



**AGENDA**  
**PLANNING AND ZONING COMMISSION SPECIAL MEETING**  
**THURSDAY, JUNE 12, 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 Commissioners 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.

**PRESENTATION** Presentation and discussion regarding definition and purpose of impact fees, procedural process for conducting the impact fee study and adopting fees, and the role and responsibility of staff, consultants, and the capital improvement plan advisory committee.

**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.

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

1. Conduct a public hearing and make a recommendation to City Council on a request for a **Specific Use Permit (SUP-59)** for alcoholic beverage sales in conjunction with a restaurant (Morita's Brunch) on approximately 0.5142 acres of land, located at 300 East Cherry Street, Suite A, being Lot 1, Block 39 of the Fantasy Plaza Addition, City of Kaufman, Kaufman County, Texas (Parcel ID 177708). (Case No. Z-07-25)

2. Conduct a public hearing and make a recommendation to City Council to **Amend O-15-17 for Planned Development-15 Highway Commercial (PD-15 HC)** by adding a 15-foot side yard setback requirement to Exhibit G. The subject property is located south of E. U.S. Highway 175 between Old Kemp Highway (C.R. 151) and the Highway 34 Bypass on land out of the D. Falcon Survey, Abstract 151, City of Kaufman, Kaufman County, Texas. (Case No. Z-05-25)

## DISCUSSION/ACTION ITEMS

### ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

The City Council will meet on Monday, June 23, to discuss and take action on the cases from the June 3 and June 12 Planning and Zoning meetings.

The Planning and Zoning Commission will meet on Tuesday, July 1.

### 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, JUNE 6, 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.



## Planning and Zoning Commission Report

**Meeting Date: June 12, 2025**

**SUBJECT:** Conduct a public hearing and make a recommendation to City Council on a request for a **Specific Use Permit (SUP-59)** for alcoholic beverage sales in conjunction with a restaurant (Morita's Brunch) on approximately 0.5142 acres of land, located at 300 East Cherry Street, Suite A, being Lot 1, Block 39 of the Fantasy Plaza Addition, City of Kaufman, Kaufman County, Texas (Parcel ID 177708). (Case No. Z-07-25)

### BACKGROUND/SUMMARY:

The applicant has submitted a Specific Use Permit (SUP) application for alcoholic beverage sales in conjunction with a restaurant (Morita's Brunch), located at 300 East Cherry Street. The property is zoned Commercial District (C). The restaurant received its Certificate of Occupancy (CO) in December 2024.

Morita's Brunch is a tenant within the Fantasy Plaza Center, which includes other commercial tenants. The approved site plan, dated April 2006, shows a total of 32 shared parking spaces. The suite occupied by Morita's Brunch contains approximately 1,600 square feet of space. The addition of alcoholic beverage sales would complement their existing restaurant operations.

A floor plan has been provided. There are two main entrances to the dining area, located on the northern and eastern sides of the building. The dining area and restrooms are situated in these same sections. The kitchen, food preparation area, and office are located in the southern and western portions of the suite. Additionally, there is a staff entrance on the west side of the building. While the floor plan shows a general seating arrangement, the restaurant will provide seating for 40 customers.

Chapter 5 of the Business Regulations outlines standards regarding the required distance from churches, hospitals, and educational institutions. Alcoholic beverage sales are prohibited within 300 feet of any church, public hospital, public school, or other educational institution. This distance is measured in a straight line across intersections, from the front door of the businesses property line to the property line of the protected use. Staff has determined that the business is not located within 300 feet of any church, hospital, or educational institution.

The applicant has noted the maximum regular business hours of operation (6:00am – 9:00pm, 7 days a week), has indicated that there will not be any future changes to the exterior of the building.

**SURROUNDING ZONING AND EXISTING LAND USES:**

	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North:</b>	<b>Commercial</b>	<b>Car Wash &amp; Tire Repair Shop</b>
<b>South:</b>	<b>Residential</b>	<b>Residential Homes</b>
<b>East:</b>	<b>Commercial Residential</b>	<b>Retail suites on the same lot Residential Homes</b>
<b>West:</b>	<b>Residential</b>	<b>Residential Homes</b>



**COMPREHENSIVE PLAN:**

**Land Use Plan:**

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

**DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS**

**Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:**

- A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all the following:
1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
  2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
  3. The nature of the use is reasonable;
  4. Any negative impact on the surrounding area has been mitigated; and/or
  5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.
- B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

### PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 33 property owners within 300 feet of the property. The results are as follows:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 33

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

### RECOMMENDATION:

Staff recommends approval of Z-07-25 for Specific Use Permit-59 (SUP-59) for alcoholic beverage sales in conjunction with a restaurant at 300 East Cherry Street, Suite A with the following conditions:

1. The Property, including all buildings, premise, or land used pursuant to this SUP-59 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) unless an amendment to SUP-59 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
2. The Owner and/or Operator of the Property shall possess and continuously maintain a current Texas Alcoholic Beverage Commission (TABC) Private Club license for the continued operation of the property for Commercial District with Specific Use Permit-59 zoning designation.
3. The Owner and/or Operator of the Property shall possess and continuously maintain a current City of Kaufman Alcohol Permit for the Property.
4. All sales of alcoholic beverages shall be allowed for on-premise consumption only.
5. Fifty percent (50%) or more of sales transacted upon the Property shall be from food.

### ATTACHMENTS:

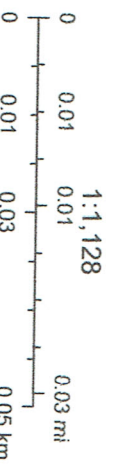
Location Map  
Floor Plan  
Exterior Pictures  
Approved Site Plan for 04-2006

Martin Mares  
Senior Planner  
972-932-2216 ext. 117  
[MMares@kaufmantx.org](mailto:MMares@kaufmantx.org)

# Location Map



3/4/2025, 5:45:05 PM

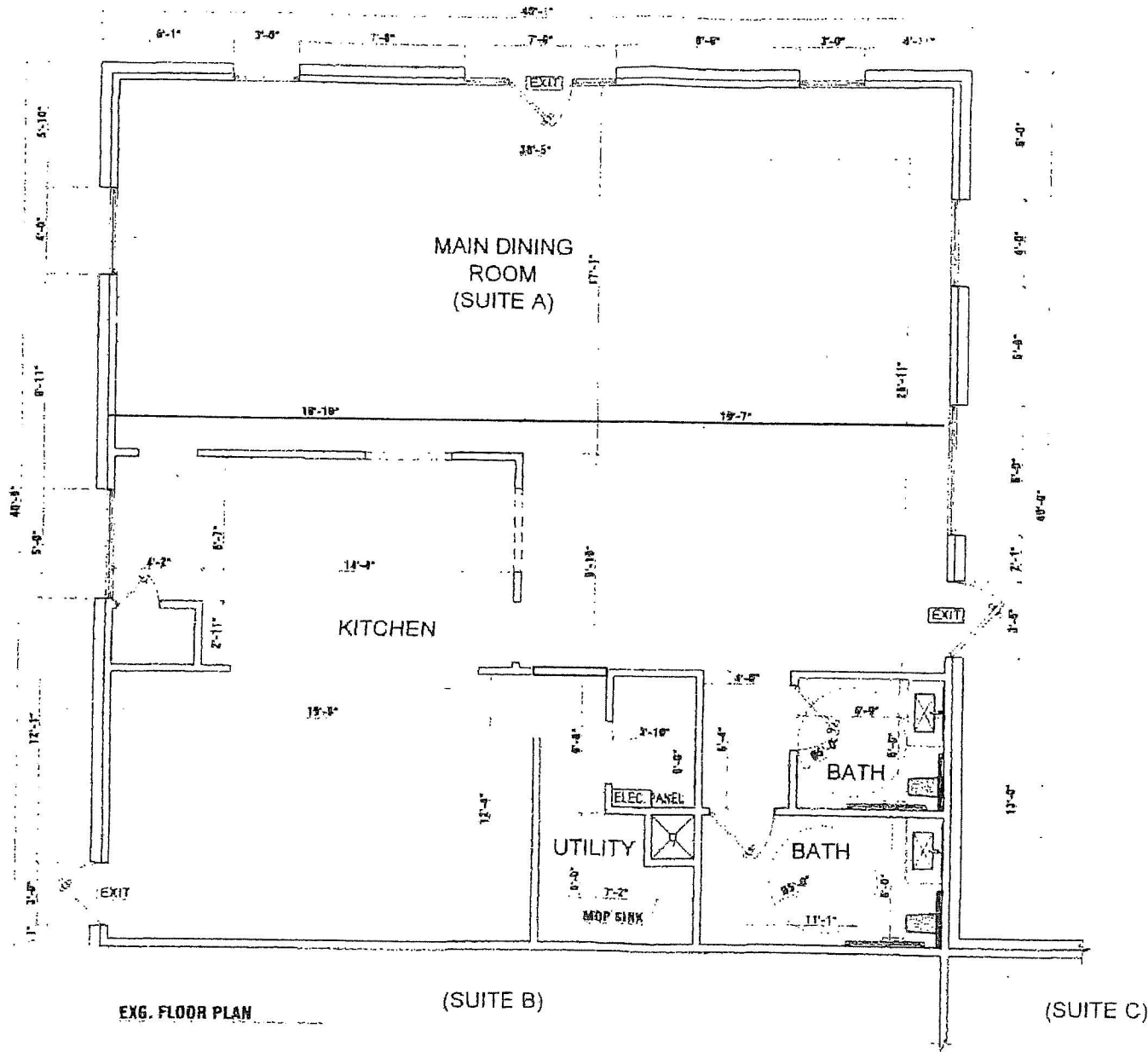


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

EXG. 1000 GALS.  
GREASE TRAP



ADDRESS: 300 E Cherry St Koufman, TX 75142 LEGAL DESC. FANTASY PLAZA ADDITION, BLOCK 39, LOT 1 SCOPE OF WORK: SUITE A EXG. FLOOR PLAN	PROJECT TITLE: FLOOR PLAN SCALE: 3/16" = 1'-0" SHEET: DATE: 5/27/2019	1.0
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THIS PLAN IS PREPARED BY AN ARCHITECT OR ARCHITECTS IN ACCORDANCE WITH THE PROFESSIONAL SEAL AND LICENSE IN THE STATE OF TEXAS. THE ARCHITECT OR ARCHITECTS HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THIS PLAN. THE ARCHITECT OR ARCHITECTS HAS NOT CONDUCTED A SURVEY OF THE EXISTING CONDITIONS AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE EXISTING CONDITIONS SINCE THE DATE OF THE VISUAL GENERAL VERIFICATION. THE ARCHITECT OR ARCHITECTS HAS NOT CONDUCTED A SURVEY OF THE EXISTING CONDITIONS AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE EXISTING CONDITIONS SINCE THE DATE OF THE VISUAL GENERAL VERIFICATION. THE ARCHITECT OR ARCHITECTS HAS NOT CONDUCTED A SURVEY OF THE EXISTING CONDITIONS AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE EXISTING CONDITIONS SINCE THE DATE OF THE VISUAL GENERAL VERIFICATION.



A photograph of a brick sign for Fantasy Plaza. The sign is arched and features the name 'FANTASY PLAZA' in large red letters on a white background. Below the name, the address '300 E. CHERRY' is written in smaller black letters. The sign is surrounded by greenery, including a tree on the left and various bushes in the foreground. A white car is partially visible in the bottom right corner. In the background, there are other commercial buildings and a clear blue sky.

**FANTASY  
PLAZA**

300 E. CHERRY



MB

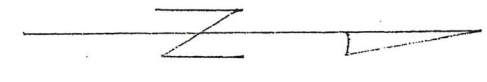
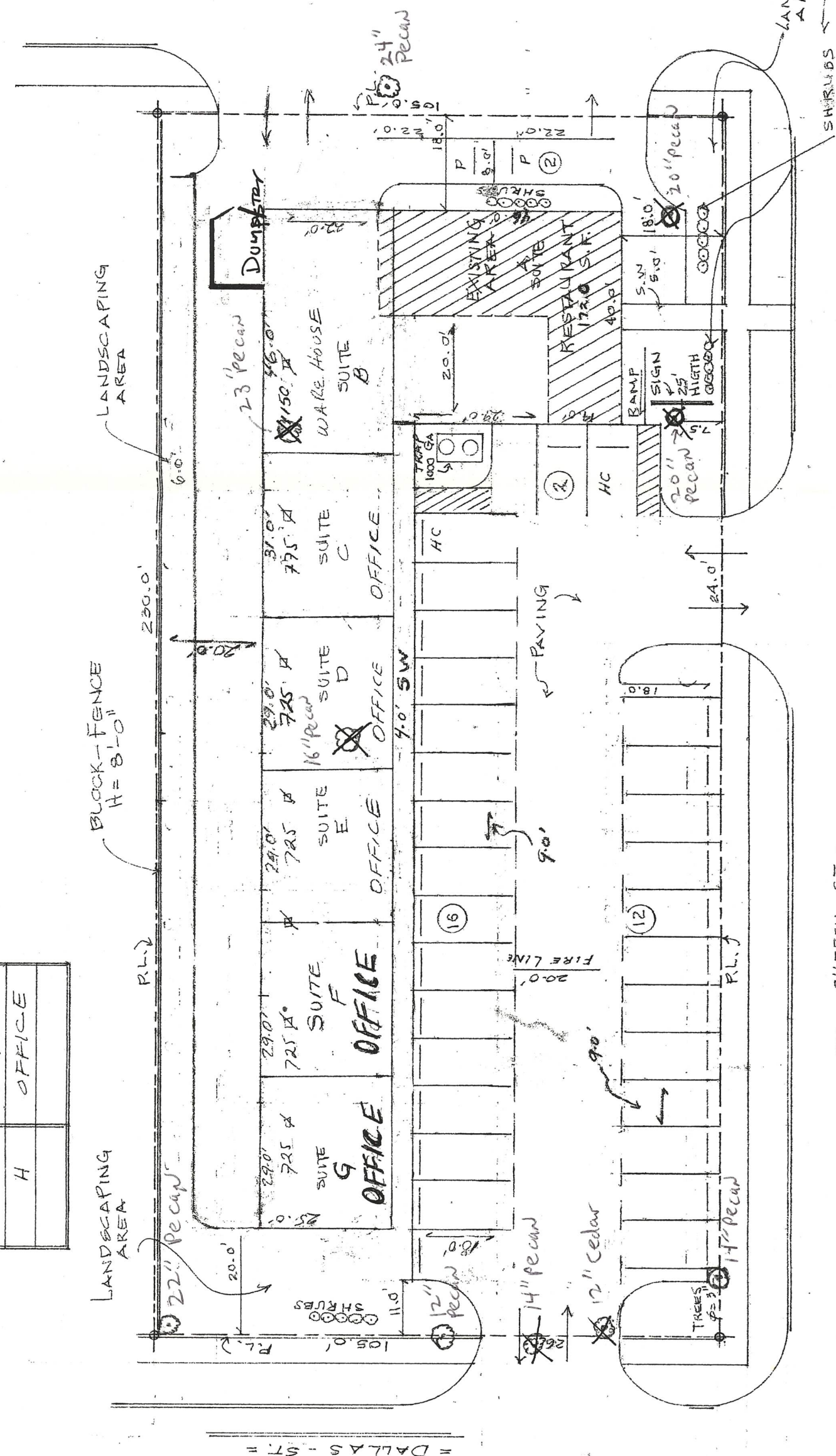
MORITAS BRUNCH





SUITES	USES
A	RESTAURANT
B	WAREHOUSE
C	OFFICE
D	OFFICE
E	OFFICE
F	<b>OFFICE</b>
G	<b>OFFICE</b>
H	OFFICE

RESIDENTIAL AREA



LAND =  
AREA = 24150 S.F.  
AREA = .554 ACRES

LANDSCAPING - PLAN =  
SCALE: 1/16" = 1'-0"  
17.27 %

BUILDING - AREA  
65% S.F.

EXISTING TREES  
Down  
To Keep

LANDSCAPING - AREA  
4171 = 0.1727 = 17.27 %

SITE - PLAN =  
SCALE: 1/16" = 1'-0"  
214 / 608-4466

MS. ZITA HERRERA

SCALE: 1/16" = 1'-0"  
DATE: 02-08-2006  
DRAWN BY: ZAPICD  
APPROVED BY:  
300 CHERRY ST. (214) 796-9636  
PRELIMINARY NUMBER

RECEIVED APR 25 2006

= 300 CHERRY ST. =

= DALLAS - ST. =



**Planning and Zoning Commission Report**

**Meeting Date: June 12, 2025**

**SUBJECT:** Conduct a public hearing and make a recommendation to City Council to **Amend O-15-17 for Planned Development-15 Highway Commercial (PD-15 HC)** by adding a 15-foot side yard setback requirement to Exhibit G. The subject property is located south of E. U.S. Highway 175 between Old Kemp Highway (C.R. 151) and the Highway 34 Bypass on land out of the D. Falcon Survey, Abstract 151, City of Kaufman, Kaufman County, Texas. (Case No. Z-05-25)

**SUMMARY:**

The applicant is requesting approval of an amendment to Ordinance O-15-17 for Planned Development-15 Highway Commercial (PD-15 HC), specifically related to Tract 6 of Exhibit G. The subject properties are zoned PD-15 for Highway Commercial uses.

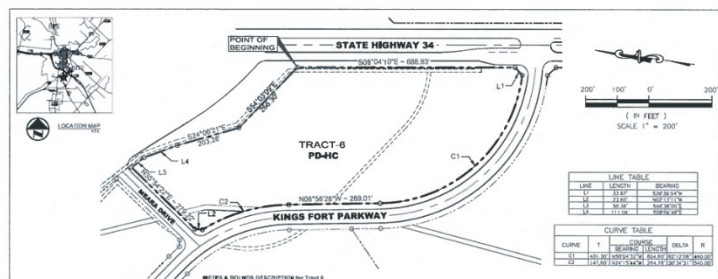
Development standards for the site are outlined in Exhibit G of the Planned Development ordinance. Any standards not specifically addressed in Exhibit G default to the Highway Commercial regulations in the Kaufman Zoning Ordinance. This amendment was initiated during the review of the proposed Brakes Plus project. Due to the site layout, the building is situated approximately 17 feet from the adjacent lot, whereas the Kaufman Zoning Ordinance requires a 25-foot side yard setback.

The applicant received approval of the civil plans. In conjunction with this proposed amendment to the Planned Development, a Site Plan and Final Plat are also being considered for Brakes Plus.

Typically, if this were a property under straight zoning rather than a Planned Development, such a request would go before the Zoning Board of Adjustment (ZBA). However, Section 9.5, *Limitations on Authority of Board*, states that the Board of Adjustment does not have the authority to grant or modify Specific Use Permits (Section 30) or the conditions of a Planned Development (Section 29). Therefore, the appropriate next step is to seek an amendment to the Planned Development for consideration of this request.

**Development Standards Modification to Exhibit G.**

The request pertains specifically to Exhibit G of the Planned Development ordinance. The proposed language to be added is as follows: "Side Setbacks for Tract 6 – Minimum side yard shall be 15 feet (15')." This amendment would apply only to Tract 6 and not to the entire Planned Development. Tract 6, as shown



in the provided exhibits, includes the area along Meara Drive, Kings Fort Parkway, and State Highway 34.

The only existing development within this tract is the QuickTrip, with Brakes Plus proposed adjacent to it. There are two additional lots within Tract 6 that do not currently have proposed developments. However, all these lots will have cross-access connectivity.

**SURROUNDING ZONING AND EXISTING LAND USES:**

	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North:</b>	<b>Planned Development</b>	<b>Kaufman Business Park (across SH 175)</b>
<b>East:</b>	<b>Planned Development</b>	<b>Quiktrip &amp; Numo Manufacturing (across SH 34)</b>
<b>South:</b>	<b>Planned Development</b>	<b>Vacant land</b>
<b>West:</b>	<b>Planned Development</b>	<b>Lone Star Credit Union &amp; vacant land</b>



**COMPREHENSIVE PLAN:**

**Land Use Plan:**

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned “PD-15 Highway Commercial”, which allows for commercial uses listed in the Kaufman Zoning Ordinance. The proposed use is in conformance with the 2014 Future Land Use Plan and the Commercial zoning regulations.

**THOROUGHFARE PLAN:**

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

**RECOMMENDATION:**

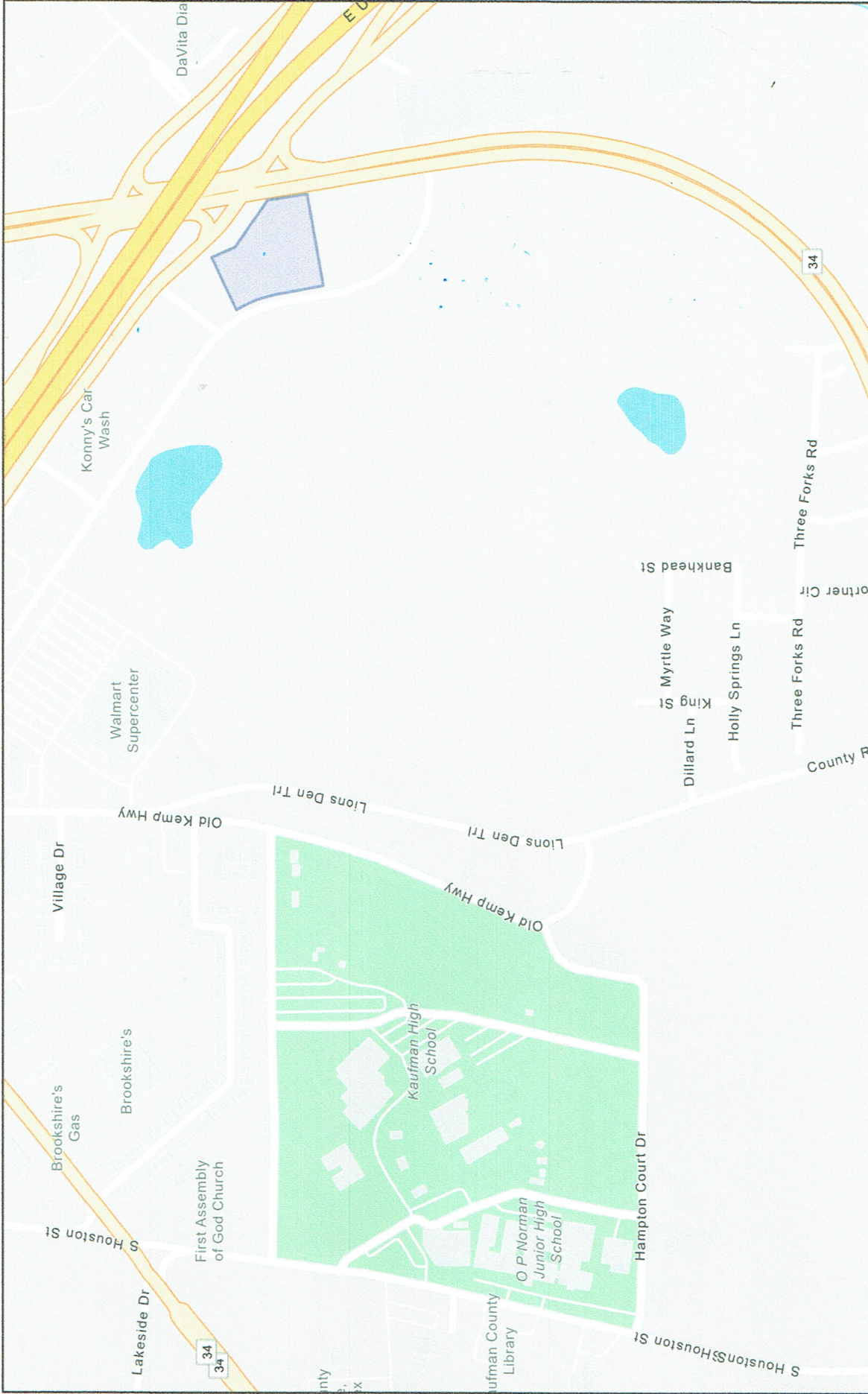
Staff recommends approval of the Amendment to O-15-17 for Planned Development-15 Highway Commercial (PD-15 HC).

**ATTACHMENTS:**

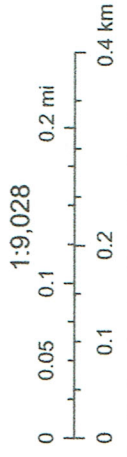
- Location Map
- PD-15 Highway Commercial Ordinance
- Exhibit G of the PD Ordinance

Martin Mares  
 Senior Planner  
 972-932-2216 ext. 117  
[mmares@kaufmantx.org](mailto:mmares@kaufmantx.org)

# Location Map



5/14/2025, 3:32:48 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

## **PLANNED DEVELOPMENT - 15 for HIGHWAY COMMERCIAL (PD-HC)**

18.25 acres of 199.76 Kings Fort Addition

### **A. GENERAL PURPOSE, INTENT AND DESCRIPTION:**

The Planned Development — Highway Commercial (PD-HC) district is intended to establish a multi-use commercial development area that is compatible with Highway Commercial (HC) zoning but allows for uses as noted in Section B(3). Unless otherwise stated herein, or otherwise indicated on the Final Site Plan approved by the City of Kaufman, development standards for the property shall be in accordance with the Highway Commercial (HC) requirements of the City of Kaufman Zoning Ordinance No.O-02-07 and other applicable portions of the City's Code of Ordinances, as amended.

### **B. PERMITTED USES:**

- (1) Uses permitted in the Highway Commercial (HC) zoning district, as provided in the Kaufman Zoning Ordinance O-02-07, as amended.
- (2) Outside Storage, Outside Sales, and Outside Display, for seasonal uses as defined in the Kaufman Zoning Ordinance 0-02-07.
- (3) Other uses as noted following:
  - a. Automotive gasoline or motor fuel service station
  - b. Tire dealership
  - c. New auto sales
  - d. Auto repair, minor (oil and lube store)
  - e. Check cashing service
  - f. Garden shop
  - g. Greenhouse or plant nursery w/outside display of plants

### **C. AREA AND OTHER REGULATIONS:**

#### **(1) Parking and Loading Requirements:**

- a. Outside Storage, Outside Sales and Outside Display shall require additional parking at a ratio of one (1) per two (2) required spaces used for these uses.
- b. Stacking of cars, at uses requiring stacking, shall be as provided on the detailed Site Plan.
- c. On parking lots larger than fifty (50) parking spaces serving a shopping center, a maximum of ten percent (10%) of the required parking may be for compact car parking and shall be clearly marked as such.

**(2) Landscaping Requirements:**

City required landscaping within the interior of the parking lot may be placed around the perimeter of the parking lot, including but not limited to, landscaping at the terminus of parking rows and street yard landscaping. A reduction in the required landscape area or the number of trees below what is required by the Kaufman Zoning Ordinance is not allowed; however, the required landscape area and trees may be placed at the perimeter of the lot rather than within the parking field.

**(3) Masonry Requirements:**

All buildings and walls shall have eighty percent (80%) masonry exterior sheathing, exclusive of windows and doors. Glass block, stucco, split block, tilt wall and other products of the same type may be counted as masonry. A forty percent (40%) portion of the eighty percent (80%) requirement may be met with EFIS or Hardy Plank eight feet (8') feet above the ground or higher.

**(4) Lighting Requirements:**

- a. Allowable lighting shall include 1000-watt metal halide fixtures with sag lenses. Additionally, direct illumination as needed to light the front facade of a building shall be allowed. Other allowable lighting shall meet the lighting standards in the Kaufman Zoning Ordinance.
- b. Mounting Height: Maximum mounting height of site lighting shall not exceed thirty-five feet (35').
- c. Intensity: Illumination shall be as necessary to maintain a safe environment in the site parking and maneuvering areas. In setting lighting levels, consideration should be given to each individual user in their development program. For example, a common standard for minimum lighting level of 1.8-foot candles in parking areas and one foot (1') candle around perimeter drives. Illumination shall not be discernable more than 0.25-foot candles of light upon any adjacent residentially zoned area

**(5) Screening:**

- a. The owner of a tract zoned PD-HC, when sharing a common boundary with a single-family use, shall construct and maintain a masonry screening wall of not less than six feet (6') nor more than twelve feet (12') in height, as required by Section 38 of the Kaufman Zoning Ordinance.
- b. Outside Storage, Outside Sales, and Outside Display shall be screened from public streets and shall be limited to the height of the screening device.
- c. Loading docks and refuse storage areas which are not within a screened rear service area and which are visible from a public right-of-way shall be visually screened by a minimum six foot (6') high masonry wall on three (3) sides. The fourth side, used for access, may include a screening gate.

**(6) Signage:**

- a. Developer shall be allowed one (1) common sign with a height not to exceed thirty-five feet (35') and not to exceed four hundred (400) square feet, per sign face. This common sign shall be used to advertise multiple businesses within a shopping center development that may or may not have separate lots.
- b. Each platted lot shall be allowed one (1) special pylon sign not to exceed a height of seventy-five feet (75') and two hundred (200) square feet of sign per sign face. Each lot shall be allowed one (1) additional pylon sign per frontage not to exceed thirty-five feet (35') in height and one hundred-fifty (150) square feet in sign area per sign face so long as there is a minimum of eight hundred (800') of separation between signs.
- c. All signs twenty-five feet (25') or higher shall be set back a minimum distance of twenty-five feet (25') from the front property line and ten feet (10') from all other property lines.
- d. All monuments signs shall be in accordance with Section 44, Sign Regulations of the Kaufman Zoning Ordinance 0-02-07 as amended.
- e. Building signage shall not exceed thirty percent (30%) of the front building facade, excluding windows, door, and glass store fronts.
- f. All other signage not expressly regulated by this ordinance shall be regulated in accordance with Section 44, Sign Regulations of the Kaufman Zoning Ordinance 0-02-07 as amended.

**(7) Side Setbacks for Tract 6**

- a. Side Yard – Minimum side yard shall be 15 feet (15').

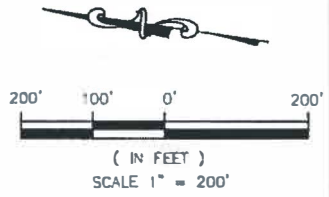
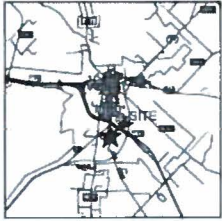
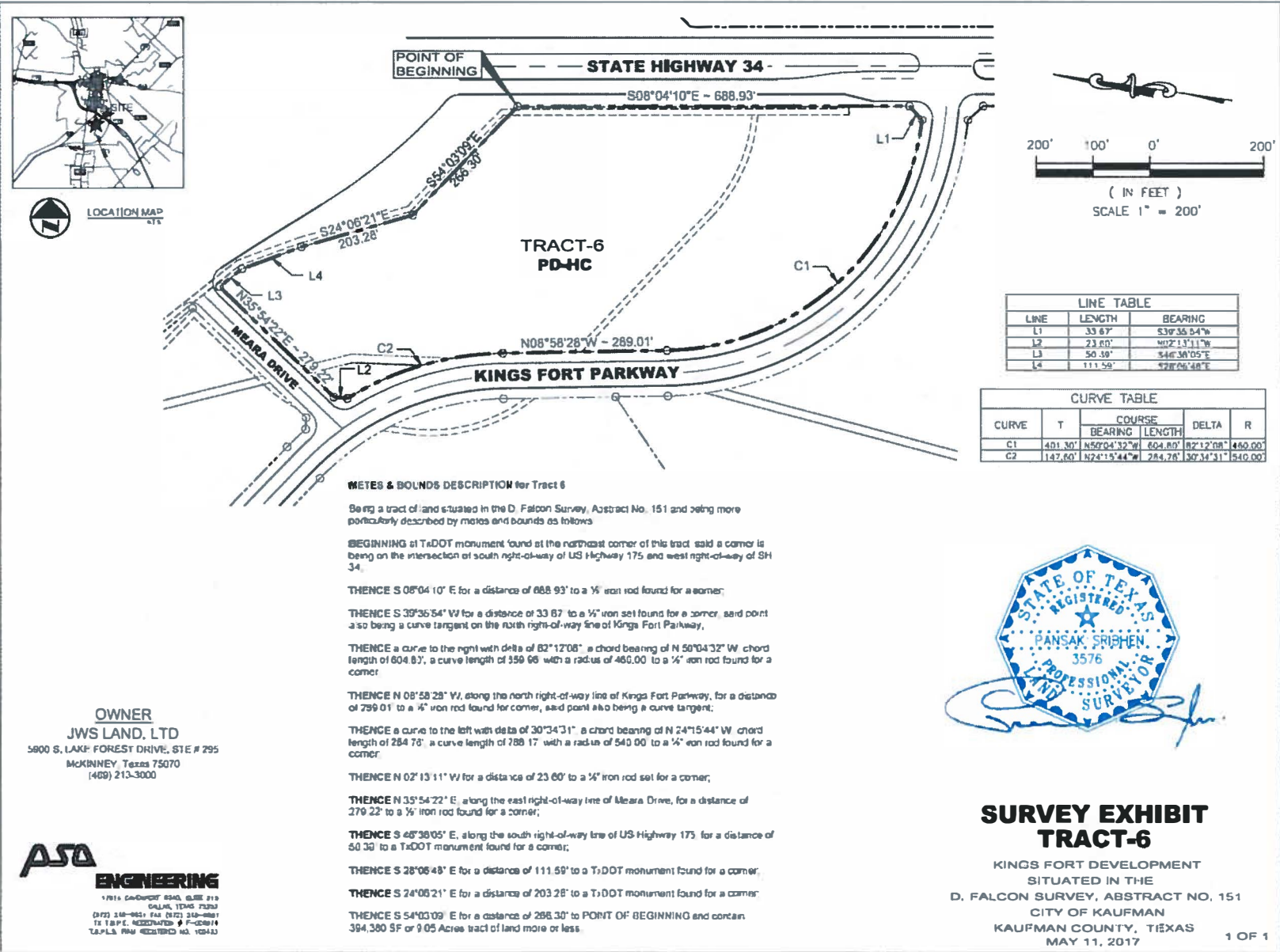
**APPROVAL REQUIREMENTS:**

**(8) Overall Concept Plan Review/Approval:** An overall concept plan shall be submitted for City review and approval in accordance with Section 29 (Planned Development) of the Kaufman Zoning Ordinance prior to any development on the property. Project phasing shall be shown as well to adequately show the proposed development.

**(9) Site Plan Review:** The review and approval of a Site Plan and associated plats/construction plans in accordance with the City's development review/approval procedures, as may be amended from time to time, shall be required prior to the development of any site (or the construction of any structure) within the zoning district (refer to Section 39, Site Plan Review in the Kaufman Zoning Ordinance). Development standards for each building site shall be in accordance with these standards and any other

applicable standards in the Kaufman Zoning Ordinance, Subdivision Regulations, and TCSS, and shall be clearly shown on the Site Plan. No building permit shall be issued until all required plats/plans have been properly approved by the City Council, and no certificate of occupancy shall be issued until all construction and improvements conform to the approved plat, plans, and TCSS and building codes of the City.

**(10) Landscape Plan and Façade Plan Review:** For all developments/buildings, detailed landscape plans and building façade plans shall be submitted for review and approval along with the site plan. The landscape and façade plans shall clearly show planting areas and exterior finish materials to be used (respectively), and shall show how the site meets the PD and Kaufman Zoning Ordinance landscaping and masonry requirements



**OWNER**  
**JWS LAND, LTD**  
 5800 S. LAKE FOREST DRIVE, STE # 295  
 MCKINNEY, TEXAS 75070  
 (409) 213-3000

**ASO ENGINEERING**  
 17015 CALDWELL ROAD, SUITE 210  
 DALLAS, TEXAS 75247  
 (972) 248-9851 FAX (972) 248-8801  
 11118 P.E. REGISTRATION # F-00814  
 T.S.P.L.S. PLAN REGISTERED NO. 105433



**SURVEY EXHIBIT TRACT-6**

KINGS FORT DEVELOPMENT  
 SITUATED IN THE  
 D. FALCON SURVEY, ABSTRACT NO. 151  
 CITY OF KAUFMAN  
 KAUFMAN COUNTY, TEXAS  
 MAY 11, 2017