERCIAL
PD-29 FOR 50.31 ACRES, KAUFMAN, TEXAS

Purpose: The purpose of the development is to provide additional public education facilities to a 50.31-acre site. The public education additions will include a new middle school building, tennis courts, a multi-sport playing field with track, concession building at track, agricultural barn, and future career & technical education facility.

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

Conformance with the City's Zoning Ordinance and Development Standards: Except as otherwise set forth in these Development Standards, the regulations of the City's Zoning Ordinance, as it exists or may be amended, and the City's Development Standards, as it exists or may be amended, shall apply.

1. PERMITTED USES:

- a. School, public or parochial and their associated uses, such as football fields, tracks, tennis courts, agriculture barns, bus barns, concession stands, etc.

2. AREA REGULATIONS:

a. **Size of Yards:**

- i. **Minimum Front Yard** – Twenty-five feet (25')
- ii. **Minimum Side Yard** – Fifteen feet (15'): twenty-five feet (25') if adjacent to a street. The side or rear setback, whichever is adjacent to a residential zoning district or property line, shall observe a setback equal to a 3:1 slope from the residential property line, three feet (3') of setback for each one foot (1') of height, with exception if the adjacent property has a School, public use.
- iii. **Minimum Rear Yard** – Twenty feet (20')

b. **Parking Regulations:**

- i. School, secondary or middle (grades 7-8): One (1) parking space for each twelve (12) students (design capacity)
- ii. Assembly Areas: One (1) parking space for each four (4) seats

3. SPECIAL REQUIREMENTS:

- a. Outside storage is permitted and shall not be visible from any public street
- b. In lieu of a masonry screen wall, alternative equivalent screening shall be permitted in accordance with Section 38 of the City of Kaufman Zoning Ordinance adopted March 19, 2007
 - i. Screening shall be required between the Developer's/Owner's property and any adjacent residential property or residential zoning district with exception to properties in a residential zoning district with a school, public or parochial use.

4. LANDSCAPE REQUIREMENTS:

- a. A maximum of 10% of 'Required Trees' and 'Required Shrubs' may be placed onsite outside the street frontage landscape buffer yard.

5. SUPPLEMENTAL REGULATIONS:

- a. In accordance with Texas House Bill 2439, minimum building façade standards shall not apply.

Exhibit C – Planned Development Standards



www.tnpin.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

March 28, 2025

City of Kaufman
Joy Henderson
Planner
209 South Washington Street

RE: Z-06-25 – PD-29 – Parking Regulations

Ms. Henderson,

Included with PD-29 (Z-06-25), Kaufman ISD requests proposed parking regulations allowing a parking ratio of one (1) parking space per four (4) seats for school assembly areas such as track, field, auditorium, gymnasium, etc...

In the City's Zoning Ordinance, assembly area parking regulations require one (1) parking space per four (3) seats.

Typically, school assembly areas do not require the same parking requirements as private assembly areas. For track, field, and gymnasium events for example, it is estimated that attendance for most events will be 80% of capacity. In addition, it is estimated that 10% of attendees will be dropped off. When these factors are considered, a 1:4 parking ratio becomes sufficient (see example below).

Assume 1,000 seat capacity track/field event

Current Zoning Parking Regulations (assembly area) (1 parking space for each 3 seats)

$$1,000 \text{ seats} * (1 \text{ space}/3 \text{ seats}) = 334 \text{ spaces}$$

Proposed Zoning Parking Regulations (track, field, auditorium, gymnasium and other school related assembly (1 parking space for each 4 seats)

$$1,000 \text{ seats} * (1 \text{ space}/3 \text{ seats}) = 334 \text{ spaces}$$
$$334 \text{ spaces with } 80\% \text{ attendance} = 268 \text{ spaces}$$
$$334 \text{ spaces with } 10\% \text{ drop-off reduction} = 33 \text{ spaces}$$

$$268 \text{ spaces} - 33 \text{ spaces} = 235 \text{ required spaces}$$

$$1,000 \text{ seats} / 235 \text{ spaces} = 1 \text{ space for each } 4.26 \text{ seats}$$

If you have any questions or if you require any additional information, please let me know

Sincerely,

Joel Richey, PE
Senior Project Manager, Associate
tnp

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

Exhibit D – Property Owner Responses

Date: 3-20-20

Name: Borden & Long Properties

Address: 103 N Nash Kaufman TX

City & State: Kaufman TX

Phone #: 972 992 3422

RE: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 50.31 acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Planned Development-1 ("PD-1") to a Planned Development with a base zoning of Commercial ("C") District, for expansion of the school, said property being generally located on the north-east corner of South Houston Street and State Highway 34. (Property ID 189566). (Case No: 7-06-25)

I AM IN FAVOR I OBJECT

Email Address: _____

COMMENTS:

Thomas Borden III Thomas Borden III

NAME PRINTED SIGNATURE



Planning and Zoning Commission Report

Meeting Date: April 1, 2025

SUBJECT: Consider and make a recommendation to City Council on the Conveyance Plat for JWS Land, LTD situated on 13.5068 acres of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 and 4, City of Kaufman, Kaufman County, Texas, said property being generally located at 400 Block of Kings Fort Parkway. (Case No: CP-01-25)

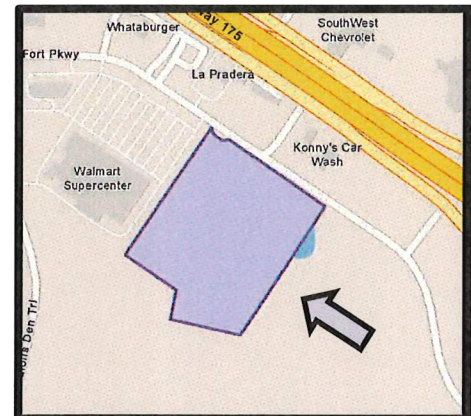
BACKGROUND/SUMMARY:

The applicant is requesting approval of a Conveyance Plat of Lots 3 and 4, Block A, of Kings Fort Addition, to accommodate the sale of the 13.5068 acres. Once the properties are sold, the new owners will Final Plat and Site Plan each of the lots.

The subject properties are located in the 400 block of Kings Fort Parkway. The preliminary plat for the undeveloped portions of the Kings Fort development (including these properties) was revised in January 2023 and the properties were zoned Planned Development 15–Commercial (“PD-15-C”) in 2017.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Planned Development	Vacant land, Burger King, Konny Carwash
West:	Planned Development	Walmart
South:	Planned Development	Vacant land, Enclave Development with homes
East:	Planned Development	Vacant land



THOROUGHFARE PLAN:

Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for the thoroughfare already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Conveyance Plat of Lots 3 and 4, Block A, of Kings Fort Addition located off Kings Fort Parkway at Center Drive.

ATTACHMENTS:

- Location Map
- Exhibit A – Conveyance Plat

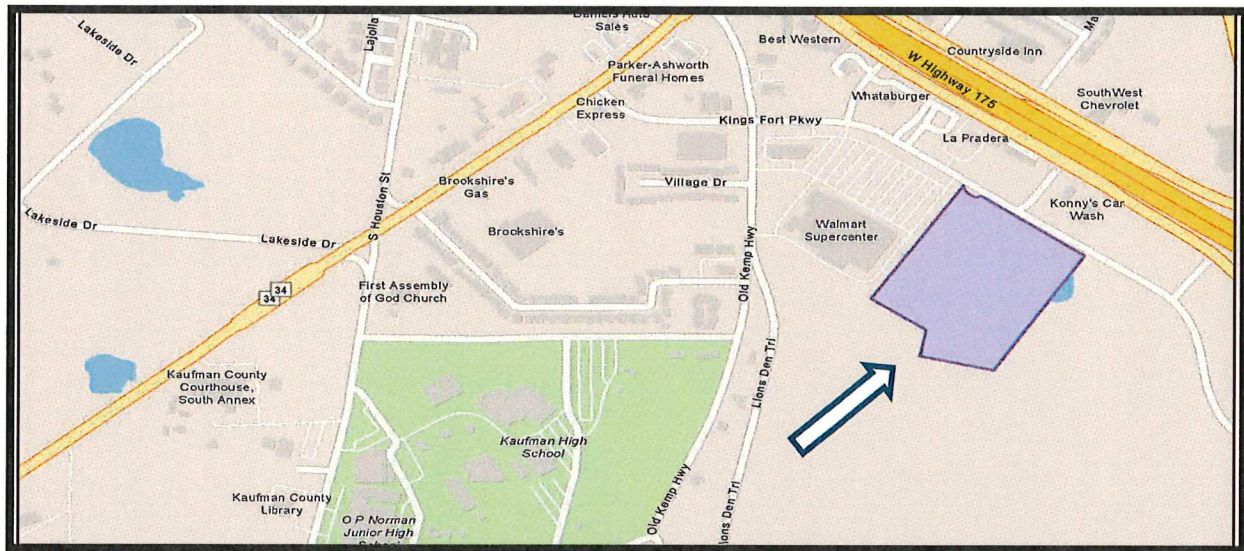
Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map





Planning and Zoning Commission Report

Meeting Date: April 1, 2025

SUBJECT: Consider and make a recommendation to City Council on the Final Plat for Highland Meadows Phase 2, situated on 44.224 acres of land (Property ID 16826) out of the Thomas Beedy Survey, Abstract No. 21 and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, said property being generally located on the south side of State Highway 243 at Ola Road. (Case No: FP-03-25)

BACKGROUND:

The subject property includes 44.224 acres located on the south side of State Highway 243 (SH 243) at Ola Road. This represents Phase 2 of the 106.417-acre Highland Meadows development, for which a development agreement was approved in July 2022 and amended in January 2023. In March 2023, 105.923 acres were annexed and zoned PD Planned Development-23 for single-family residential uses in general conformance with the development agreement; the remaining 0.491 acres were annexed in July 2023 after the developer acquired control of this remainder parcel. The conceptual plan approved with the PD-23 provided for 435 residential lots, a fire station lot, and several open space lots. In August 2023, the 106.417 acres were preliminary platted. In December 2023, the 62.193 acres of Phase 1 was final platted, with a lot count and configuration consistent with PD-23.

SUMMARY

The final plat for Phase 2 of Highland Meadows will create 210 single-family residential lots, 8 open space lots, and right-of-way. All the residential lots meet or exceed the minimum lot width of 50', the minimum lot depth of 110', and the minimum lot area of 5,500 sq. ft. as required by the PD-23 zoning and consistent with the preliminary plat. The majority of lots are 5,750 sq. ft. and the gross density is 4.7 units per acre. The lots range from 5,566 sq. ft. to 14,611 sq. ft.

The largest open space lots are Lot 39X of Block D and Lot 45X of Block N. Lot 39X is 1.64 acres and will be used for a detention pond. The other open space lots are each less than an acre and will accommodate perimeter landscaping and landscaping at the end of some of the blocks. The amenity center and part of the walking trails will be built during Phase 1.

The primary sanitary sewer line serving the development will be routed through the western part of the development. In areas where the sewer line is not in the street right-of-way, a sanitary sewer easement has been provided on Highland Meadows Phase 1 final plat. The primary water line serving the development will be routed along SH 243, where a 15' water easement is dedicated on Highland Meadows Phase 1 Final Plat. Phase 2 will be served by an 8" water line.

In Highland Meadows Phase 1 Final Plat, a parking and access easement was dedicated allowing for the off-street parking for the trailhead. In addition, a 3.5' pedestrian access easement was dedicated to facilitate the public sidewalk encroachment into the amenity center lot, as the

parallel parking spaces that will serve the amenity center, will use up much of the available right-of-way.

A 6' wide sidewalk will be built on lots 15x and 24x along Mirabeau Blvd; and 24x and 74x along Rolling Rock Blvd.

A 5' fence maintenance easement will be dedicated along the rear of all lots that back up the perimeter screening fence.

CIVIL PLANS, LANDSCAPE PLANS, FLOOD STUDY, AND TRAFFIC IMPACT ANALYSIS

Preliminary civil and landscape plans, a flood study, and a traffic impact analysis were prepared for the development at the time of preliminary plat review and were reviewed and accepted by the City. The final civil and landscape plans for Phase 1 were reviewed and accepted by the City.

The final civil for Phase 2 are under review and have already gone through multiple submittals, with the vast majority of comments having already been addressed; the final revisions are expected to be completed and the plans approved prior to consideration of the final plat by City Council.

The landscape plans have been reviewed and approved.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates SH 243 as a "Type A" Major Arterial, requiring a right-of-way width of 120'. The necessary right-of-way for SH 243 already exists at this location.

Mirabeau Blvd. is designated as a "Type C" Major Collector, requiring a right-of-way width of 80' and is continued from Phase 1.

Pearson Place, from Phase 1, is the main entrance to the development, will include a divided boulevard with a right-of-way width of 70', with two 21'-wide paving sections in either direction. The remainder of streets, from Phase 1 and 2, will include 50' right-of-way widths, with 31'-wide paving sections. On-street parallel parking spaces adjacent to the amenity center will increase the paving section in that area.

RECOMMENDATION:

The final plat for Phase 2 of Highland Meadows conforms to the approved preliminary plat and the PD-23 zoning. In addition, the necessary studies, analyses, and plan reviews have been conducted. Staff recommends approval of the Final Plat of Highland Meadows Phase 2 with the following conditions:

1. The remaining Civil Plan staff review comments are addressed and approved prior to plat recordation.
2. The addresses (as assigned by Kaufman County 911 Addressing and approved by the City) are added to the plat prior to plat recordation.

Approved Conceptual Plan (PD-23) for Phase 1 and 2



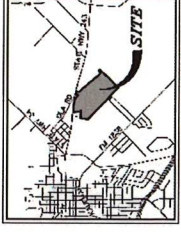
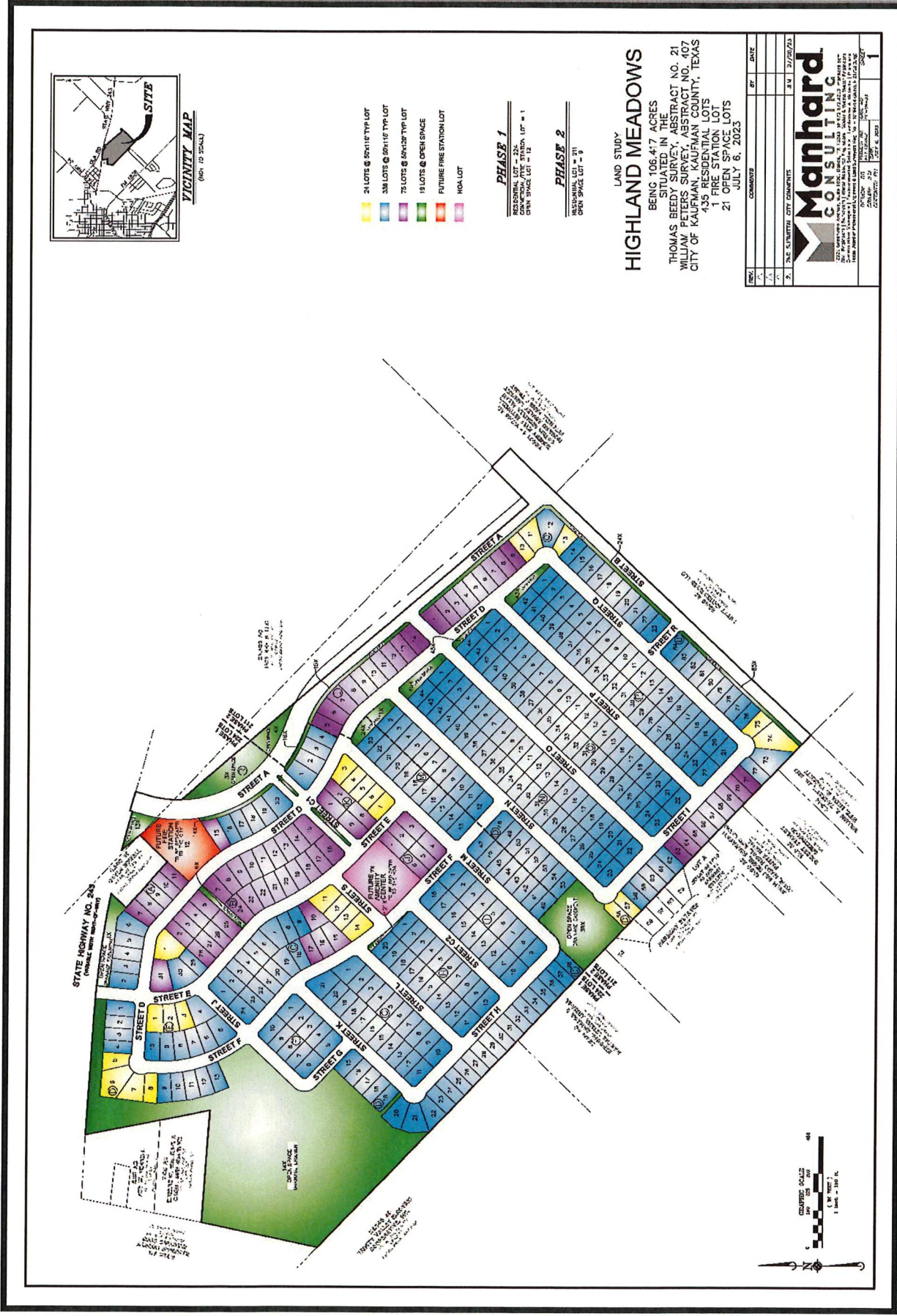
TALSON DESIGN
 Landscape Architecture
 10000 130th Ave, Suite 100
 Golden, CO 80401
 Phone: 303.440.1100
 Website: talsondesign.com

Job No: 24-1108
 Date: March 2, 2025
 Scale: 1" = 80' 0"

Meritage Kaufman - Highland Meadows
 Concept Site Plan

Exhibit C1

Approved Land Study of Highland Meadows for Phase 1 and 2



- 24 LOTS @ 50x116 TYP LOT
- 338 LOTS @ 60x116 TYP LOT
- 75 LOTS @ 60x120 TYP LOT
- 19 LOTS @ OPEN SPACE
- FUTURE FIRE STATION LOT
- MOA LOT

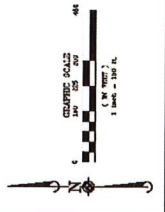
PHASE 1
 RESIDENTIAL LOT = 24
 OPEN SPACE LOT = 1

PHASE 2
 RESIDENTIAL LOT = 311
 OPEN SPACE LOT = 9

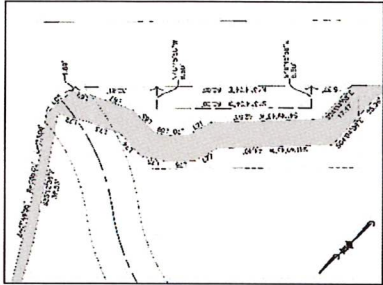
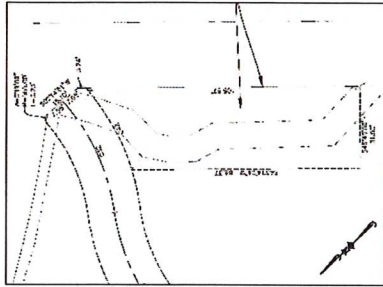
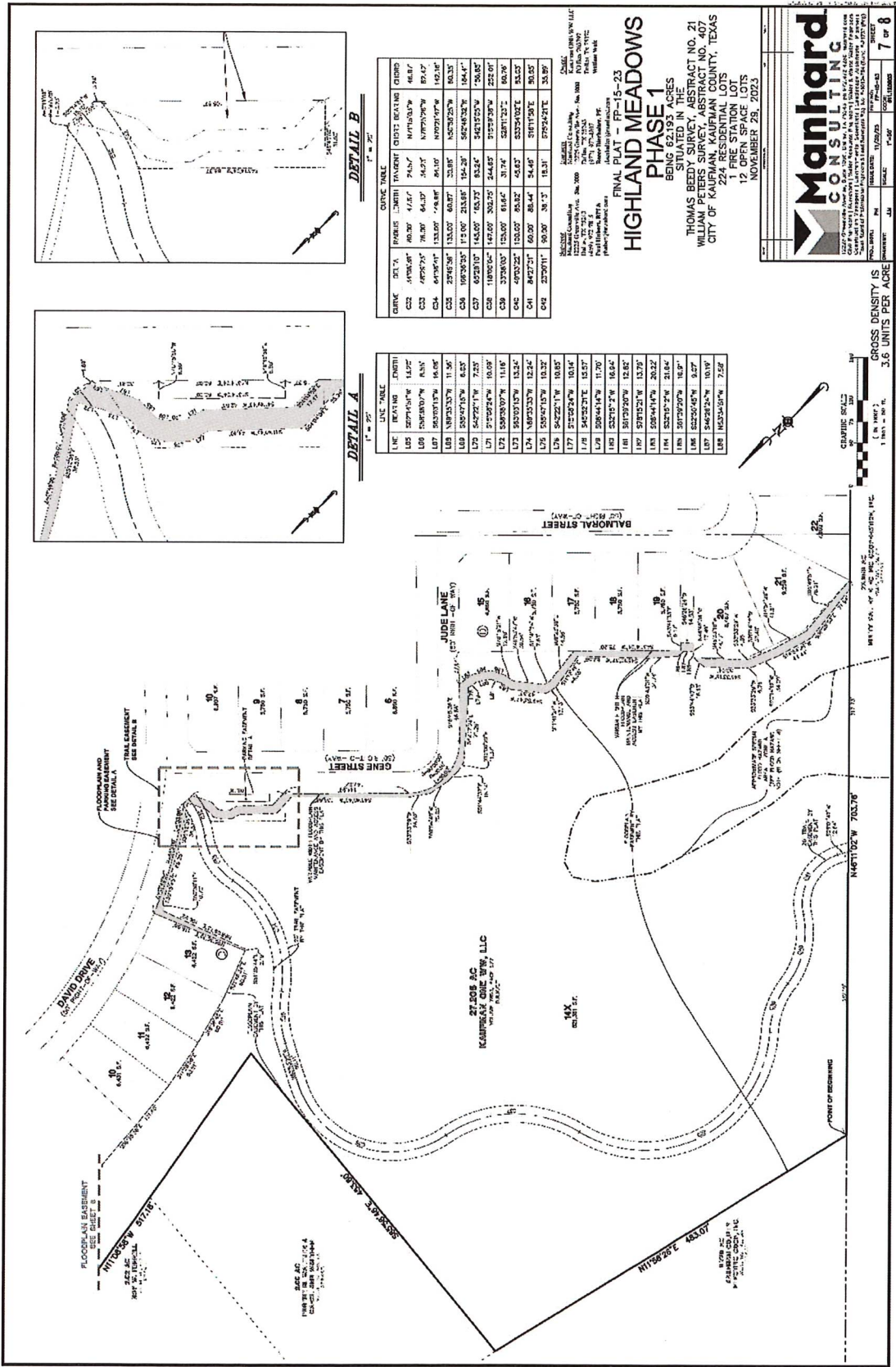
LAND STUDY
HIGHLAND MEADOWS
 BEING 106.47 ACRES
 SITUATED IN THE
 THOMAS REEDY SURVEY, ABSTRACT NO. 21
 WILLIAMS SURVEY, ABSTRACT NO. 402
 CITY OF KALIFORNIA, KALIFORNIA COUNTY, TEXAS
 435 RESIDENTIAL LOTS
 1 FIRE STATION LOT
 21 OPEN SPACE LOTS
 JULY 6, 2023

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Manhard CONSULTING
 200 W. BERRY STREET, SUITE 100, DALLAS, TEXAS 75201
 TEL: 214.750.1000 FAX: 214.750.1001
 WWW.MANHARDCONSULTING.COM



Final Plat of Highland Meadows, Phase 2



DETAIL B
1" = 20'

CURVE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
C23	S 87° 00' 00" W	44.67'	N 75° 00' 00" E	44.67'
C24	S 87° 00' 00" W	44.67'	N 75° 00' 00" E	44.67'
C25	S 87° 00' 00" W	44.67'	N 75° 00' 00" E	44.67'
C26	S 87° 00' 00" W	44.67'	N 75° 00' 00" E	44.67'
C27	S 87° 00' 00" W	44.67'	N 75° 00' 00" E	44.67'
C28	S 87° 00' 00" W	44.67'	N 75° 00' 00" E	44.67'
C29	S 87° 00' 00" W	44.67'	N 75° 00' 00" E	44.67'
C30	S 87° 00' 00" W	44.67'	N 75° 00' 00" E	44.67'
C31	S 87° 00' 00" W	44.67'	N 75° 00' 00" E	44.67'
C32	S 87° 00' 00" W	44.67'	N 75° 00' 00" E	44.67'

DETAIL A
1" = 20'

LINE	BEARING	LENGTH
L01	S 87° 00' 00" W	44.67'
L02	S 87° 00' 00" W	44.67'
L03	S 87° 00' 00" W	44.67'
L04	S 87° 00' 00" W	44.67'
L05	S 87° 00' 00" W	44.67'
L06	S 87° 00' 00" W	44.67'
L07	S 87° 00' 00" W	44.67'
L08	S 87° 00' 00" W	44.67'
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L99	S 87° 00' 00" W	44.67'
L100	S 87° 00' 00" W	44.67'

HIGHLAND MEADOWS PHASE 1
FINAL PLAT - FP-15-23
BEING 82.933 ACRES
SITUATED IN THE
THOMAS BERRY SURVEY, ABSTRACT NO. 21
WILLIAM PETERS SURVEY, ABSTRACT NO. 407
BOTH IN TARRANT COUNTY, TEXAS
1 FIRE STATION LOT
12 OPEN SPACE LOTS
NOVEMBER 29, 2023

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WWW.MANHARDCONSULTING.COM

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TEL: 214.750.1100
WWW.MANHARDCONSULTING.COM

GROSS DENSITY IS
3.6 UNITS PER ACRE

