



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 7, 2026 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.

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 June 2 , 2026, Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Consider and make a recommendation to City Council for a Specific Use Permit to exceed the maximum allowed sign area for a monument sign on property zoned Commercial (C). The subject property is located within a portion of the Anna L. Carter Addition, in the City of Kaufman, Kaufman County, Texas, and generally located at 2005 South Washington Street. (Property ID 3871) (Case No. Z-02-26)

3. Consider and make a recommendation to City Council to amend ordinance O-32-23 for Planned Development-26 (PD-26). The subject property is located on the south side of Kings Fort Parkway and the west side of State Highway 34, on lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: Z-03-26)

DISCUSSION/ACTION ITEMS

4. Consider and make a recommendation to City Council on a **Site Plan for Kings Fort Villas**. The subject property is located on the south side of Kings Fort Parkway and the west side of State Highway 34, on lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: Z-03-26)

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

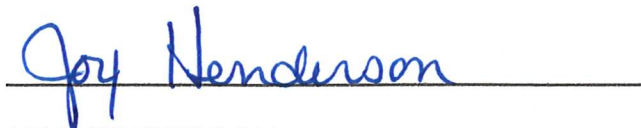
The City Council will meet on Monday, July 27, to discuss the Planning and Zoning cases.

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. 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 TUESDAY, JUNE 30, 2026, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE (3) BUSINESS DAYS 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, JUNE 2, 2026 AT 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE US FLAG

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INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states Commissioners present, and declares a quorum present.

The meeting was called to order at 6:02 p.m. on Tuesday, June 2, 2026. Commissioners present were Chairman Richard Dunn, Vice-Chairman Porfirio Lopez (arrived at 6:03 pm), Commissioner Kathleen Sisson, Commissioner Kathy Thorpe, and Commissioner Mike Slye. The City of Kaufman staff present included: Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Planner Joy Henderson. Present in the audience was Tyler Schister.

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

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CONSENT AGENDA All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request 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 May 5 , 2026, Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

Commissioner Slye made a motion to approve the consent agenda for item 1. The motion was

seconded by Commissioner Sisson, with the members voting 5-0. The motion passed.

DISCUSSION/ACTION ITEMS

2. Consider and make a recommendation to City Council on a **Site Plan** for **Harmony Bank**, Kings Fort Addition, Block F, Lot 3, consisting of 1.102 acres (Property ID 240766), located within the D. Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, and generally located at 815 Kings Fort Parkway. (Case No. SP-01-26)

Senior Planner Martin Mares presented the Commissioners with a report for a Site Plan on property located at 815 Kings Fort Parkway (Case No. SP-01-26).

Vice-Chairman Lopez made a motion to approve the **Site Plan**. The motion was seconded by Commissioner Sisson, with the members voting 5-0. The motion passed.

3. Consider and make a recommendation to City Council on a **Site Plan** for **Waffle House**, consisting of 1.3 acres (Property ID 5365), located within the D Falcon, Tract 590, in the City of Kaufman, Kaufman County, Texas, and generally located at 2210 Tabor Parkway. (Case No. SP-03-26)

Senior Planner Martin Mares presented the Commissioners with a report for a Site Plan on property located at 2210 Tabor Parkway (Case No. SP-03-26).

Tyler Schister stated this restaurant will have a 1500 gallon grease trap and will be corporate owned.

Vice-Chairman Lopez made a motion to approve the **Site Plan**. The motion was seconded by Commissioner Slye, with the members voting 5-0. The motion passed.

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

Senior Planner Martin Mares announced the City Council will meet on Monday, June 22, to discuss the Planning and Zoning cases. The Planning and Zoning Commission will meet on Tuesday, July 7.

BOARD INQUIRY

If a member of the Commission has an inquiry about a subject not on this agenda, I will hear it now.

ADJOURNMENT

Since there is no further business, we stand adjourned at 6:22 p.m.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNER**



Planning and Zoning Commission Report

Meeting Date: July 7, 2026

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a Specific Use Permit (SUP-61) to exceed the maximum allowed sign area for a monument sign on property zoned Commercial (C). The subject property is located within a portion of the Anna L. Carter Addition, in the City of Kaufman, Kaufman County, Texas, and generally located at 2005 South Washington Street. (Property ID 3871) (Case No. Z-02-26)

SUMMARY:

The applicant is requesting approval of a new multi-tenant monument sign to replace the existing monument sign. Section 44.9.A.1 of the Zoning Ordinance states that "any monument sign larger than one hundred square feet (100 sq. ft.) shall require an approved Specific Use Permit."

The proposed monument sign will measure approximately 9.54 feet in width by 20.33 feet in height, for a total sign area of approximately 195 square feet. The monument sign is designed to accommodate up to twelve (12) tenant identification panels, consisting of six (6) panels measuring 72 inches by 20 inches and six (6) panels measuring 51¼ inches by 20 inches. The sign will provide identification for businesses within the shopping center, including, but not limited to, AutoZone, Bealls, Charleys, Dollar Tree, Snap Fitness, and WellMed, while also allowing space for future tenants. Additionally, the sign incorporates a vertical "Washington Sq" center identification panel as part of the overall monument sign design.

Site Plan

The proposed Washington Square Center Site Plan consists of one tract containing two buildings and approximately 320 parking spaces. Building 1 contains 2,661 square feet with two tenant suites, while Building 2 contains 64,438 square feet with multiple tenant suites. The applicant is proposing to replace the existing monument sign with a new multi-tenant monument sign. The proposed sign will be located approximately 17 feet from the public right-of-way, in the same general location as the existing monument sign. No additional site improvements are proposed that would trigger further site modifications or additional landscaping requirements.

Sign

Requirement (Sec. 44.9.A)	Required	Proposed	Complies
Maximum Sign Area	100 sq. ft. (larger requires SUP)	195 sq. ft.	SUP Required
Maximum Height	10 ft.	20.33 ft.	SUP Required
Setback from Front Property Line	5 ft. minimum	17 ft.	Yes

Requirement (Sec. 44.9.A)	Required	Proposed	Complies
Side/Rear Property Line Setback	15 ft. minimum	N/A or complies	Yes
Separation from Other Monument Signs	250 ft.	Existing sign being replaced	Yes
Maximum Number of Monument Signs	One per street frontage	One	Yes

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Commercial Single Family-6	Asados Mexican Grill Residential Homes
East:	Single Family-8	Residential Homes
South:	Commercial	Wells Fargo & Julio's Market
West:	Commercial	Exxon & Jack-In-The-Box



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.

The proposed monument sign exceeds the maximum height and sign area permitted by Section 44.9.A and therefore requires approval of a Specific Use Permit. Staff finds that the sign is intended to serve as the primary identification feature for the Washington Square Shopping Center, replacing the existing monument sign. The proposed location exceeds the minimum front setback requirement, maintains a single monument sign along the street frontage, and provides identification for multiple tenants within the center. The proposed sign is consistent with the commercial character of the surrounding area and is not anticipated to adversely affect adjacent properties.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 52 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: 52

RECOMMENDATION:

The Planning and Zoning Commission may make one of the following recommendations to the City Council:

- Approve
- Approve with conditions
- Deny

If the Planning and Zoning Commission recommends approval of Z-02-26, a Specific Use Permit (SUP-61) for a multi-tenant monument sign at 2005 South Washington Street, staff recommends the following conditions:

1. The property, including the monument sign, shall be developed and maintained in substantial conformance with the approved Site Plan, monument sign elevations, and all associated exhibits. Any enlargement, relocation, or other significant change to the approved monument sign or site layout shall require approval of an amendment to SUP-61 by the City Council.
2. The existing monument sign shall be removed prior to or concurrent with the installation of the approved monument sign.
3. The monument sign shall comply with all applicable provisions of the City of Kaufman Zoning Ordinance and Building Code not specifically modified by this Specific Use Permit.

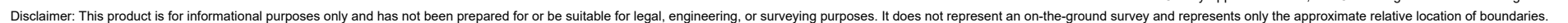
ATTACHMENTS:

Exhibit A – Location Map

Exhibit B – Site Plan and SUP associated exhibits

Martin Mares
Senior Planner
972-932-2216 ext. 141
MMares@kaufmantx.org

EXHIBIT A





SPECIFIC USE PERMIT APPLICATION

1. Site Location:

Street Address: 2005 S Washington st, Kaufman tx 75142

Lot, Block, & Subdivision Name: WASHINGTON SQ

2. Applicant:

Name: Christian Alvarado

Address: 6960 marvin d love fwy

City/State: dallas tx Zip: 75237

Office #: 469-602-2858 Cell #: 469-412-9771 Fax #:

Email Address: permits@mosquitosigns.com

3. Property Owner:

Name: WASHINGTON SQ

Address: 2005 S Washington st,

City/State: Kaufman tx Zip: 75142

Office #: Cell #: Fax #:

Email Address:

4. Summarize the proposed development. If necessary, use a separate sheet.

We are applying for this permit due to our monumnet being to big

Being all that certain lot, tract or parcel of land situated in the Anna L. Carter Survey, Abstract 98, and being all of Washington Square Center, an Addition to the City of Kaufman, Kaufman County, Texas, according to the Plat thereof recorded in Volume 8, Page 54, Deed Records, Kaufman County, Texas (D.R.K.C.T.) and being the same land described in deed to Centro NP Holdings 12 SPE, a Delaware limited liability company, recorded in Instrument No. 2010-0012837 (D.R.K.C.T.) and being more particularly described as follows:

THENCE North 01 degrees 02 minutes 26 seconds West, along the said East line of Washington Street, a distance of 271.61 feet to a 5/8 inch iron rod found at the Southwest corner of a tract of land described in deed to Acer Investments, LLC., a Texas limited liability company, recorded in Instrument No. 2016-001977 (D.R.K.C.T.);

THENCE North 00 degrees 34 minutes 29 seconds West, a distance of 197.75 feet to an "X" found for corner in the South line of a tract of land described in deed to Hector Pedroza, recorded in Instrument No. 2012-0003561 (D.R.K.C.T.);

THENCE South 11 degrees 01 minutes 48 seconds West, with the said West line of a 15 foot alley, a distance of 835.95 feet to a 5/8 inch iron rod found at the Northeast corner of said First National Bank of Kaufman tract;

THENCE North 57 degrees 46 minutes 48 seconds West, a distance of 109.13 feet to the PLACE OF BEGINNING and containing 350,855 square feet or 8.05 acres of land.

Non-exclusive easement created in that certain Ingress and Egress Easement dated October 21, 1977, from The First National Bank of Kaufman to Carl W. Summers recorded in Volume 633, Page 530 of the Deed Records Kaufman County, Texas.

The following Items are from Schedule B, Commitment for Title Insurance, First American Title, G.F. No. 3020-970397, issued October 3, 2019.

f. Easement granted by Emmett Jordan and wife Nan Jordan to Texas Power & Light Company, filed 03/08/1951, recorded in Volume 340, Page 42, Real Property Records, Kaufman County, Texas. (as shown on survey)

h. Easement granted by George D. Cooley to the City of Kaufman, filed 06/17/1966, recorded in Volume 491, Page 416, Real Property Records, Kaufman County, Texas. (as shown on survey)

i. Consent to Encroachment by the City of Kaufman, dated 04/12/1996, filed 05/02/1996, recorded in Volume 1209, Page 902, Real Property Records, Kaufman County, Texas. (as shown on survey)

333 Regular Parking Spaces, 12 Total Handicap Spaces

No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There has been no known field delineation of wetlands conducted by a qualified specialist hired by the client, and no known delineation markers were observed in the process of conducting the fieldwork.

No known plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items).

Party walls not observed

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made substantially in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The fieldwork was completed on October 23, 2019.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIRST AMERICAN TITLE AND HPAM WASHINGTON SQUARE, LLC. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THERE RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

ACCEPTED BY: _____



LEGEND

WOOD FENCE	--- TEXT
CHAIN LINK	--- IMMOVABLES
IRON FENCE	--- BOUNDARY LINE
WIRE FENCE	--- FENCE/SETBACK
CM	RESIDENCE
W	CONTROLLING MONUMENT
MCD	MONUMENTS OF RECORD DIGIT
1/2"	IRON ROD FOUND
3/4"	YELLOW-CAPPED IRON ROD SE
1/8"	IRON ROD FOUND
1/4"	IRON ROD FOUND
5/8"	IRON ROD FOUND
PK VAL FOUND	GT GREASE TRAP
C	ELECTRIC
C	CLEAN OUT
C	GAS METER
C	FIRE HYDRANT
C	WATER POLE
W	WATER VALVE
B	BOLLARDS
L	LESSER LINE

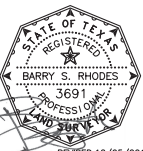
(UNLESS OTHERWISE NOTED)

BURNS
SURVEYING

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 10/23/219
G. F. No.: 3020-97039
Job no.: 201907875
Drawn by: CMR

7509 PENNRIDGE CIRCLE
ROWLETT, TEXAS 75088
PHONE 214-326-1090





Job Location
800 SW 3rd St, Grand Prairie, TX 75050

Type of Sign
LIT MONUMENT SIGN

Elevation: West

Approved By: Mosquito Signs LLC

Area (sqft): 193.91

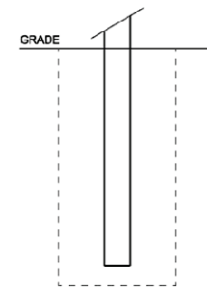
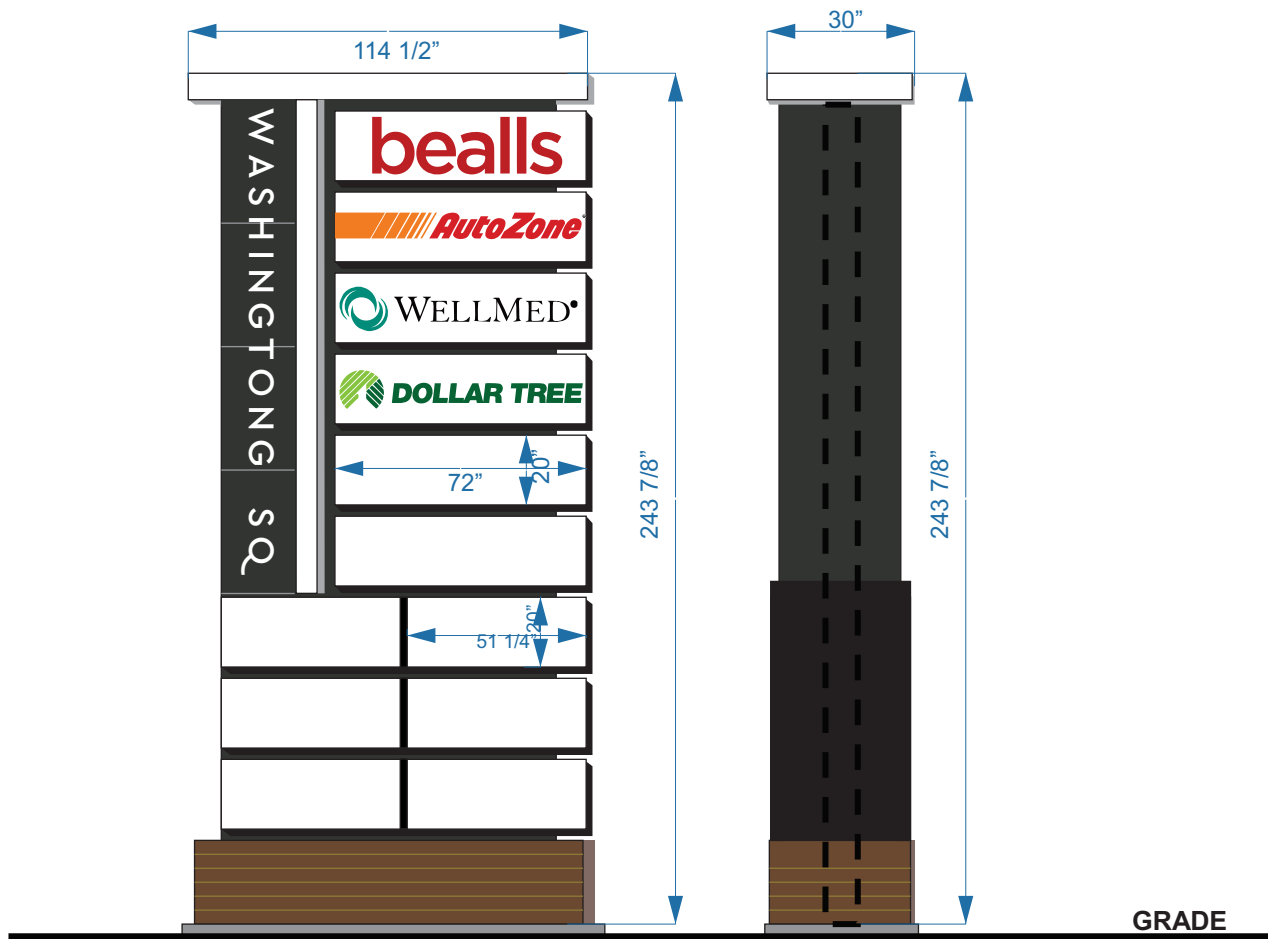
6960 MARVIN D. LOVE FWY A, DALLAS, TX 75237

SALES@MOSQUITOSIGNS.COM

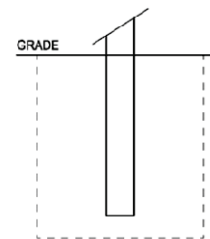
469-412-9771

Renderings are for graphic purposes only and not intended for actual construction dimensions. For wind load requirements actual dimensions and mounting detail, please refer to engineering specification and installation drawings. These drawings and designs are the exclusive property of Mosquito Signs. Use of or duplication in any manner without express written permission of Mosquito Signs is prohibited.

2005 S Washington St, Kaufman, TX 75142

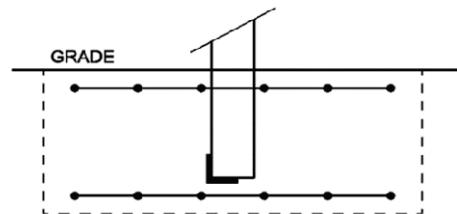


Drilled Shaft Foundation
3' dia x 9.3' deep
or 2.5' dia x 10.1' deep
or 2' dia x 11' deep



Cube Foundation
6.2' cube, L=W=D

GRADE



Spread Foundation (Long is perpendicular to face)

8' long x 8' wide x 2.4' deep

#6, 12" OC each way, 2 mats, 3" from top and bottom, gentle bend around column

Weld 3' long 2" x 2" x 3/8" angle to bottom and side of column with 3/8" fillet weld all around

In 2500 psi or higher concrete, embed support columns, anchor bolts, and/or vertical rebar to 6" from bottom in drilled shaft and cube foundations, and to 3" from bottom in spread foundations.

10" Sch 40, 10.75" Dia, 0.365" wall, A53 35 ksi Steel Column, S=27.51 M=48.1
10", 10.75" Dia, 0.375" wall, A53 35 ksi Steel Column, S=28.18 M=49.3
10" Dia, 0.375" wall, A500 42ksi HSS Steel Column, S=24.7 M=51.9
8" L x 8" W x 0.312" wall, A500 46ksi HSS Steel Column, S=21.4 M=49.2

Acceptable Sign Support Columns

direct_embed type foundation

Grade offset (ft)

143 Wind Speed, Vult, mph, from ASCE 7-10, Figure 26.5

II Risk Category; I, Low; II, Normal; III, Substantial Hazard; IV, Essential/Critical

C Wind Exposure; C, House size obstructions for > 600 ft; D, no obstructions > 5000 ft

EXHIBIT B

Clay, sandy clay, silty clay, clayey silt, silt, sandy silt

Presumptive soil type

WIND LOAD CALC: ASCE 7-10 Section 29.4.1, Solid Freestanding Signs

Terrain $K_{zt}=1$, no hill, ridge, or escarpment >15' high; Directionality $K_d=0.85$; Gust $G=0.85$ rigid structure;
 $K_z=2.01*(H/900)^(2/9.5)ExpC$, (700&11.5)ExpD; $q_{h,ult}=0.00256*K_z*K_{zt}*K_d*V_{ult}^2$; load = 0.6W+D, D ≤ 15 psf

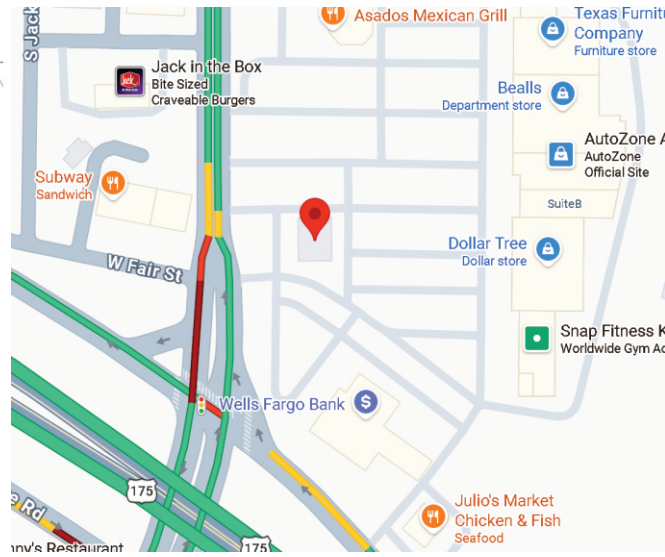
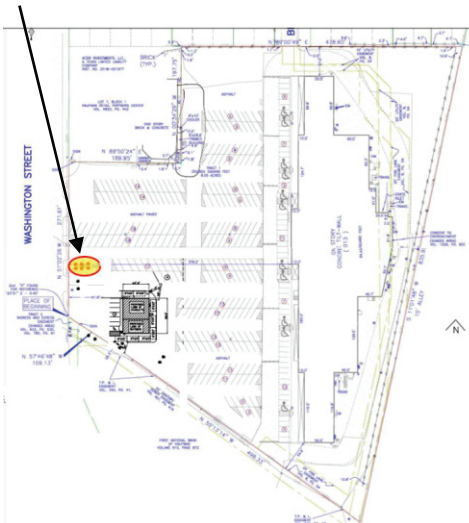
A	B	C	D	E	F	Sign Segment ID	OAH
16.0						Segment Top Above Grade, Top, ft	16.0
7.5						Segment Width, W, ft	7.5
16.0						Segment Height, H, ft	16.0
120.00						Segment Area, ft², adjusted for grade offset	
0.86						Velocity Pressure Exposure Coeff; K_z	
38.3						Velocity Pressure, $q_{h,ult}$, psf (per segment)	
1.55						Force Coefficient, C_f (per segment)	1.63
50.4						Wind Pressure, P_{ult} , psf = $q_{h,ult}*G*C_{f,seg}$	
30.3						Wind Pressure, P_{asd} , psf = $P_{ult}*0.6$	
3.6						Wind Force, F_{seg} , kips = $P_{asd}*Area_{seg}$	
32.0						Wind Moment M_{seg} kip*ft = $F_{seg}*(Top_{seg}-0.45*H_{seg})$	
"grade" = 0 ft		3.63 kip	Total Shear at Grade, V = Sum (F_{seg})				
8.8		32.0 kip.ft	Total Moment at Grade, M = Sum(M_{seg})				

- Sign manufacturer/installer's design, detailing, fabrication, and erection shall conform to the following specifications: Building Code, ASTM specifications, ACI-318 for reinforced concrete, American Welding Society Code for Welding in Building Construction, AISC Specification for Design, Fabrication, and Erection of Structural Steel for Buildings.
- Materials of construction: (Unless noted otherwise)
 - Structural steel (angles, shapes, plates, gussets): ASTM A-36, $F_y=36$ ksi.
 - HSS steel tubing: A-500, Grade B, Round $F_y=42$ ksi; Rectangular $F_y=46$ ksi.
 - Structural aluminum tubing: 6061-T6, or equivalent, $F_y=18$ ksi at weld.
 - Structural pipe: A-53, Grade B, Type E or S, $F_y=35$ ksi.
 - Anchor bolts: ASTM F1554 Grade 36 with heavy hex at bottom, not "L or J" bolts.
 - Connection bolts: A-325, snug tight.
 - Rebar: ASTM 615, #6 or larger - Grade 60, #5 or smaller - Grade 40, 3" cover.
 - Concrete: 2500 psi, 28 days.
 - Provide coatings to prevent any possibility of corrosion.
- Welding design and fabrication according to AWS D1.1.
- AWS certification required for all structural welders.
- Use D1.1 certified weld with same bending strength as column UNO.
- Embedded column acts as vertical reinforcement for drilled and cube foundations.
- Soil bearing capacity is Section 1806.2 Presumptive Load Bearing Value. Lateral bearing is doubled for sign poles per 1806.3.4. Soil choice types per Table 1806.2. Soil type must be applicable for entire foundation. Flat level grade and presumptive soil type must be verified by sign installer.

Cube	Drilled Shaft Foundation,			Code Section 1807.3.2	
L=W=D	laterally unconstrained at grade				
6.2	3.0	2.5	2.0	Diameter, b, ft	(or length and width of cube)
6.2	9.3	10.0	10.9	Depth, D, ft	$D=0.5*A\{1+[1+(4.36*H_{cent}/A)]^{\wedge}.5\}$
2.4	4.6	5.1	5.8	A term	$A=2.34*F/(S1*b)$
410	619	666	729	S1 or S3	$S1=2*S_{soil}*D/3$
				100 psf/ft	Soil psf/ft for Clay, sandy clay, silty clay, clayey silt, silt, sandy silt

Spread Foundation	Q psf for Clay, sandy clay, silty clay, clayey silt, silt, sandy silt = 1500
8.0	Length, L, ft
8.0	Width, W, ft
2.4	Depth, D, ft
2041 Soil Bearing at Bottom of Fdn, Q_{bot} , psf, $Q_{bot}=1.3*(Q+100pcf*(D-1))$	
23.0 Total Weight, W_t , kips, $W_t=L*W*D*.15$ kips/ft3	
2.8 Toe Length, Toe, ft, $Toe=W_t/(W*Q_{bot})$	
3.1 Bearing Eccentricity, e, ft, $e=L/2-Toe/3$	
47.0 Overturning Capacity Calc, OT, kip.ft, $OT=W_t/e/1.5$ safety	

SIGN LOCATION





Planning and Zoning Commission Report

Meeting Date: July 7, 2026

SUBJECT: Conduct a public hearing and make a recommendation to City Council for an amendment to **PD Planned Development District-26** for multi-family residential and neighborhood retail service uses on Lot 6 of Block A of Kings Fort Addition, being approximately 10.00 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy. (Property ID 225369) (Case No: Z-03-26)

BACKGROUND/SUMMARY:

The subject property consists of approximately 10.00 acres located on the west side of SH 34 and south of Kings Fort Parkway. The property is currently zoned PD-26 Planned Development, which allows a mixed-use development consisting of multi-family residential and neighborhood retail uses.

The applicant is requesting an amendment to PD-26 Development Regulations (Exhibit B). The proposed amendment does not change the permitted land uses, density, building height, or overall development concept. Instead, the request modifies several development standards due to the Civil Plans and engineering required to make the site work.

The primary amendments include revisions to parking requirements, landscaping standards, amenities, architectural standards, and signage requirements. All development will continue to require Site Plan approval and must comply with the amended PD standards.

Summary of Proposed Amendments:

The following sections summarize the proposed amendments to the adopted PD-26 Development Regulations.

Commercial Outdoor Dining Areas:

The existing PD-26 requires designated outdoor patio dining areas to be constructed at each commercial end-cap. The proposed amendment revises this standard by requiring the commercial end-cap areas to be designed to accommodate future outdoor patio dining, rather than requiring the patios to be constructed with the initial development.

This modification provides flexibility for future commercial tenants, as the specific restaurant users and their outdoor seating needs are not yet known. The intent of the Planned Development remains to incorporate outdoor patio dining when restaurant tenants occupy the commercial spaces while allowing the final size, location, and configuration of the patios to be tailored to the needs of those future businesses.

Internal Street

The proposed amendment revises the internal circulation requirements by replacing the previously required public north-south street with a private internal drive. The original PD required a public street extending from Kings Fort Parkway to the southern property line to accommodate future connectivity and create a traditional urban streetscape. Under the proposed amendment, this circulation route will remain, but it will be privately owned and maintained by the owner.

In addition to changing the street from public to private, the amendment provides greater flexibility in the parking configuration. Rather than requiring parallel parking along the majority of the roadway, the amendment allows different parking configuration to better accommodate the final site layout and engineering constraints. The revised standards continue to promote an interconnected, pedestrian-oriented development while allowing additional flexibility in the design of the internal circulation system.

Parking and Loading Requirements

The proposed amendment revises the minimum parking requirements to better reflect the anticipated parking demand and updated development for the project. Specifically, the amendment:

- Reduces the required parking for two-bedroom dwelling units from 2.0 spaces to 1.75 spaces per unit.
- Reduces the required parking for three-bedroom dwelling units from 2.5 spaces to 2.0 spaces per unit.
- Revises the parking requirement for retail, commercial, and restaurant uses from one parking space per 200 square feet to one parking space per 250 square feet of floor area.
- Establishes a new parking requirement of one parking space per 500 square feet for residential leasing office and clubhouse space, which was not previously addressed by the Planned Development.

All other parking, loading, paving, and vehicle storage requirements of PD-26 will remain unchanged.

Landscaping and Buffer Requirements

The proposed amendment revises the side and rear landscape buffer standards to address site constraints identified during the engineering design process and to accommodate the project's phased development.

Along the western property line, the original PD-26 did not require a landscape buffer because the adjacent property was intended to contain off-site amenities, including a public trail and associated improvements. As the civil engineering plans were developed, it was determined that a retaining wall is necessary along the western portion of the site, making the originally proposed off-site amenities impractical. In lieu of the previous design, the amendment requires the western property line to be landscaped with shrubs, ornamental trees, and other plant materials that are compatible with the retaining wall and will not damage the structure. This modification introduces a landscaped buffer where one was not previously required while recognizing the site's engineering constraints.

The amendment also revises the southern landscape buffer to reflect the applicant's future planned phased. Rather than installing the full landscape buffer with the initial phase, the

southern property line may initially be planted with grass or sod only. Additional landscaping will be installed upon development of the future southern phase, creating a cohesive transition between the two phases of the project.

Amenities, Sidewalks, and Trails

The proposed amendment revises the amenity and trail requirements to reflect the final engineering design and the removal of the previously proposed off-site improvements on the property west of the development.

The original PD-26 required the developer to construct a public amenity area on the adjacent western parcel, including a 10-foot-wide public trail, landscaping, seating areas, trash receptacles, and a BBQ area, in exchange for receiving park fee credits. During preparation of the civil engineering plans, it was determined that a retaining wall is necessary along the western portion of the site, making construction of these off-site improvements impractical.

As a result, the amendment removes the requirements for the off-site public trail, associated landscaping, BBQ area, public seating, and park fee credits. The development will instead focus on providing amenities within the boundaries of the project.

The amendment also updates the list of required outdoor amenities to provide greater flexibility in the final site design. Rather than requiring a specific combination of amenities, the revised standards require outdoor resident amenities include features such as a mail and parcel center, dog park, grill stations, sport courts, and other similar recreational amenities.

The amendment also clarifies that commercial end-cap spaces shall be designed to accommodate future outdoor patio dining and updates the internal sidewalk language to maintain pedestrian connectivity between buildings, parking areas, amenities, and the existing public sidewalks along Kings Fort Parkway and SH 34.

Architectural Design Standards

The proposed amendment revises the architectural façade standards to provide greater flexibility in building design while maintaining the high-quality appearance intended by the original Planned Development.

The existing PD-26 requires a minimum of 40 percent brick and/or stone masonry on each building elevation, with the remaining façade materials limited to stucco, EIFS, or fiber cement siding and restrictions on where those materials may be used.

The proposed amendment replaces this single masonry requirement with building-specific façade standards based on the type of structure being constructed. The revised standards require:

- Buildings containing commercial uses to provide a minimum of 10 percent masonry on each building elevation, with an aggregate of 20 percent masonry across the building. In addition, the entire first floor must consist of at least 80 percent masonry, reinforcing the pedestrian-oriented streetscape and creating a durable commercial frontage.
- Buildings consisting entirely of residential units to provide a minimum of 20 percent masonry on each elevation, with an aggregate of 20 percent masonry, while also requiring the first floor to consist of at least 80 percent masonry.
- Accessory structures to include a minimum two-foot masonry base.

EXHIBIT A

In addition to revising the façade material requirements, the amendment removes several architectural design standards that were previously required by PD-26, including:

- Requirements for a combination of flat- and sloped-roof designs with parapet walls;
- Decorative windows, shutters, false windows, and brick inlays intended to create four-sided architecture;
- Private patios or balconies for all residential units; and
- Traditional architectural detailing, such as horizontal banding, window treatments, cornice treatments, foundation accentuation, and tower elements.

The proposed amendment shifts the focus from detailed prescriptive architectural elements to minimum façade material standards in the final building design while continuing to establish minimum masonry requirements for each building type.

Signage

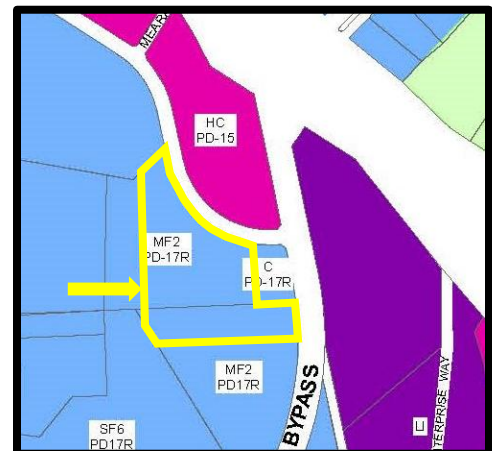
The proposed amendment revises the monument sign standards to better accommodate the entry signage for the development while maintaining the overall signage program established by PD-26.

The amendment removes the Planned Development's previous limitation of 50 square feet per sign face for monument signs. In the absence of this specific limitation, the monument signs will instead be regulated by the City's Sign Ordinance, which permits monument signs up to 100 square feet unless otherwise modified by the Planned Development.

In addition, the amendment incorporates Exhibit D as the controlling design exhibit for the approved monument signs. The exhibit includes a primary multi-family identification sign measuring approximately 8 feet by 19 feet (152 square feet), which exceeds the standard 100-square-foot monument sign allowance established by the City's Sign Ordinance. The amendment is intended to allow this larger entry feature as part of the Planned Development approval.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-15-HC (across street)	Quick Trip
West:	PD-17R- MF-2	Vacant land
South:	PD-17R- MF-2	Vacant land
East:	PD-17R-C & LI (across street)	Vacant land; Manufacturing facility (across street)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property for Future Commercial uses, while conceptual plans approved with more recent zoning changes on the property allowed for multi-family residential uses. The requested Planned Development zoning

for a mixture of multi-family residential and commercial uses is consistent with the Land Use Plan and the more recent zoning changes allowing multi-family residential uses.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a principal arterial (Type AA; 4 – 6 lanes), with a right-of-way width of 120 – 140 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.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 7 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 = 7

RECOMMENDATION:

The Planning and Zoning Commission may make one of the following recommendations to the City Council:

Approve
Approve with Conditions
Deny the Request

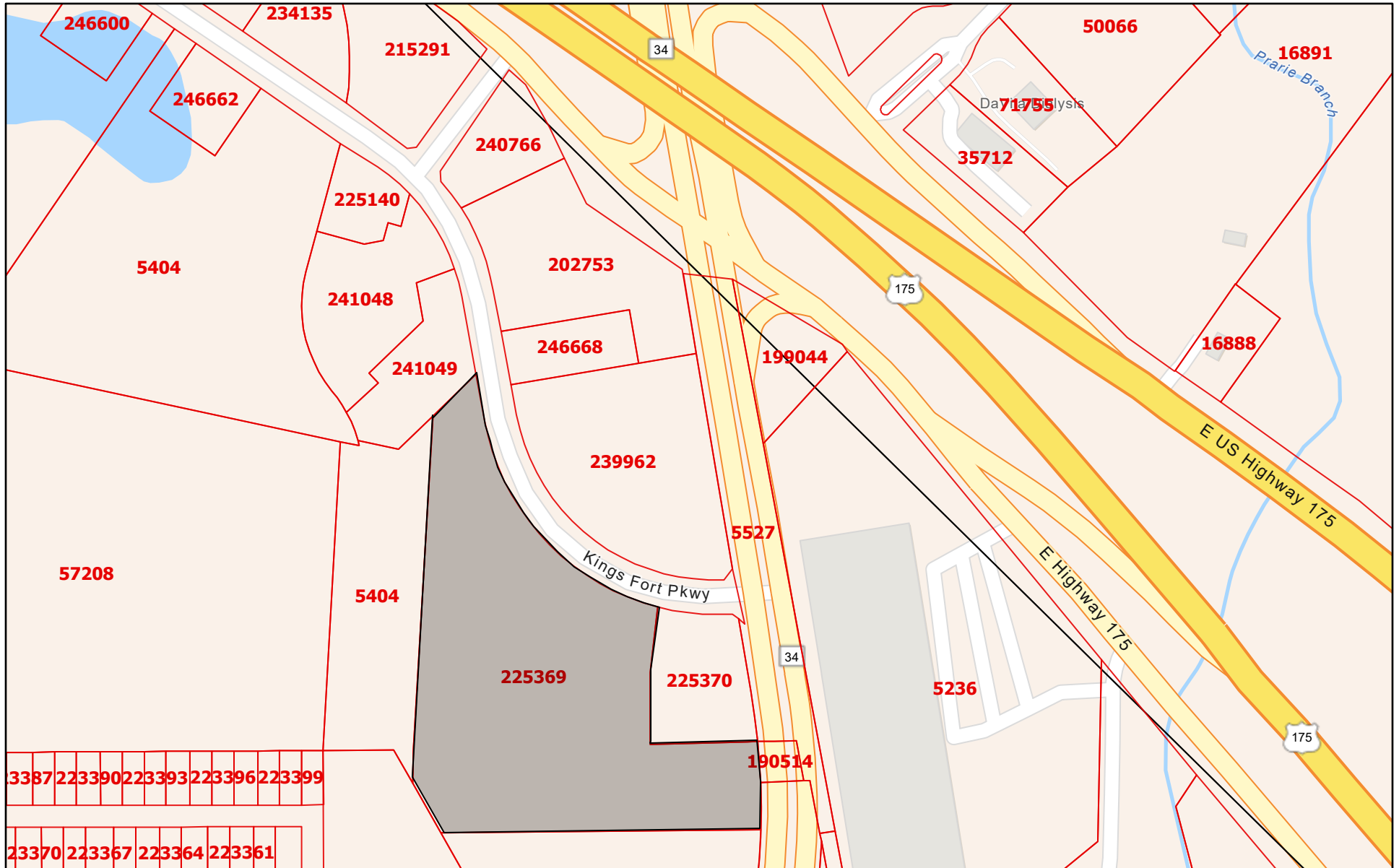
ATTACHMENTS:

Exhibit A – Location Map
Exhibit B – Planned Development (PD-26) Standards – Redline Version
Exhibit C – Planned Development (PD-26) Standards – Clean Version
Exhibit D – Site Plan and Associated Exhibits
Exhibit E – PD-26

Martin Mares
Senior Planner
972-932-2216 ext. 141
mmares@kaufmantx.org

Location Map

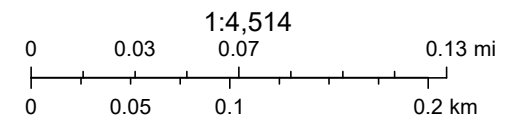
EXHIBIT A



6/15/2026, 9:11:40 AM

Parcels

Abstracts



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

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

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.

Exhibit "B"
PD-26 Development Regulations

PLANNED DEVELOPMENT-26
10.00 acres
Lot 6, Block A, Kings Fort Addition

A. GENERAL PURPOSE, INTENT AND DESCRIPTION:

The PD-26 district is intended to establish a sustainable, high-quality, mixed-use development with a strong neighborhood character, including predominantly multi-family residential uses with a ground-floor retail component. The district provides development standards which will help to ensure that the land uses will be developed in a cohesive, integrated, and visually appealing manner, while providing for some relief from some of the typical zoning requirements, where appropriate, in order to provide for the desired quality and arrangement of the development.

B. PERMITTED USES:

- (1) Uses permitted in the "MF-2" Multi-Family Residential-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.
- (2) Uses permitted in the "LR" Local (Neighborhood) Retail zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended, with the following exceptions:
 - a. The following use is permitted by right: Health, fitness, or sports club (indoors only)
 - b. The following use is permitted subject to approval of a Specific Use Permit: Alcoholic beverage sales in conjunction with a restaurant
 - c. The following uses are not permitted: Assisted living facilities; appliance, tool, or furniture rental (indoors); auto parts and accessory sales (indoor); auto repair, minor (paint less, dent repair & accessory install); car wash (attended); convenience store with gasoline sales; laboratory, scientific or research; motor fuel service station
- (3) New and Unlisted Uses - It is recognized that new unanticipated types of land uses (or land uses which are so dissimilar to any of those listed as to cause uncertainty in interpretation) may seek to be located in the district. Any land use which is not listed in the Use Charts shall be referred to the Planning & Zoning Commission and City Council for interpretation in accordance with the procedures set forth in the "Classification of New and Unlisted Uses" section of the Kaufman Zoning Ordinance.
- (4) Nuisance/Noxious Uses - Land uses which are deemed to be a hazard or a nuisance to the public (i.e., due to the presence/creation of unpleasant or noxious odors, noise, vibration, glare or other phenomenon that is inherent to the normal operation of the business/use) shall not be permitted within the district. The City Council has the authority, at its own discretion, to require the elimination of any of the above phenomena, or the removal of the

Exhibit "B"
PD-26 Development Regulations

business/use, which produces a public hazard or nuisance.

C. MAXIMUM HEIGHT REGULATIONS:

60 feet, or four (4) stories.

D. AREA AND OTHER REGULATIONS:

(1) Area and Setback Requirements:

The development shall adhere to the area and setback regulations permitted in the MF-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(2) Commercial Component:

The commercial space shall be configured in the following manner:

- a. Located on the ground floor of the building facing Kings Fort Parkway.
- b. Include a minimum of 7,900 sq. ft. of floor area dedicated to commercial/retail uses.
- c. Include areas at each commercial end-cap for potential future outdoor dining.~~Include outdoor patio dining areas for the end-cap tenants.~~

(3) Access:

The site shall include the following access points, as follows:

- a. Full-access point on Kings Fort Parkway.
- b. Right-in/right-out access point on Kings Fort Parkway.
- c. Right-in/right-out access point on SH 34.
- d. Stub to the property to the south to provide for future full access to SH 34 at an existing median opening through the property to the south.
- e. Open Access - To provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not be gated.

(4) Internal Street:

The development shall provide a new internal, north-south ~~public~~ street extending from Kings Fort Parkway and stubbing to the property to the south,

Exhibit "B"
PD-26 Development Regulations

where a future connection to SH 34 at an existing median opening will be provided when the property to the south develops. This internal street shall be designed like a traditional urban street with ~~parallel~~ parking along the majority of its length, sidewalks along both sides (adjacent to the parking spaces), and street trees to break up ~~parking groups, the areas of parallel parking. In order to meet the minimum parking requirements, some of the spaces may be configured to be head-in, as long as parallel parking spaces are provided on both sides of the street and for a total of at least fifty percent (50%) of the street length as calculated on both sides.~~

(5) Parking and Loading Requirements:

- e. Parking Requirements - parking requirements shall be as follows:
 - ii. One-and-a-half (1.5) spaces for each one-bedroom unit
 - iii. ~~One-and-three-quarter~~Two (1.752) spaces for each two-bedroom unit
 - iv. ~~Two-and-a-half~~ (2.5) spaces for each three-bedroom unit
 - v. One (1) parking space per 2500 sq. ft. of retail/commercial/restaurant space
 - ~~v.vi.~~ One (1) parking space per 500 sq. ft. of residential leasing/clubhouse space
- f. No boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property.
- g. Dedicated loading areas for the commercial businesses located out of the fire lane shall be provided.
- h. All parking spaces shall meet the minimum dimensional requirements as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(6) Paving in Vehicular and Pedestrian Circulation Areas:

All paving in vehicular and pedestrian circulation areas (e.g., streets, drive aisles, parking areas, fire lanes, loading areas, sidewalks, trails, etc.) shall be reinforced concrete, and in accordance with the City's paving design standards, as may be amended.

(7) Landscaping Requirements:

- a. Minimum Usable Open Space (Pervious Surface) Area - Twenty percent (20%) of total lot area, not including the off-site park land area to the west.
- b. Minimum Landscaped (Pervious Surface) Area - Ten percent (10%) of total lot area.

Exhibit "B"
PD-26 Development Regulations

- c. Front Landscape Buffer Area - Minimum ten feet (10') along Kings Fort Parkway and SH 34, as measured from front property line (i.e., maximum future right-of-way line for the street) and excluding any portion of a building/structure for any parking area pavement; may include sidewalks, turf, ground cover, trees, shrubs, decorative landscape features, etc., and may be crossed by vehicular driveways entering the property. In addition, large shade trees (minimum four-inch (4") caliper) shall be planted at 50-foot centers within the front yard buffer area.
- d. Side/Rear Landscape Buffer Area –
The western buffer shall be planted with shrubs, ornamental trees, or
and plant materials that will not damage the adjacent retaining wall shall
be used.
- The southern buffer may be initially installed as grass/sod only, and
shall be enhanced with additional landscaping, conducive to connecting
the two phases, upon development of the southern phase of the
development.
~~d. Side/Rear Landscape Buffer Area – A landscaped~~
~~buffer yard with a minimum width of ten feet (10') shall be provided~~
~~along any side or rear property line, with the exception of the future park~~
~~land parcel to the west. The buffer yard shall include a mixture of small~~
~~ornamental and large shade trees. The large shade trees (minimum~~
~~four inch (4") caliper) shall be planted at 50 foot centers within any~~
~~side/rear buffer area, with the exception of the park land parcel to the~~
~~west.~~
- ~~The southern buffer may be initially installed as grass/sod only, and~~
~~shall be enhanced with additional landscaping upon development of the~~
~~southern phase of the development.~~
- e. Interior Parking Lot Landscaping Islands - A landscaped island (nine foot (9') minimum width) is required at the end of each bay (i.e., row) of parking spaces, and shall be placed such that bays of parking spaces do not exceed twenty-four (24) spaces in length; one (1) large shade tree shall be placed within each landscaped island such that the minimum distance from the center point of the tree is at least four feet (4') from any curb or paved surface. All other interior parking lot landscaping shall conform to Section 36.6 of the Kaufman Zoning Ordinance.
- f. Shrub Screening of Parking Areas – Adjacent to all parking and driving areas, a row of shrubs shall be planted of adequate distribution and height to provide full screening of the parking and maneuvering areas from surrounding streets and adjacent properties.

Exhibit "B"
PD-26 Development Regulations

- g. Building Foundation Landscaping – Landscaping shall be provided around the foundation of each building, which shall include a mixture of shrubs, groundcovers, grasses, and small trees.
 - h. ~~Off-Site Landscaping – The park land parcel to the west shall be planted with grass and include a mixture of shade trees, small ornamental trees, shrubs, and other plantings along the 10-foot-wide public-use trail. The developer shall receive credit towards their park fees for the installation of these improvements.~~
 - h. All landscaped areas are to be maintained in a clean, living and growing condition at all times, and shall be equipped/irrigated with an automatic, underground irrigation system.
 - i. Other landscaping provisions to be as required in the Kaufman Zoning Ordinance O-02-07, as amended, and in any other applicable City code or ordinance.
- (8) Amenities, Sidewalks, and Trails:
- a. Indoor amenities for the multi-family residential development, including the leasing office, ~~mail center~~, fitness center, community room, etc., shall be incorporated into the ground floor of one of the buildings.
 - b. ~~Various outdoor amenities shall be provided including, but not limited to: mail & parcel center, dog park, grill stations, and sport court(s). An open-air plaza with seating; fenced dog run with seating; and BBQ area with seating/tables/grilling stations; and various other outdoor seating areas shall be provided throughout the development for use by the residents. The BBQ area shall be allowed to be installed off-site on the future park land parcel to the west.~~
 - c. ~~Patio dining areas: Refer to D.2.c above. shall be provided for each commercial end cap.~~
 - d. An internal pedestrian sidewalk system shall be provided throughout the development to connect building entrances, parking areas, ~~outdoor and~~ amenities, ~~and as well as~~ provide connections to existing perimeter sidewalks along Kings Fort Parkway and SH 34, ~~as well as surrounding trails.~~ The sidewalks shall be at least five feet (5') in width and constructed of concrete.
 - e. ~~A public-use trail at least ten feet (10') in width and constructed of concrete shall be installed by the developer through the off-site park land parcel to the west. Sidewalk/trail connections from the development to this trail shall be made at regular intervals. The trail shall be amenitized with seating areas, trash receptacles, and~~

Exhibit "B"
PD-26 Development Regulations

~~landscaping at regular intervals. The trail and associated amenities shall be made open to the public. The developer shall receive credit towards their park fees for the installation of these improvements.~~

(9) Architectural Requirements:

- a. Facade material requirements: Buildings shall provide the following minimum brick or stone masonry, the remainder of facade materials shall be primarily cementitious materials (cement fiber board, portland stucco, etc.)
 - i. Buildings with commercial components: Minimum 10% masonry per building elevation with an aggregate 20% masonry. 1st floor shall have a minimum of 80% masonry per building elevation.
 - ii. Buildings with exclusively residential components: Minimum 20% masonry per building elevation with an aggregate of 20% masonry. 1st floor shall have a minimum of 80% masonry per building elevation.
 - a-iii. Accessory structures: Minimum 2' tall masonry base. Minimum ~~twentyfour~~ percent (24%) brick and/or stone per building elevation. Other materials shall Stucco, EIFS, or hardi-plank siding materials may be used for the remaining materials. Metal and wood (or wood-look materials) may be used as accent materials. Stucco and hardi-plank should only be used on surfaces eight (8) feet above grade and/or in recessed patio and balcony areas.
- b. The buildings shall employ wall plane recesses and projections at regular intervals on all elevations.
- c. The top portions of the buildings shall be accentuated with vertical articulations at regular intervals, cornice treatments, parapets, or other architectural details.
- ~~d. The buildings may include a mix of flat roof and sloped roof designs. The flat-roof portions shall include parapet walls.~~
- ~~e. Windows, false windows, shutters, or brick inlays shall be used on all elevations to break up areas of blank wall and provide for four-sided architecture. These treatments shall be of similar size/proportion and style to provide a sense of uniformity throughout the development.~~
- ~~f. All residential units shall include patios or balconies of adequate size to provide usable outdoor living space for each unit.~~
- g. Ground-floor ~~residential and~~ commercial units shall include storefront window designs to provide for an inviting appearance and awnings to provide shade and cover from the elements.
- ~~h. To provide for a traditional residential neighborhood character,~~

Exhibit "B"
PD-26 Development Regulations

~~architectural details shall be provided, which could include horizontal banding, window treatments (sills and headers, shutters, windowpane systems, etc.), cornice treatments, foundation/base accentuation, tower elements at building corners, etc.~~

(10) Lighting Requirements:

Lighting shall be in accordance with the City's code of Ordinances, as amended. Lighting fixtures shall be of a type that can be oriented downward or upon building facades, and shall not produce light overspill onto adjacent properties or public rights-of-way. Adequate lighting for safety and security at nighttime shall be provided, but the amount of lighting shall not be excessive such that it produces a "glowing" effect that would detract from the community's peaceful setting. Special types of lighting (such as for holidays and festivals) shall be allowed and encouraged within the district.

(11) Screening:

- a. Dumpster Screening (including dumpsters and other solid waste facilities such as trash compactors, recycling containers/compactors, etc.) - All free-standing solid waste facilities shall be screened from view from any public street and any adjacent residential zoning district by a six foot (6') tall masonry wall (same colors and materials as main building) on at least three (3) sides, with securable gates for access (unless screened from public views by a building). Solid waste facilities that are attached to the main building (i.e., trash/recycling compactors, etc.) Shall be effectively screened from view of any public street and any adjacent residential district with strategic placement of tall evergreen shrubs (six foot (6') height and seventy-five percent (75%) opacity within three (3) years of initial planting/installation) and large shade trees.
- b. Mechanical Equipment Screening - All mechanical equipment and satellite dishes (including rooftop- and ground-mounted) shall be screened from view of any public street by architecturally integrated facade extensions, parapet or "wing" walls, a living screen, or by some other device/means that is approved by the City.
- c. Perimeter Screening and Amenity Fencing - To provide for a pedestrian-friendly, mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not include perimeter screening or fencing, with the following exceptions:
 - i. Screening may be installed adjacent to the commercial property to the east, particularly to provide screening from the back end of commercial uses, which commonly include loading areas,

Exhibit "B"
PD-26 Development Regulations

dumpsters, etc.

- ii. Open-style decorative metal fencing may be installed around certain amenities that require security and separation, such as the dog park and the commercial patio areas.

(12) Signage:

- a. Small free-standing signs for on-site directional or movement control purposes shall be allowed to be placed within the complex, but not within public right-of-way. The maximum size of on-site directional signs shall be six (6) square feet per side.
- b. Address and building designation signs with proper illumination for legible at night shall be allowed to be placed on each building.
- b. Monument Signs - One (1) monument-style sign per direct access point on Kings Fort Parkway or SH 34 shall be allowed, for a total of three (3) signs – two (2) along Kings Fort Parkway and one (1) along SH 34. The monument signs along Kings Fort Parkway may identify the multi-family development and the commercial users. The monument sign along SH 34 may identify the multi-family development. The monument signs are limited to a maximum of ten feet (10') in height; ~~maximum size of fifty (50) square feet of sign area per sign face;~~ and shall be placed at least ten feet (10') setback from the street right-of-way line and not over any utility easements ~~lines~~. Monument signs shall be constructed~~The monument signs shall include a masonry base at least two (2) feet tall and~~ with the same colors, architectural style, and materials as the main building.The bottom two feet (2') of signs shall be constructed of brick and/or stone masonry.
- c. Refer to Exhibit "C" for sign sizing and conceptual design. Sign copy and final design shall be approved and permitted separately.
- d. Commercial Wall Signs – Each commercial tenant shall be allowed one wall sign per façade. The wall signs shall meet the criteria outlined in Section 44.8 of the City of Kaufman Zoning Ordinance O-02-07, as amended, as applicable to the LR zoning district.
- e. Pole/pylon signs are prohibited.
- e.f. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.
- f. ~~Pole/pylon signs are prohibited.~~

Exhibit "B"
PD-26 Development Regulations

~~g.f. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.~~

(13) Outside Storage:

Open storage is prohibited. There shall be no outside storage of materials or outside display of merchandise on the property.

E. APPROVAL REQUIREMENTS:

- (1) Site Plan Review:** The review and approval of a site plan shall be required prior to the development of any site (or the construction of any structure) within the district (see Section 39, Site Plan Review, of the Kaufman Zoning Ordinance). Development standards for each building site shall be in accordance with this and any other applicable section of the Kaufman Zoning Ordinance, and shall be clearly shown on the site plan. Additional supporting information may be required by the City prior to consideration and approval of the site plan.
- (2) Landscape Plan and Facade Plan Review:** Detailed landscape plans, building elevations, and floor plans shall be submitted for review and approval along with the site plan. The landscape plans, building elevations, and floor plans shall clearly show all details relating to the distribution of landscaping and specific plant species, quantities, and sizes; architectural materials and details for each facade; and dimensions of buildings, building openings, distribution of unit types, and arrangement of uses across each floor. The plans shall also demonstrate how the site meets the landscaping and architectural requirements of the PD and Kaufman Zoning Ordinance requirements, as applicable.
- (3) Construction Plan and Final Plat Review:** After approval of the site plan and associated landscape plans, building elevations, and floor plans, the development will be subject to construction/civil plan review and approval and final plat approval in accordance with the City's current development policies and procedures. No building permit shall be issued until all required plans/plats are properly reviewed and approved, and no certificate of occupancy shall be issued until all construction and improvements conform to the approved site plat, building plans, etc.
- (4) Modifications:** Any modifications to the site plan and associated landscaping/building plans, construction plans, or final plat shall require City approval. Whether the change can be processed as a minor modification (staff approval) or major modification (consideration by the Planning & Zoning Commission and the City Council) shall follow the procedures as outlined in the City's adopted zoning and subdivision regulations, as amended.

Exhibit "B"
PD-26 Development Regulations

F. SPECIAL REQUIREMENTS:

(1) Design Criteria:

- a. Power/Utility Lines - New utility service lines (including, but not limited to, those for electricity, telephone, cable, etc.) shall be placed underground, in accordance with Section 3.8 of the Subdivision Ordinance, as amended.

- b. Architectural Design:

The purpose of this section is not to require all structures and development projects within the district to be identical in appearance or design, but to ensure compatibility among the various development projects within the district, and to ensure a harmonious, visually pleasing, high-quality appearance for the overall district as a whole.

- 1. The architectural standards shall aim to achieve the following objectives:

- (1) Architectural compatibility and harmonious appearance of structures throughout the district;
 - (2) Human scale design and perception;
 - (3) Integration of uses and physical design elements;

- 2. All building materials shall be established on architectural elevations and supporting information, and shall be subject to City review and approval (or disapproval) with the final site plan.

- c. Building Placement/Orientation - Any building within one hundred feet (100') of a public right-of-way shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.

(2) Other Regulations:

Any requirements not specifically addressed herein shall be as stated in the MF-2 section and other applicable sections of the Kaufman Zoning Ordinance O-02-07, as amended, and/or within the City's Code of Ordinances, as amended.

Exhibit "B"
PD-26 Development Regulations
PLANNED DEVELOPMENT-26
10.00 acres
Lot 6, Block A, Kings Fort Addition

A. GENERAL PURPOSE, INTENT AND DESCRIPTION:

The PD-26 district is intended to establish a sustainable, high-quality, mixed-use development with a strong neighborhood character, including predominantly multi-family residential uses with a ground-floor retail component. The district provides development standards which will help to ensure that the land uses will be developed in a cohesive, integrated, and visually appealing manner, while providing for some relief from some of the typical zoning requirements, where appropriate, in order to provide for the desired quality and arrangement of the development.

B. PERMITTED USES:

- (1) Uses permitted in the "MF-2" Multi-Family Residential-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.
- (2) Uses permitted in the "LR" Local (Neighborhood) Retail zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended, with the following exceptions:
 - a. The following use is permitted by right: Health, fitness, or sports club (indoors only)
 - b. The following use is permitted subject to approval of a Specific Use Permit: Alcoholic beverage sales in conjunction with a restaurant
 - c. The following uses are not permitted: Assisted living facilities; appliance, tool, or furniture rental (indoors); auto parts and accessory sales (indoor); auto repair, minor (paint less, dent repair & accessory install); car wash (attended); convenience store with gasoline sales; laboratory, scientific or research; motor fuel service station
- (3) New and Unlisted Uses - It is recognized that new unanticipated types of land uses (or land uses which are so dissimilar to any of those listed as to cause uncertainty in interpretation) may seek to be located in the district. Any land use which is not listed in the Use Charts shall be referred to the Planning & Zoning Commission and City Council for interpretation in accordance with the procedures set forth in the "Classification of New and Unlisted Uses" section of the Kaufman Zoning Ordinance.
- (4) Nuisance/Noxious Uses - Land uses which are deemed to be a hazard or a nuisance to the public (i.e., due to the presence/creation of unpleasant or noxious odors, noise, vibration, glare or other phenomenon that is inherent to the normal operation of the business/use) shall not be permitted within the district. The City Council has the authority, at its own discretion, to require the elimination of any of the above phenomena, or the removal of the

Exhibit "B"
PD-26 Development Regulations

business/use, which produces a public hazard or nuisance.

C. MAXIMUM HEIGHT REGULATIONS:

60 feet, or four (4) stories.

D. AREA AND OTHER REGULATIONS:

(1) Area and Setback Requirements:

The development shall adhere to the area and setback regulations permitted in the MF-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(2) Commercial Component:

The commercial space shall be configured in the following manner:

- a. Located on the ground floor of the building facing Kings Fort Parkway.
- b. Include a minimum of 7,900 sq. ft. of floor area dedicated to commercial/retail uses.
- c. Include areas at each commercial end-cap for potential future outdoor dining.

(3) Access:

The site shall include the following access points, as follows:

- a. Full-access point on Kings Fort Parkway.
- b. Right-in/right-out access point on Kings Fort Parkway.
- c. Right-in/right-out access point on SH 34.
- d. Stub to the property to the south to provide for future full access to SH 34 at an existing median opening through the property to the south.
- e. Open Access - To provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not be gated.

(4) Internal Street:

The development shall provide a new internal, north-south street extending from Kings Fort Parkway and stubbing to the property to the south, where a

Exhibit "B"
PD-26 Development Regulations

future connection to SH 34 at an existing median opening will be provided when the property to the south develops. This internal street shall be designed like a traditional urban street with parking along the majority of its length, sidewalks along both sides (adjacent to the parking spaces), and street trees to break up parking groups.

(5) Parking and Loading Requirements:

- e. Parking Requirements - parking requirements shall be as follows:
 - ii. One-and-a-half (1.5) spaces for each one-bedroom unit
 - iii. One-and-three-quarter (1.75) spaces for each two-bedroom unit
 - iv. Two (2) spaces for each three-bedroom unit
 - v. One (1) parking space per 250 sq. ft. of retail/commercial/restaurant space
 - vi. One (1) parking space per 500 sq. ft. of residential leasing/clubhouse space
- f. No boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property.
- g. Dedicated loading areas for the commercial businesses located out of the fire lane shall be provided.
- h. All parking spaces shall meet the minimum dimensional requirements as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(6) Paving in Vehicular and Pedestrian Circulation Areas:

All paving in vehicular and pedestrian circulation areas (e.g., streets, drive aisles, parking areas, fire lanes, loading areas, sidewalks, trails, etc.) shall be reinforced concrete, and in accordance with the City's paving design standards, as may be amended.

(7) Landscaping Requirements:

- a. Minimum Usable Open Space (Pervious Surface) Area - Twenty percent (20%) of total lot area, not including the off-site park land area to the west.
- b. Minimum Landscaped (Pervious Surface) Area - Ten percent (10%) of total lot area.
- c. Front Landscape Buffer Area - Minimum ten feet (10') along Kings Fort Parkway and SH 34, as measured from front property line (i.e., maximum future right-of-way line for the street) and excluding any portion of a building/structure for any parking area pavement; may

Exhibit "B"
PD-26 Development Regulations

include sidewalks, turf, ground cover, trees, shrubs, decorative landscape features, etc., and may be crossed by vehicular driveways entering the property. In addition, large shade trees (minimum four-inch (4") caliper) shall be planted at 50-foot centers within the front yard buffer area.

d. Side/Rear Landscape Buffer Area –

The western buffer shall be planted with shrubs, ornamental trees, or and plant materials that will not damage the adjacent retaining wall shall be used.

The southern buffer may be initially installed as grass/sod only, and shall be enhanced with additional landscaping, conducive to connecting the two phases, upon development of the southern phase of the development.

e. Interior Parking Lot Landscaping Islands - A landscaped island (nine foot (9') minimum width) is required at the end of each bay (i.e., row) of parking spaces, and shall be placed such that bays of parking spaces do not exceed twenty-four (24) spaces in length; one (1) large shade tree shall be placed within each landscaped island such that the minimum distance from the center point of the tree is at least four feet (4') from any curb or paved surface. All other interior parking lot landscaping shall conform to Section 36.6 of the Kaufman Zoning Ordinance.

f. Shrub Screening of Parking Areas – Adjacent to all parking and driving areas, a row of shrubs shall be planted of adequate distribution and height to provide full screening of the parking and maneuvering areas from surrounding streets and adjacent properties.

g. Building Foundation Landscaping – Landscaping shall be provided around the foundation of each building, which shall include a mixture of shrubs, groundcovers, grasses, and small trees.

h. All landscaped areas are to be maintained in a clean, living and growing condition at all times, and shall be equipped/irrigated with an automatic, underground irrigation system.

i. Other landscaping provisions to be as required in the Kaufman Zoning Ordinance O-02-07, as amended, and in any other applicable City code or ordinance.

(8) Amenities, Sidewalks, and Trails:

a. Indoor amenities for the multi-family residential development, including the leasing office, fitness center, community room, etc., shall be

Exhibit "B"
PD-26 Development Regulations

incorporated into the ground floor of one of the buildings.

- b. Various outdoor amenities shall be provided including: mail & parcel center, dog park, grill station(s), and sport court(s) shall be provided throughout the development for use by the residents.
- c. Patio dining areas: Refer to D.2.c above.
- d. An internal pedestrian sidewalk system shall be provided throughout the development to connect building entrances, parking areas, outdoor amenities, and provide connections to existing perimeter sidewalks along Kings Fort Parkway and SH 34. The sidewalks shall be at least five feet (5') in width and constructed of concrete.

(9) Architectural Requirements:

- a. Facade material requirements: Buildings shall provide the following minimum brick or stone masonry, the remainder of facade materials shall be primarily cementitious materials (cement fiber board, portland stucco, etc.)
 - i. Buildings with commercial components: Minimum 10% masonry per building elevation with an aggregate 20% masonry. 1st floor shall have a minimum of 80% masonry per building elevation.
 - ii. Buildings with exclusively residential components: Minimum 20% masonry per building elevation with an aggregate of 20% masonry. 1st floor shall have a minimum of 80% masonry per building elevation.
 - iii. Accessory structures: Minimum 2' tall masonry base.
- b. The buildings shall employ wall plane recesses and projections at regular intervals on all elevations.
- c. The top portions of the buildings shall be accentuated with vertical articulations at regular intervals, cornice treatments, parapets, or other architectural details.
- d. Ground-floor commercial units shall include storefront window designs to provide for an inviting appearance and awnings to provide shade and cover from the elements.

(10) Lighting Requirements:

Lighting shall be in accordance with the City's code of Ordinances, as amended. Lighting fixtures shall be of a type that can be oriented downward or upon building facades, and shall not produce light overspill onto adjacent properties or public rights-of-way. Adequate lighting for safety and security at nighttime shall be provided, but the amount of lighting shall not be excessive such that it produces a "glowing" effect that would detract from the

Exhibit "B"
PD-26 Development Regulations

community's peaceful setting. Special types of lighting (such as for holidays and festivals) shall be allowed and encouraged within the district.

(11) Screening:

- a. Dumpster Screening (including dumpsters and other solid waste facilities such as trash compactors, recycling containers/compactors, etc.) - All free-standing solid waste facilities shall be screened from view from any public street and any adjacent residential zoning district by a six foot (6') tall masonry wall (same colors and materials as main building) on at least three (3) sides, with securable gates for access (unless screened from public views by a building). Solid waste facilities that are attached to the main building (i.e., trash/recycling compactors, etc.) Shall be effectively screened from view of any public street and any adjacent residential district with strategic placement of tall evergreen shrubs (six foot (6') height and seventy-five percent (75%) opacity within three (3) years of initial planting/installation) and large shade trees.
- b. Mechanical Equipment Screening - All mechanical equipment and satellite dishes (including rooftop- and ground-mounted) shall be screened from view of any public street by architecturally integrated facade extensions, parapet or "wing" walls, a living screen, or by some other device/means that is approved by the City.
- c. Perimeter Screening and Amenity Fencing - To provide for a pedestrian-friendly, mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not include perimeter screening or fencing, with the following exceptions:
 - i. Screening may be installed adjacent to the commercial property to the east, particularly to provide screening from the back end of commercial uses, which commonly include loading areas, dumpsters, etc.
 - ii. Open-style decorative metal fencing may be installed around certain amenities that require security and separation, such as the dog park and the commercial patio areas.

(12) Signage:

- a. Small free-standing signs for on-site directional or movement control purposes shall be allowed to be placed within the complex, but not within public right-of-way. The maximum size of on-site directional signs shall be six (6) square feet per side.

Exhibit "B"
PD-26 Development Regulations

- b. Address and building designation signs with proper illumination for legibility at night shall be allowed to be placed on each building.
 - c. Monument Signs - One (1) monument-style sign per direct access point on Kings Fort Parkway or SH 34 shall be allowed, for a total of three (3) signs – two (2) along Kings Fort Parkway and one (1) along SH 34. The monument signs along Kings Fort Parkway may identify the multi-family development and the commercial users. The monument sign along SH 34 may identify the multi-family development. The monument signs are limited to a maximum of ten feet (10') in height and shall be placed at least ten feet (10') setback from the street right-of-way line and not over any utility easements. Monument signs shall be constructed with the same colors, architectural style, and materials as the main building. The bottom two feet (2') of signs shall be constructed of brick and/or stone masonry.
 - d. Refer to Exhibit "C" for sign sizing and conceptual design. Sign copy and final design shall be approved and permitted separately.
 - e. Commercial Wall Signs – Each commercial tenant shall be allowed one wall sign per façade. The wall signs shall meet the criteria outlined in Section 44.8 of the City of Kaufman Zoning Ordinance O-02-07, as amended, as applicable to the LR zoning district.
 - f. Pole/pylon signs are prohibited.
 - g. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.
- (13) Outside Storage: Open storage is prohibited. There shall be no outside storage of materials or outside display of merchandise on the property.

E. APPROVAL REQUIREMENTS:

- (1) Site Plan Review: The review and approval of a site plan shall be required prior to the development of any site (or the construction of any structure) within the district (see Section 39, Site Plan Review, of the Kaufman Zoning Ordinance). Development standards for each building site shall be in accordance with this and any other applicable section of the Kaufman Zoning Ordinance, and shall be clearly shown on the site plan. Additional supporting information may be required by the City prior to consideration and approval of the site plan.
- (2) Landscape Plan and Facade Plan Review: Detailed landscape plans, building elevations, and floor plans shall be submitted for review and

Exhibit "B"
PD-26 Development Regulations

approval along with the site plan. The landscape plans, building elevations, and floor plans shall clearly show all details relating to the distribution of landscaping and specific plant species, quantities, and sizes; architectural materials and details for each facade; and dimensions of buildings, building openings, distribution of unit types, and arrangement of uses across each floor. The plans shall also demonstrate how the site meets the landscaping and architectural requirements of the PD and Kaufman Zoning Ordinance requirements, as applicable.

- (3) Construction Plan and Final Plat Review: After approval of the site plan and associated landscape plans, building elevations, and floor plans, the development will be subject to construction/civil plan review and approval and final plat approval in accordance with the City's current development policies and procedures. No building permit shall be issued until all required plans/plats are properly reviewed and approved, and no certificate of occupancy shall be issued until all construction and improvements conform to the approved site plat, building plans, etc.
- (4) Modifications: Any modifications to the site plan and associated landscaping/building plans, construction plans, or final plat shall require City approval. Whether the change can be processed as a minor modification (staff approval) or major modification (consideration by the Planning & Zoning Commission and the City Council) shall follow the procedures as outlined in the City's adopted zoning and subdivision regulations, as amended.

F. SPECIAL REQUIREMENTS:

(1) Design Criteria:

- a. Power/Utility Lines - New utility service lines (including, but not limited to, those for electricity, telephone, cable, etc.) shall be placed underground, in accordance with Section 3.8 of the Subdivision Ordinance, as amended.

- b. Architectural Design:

The purpose of this section is not to require all structures and development projects within the district to be identical in appearance or design, but to ensure compatibility among the various development projects within the district, and to ensure a harmonious, visually pleasing, high-quality appearance for the overall district as a whole.

- 1. The architectural standards shall aim to achieve the following objectives:

- (1) Architectural compatibility and harmonious appearance

Exhibit "B"
PD-26 Development Regulations

of structures throughout the district;

- (2) Human scale design and perception;
- (3) Integration of uses and physical design elements;

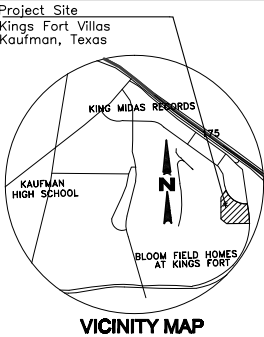
2. All building materials shall be established on architectural elevations and supporting information, and shall be subject to City review and approval (or disapproval) with the final site plan.

- c. Building Placement/Orientation - Any building within one hundred feet (100') of a public right-of-way shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.

(2) Other Regulations:

Any requirements not specifically addressed herein shall be as stated in the MF-2 section and other applicable sections of the Kaufman Zoning Ordinance O-02-07, as amended, and/or within the City's Code of Ordinances, as amended.

EXHIBIT B
CASE NO. SP-



IMPERVIOUS & PVIOUS AREAS	
TOTAL AREA:	435,600 SF
IMPERVIOUS AREA: (Including building, pavement, parking, sidewalk & dumpster area)	328,820 SF
PERVIOUS AREA:	106,780 SF
IMPERVIOUS AREA RATIO (Impervious Area/Total Lot Area)	75.48%
OCCUPANCY GROUP	MF
CONSTRUCTION TYPE OF THE STRUCTURE IS VB (PROTECTED)	

- NOTES:
- ALL HEAD-ON PARKING SPACES ARE 18'X9' AND ANGLE PARKING SPACES AREA 21'X9' UNLESS OTHERWISE NOTED.
 - ALL PARKING, DRIVE AISLES, AND SIDEWALKS WILL BE CONCRETE.
 - ALL SIDEWALKS SHALL BE AT LEAST 5 FEET IN WIDTH.
 - ADEQUATE LIGHTING SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT AND SHALL BE IN ACCORDANCE WITH SECTION 42 OF THE ZONING ORDINANCE.
 - OPEN STORAGE IS PROHIBITED.
 - NO BOATS, CAMPERS, TRAILERS, OR OTHER RECREATIONAL VEHICLES SHALL BE PARKED OR STORED ON THE PROPERTY.
 - ALL SINGE SHALL ADHERE TO THE APPLICABLE ZONING REGULATIONS.
 - ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED BY EVERGREEN SHRUBS. ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED BY BUILDING PARAPETS.

DEVELOPER/OWNER
& APPLICANT

CONTACT: JAMES SANTIAGO
PH: (469) 556 5955
EMAIL: 7jamesantiago@gmail.com

ARCHITECT

Ebarb + GUEST ARCHITECTURE
CONTACT: DANIEL EBARB
3309 ELM ST. SUITE #102-241
DALLAS, TEXAS 75226
PH. 314 301 3531
E-MAIL: DANIEL@EBARBGUEST.COM

CIVIL ENGINEER

ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CFM
603 CHERRY TREE LANE
WYLLIE, TX 75098
PH. 214 533 7181
E-MAIL: naim1207@yahoo.com

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
PH. 940 222 3009
www.eaglesurveying.com

ZONING DESIGNATION PD-17R-MF-2 (MULTI-FAMILY RESIDENTIAL)
BUILDING TYPE APARTMENT (MULTI-FAMILY)
PROPOSED LAND USE MULTI-FAMILY AND NEIGHBORHOOD RETAIL SERVICES

PROJECT DATA					
Project Data					
Building Data					
Residential (Unit Count)					
Building	Stories	Units/Floor	Total Units	Unit Types	
1	2	12	24	A2 (8), B2 (16)	
2	3	12	36	A1 (24), B1 (12)	
3	3	12	36	B1 (24), C1 (12)	
4	3	12	36	A1 (24), A2 (12)	
5	3	12	36	A2 (12), B2 (24)	
6	3	12	36	A2 (24), B2 (6), C1(6)	
7	3	12	36	A2 (12), B2 (24)	
			240		

LEGEND	
TC	EXISTING TOP OF CURB
TSW	EXISTING TOP OF SIDEWALK
GT	EXISTING GUTTER
TELP	EXISTING TELEPHONE PEDESTAL
BL	EXISTING BOLLARD
INLET	EXISTING CURB INLET
PP	EXISTING POWER POLE
WV	EXISTING WATER VALVE
LP	EXISTING LIGHT POST
GM	EXISTING GAS METER
TMH	EXISTING FIRE HYDRANT
SMH	EXISTING TELEPHONE MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED STREET LIGHT
	PROPOSED BRICK PAVERS
GW	EXISTING GUY WIRE
STS	EXISTING TRAFFIC SIGNAL LIGHT POLE
TSB	EXISTING TRAFFIC SIGNAL BOX
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
STM	EXISTING STORM SEWER LINE
X	EXISTING CHAINLINK FENCE
G	EXISTING GAS LINE
OHU	EXISTING OVERHEAD POWER LINE
675	EXISTING CONTOUR
BL	PROPOSED CONTOUR
	BUILDING SETBACK LINE

PROJECT DATA

Unit Data					
Non-Residential (Area)					
Building	Office	Retail	Total		
1	3,892	8,647	12,539		
Unit Mix					
Unit Type	Bedrooms	Count	% of Total	Area (Gross, HUD)	Area (Gross, Market)
A1	1	48	20%	609	656
A2	1	68	28%	771	826
B1	2	36	15%	881	941
B2	2	70	29%	946	1007
C1	3	18	8%	1057	1123
		240	100%		
Unit Type					
Unit Type	Count				
A1/A2	116				
B1/B2	106				
C1	18				

Parking				
Required				
Unit	Count	Pkg Ratio	Pkg Req'd	HC Req'd (2% of Total)
1-Bed (As)	116	1.5	174	
2-Bed (Bs)	106	1.75	185.5	
3-Bed (Cs)	18	2	36	
Retail	12539	250	50,156	
Office	3892	500	7,784	
			453.44	
Total			455	10 including 2 van
Provided				
Standard Space			350	
Standard Carport			72	
Standard Carport w/ EV			3	
Standard Garage			17	
HC Garage			1	
HC Standard			7	
HC Carport			1	
HC Standard Carport w/ EV			1	
HC Van			7	
HC Van Carport			1	
Total			460	HC = 18

KINGS FORT VILLAS
Lot 1, Block 1
Apartments - 240 Units
At Kings Fort Parkway Kaufman, TX 75142
Dionision Falcon Survey Abstract No. 151, Tract 1
JWS Land, LTD, Vol. 4238, Pg 325
Total Area: 10.0 Acres

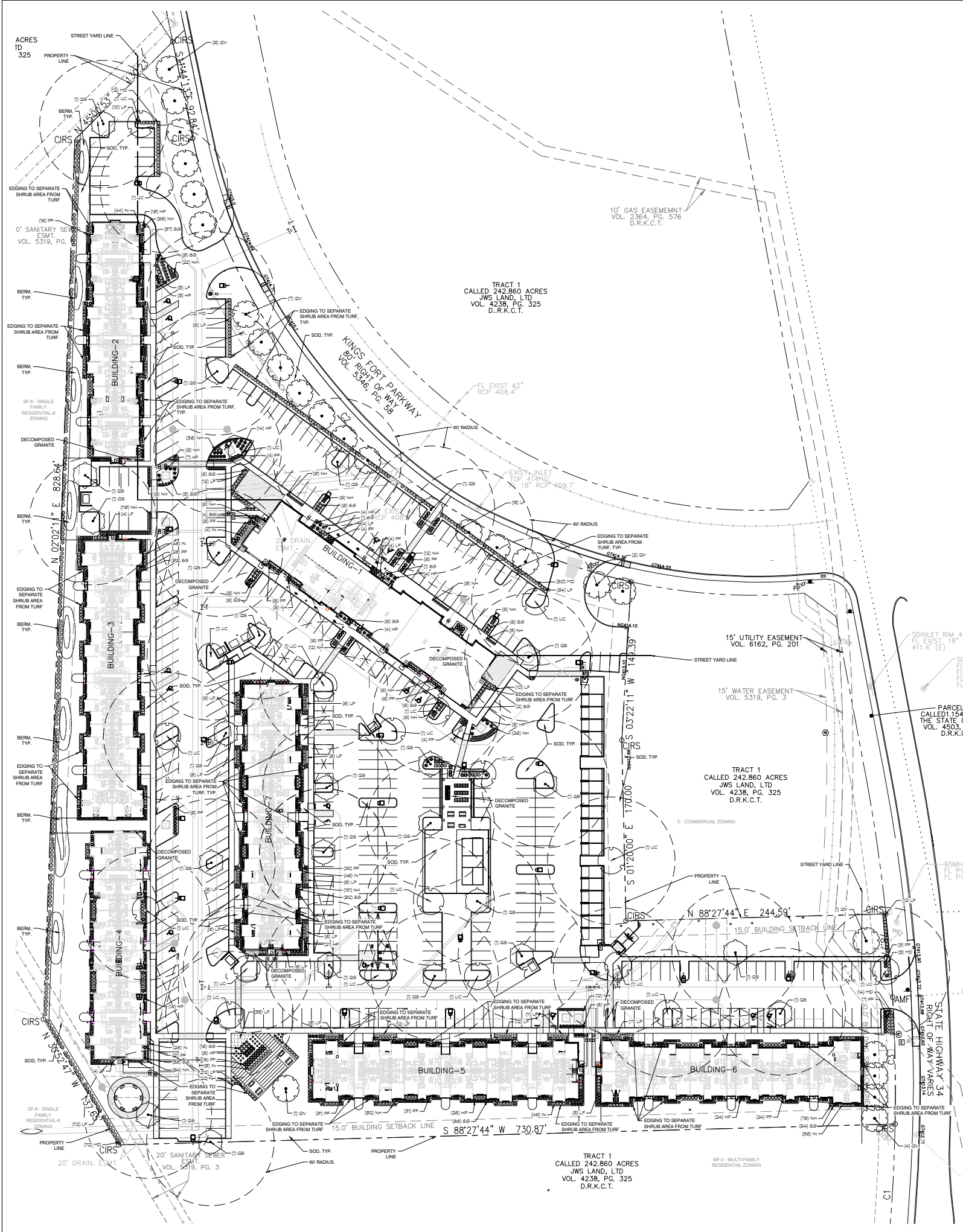
SITE PLAN

DATE: 6/30/2026
DRAWN: NDA
PROJECT: 900-KAUFMAN-25
SHEET NO: C1

SCALE: 1"=50'
CHECKED BY: NDA



Md. Naim Uddin Khan
6-11-2026



LANDSCAPE CALCULATIONS:

SITE LANDSCAPE:
CITY OF KAUFMAN, TEXAS
Zoning: MF-2 (Multi-family residential 2)

STREET YARD:
Street Yard: 79,960 sf
Landscape Area Required: 11,994 sf (15% of street yard)
Landscape Area Provided: 28,000+ sf

LANDSCAPE BUFFER / INTERIOR PARKWAY LANDSCAPE:
Kings Fort Pkwy Frontage: 714 lf
Street Trees Required: 18 Trees (1 Shade Tree per 40 lf)
Street Trees Provided: 18 Trees
Shrubs Required: 143 Shrubs (10 Shrubs (2' ht) per 50 lf)
Shrubs Provided: 144 Shrubs
5' Wide Landscape Buffer Yard Along Frontage: Provided
State Hwy 34 Frontage: 198 lf
Street Trees Required: 5 Trees (1 Shade Tree per 40 lf)
Street Trees Provided: 5 Trees
Shrubs Required: 40 Shrubs (10 Shrubs (2' ht) per 50 lf)
Shrubs Provided: 41 Shrubs
10' Wide Landscape Buffer Yard Along Frontage: Provided

PARKING LOT LANDSCAPE:
Screened From Adjacent Properties and ROW at 30' ht. min.: Provided
Parking Spaces: 432 Spaces
Landscape Area Required: 6,928 sf (16 sf per Parking Spaces)
Landscape Area Provided: 18,143 sf
Trees Required: 44 Trees (1 Tree per 10 Parking Spaces)
Trees Provided: 44 Trees
Parking Spaces 60 lf From a Tree: Provided
Tree in All Terminal Islands: Provided*

SCREENING OF RESIDENTIAL:
Earthen Berm with Minimum 3 ft. min.: Provided
Earthen Berm Length: 966 lf
Trees Required: 0 Trees per PD agreement
Trees Provided: 0 Trees
Large Evergreen Shrubs: Provided

* Some trees relocated elsewhere on site due to site constraints

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
LARGE TREES					
QS	24	QUERCUS SHUMARDII / SHUMARD OAK	2" CAL.	7' HT MIN	
QV	24	QUERCUS VIRGINIANA / LIVE OAK	2" CAL.	7' HT MIN	
UC	20	ULMUS CRASSIFOLIA / CEDAR ELM	2" CAL.	7' HT MIN	

SHRUBS					
HP	169	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL.	24" HT. MIN.	
IN	273	ILEX VOMITORIA 'NANA' / DWARF YAUPOH HOLLY	3 GAL.	24" HT. MIN.	
LF	274	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	3 GAL.	24" HT. MIN.	
MD	205	MORELLA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	3 GAL.	24" HT. MIN. SCREENING SHRUB	
NH	670	NANDINA DOMESTICA 'HARBOR DWARF' / HARBOR DWARF HEAVENLY BAMBOO	1 GAL.	12" HT. MIN.	
PF	251	PENNETUM RUPPELLII / FOUNTAIN GRASS	3 GAL.	24" HT. MIN.	
SG	525	SALVIA GREGGII / AUTUMN SAGE	3 GAL.	24" HT. MIN.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
SHRUB AREAS						
LP	180	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	1 GAL.	24" o.c.		
GROUND COVERS						
SOD			CYNODON DACTYLON 'TIF TURF' / TIFLUF BERMUDAGRASS	SOD		
			DECOMPOSED GRANITE, 3" THICK LAYER COMPACTED OVER LANDSCAPE FABRIC (ANY APPROVED)			

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF DECOMPOSED GRANITE TO MATCH NEIGHBORING PLANTING AREAS, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

EXHIBIT

Ebarb + Guest Architecture
www.ebarbguest.com



214.247.6836
3309 Elm St. #102-241
Dallas, TX 75226

Salas O'Brien

salasobrien.com 972-812-1270

Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Registration:
Project Number:

SPB Consulting Engineers, PLLC
Structural Engineers
Texas Firm #14143



FAULKNER
DESIGN GROUP

8080 N Central Expressway
Suite 1700
Dallas, TX 75206
Main: (214) 922-8008

KINGS FORT VILLAS

930 Kings Fort Parkway, Kaufman, TX 75142



07/01/2026

Issue Log		
No.	Description	Date
1	REVIEW	02/06/2026
2	PERMIT	02/24/2026

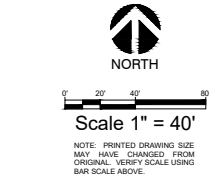
EGA Project No: 2025.043.01

Sheet Name:

LANDSCAPE
PLANTING PLAN

Sheet Number:

LP-1

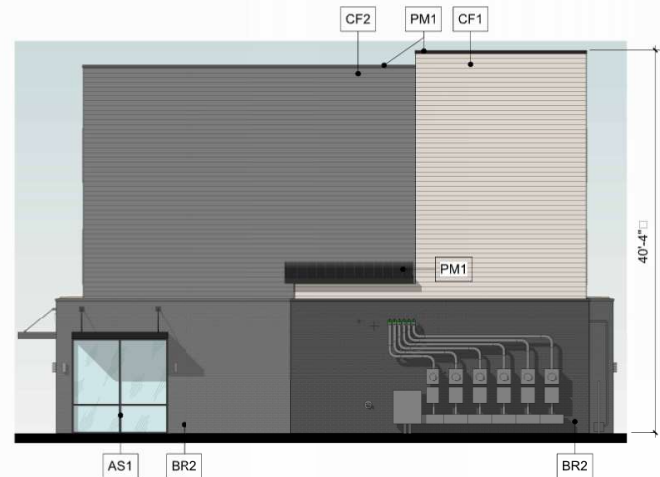


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Texas811 or 1-800-543-6005



1 North (Front) Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

End Elevation Material Calculations
Gross Wall: 2,146sf
Openings: 100sf
Net Wall: 2,046sf
Siding: 1,314sf-0sf = 1,314sf ≈ 64%
Brick : 832sf-100sf = 732sf ≈ 36%

1st Floor
Gross Wall: 832sf
Openings: 100sf
Net Wall: 732sf
Brick: 832f-100f = 732f ≈ 100%



3 East Elevation
1/8" = 1'-0"

Material Schedule			
Mark	Manufacturer	Model	Comments
Cement Fiber Board			
CF1	TBD	Color: Match PT1	
CF2	TBD	Color: Match PT2	
CF3	TBD	Color: Match PT3	Entry tower Bldg #? only
CF4	TBD	Color: Match PT4	Entry tower Bldg 3 only
CF5	TBD	Color: Match PT5	Entry tower Bldg #? only
CF6	TBD	Color: Match PT6	Entry tower Bldg #? only
CF7	TBD	Color: Match PT7	Entry tower Bldg #? only
King Size Brick			
BR1	ACME	Antique Pearl - King - Heritage	
BR2	ACME	Lunar Dark - King - Heritage	
Paint			
PT1	Sherwin-Williams	Color: SW 7628 / 259-C7 "Windfresh White"	
PT2	Sherwin-Williams	Color: SW 7674 / 236-C7 "Peppercorn"	
PT3	Sherwin-Williams	Color: SW 9640 "Sea Mariner"	
PT4	Sherwin-Williams	Color: SW 6146 / 206-C7 "Umber"	
PT5	Sherwin-Williams	Color: SW 9680 "Night Watch"	
PT6	Sherwin-Williams	Color: SW 2801 "Rookwood Dark Red"	
PT7	Sherwin-Williams	Color: SW 6258 / 251-C1 "Tricorn Black"	
Prefinished Metal			
PM1	Berridge	Color: "Matte Black"	

North (Front) Elevation Material Calculations
Gross Wall: 10,370sf
Openings: 1,158sf+2,742sf = 3900sf
Net Wall: 6,470sf
Siding: 6,883sf-1,158sf = 5725sf ≈ 89%
Brick : 3487sf-2,742sf = 745sf ≈ 11%

1st Floor
Gross Wall: 3,680sf
Openings: 2,742sf
Net Wall: 938sf
Brick : 3,487sf-2,742sf = 745sf ≈ 80%

South (Back) Elevation Material Calculations
Gross Wall: 9,414sf
Openings: 1,158sf+501sf = 1659
Net Wall: 7,755sf
Siding: 6,314sf-1,158sf = 5,156sf ≈ 66%
Brick : 3100sf-501sf = 2,599sf ≈ 34%

1st Floor
Gross Wall: 3,276sf
Openings: 501sf
Net Wall: 2,775sf
Brick : 3,100sf-501sf = 2599sf ≈ 94%



4 South (Back) Elevation
1/8" = 1'-0"



1 Elevation
1/8" = 1'-0"



2 Elevation
1/8" = 1'-0"



3 Elevation
1/8" = 1'-0"

Main Elevation Material Calculations
Gross Wall: 7,175sf
Openings: 1,153sf+577sf = 1,730sf
Net Wall: 5,445sf
Siding: 5,281sf-1,153sf = 4,128sf ≈ 76%
Brick: 1,894sf-577sf = 1,317sf ≈ 24%

1st Floor
Gross Wall: 2,042sf
Openings: 577sf
Net Wall: 1,465sf
Brick: 1,317sf ≈ 90%

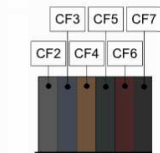
End Elevation Material Calculations
Gross Wall: 1,500sf
Openings: 0sf
Net Wall: 1,500sf
Siding: 1,077sf ≈ 72%
Brick: 423sf ≈ 28%

1st Floor
Gross Wall: 423sf
Openings: 0
Net Wall: 423sf
Brick: 423sf ≈ 100%

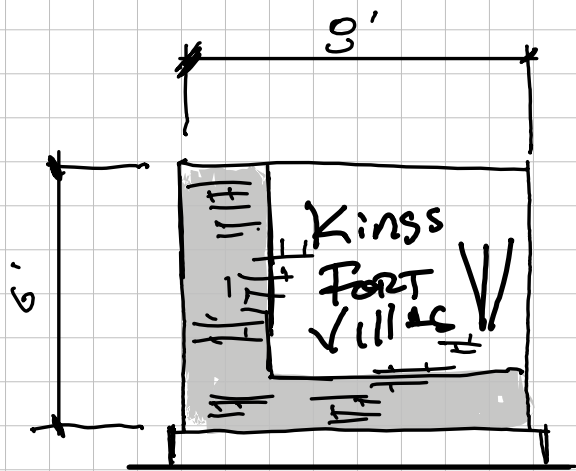
Material Schedule			
Mark	Manufacturer	Model	Comments
Cement Fiber Board			
CF1	TBD	Ccolor: Match PT1	
CF2	TBD	Ccolor: Match PT2	
CF3	TBD	Ccolor: Match PT3	Entry tower Bldg #? only
CF4	TBD	Ccolor: Match PT4	Entry tower Bldg 3 only
CF5	TBD	Ccolor: Match PT5	Entry tower Bldg #? only
CF6	TBD	Ccolor: Match PT6	Entry tower Bldg #? only
CF7	TBD	Ccolor: Match PT7	Entry tower Bldg #? only
King Size Brick			
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PT7	Sherwin-Williams	Ccolor: SW 6258 / 251-C1 "Tricorn Black"	
Prefinished Metal			
PM1	Berridge	Ccolor: "Matte Black"	



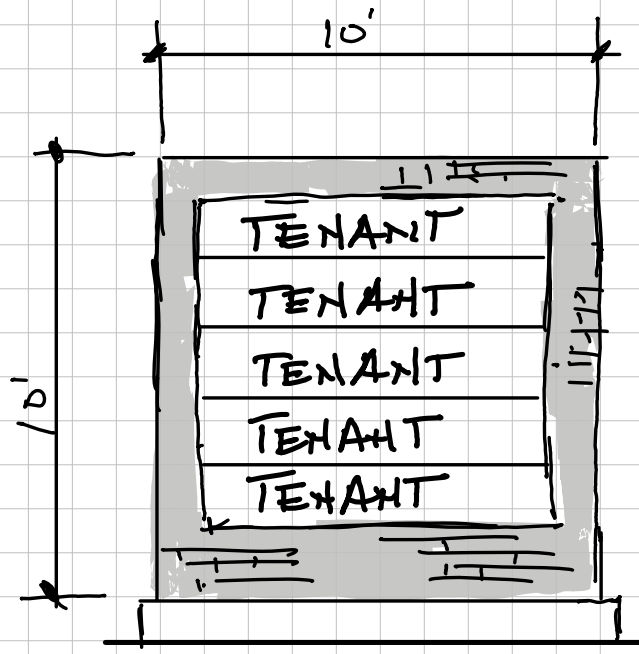
4 Elevation
1/8" = 1'-0"



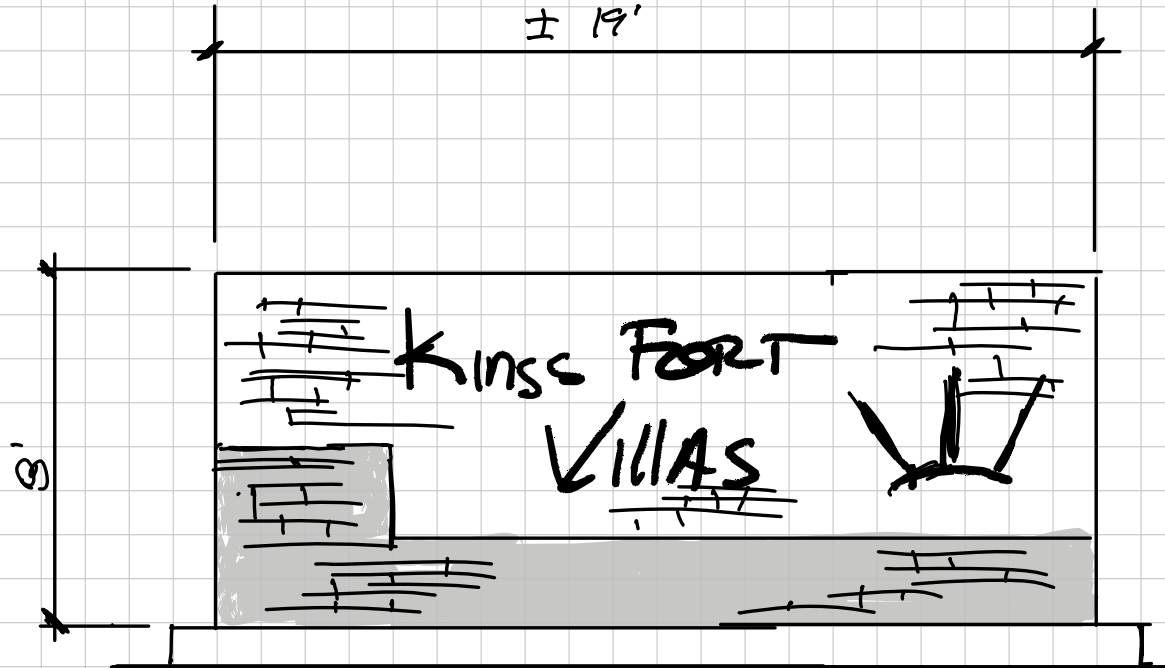
5 Entry Tower Colors
1/8" = 1'-0"



Multifamily Identifier | SH 34



Commercial Tenant | Kings Fort Parkway



Multifamily Identifier | Kings Fort Parkway

ORDINANCE O-32-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-02-07, AS AMENDED, AND CHAPTER 118, “ZONING”, OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, COLLECTIVELY “THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP” OF THE CITY IN ORDER TO CHANGE THE ZONING CLASSIFICATION ON AN APPROXIMATE 10.00 ACRE TRACT OF LAND (PROPERTY ID 225369) FROM PLANNED DEVELOPMENT-17R-MF-2 (“PD-17R-MF-2”) TO PLANNED DEVELOPMENT-26 (“PD-26”) FOR MULTI-FAMILY RESIDENTIAL AND NEIGHBORHOOD RETAIL SERVICE USES, SUCH PROPERTY BEING GENERALLY LOCATED ON THE SOUTH SIDE OF KINGS FORT PARKWAY AND THE WEST SIDE OF STATE HIGHWAY 34, ON LOT 6 OF BLOCK A OF THE KINGS FORT ADDITION, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND A ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 5th day of December, 2023, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to rezone an approximate 10.00 acre tract of land (Property ID 225369) from Planned Development-17R-MF-2 (“PD-17R-MF-2”) to Planned Development-26 (“PD-26”) for multi-family residential and neighborhood retail service uses, such property being generally located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit “A”**, a copy of which is attached hereto and incorporated herein (the “Property”); and

WHEREAS, Planned Development-26 includes specific Planned Development Standards, as depicted on **Exhibit “B”**; which is attached hereto and incorporated herein, and reviewed as part of Case No. Z-09-23 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 18th day of December, 2023, the City Council held a public hearing for the proposed request to rezone the Property from Planned Development-17R-MF-2 (“PD-17R-MF-2”) to Planned Development-26 (“PD-26”); and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed Planned Development-26 ("PD-26") zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. That Ordinance No. O-02-07, as amended, and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, Texas, collectively, "The Comprehensive Zoning Ordinance and The Official Zoning Map", are hereby amended to reflect the change in zoning for an approximate 10.00 acre tract of land (Property ID 225369), such property being generally located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"). The Property shall be developed and uses shall be allowed in accordance with specific Planned Development Standards as depicted on **Exhibit "B"**, which is attached hereto and incorporated herein.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the establishment of the zoning classification of the Property as Planned Development-26, ("PD-26"), thereon.

SECTION 4. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this 18th day of December, 2023.

JEFF JORDAN
MAYOR

ATTEST:

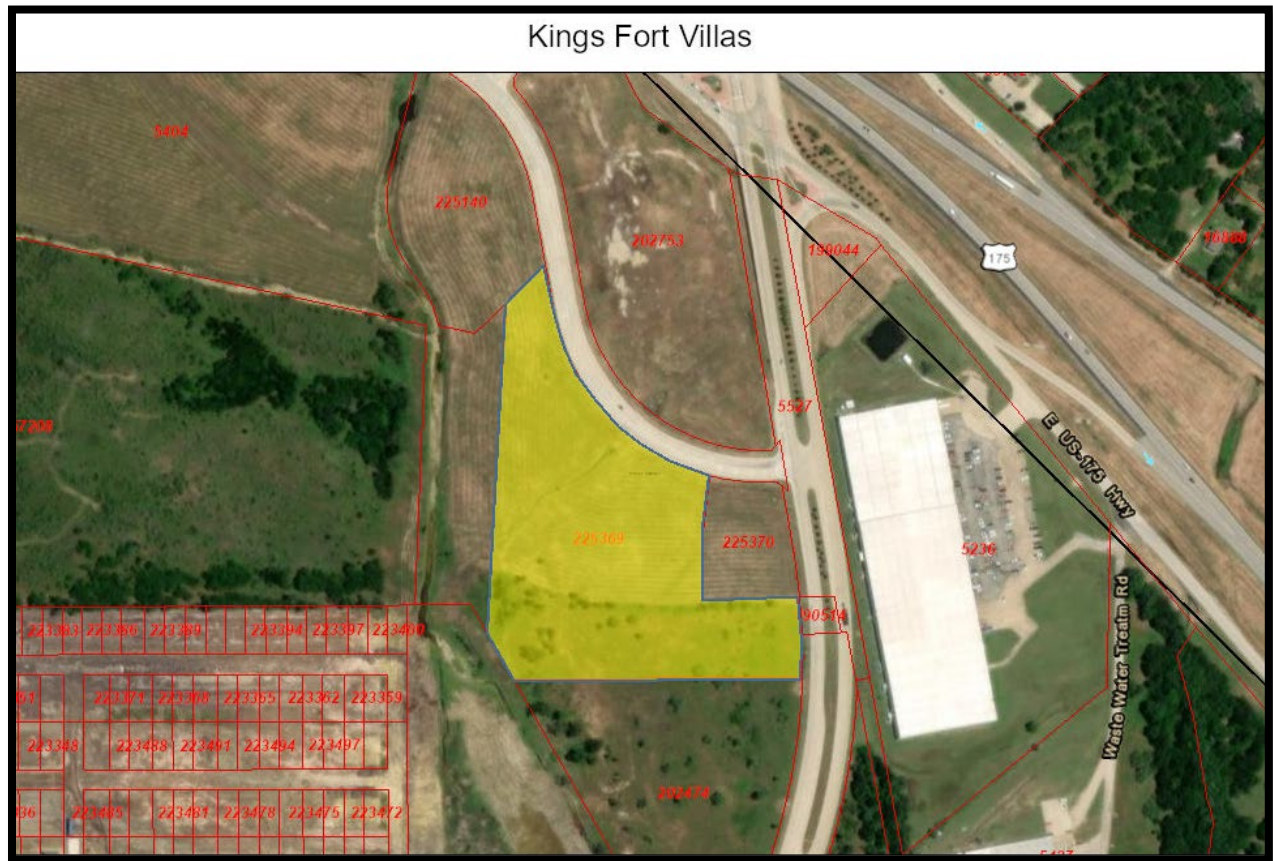
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

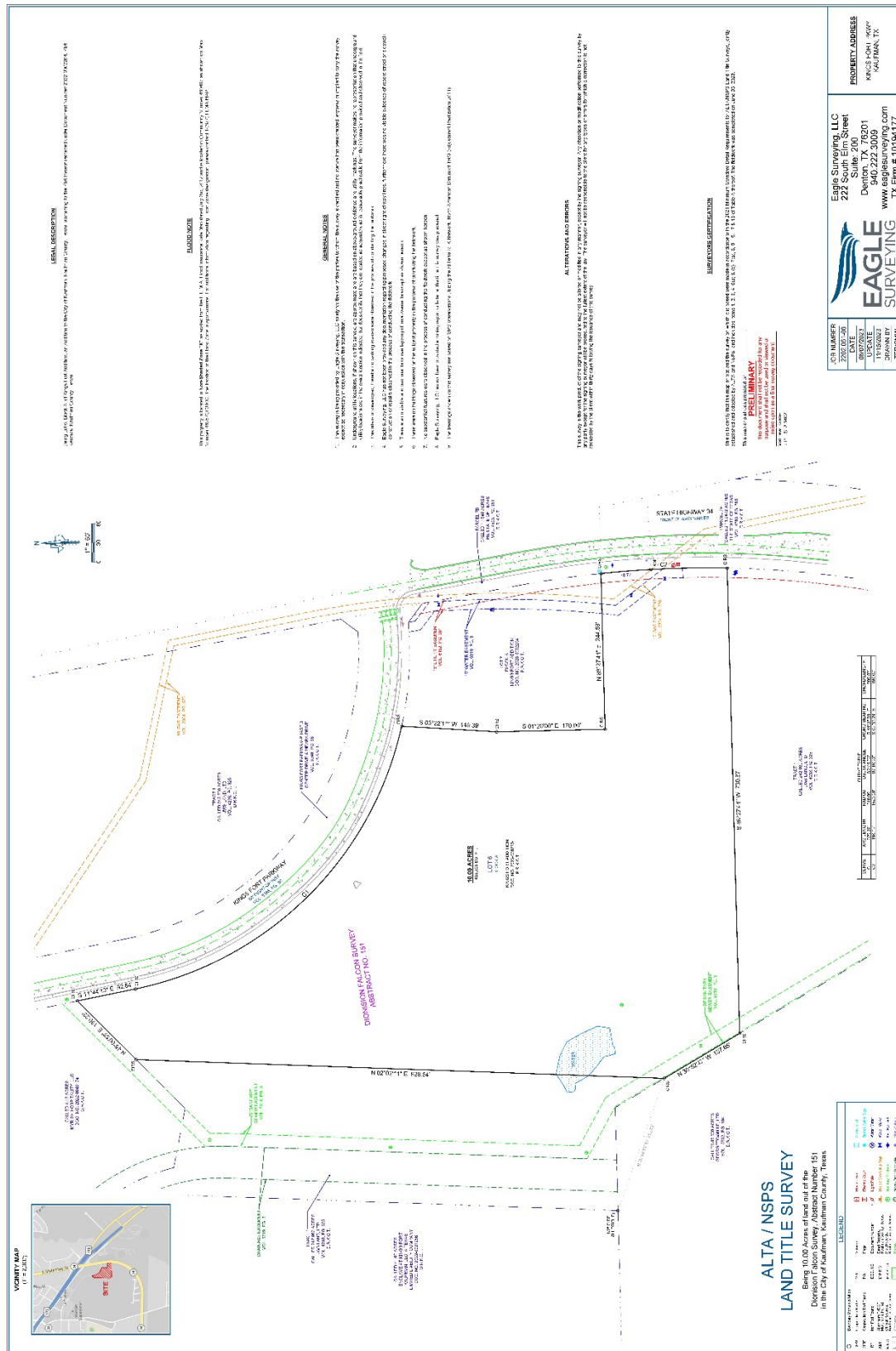
“Exhibit A” Property Description

**Z-09-23
Property ID 225369
Location Map**



“Exhibit A” Property Description

Z-09-23
Property ID 225369
Survey



“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

PLANNED DEVELOPMENT-26
10.00 acres
Lot 6, Block A, Kings Fort Addition

A. GENERAL PURPOSE, INTENT AND DESCRIPTION:

The PD-26 district is intended to establish a sustainable, high-quality, mixed-use development with a strong neighborhood character, including predominantly multi-family residential uses with a ground-floor retail component. The district provides development standards which will help to ensure that the land uses will be developed in a cohesive, integrated, and visually appealing manner, while providing for some relief from some of the typical zoning requirements, where appropriate, in order to provide for the desired quality and arrangement of the development.

B. PERMITTED USES:

- (1) Uses permitted in the “MF-2” Multi-Family Residential-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.
- (2) Uses permitted in the “LR” Local (Neighborhood) Retail zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended, with the following exceptions:
 - a. The following use is permitted by right: Health, fitness, or sports club (indoors only)
 - b. The following use is permitted subject to approval of a Specific Use Permit: Alcoholic beverage sales in conjunction with a restaurant
 - c. The following uses are not permitted: Assisted living facilities; appliance, tool, or furniture rental (indoors); auto parts and accessory sales (indoor); auto repair, minor (paint less, dent repair & accessory install); car wash (attended); convenience store with gasoline sales; laboratory, scientific or research; motor fuel service station
- (3) New and Unlisted Uses - It is recognized that new unanticipated types of land uses (or land uses which are so dissimilar to any of those listed as to cause uncertainty in interpretation) may seek to be located in the district. Any land use which is not listed in the Use Charts shall be referred to the Planning & Zoning Commission and City Council for interpretation in accordance with the procedures set forth in the "Classification of New and Unlisted Uses" section of the Kaufman Zoning Ordinance.
- (4) Nuisance/Noxious Uses - Land uses which are deemed to be a hazard or a nuisance to the public (i.e., due to the presence/creation of unpleasant or noxious odors, noise, vibration, glare or other phenomenon that is inherent to the normal operation of the business/use) shall not be permitted within the district. The City Council has the authority, at its own discretion, to require the elimination of any of the above phenomena, or the removal of the

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

business/use, which produces a public hazard or nuisance.

C. MAXIMUM HEIGHT REGULATIONS:

60 feet, or four (4) stories.

D. AREA AND OTHER REGULATIONS:**(1) Area and Setback Requirements:**

The development shall adhere to the area and setback regulations permitted in the MF-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(2) Commercial Component:

The commercial space shall be configured in the following manner:

- a. Located on the ground floor of the building facing Kings Fort Parkway.
- b. Include a minimum of 7,900 sq. ft. of floor area dedicated to commercial/retail uses.
- c. Include outdoor patio dining areas for the end-cap tenants.

(3) Access:

The site shall include the following access points, as follows:

- a. Full-access point on Kings Fort Parkway.
- b. Right-in/right-out access point on Kings Fort Parkway.
- c. Right-in/right-out access point on SH 34.
- d. Stub to the property to the south to provide for future full access to SH 34 at an existing median opening through the property to the south.
- e. Open Access - To provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not be gated.

(4) Internal Street:

The development shall provide a new internal, north-south public street extending from Kings Fort Parkway and stubbing to the property to the south, where a future connection to SH 34 at an existing median opening will be

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

provided when the property to the south develops. This internal street shall be designed like a traditional urban street with parallel parking along the majority of its length, sidewalks along both sides (adjacent to the parking spaces), and street trees to break up the areas of parallel parking. In order to meet the minimum parking requirements, some of the spaces may be configured to be head-in, as long as parallel parking spaces are provided on both sides of the street and for a total of at least fifty percent (50%) of the street length as calculated on both sides.

(5) Parking and Loading Requirements:

- e. Parking Requirements - parking requirements shall be as follows:
 - ii. One-and-a-half (1.5) spaces for each one-bedroom unit
 - iii. Two (2) spaces for each two-bedroom unit
 - iv. Two-and-a-half (2.5) spaces for each three-bedroom unit
 - v. One (1) parking space per 200 sq. ft. of retail/commercial space
- f. No boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property.
- g. Dedicated loading areas for the commercial businesses located out of the fire lane shall be provided.
- h. All parking spaces shall meet the minimum dimensional requirements as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(6) Paving in Vehicular and Pedestrian Circulation Areas:

All paving in vehicular and pedestrian circulation areas (e.g., streets, drive aisles, parking areas, fire lanes, loading areas, sidewalks, trails, etc.) shall be reinforced concrete, and in accordance with the City's paving design standards, as may be amended.

(7) Landscaping Requirements:

- a. Minimum Usable Open Space (Pervious Surface) Area - Twenty percent (20%) of total lot area, not including the off-site park land area to the west.
- b. Minimum Landscaped (Pervious Surface) Area - Ten percent (10%) of total lot area.
- c. Front Landscape Buffer Area - Minimum ten feet (10') along Kings Fort Parkway and SH 34, as measured from front property line (i.e., maximum future right-of-way line for the street) and excluding any portion of a building/structure for any parking area pavement; may

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

include sidewalks, turf, ground cover, trees, shrubs, decorative landscape features, etc., and may be crossed by vehicular driveways entering the property. In addition, large shade trees (minimum four-inch (4”) caliper) shall be planted at 50-foot centers within the front yard buffer area.

- d. Side/Rear Landscape Buffer Area – A landscaped buffer yard with a minimum width of ten feet (10') shall be provided along any side or rear property line, with the exception of the future park land parcel to the west. The buffer yard shall include a mixture of small ornamental and large shade trees. The large shade trees (minimum four-inch (4”) caliper) shall be planted at 50-foot centers within any side/rear buffer area, with the exception of the park land parcel to the west.
- e. Interior Parking Lot Landscaping Islands - A landscaped island (nine foot (9') minimum width) is required at the end of each bay (i.e., row) of parking spaces, and shall be placed such that bays of parking spaces do not exceed twenty-four (24) spaces in length; one (1) large shade tree shall be placed within each landscaped island such that the minimum distance from the center point of the tree is at least four feet (4') from any curb or paved surface. All other interior parking lot landscaping shall conform to Section 36.6 of the Kaufman Zoning Ordinance.
- f. Shrub Screening of Parking Areas – Adjacent to all parking and driving areas, a row of shrubs shall be planted of adequate distribution and height to provide full screening of the parking and maneuvering areas from surrounding streets and adjacent properties.
- g. Building Foundation Landscaping – Landscaping shall be provided around the foundation of each building, which shall include a mixture of shrubs, groundcovers, grasses, and small trees.
- h. Off-Site Landscaping – The park land parcel to the west shall be planted with grass and include a mixture of shade trees, small ornamental trees, shrubs, and other plantings along the 10-foot-wide public use trail. The developer shall receive credit towards their park fees for the installation of these improvements.
- h. All landscaped areas are to be maintained in a clean, living and growing condition at all times, and shall be equipped/irrigated with an automatic, underground irrigation system.
- i. Other landscaping provisions to be as required in the Kaufman Zoning Ordinance O-02-07, as amended, and in any other applicable City code or ordinance.

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

(8) Amenities, Sidewalks, and Trails:

- a. Indoor amenities for the multi-family residential development, including the leasing office, mail center, fitness center, community room, etc., shall be incorporated into the ground floor of one of the buildings.
- b. An open-air plaza with seating; fenced dog run with seating; and BBQ area with seating/tables/grilling stations; and various other outdoor seating areas shall be provided throughout the development for use by the residents. The BBQ area shall be allowed to be installed off-site on the future park land parcel to the west.
- c. Patio dining areas shall be provided for each commercial end cap.
- d. An internal pedestrian sidewalk system shall be provided throughout the development to connect building entrances, parking areas, and amenities, as well as provide connections to existing perimeter sidewalks along Kings Fort Parkway and SH 34, as well as surrounding trails. The sidewalks shall be at least five feet (5') in width and constructed of concrete.
- e. A public use trail at least ten feet (10') in width and constructed of concrete shall be installed by the developer through the off-site park land parcel to the west. Sidewalk/trail connections from the development to this trail shall be made at regular intervals. The trail shall be amenitized with seating areas, trash receptacles, and landscaping at regular intervals. The trail and associated amenities shall be made open to the public. The developer shall receive credit towards their park fees for the installation of these improvements.

(9) Architectural Requirements:

- a. Minimum forty percent (40%) brick & stone per building elevation. Stucco, EIFS, or hardi-plank siding materials may be used for the remaining materials. Metal and wood (or wood-look materials) may be used as accent materials. Stucco and hardi-plank should only be used on surfaces eight (8) feet above grade and/or in recessed patio and balcony areas.
- b. The buildings shall employ wall plane recesses and projections at regular intervals on all elevations.
- c. The top portions of the buildings shall be accentuated with vertical articulations at regular intervals, cornice treatments, parapets, or other architectural details.
- d. The buildings may include a mix of flat-roof and sloped-roof designs.

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

The flat-roof portions shall include parapet walls.

- e. Windows, false windows, shutters, or brick inlays shall be used on all elevations to break up areas of blank wall and provide for four-sided architecture. These treatments shall be of similar size/proportion and style to provide a sense of uniformity throughout the development.
- f. All residential units shall include patios or balconies of adequate size to provide usable outdoor living space for each unit.
- g. Ground-floor residential and commercial units shall include storefront window designs to provide for an inviting appearance and awnings to provide shade and cover from the elements.
- h. To provide for a traditional residential neighborhood character, architectural details shall be provided, which could include horizontal banding, window treatments (sills and headers, shutters, windowpane systems, etc.), cornice treatments, foundation/base accentuation, tower elements at building corners, etc.

(10) Lighting Requirements:

Lighting shall be in accordance with the City's code of Ordinances, as amended. Lighting fixtures shall be of a type that can be oriented downward or upon building facades, and shall not produce light overspill onto adjacent properties or public rights-of-way. Adequate lighting for safety and security at nighttime shall be provided, but the amount of lighting shall not be excessive such that it produces a "glowing" effect that would detract from the community's peaceful setting. Special types of lighting (such as for holidays and festivals) shall be allowed and encouraged within the district.

(11) Screening:

- a. Dumpster Screening (including dumpsters and other solid waste facilities such as trash compactors, recycling containers/compactors, etc.) - All free-standing solid waste facilities shall be screened from view from any public street and any adjacent residential zoning district by a six foot (6') tall masonry wall (same colors and materials as main building) on at least three (3) sides, with securable gates for access (unless screened from public views by a building). Solid waste facilities that are attached to the main building (i.e., trash/recycling compactors, etc.) Shall be effectively screened from view of any public street and any adjacent residential district with strategic placement of tall evergreen shrubs (six foot (6') height and seventy-five percent (75%) opacity within three (3) years of initial planting/installation) and large shade trees.

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

- b. Mechanical Equipment Screening - All mechanical equipment and satellite dishes (including rooftop- and ground-mounted) shall be screened from view of any public street by architecturally integrated facade extensions, parapet or "wing" walls, a living screen, or by some other device/means that is approved by the City.
- c. Perimeter Screening and Amenity Fencing - To provide for a pedestrian-friendly, mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not include perimeter screening or fencing, with the following exceptions:
 - i. Screening may be installed adjacent to the commercial property to the east, particularly to provide screening from the back end of commercial uses, which commonly include loading areas, dumpsters, etc.
 - ii. Open-style decorative metal fencing may be installed around certain amenities that require security and separation, such as the dog park and the commercial patio areas.

(12) Signage:

- a. Small free-standing signs for on-site directional or movement control purposes shall be allowed to be placed within the complex, but not within public right-of-way. The maximum size of on-site directional signs shall be six (6) square feet per side.
- b. Address and building designation signs with proper illumination for legible at night shall be allowed to be placed on each building.
- b. Monument Signs - One (1) monument-style sign per direct access point on Kings Fort Parkway or SH 34 shall be allowed, for a total of three (3) signs – two (2) along Kings Fort Parkway and one (1) along SH 34. The monument signs along Kings Fort Parkway may identify the multi-family development and the commercial users. The monument sign along SH 34 may identify the multi-family development. The monument signs are limited to a maximum of ten feet (10') in height; maximum size of fifty (50) square feet of sign area per sign face; and shall be placed at least ten feet (10') setback from the street right-of-way line and not over any utility lines. The monument signs shall include a masonry base at least two (2) feet tall and with the same colors, architectural style, and materials as the main building.
- c. Commercial Wall Signs – Each commercial tenant shall be allowed one wall sign per façade. The wall signs shall meet the criteria outlined in Section 44.8 of the City of Kaufman Zoning Ordinance O-02-07, as

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

amended, as applicable to the LR zoning district.

- f. Pole/pylon signs are prohibited.
- g. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.

(13) Outside Storage:

Open storage is prohibited. There shall be no outside storage of materials or outside display of merchandise on the property.

E. APPROVAL REQUIREMENTS:

- (1) Site Plan Review:** The review and approval of a site plan shall be required prior to the development of any site (or the construction of any structure) within the district (see Section 39, Site Plan Review, of the Kaufman Zoning Ordinance). Development standards for each building site shall be in accordance with this and any other applicable section of the Kaufman Zoning Ordinance, and shall be clearly shown on the site plan. Additional supporting information may be required by the City prior to consideration and approval of the site plan.
- (2) Landscape Plan and Facade Plan Review:** Detailed landscape plans, building elevations, and floor plans shall be submitted for review and approval along with the site plan. The landscape plans, building elevations, and floor plans shall clearly show all details relating to the distribution of landscaping and specific plant species, quantities, and sizes; architectural materials and details for each facade; and dimensions of buildings, building openings, distribution of unit types, and arrangement of uses across each floor. The plans shall also demonstrate how the site meets the landscaping and architectural requirements of the PD and Kaufman Zoning Ordinance requirements, as applicable.
- (3) Construction Plan and Final Plat Review:** After approval of the site plan and associated landscape plans, building elevations, and floor plans, the development will be subject to construction/civil plan review and approval and final plat approval in accordance with the City's current development policies and procedures. No building permit shall be issued until all required plans/plats are properly reviewed and approved, and no certificate of occupancy shall be issued until all construction and improvements conform to the approved site plat, building plans, etc.
- (4) Modifications:** Any modifications to the site plan and associated landscaping/building plans, construction plans, or final plat shall require City approval. Whether the change can be processed as a minor modification (staff

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

approval) or major modification (consideration by the Planning & Zoning Commission and the City Council) shall follow the procedures as outlined in the City’s adopted zoning and subdivision regulations, as amended.

F. SPECIAL REQUIREMENTS:**(1) Design Criteria:**

- a. Power/Utility Lines - New utility service lines (including, but not limited to, those for electricity, telephone, cable, etc.) shall be placed underground, in accordance with Section 3.8 of the Subdivision Ordinance, as amended.

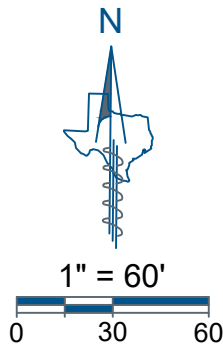
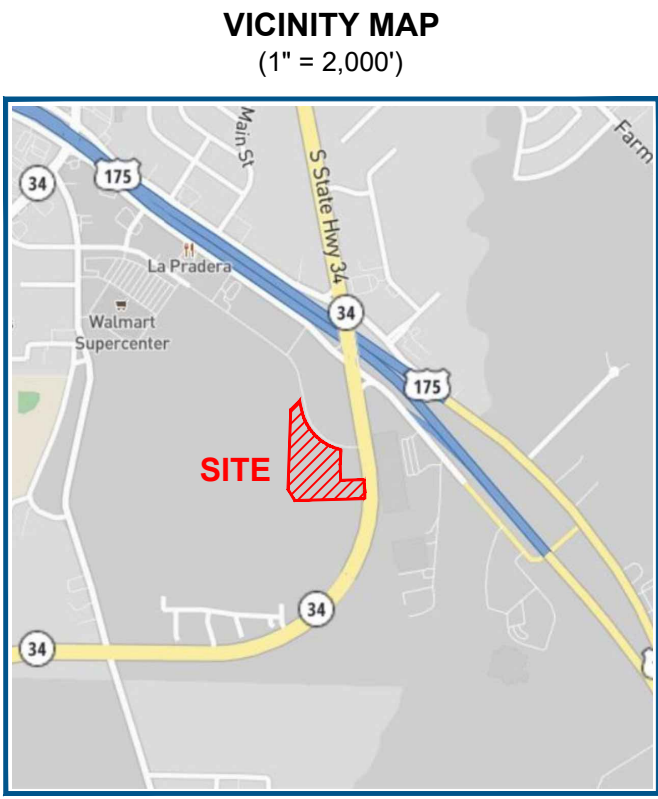
- b. **Architectural Design:**

The purpose of this section is not to require all structures and development projects within the district to be identical in appearance or design, but to ensure compatibility among the various development projects within the district, and to ensure a harmonious, visually pleasing, high-quality appearance for the overall district as a whole.

- 1. The architectural standards shall aim to achieve the following objectives:
 - (1) Architectural compatibility and harmonious appearance of structures throughout the district;
 - (2) Human scale design and perception;
 - (3) Integration of uses and physical design elements;
 - 2. All building materials shall be established on architectural elevations and supporting information, and shall be subject to City review and approval (or disapproval) with the final site plan.
- c. **Building Placement/Orientation** - Any building within one hundred feet (100') of a public right-of-way shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.

(2) Other Regulations:

Any requirements not specifically addressed herein shall be as stated in the MF-2 section and other applicable sections of the Kaufman Zoning Ordinance O-02-07, as amended, and/or within the City's Code of Ordinances, as amended.



LEGAL DESCRIPTION

Being Lot 6, Block A, of Kings Fort Addition, an Addition to the City of Kaufman, Kaufman County, Texas, according to the Plat thereof recorded under Document Number 2022-0002264, Plat Records, Kaufman County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 3rd, 2012 and is located in Community Number 480407 as shown on Map Number 48257C0310D. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

GENERAL NOTES

- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There are no visible encroachments or overlapping of improvements except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYORS CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on June 05, 2023.

This map or plat was prepared on

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe
R.P.L.S. # 6402

ALTA / NSPS
LAND TITLE SURVEY

Being 10.00 Acres of land out of the
Dionision Falcon Survey, Abstract Number 151
in the City of Kaufman, Kaufman County, Texas

LEGEND

Symbol	Description	Symbol	Description
○	Boundary Monumentation	Ⓜ	Electric Box
CIRS	Capped Iron Rod Set	Ⓜ	Electric Vault
CIRF	Capped Iron Rod Found	Ⓜ	Light Pole
IRF	Iron Rod Found	Ⓜ	Buried Gas Utility Sign
AMF	Aluminum TxDOT Monument Found	Ⓜ	Sanitary Manhole
O.R.K.C.T.	Official Records, Kaufman County, Texas	Ⓜ	Storm Drain Manhole
Concrete		Ⓜ	Sign (Other)
VOL.	Volume		
PG.	Page		
DOC. NO.	Document Number		
D.R.K.C.T.	Deed Records, Kaufman County, Texas		
P.R.K.C.T.	Plat Records, Kaufman County, Texas		
Ramp			

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	620.38'	540.00'	85°48'53"	S 44°38'50" E
C2	198.12'	1590.00'	07°08'22"	S 02°31'29" E

DIONISION FALCON SURVEY
ABSTRACT NO. 151

10.00 ACRES
435,598 SQ. FT.

LOT 6
BLOCK A

KINGS FORT ADDITION
DOC. NO. 2023-0002264
P.R.K.C.T.

TRACT 1
CALLED 242,860 ACRES
JWS LAND, LTD.
VOL. 4238, PG. 325
D.R.K.C.T.

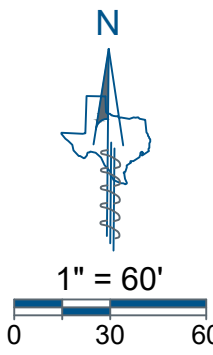
KINGS FORT PARKWAY-PHASE 3,
CENTER DRIVE & MEARA DRIVE
VOL. 5348, PG. 58
P.R.K.C.T.

LOT 7
BLOCK A
KINGS FORT ADDITION
DOC. NO. 2023-0002264
P.R.K.C.T.

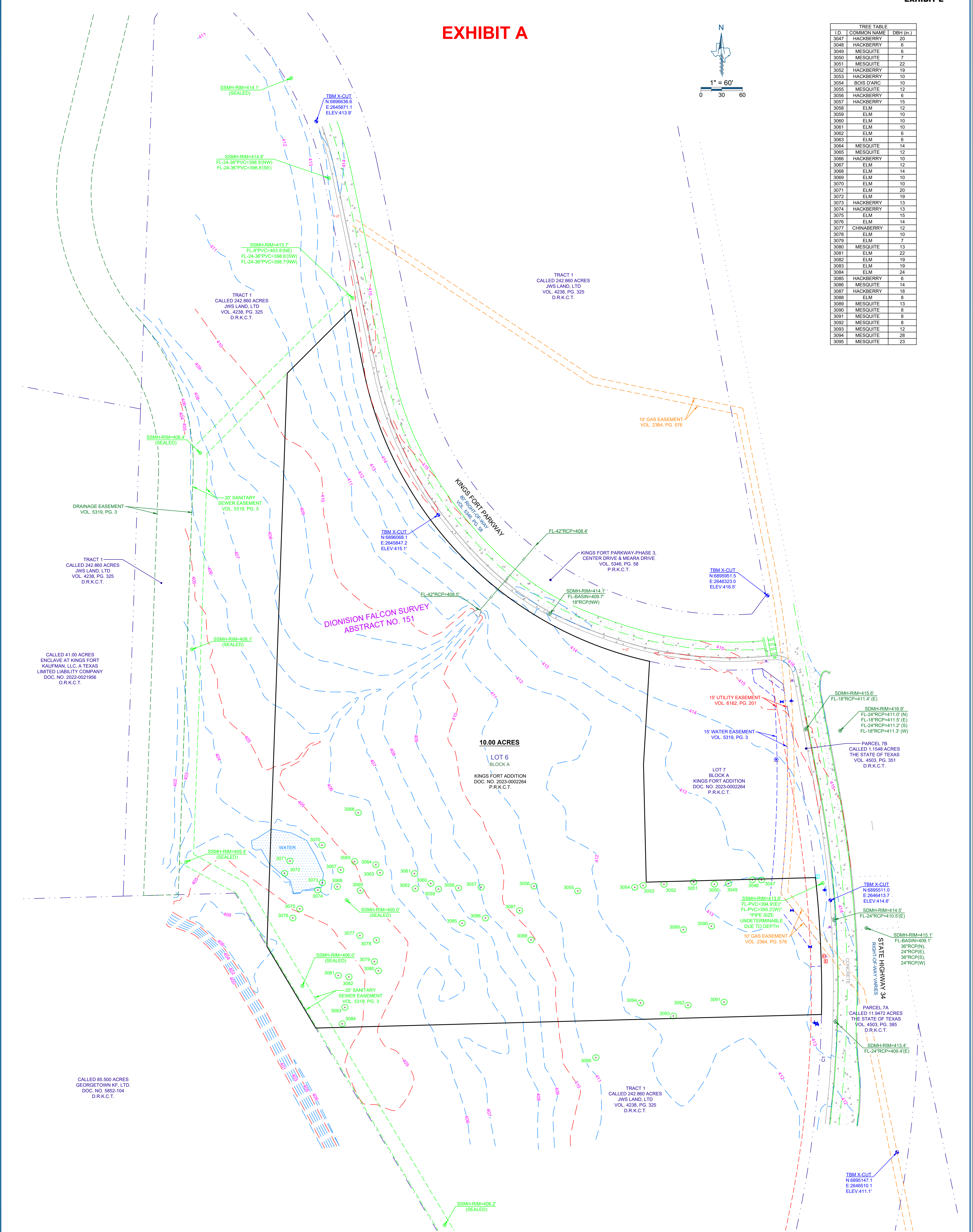
PARCEL 7B
CALLED 1.1548 ACRES
THE STATE OF TEXAS
VOL. 4503, PG. 351
D.R.K.C.T.

PARCEL 7A
CALLED 11.9472 ACRES
THE STATE OF TEXAS
VOL. 4503, PG. 385
D.R.K.C.T.

EXHIBIT A



TREE TABLE		
I.D.	COMMON NAME	DBH (in.)
3047	HACKBERRY	20
3048	HACKBERRY	6
3049	MESQUITE	6
3050	MESQUITE	7
3051	MESQUITE	22
3052	HACKBERRY	19
3053	HACKBERRY	12
3054	BOIS D'ARC	10
3055	MESQUITE	12
3056	HACKBERRY	6
3057	HACKBERRY	15
3058	ELM	12
3059	ELM	10
3060	ELM	10
3061	ELM	10
3062	ELM	6
3063	ELM	6
3064	MESQUITE	14
3065	MESQUITE	12
3066	HACKBERRY	10
3067	ELM	12
3068	ELM	14
3069	ELM	10
3070	ELM	10
3071	ELM	20
3072	ELM	19
3073	HACKBERRY	13
3074	HACKBERRY	13
3075	ELM	15
3076	ELM	14
3077	CHINABERRY	12
3078	ELM	10
3079	ELM	7
3080	MESQUITE	13
3081	ELM	22
3082	ELM	19
3083	ELM	19
3084	ELM	24
3085	HACKBERRY	6
3086	MESQUITE	14
3087	HACKBERRY	18
3088	ELM	8
3089	MESQUITE	13
3090	MESQUITE	8
3091	MESQUITE	8
3092	MESQUITE	8
3093	MESQUITE	12
3094	MESQUITE	28
3095	MESQUITE	23



LEGAL DESCRIPTION

Being a 10.00 acre tract of land out of the Dionision Falcon Survey, Abstract Number 151, situated in the City of Kaufman, Kaufman County, Texas, being a portion of a called Tract 1 - 242,860 acre tract of land conveyed to JWS Land, Ltd., by deed of record in Volume 4238, Page 325 of the Deed Records of Kaufman County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 3rd, 2012 and is located in Community Number 480407 as shown on Map Number 48257C03100. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYOR NOTES

- This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
- Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
- This document represents an accurate on the ground survey of a tract of land on Kings Fort Parkway in the City of Kaufman, Kaufman County, Texas, on June 5, 2023.

CASE NO.
SP-04-23
JOB NUMBER
2202.061-05
DATE
06-07-2023
UPDATE
06-29-2023
DRAWN BY
TER



Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

TOPOGRAPHIC
EXHIBIT

LEGEND	
VOL.	Volume
PG.	Page
DOC. NO.	Document Number
D.R.K.C.T.	Deed Records, Kaufman County, Texas
O.R.K.C.T.	Official Records, Kaufman County, Texas
P.R.K.C.T.	Plat Records, Kaufman County, Texas
—SD—	Storm Drain Line
ⓔ	Electric Box
ⓔ	Electric Vault
⚡	Light Pole
⚡	Buried Gas Utility Sign
Ⓢ	Sanitary Manhole
Ⓢ	Storm Drain Manhole
Ⓣ	Cable Vault
Ⓣ	Buried Cable Sign
○	Tree Trunk
⊙	Tree Canopy
###	Tree I.D.
Ⓢ	Sign (Other)
Ⓜ	Temporary Benchmark
Ⓜ	Water Meter
Ⓜ	Water Valve
Ⓜ	Fire Hydrant
Ⓜ	Ramp
Ⓜ	Concrete

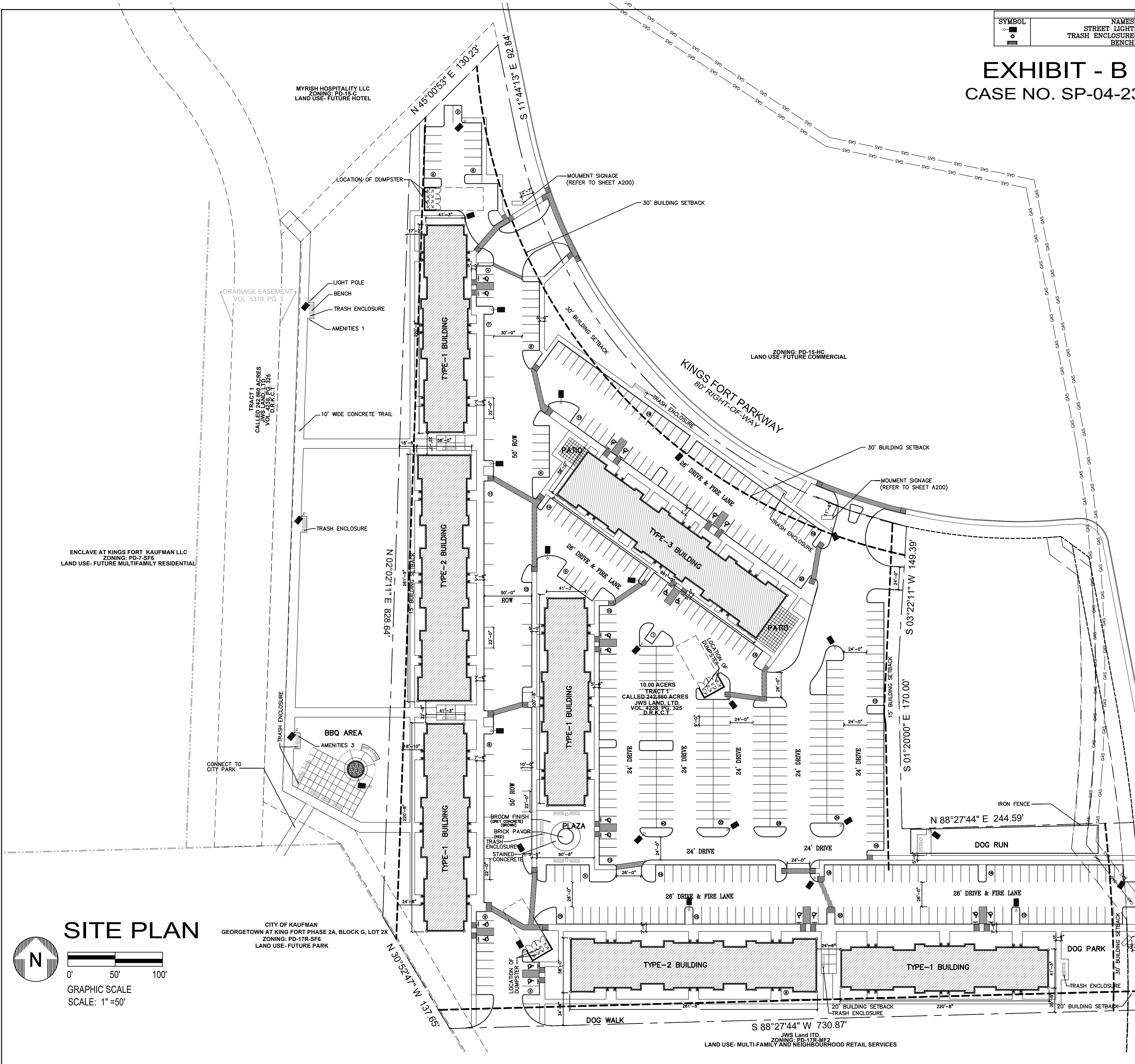
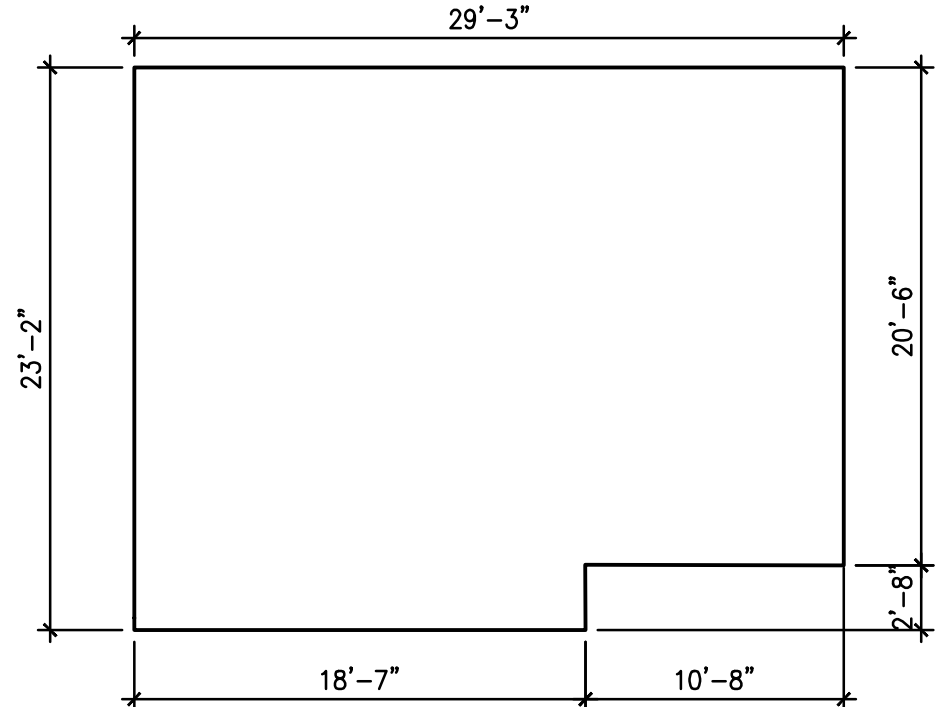


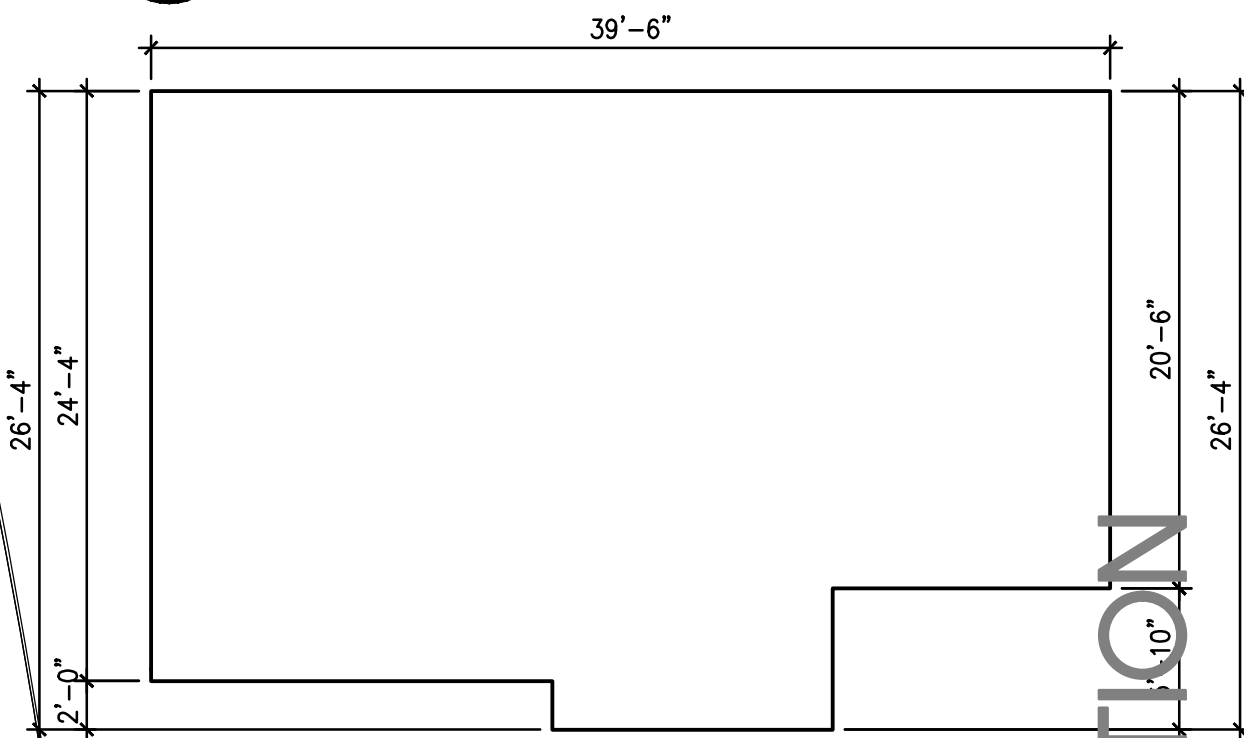
EXHIBIT - B
CASE NO. SP-04-23

SYMBOL	NAMES
○	STREET LIGHT
□	TRASH ENCLOSURE
■	BENCH

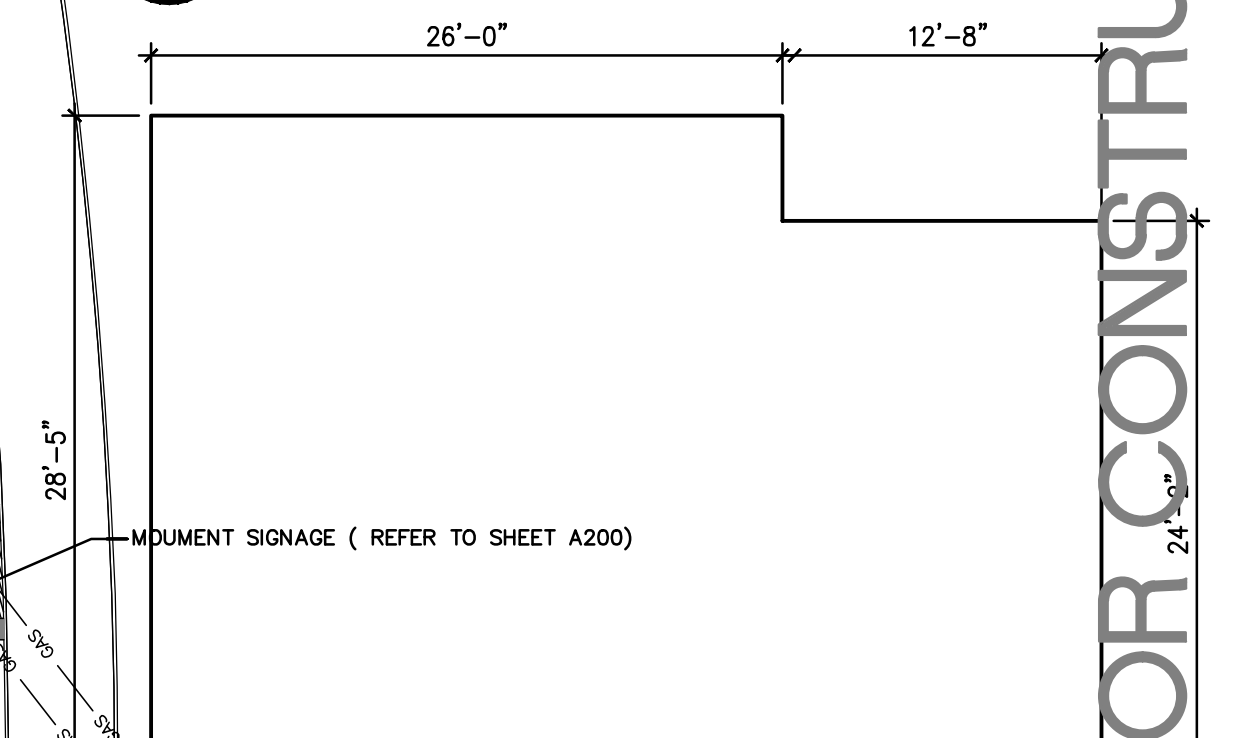
PROJECT DATA	
TYPE-1-4 BUILDINGS 3 STORY WITH 12 UNITS ON EACH FLOOR (1 AND 2 BED ROOM) 36X4 = 144 UNITS	
TYPE-2-2 BUILDINGS 3 STORY WITH 12 UNITS ON EACH FLOOR (2 AND 3 BED ROOM) 36X2 = 72 UNITS	
TYPE-3-1 BUILDINGS 3 STORY WITH 12 UNITS ON TWO FLOOR (2 AND 3 BED ROOM) 24X1 = 24 UNITS	
3 STORY WITH CLUBHOUSE, FITNESS CENTER, BUSINESS CENTER, LEASING OFFICE AND COMMERCIAL SPACE ON 1 FLOOR	
TOTAL UNITS: 240	
ONE BED: 96 UNITS	40% OF TOTAL NUMBER OF UNITS
TWO BED: 112 UNITS	47% OF TOTAL NUMBER OF UNITS
THREE BED: 32 UNITS	13% OF TOTAL NUMBER OF UNITS
PARKING	
PARKING REQUIREMENT:	
PARKING REQUIRED FOR 1 BEDROOM: (96x1.50)	144 SPACES
PARKING REQUIRED FOR 2 BEDROOM: (112x2)	224 SPACES
PARKING REQUIRED FOR 3 BEDROOM: (32x2.50)	80 SPACES
PARKING REQUIRED COMMERCIAL/RETAIL SPACE: 1PARKING/200SQFT	40 SPACES
TOTAL PARKING REQUIRED	488 SPACES
PARKING PROVIDED:	488 SPACES
HANDICAPPED PARKING PROVIDED:	20 SPACES
AREA OF LOT	
NET W/O R.O.W	10.00 ACRES = 435,600 SFT
ZONE	PD-26 FOR MULTI-FAMILY RESIDENTIAL AND LOCAL (NEIGHBORHOOD) RETAIL USES
TYPE	ROOM NAME & NUMBER
A.	ONE-BED ROOM
B.	TWO-BED ROOM
C.	THREE-BED ROOM
	ROOM SFT.
	650 SFT
	940 SFT
	1,059 SFT



01 ONE-BED UNIT
SCALE: 1/8" = 1'-0"



02 TWO-BED UNIT
SCALE: 1/8" = 1'-0"



03 THREE-BED UNIT
SCALE: 1/8" = 1'-0"

fk + architect, llc

400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (P)
469-258-9322 (C)
fahm2682@aol.com
web: fkaarchitect.com

11/29/2023

REGISTERED ARCHITECT & SYMBL OF TEXAS

Original Date:
MARCH 20, 2023

Issue Log

ISSUED FOR SITE PLAN APPROVAL	06/09/2023
△ CITY COMMENTS	06/12/2023
△ CITY COMMENTS	06/30/2023
ISSUED FOR SITE PLAN APPROVAL	08/27/2023
△ CITY COMMENTS	11/14/2023
△ CITY COMMENTS	11/29/2023

DRAWN BY:	CHECKED BY:
TR	MFK
© COPYRIGHT	

KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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A100
Case Number
SP-04-23
Project Number:
23-010

EXHIBIT B

CASE NO. SP-04-23

TYPICAL PAVING SECTION

PARKING AREAS & SIDEWALK:
 6" - 3600 PSI Concrete Pavement With #3 Bars at 18" O.C.E.W.
 6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

FIRE LANE & GARBAGE TRUCK ROUTE:
 6" - 3600 PSI Class "C" Concrete Pavement with #4 Bars at 18" O.C.E.W.
 6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

DUMPSTER PAD:
 7" - 3600 PSI Concrete Slab with #4 Bars at 18" O.C.E.W.
 6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

LEGEND

TC	EXISTING TOP OF CURB	GW	EXISTING GUY WIRE
TSW	EXISTING TOP OF SIDEWALK	STS	EXISTING TRAFFIC SIGNAL LIGHT POLE
GT	EXISTING GUTTER	TSB	EXISTING TRAFFIC SIGNAL BOX
TSLP	EXISTING TELEPHONE PEDESTAL	W	EXISTING WATER LINE
BL	EXISTING BOLLARD	SS	EXISTING SANITARY SEWER LINE
INLET	EXISTING CURB INLET	STM	EXISTING STORM SEWER LINE
PP	EXISTING POWER POLE	CH	EXISTING CHAINLINK FENCE
WV	EXISTING WATER VALVE	G	EXISTING GAS LINE
LP	EXISTING LIGHT POST	OHU	EXISTING OVERHEAD POWER LINE
GM	EXISTING GAS METER	675	EXISTING CONTOUR
TMH	EXISTING TELEPHONE MANHOLE	BL	PROPOSED CONTOUR
SSMH	EXISTING SANITARY SEWER MANHOLE		BUILDING SETBACK LINE
	PROPOSED STREET LIGHT		

SITE DATA SUMMARY TABLE

ZONING DESIGNATION	PD-26 FOR MILY-FAMILY RESIDENTIAL AND LOCAL (NEIGHBORHOOD) RETAIL USES
BUILDING TYPE	APARTMENT (MULTI-FAMILY)
PROPOSED LAND USE	MULTI-FAMILY AND NEIGHBORHOOD RETAIL SERVICES
LOT AREA (square feet & acres)	4,35,600 SF ± (10.00 AC±)
AREA COVERED BY BUILDING	79,638 SF
BUILDING TYPE- 1 = 10,137 SF x 4 = 40,548 SF x 3 STORY = 121,644 SF	
BUILDING TYPE- 2 = 13,030 SF x 2 = 26,060 SF x 3 STORY = 78,180 SF	
BUILDING TYPE- 3 = 13,030 SF x 1 = 13,030 SF x 3 STORY = 39,090 SF	
DWELLING UNITS PER ACRE	24 PER ACRE
STORY	3
MAXIMUM HEIGHT ALLOWABLE	45 feet
COMMERCIAL SPACE: 7,914 SF	
RESIDENTIAL AREA: 225,884 SF	
LEASING/AMENITY AREA: 5,116 SF	

IMPERVIOUS AREA

(Including building, pavement, parking, sidewalk & dumpster area)	3,12,904.79 SF
BUILDING RATIO	19.06%
IMPERVIOUS AREA RATIO (Impervious Area/Total Lot Area)	71.83%

OCCUPANCY GROUP

MF
 CONSTRUCTION TYPE OF THE STRUCTURE IS VB (PROTECTED)

DUMPSTER GENERAL NOTE:

1. DUMPSTER ENCLOSURE WILL BE EIGHT-FOOT MASONRY WALL TO MATCH BUILDING WITH EIGHT-FOOT SOLID METAL GATE.

2. GREASE RECYCLING CONTAINER CAN NOT BE STORED INSIDE DUMPSTER ENCLOSURE WITHOUT ADDING TO THE ENCLOSURE SIZE.

GENERAL NOTE:

1. NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENT AND RIGHT OF WAY.

2. PUBLIC RIGHT OF WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED W/PERENNIAL VEGETATION COVER, FULLY ESTABLISHED W/70% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

DEVELOPER/OWNER & APPLICANT

CONTACT: JAMES SANTIAGO
 PH: (469) 556 5955
 EMAIL: 7jamesantiago@gmail.com

ARCHITECT

FK+ ARCHITECT, LLC.
 CONTACT: FAHIM KHAN, RA, LEED AP
 400 CHISHOLM PLACE, SUITE 310
 PLANO, TEXAS 75075
 PH: 972 424 1325 (W)
 469 258 9322 (C)
 E-MAIL: fahim2582@aol.com
 WEB: fk-architects.com

CIVIL ENGINEER

ND & ASSOCIATES, LLC
 CONTACT: NAIM KHAN, P.E. CFM
 2105 CANYON CREEK DRIVE
 GARLAND, TEXAS 75042
 PH: 214 533 7181
 E-MAIL: naim1207@yahoo.com

SURVEYOR

EAGLE SURVEYING, LLC
 210 SOUTH ELM STREET
 SUITE: 104
 DENTON, TX 76201
 PH. 940 222 3009
 www.eaglesurveying.com

KINGS FORT VILLAS
 Apartments - 240 Units
 At Kings Fort Parkway Kaufman, TX 75142

Developer/owner: James Santiago
 Joshua Hough
 Email: 7jamesantiago@gmail.com
 josh@exaltreality.com

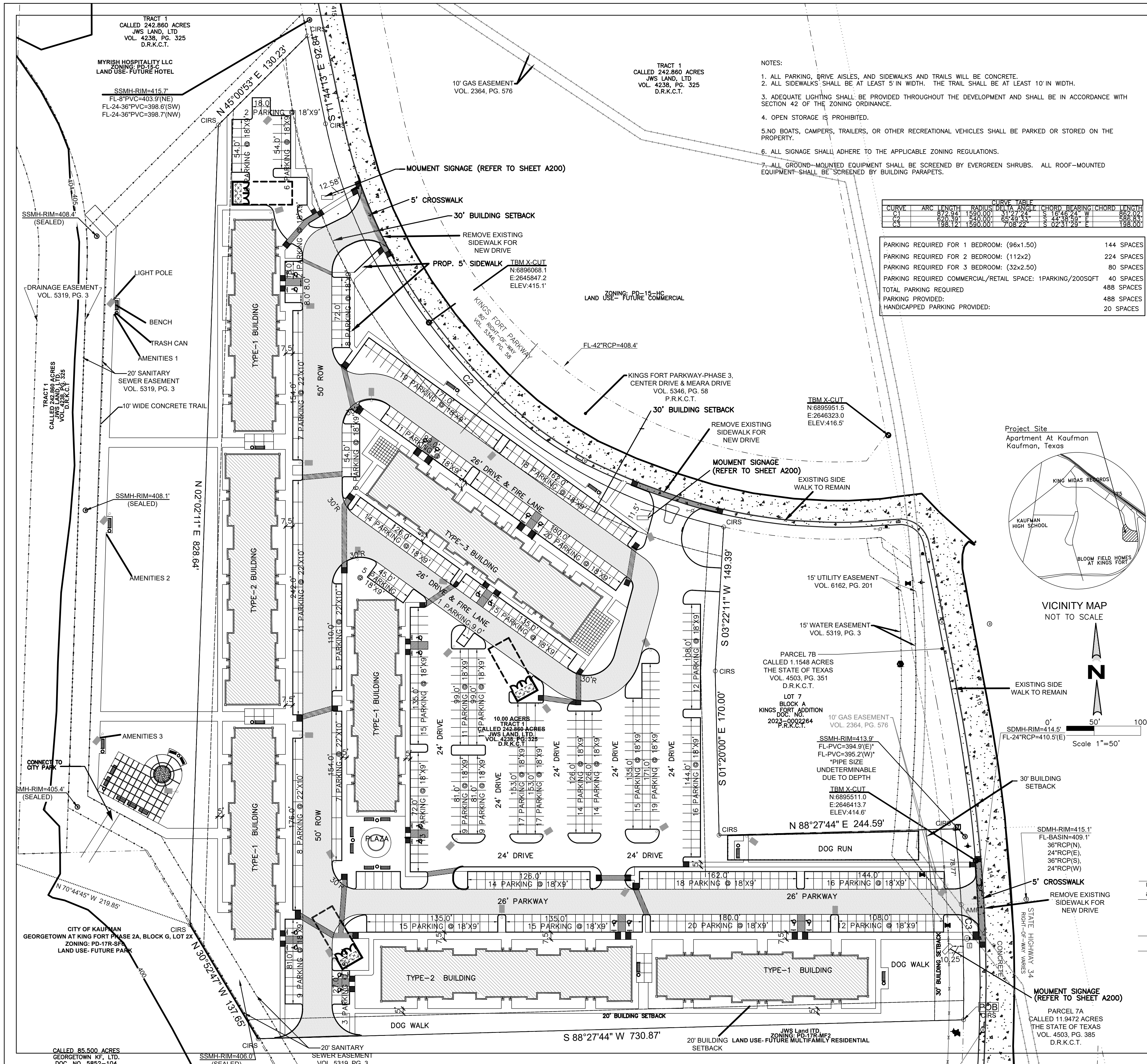
ND & Associates, LLC
 603 Cherry Tree Lane
 Wylie, Texas 75098
 PH: (214) 533 7181
 EMAIL: naim1207@yahoo.com
 FIRM # F - 13340

ISSUED FOR SITE PLAN APPROVAL	DATE	REVISION
1	06/09/2023	
2	06/02/2023	
3	06/02/2023	
4	06/02/2023	
5	06/02/2023	

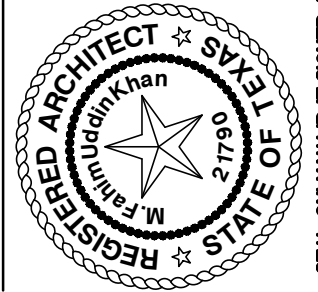
Naim Uddin Khan
 Naim Uddin Khan
 5-13-2018
 PREPARED UNDER THE RESPONSIBLE SUPERVISION
 OF MD. NAIM UDDIN KHAN, REGISTERED PROFESSIONAL
 ENGINEER, LICENSE NO. 87776
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.
 #87776

SITE PLAN

DATE:	11/29/23	SCALE:	1"=50'
DRAWN:	NDA	CHECKED BY:	NDA
PROJECT #	010-KAUFMAN-23		
SHEET NO:	C2		



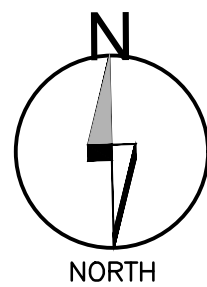
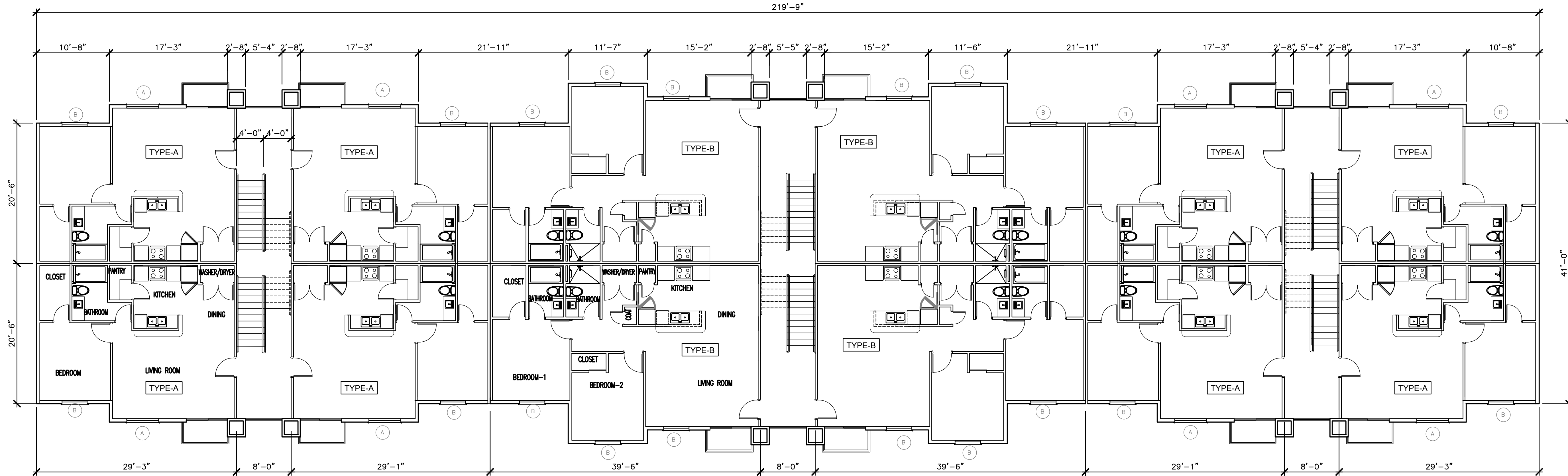
11/29/2023
W. Fabian



fk + architect, llc

EXHIBIT - C

CASE NO. SP-04-23



01 TYPICAL FLOOR PLAN-BUILDING TYPE-1
SCALE: 1/8"=1'-0"

UNIT A:		
FLOOR AREA CALCULATION:		
TYPE :A (ONE BEDROOM)		
NUMBER	NAME	AREA
101	LIVING ROOM	303 SF
102	BEDROOM	135 SF
104	KITCHEN	112 SF
103	TOILET	60SF
—	CLOSET OF BEDROOM	40 SF
TOTAL (INCLUDING WALLS)		650SF
TYPE :B (TWO BEDROOM)		
101	LIVING ROOM	412 SF
106	KITCHEN	97 SF
102	BEDROOM-1	148 SF
103	BEDROOM-2	153 SF
—	CLOSET OF BEDROOM-1	42 SF
104	TOILET OF BEDROOM-1	44 SF
105	TOILET	44 SF
TOTAL (INCLUDING WALLS)		940 SF
CONDITIONED SPACES (FLOOR AREA)		8960 SF
NON-CONDITIONED SPACES (AREA NOT INCLUDED)		
—	PATIO	328 SF
—	STAIRS	919 SF
TOTAL FLOOR AREA:		10,137 SF

FLOOR AREA CALCULATION: INCLUDING EXTERIOR WALL	
UNIT A: (ONE BEDROOM)	650 SFT
UNIT B: (TWO BEDROOM)	940 SFT
UNIT C: (THREE BEDROOM)	1059 SFT

- ORDINANCE #14-074 & UDC NOTES:
- DRAWINGS ARE IN COMPLIANCE WITH DP14-1.
 - THE MULTI-FAMILY BUILDINGS PROVIDE CONCENTRATED UNIT ACCESS POINTS. MONOTONOUS ACCESS BALCONIES & CORRIDORS RUNNING THE LENGTH OF THE BUILDING ARE PROHIBITED. PLEASE SEE ELEVATIONS.
 - THE STAIRWAY SHALL BE INTEGRATED INTO THE DESIGN OF THE BUILDINGS. THE ELEVATIONS OF ALL MULTI-FAMILY BUILDINGS SHALL BE ARTICULATED THROUGH THE INCORPORATION OF ARCHITECTURAL FEATURES AS SHOWN.
 - BUILDING SIDE ELEVATIONS HAVE ARTICULATIONS INCORPORATED FEATURES AS SHOWN.
 - FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, NEUTRAL OR THERE UPON. EARTH TONE COLORS. THE USE OF METALLIC COLORS, BLACK OR FLOURESCENT COLORS IS PROHIBITED.

- HARDIE-BOARD NOTES:
- HARDI-BOARD TRIMMED W/ HARDIE-TRIM PER MFR'S INSTRUCTION.
 - ALL OPENINGS TRIMMED WITH HARDI-TRIM PER MFR'S INSTRUCTION.
 - STUCCO HARDIE-BOARD WILL BE TRIMMED PER MFR'S INSTRUCTION (WHETHER SHOWN OR NOT).
 - PRECAST STONE VENEER EXPOSED ENDS WILL BE SEALED & THEN TRIMMED WITH HARDIE-TRIM WHEN ABUT HARDIE-BOARD PER MFR'S INSTRUCTION.
 - NOTE: PROVIDE 1" THICK HARDIE-TRIM AT 3/4" STUCCO AND 3/4" THICK HARDIE-TRIM AT HARDIE-BOARD LOCATIONS.

- NOTES:
- STAIRS: (18) T's @ 11" w/ (19) R's @ 6.74"
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS.
 - SEE TYPICALS FOR INTERIOR DIMENSIONS.

NOT FOR CONSTRUCTION

KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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A201
Case Number
SP-04-23
Project Number:
23-010

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suite 310
plano, texas 75075
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469-258-9322 (c)
fabim2582@aol.com
web: fkarchitect.com

11/29/2023
W. Fabian



SEAL ONLY IF SIGNED AND DATED

fk + architect, llc

EXHIBIT - C

CASE NO. SP-04-23

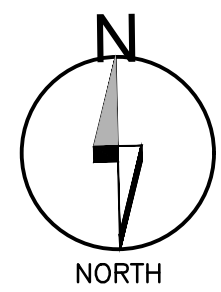
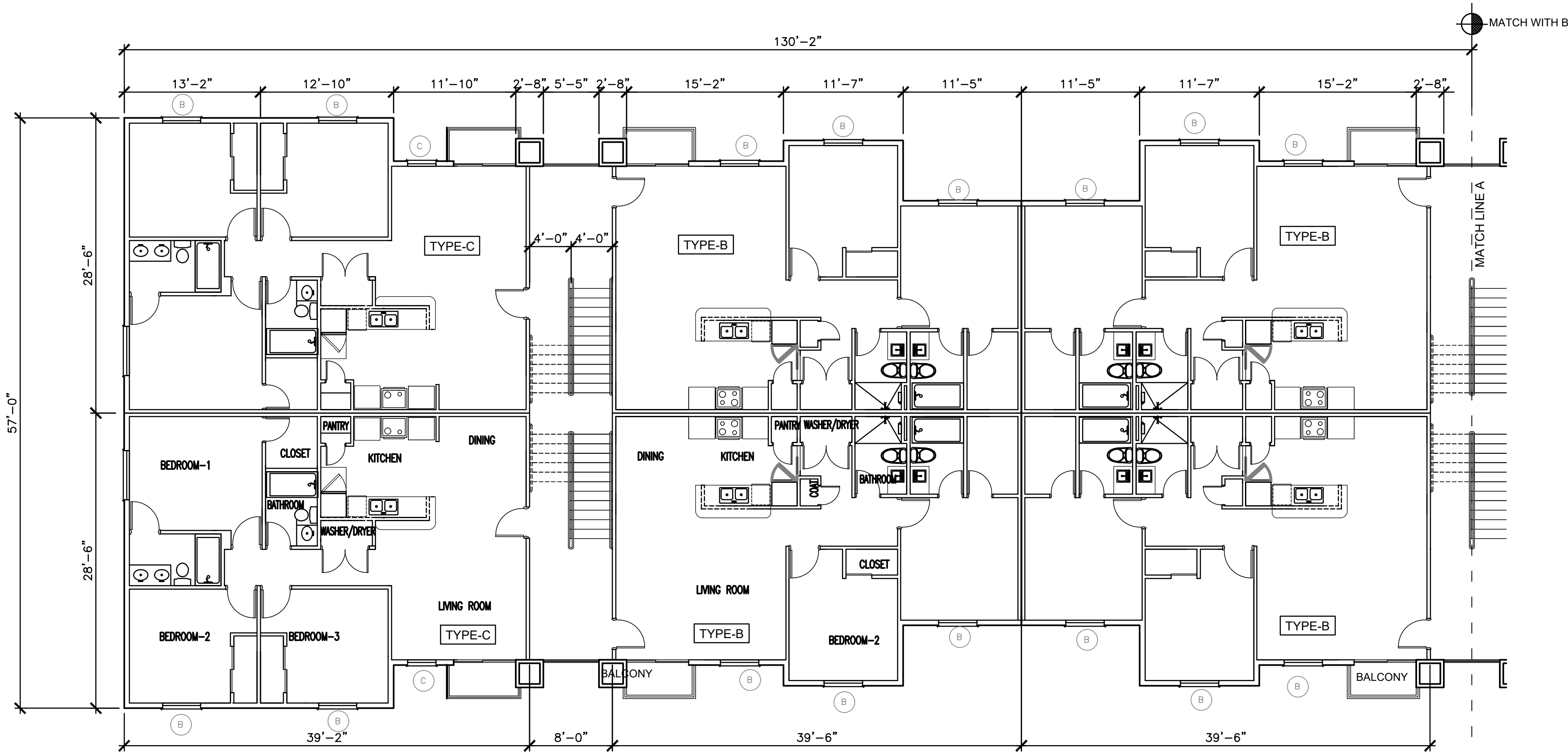
BUILDING-2&3		
FLOOR AREA CALCULATION:		
TYPE :C (THREE BEDROOM)		
NUMBER	NAME	AREA
101	LIVING ROOM	360 SF
107	KITCHEN	115 SF
102	BEDROOM-1	160 SF
—	CLOSET OF BEDROOM-1	30 SF
103	BEDROOM-2	152 SF
104	BEDROOM-3	152 SF
105	TOILET OF BEDROOM-1	48 SF
106	TOILET	42 SF
TOTAL (INCLUDING WALLS)		1059 SFT
TYPE :B (TWO BEDROOM)		
101	LIVING ROOM	412 SF
106	KITCHEN	97 SF
102	BEDROOM-1	148 SF
103	BEDROOM-2	153 SF
—	CLOSET OF BEDROOM-1	42 SF
104	TOILET OF BEDROOM-1	44 SF
105	TOILET	44 SF
TOTAL (INCLUDING WALLS)		940 SFT
CONDITIONED SPACES (FLOOR AREA)		11765 SF
NON-CONDITIONED SPACES (AREA NOT INCLUDED)		
—	PATIO	258 SFT
—	STAIRS	1016 SFT
TOTAL FLOOR AREA:		13,030 SFT

FLOOR AREA CALCULATION:	
UNIT B : (TWO BEDROOM)	940 SFT
UNIT C : (THREE BEDROOM)	1059 SFT

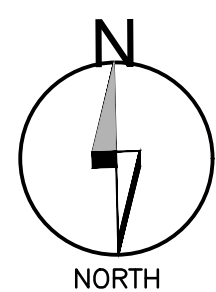
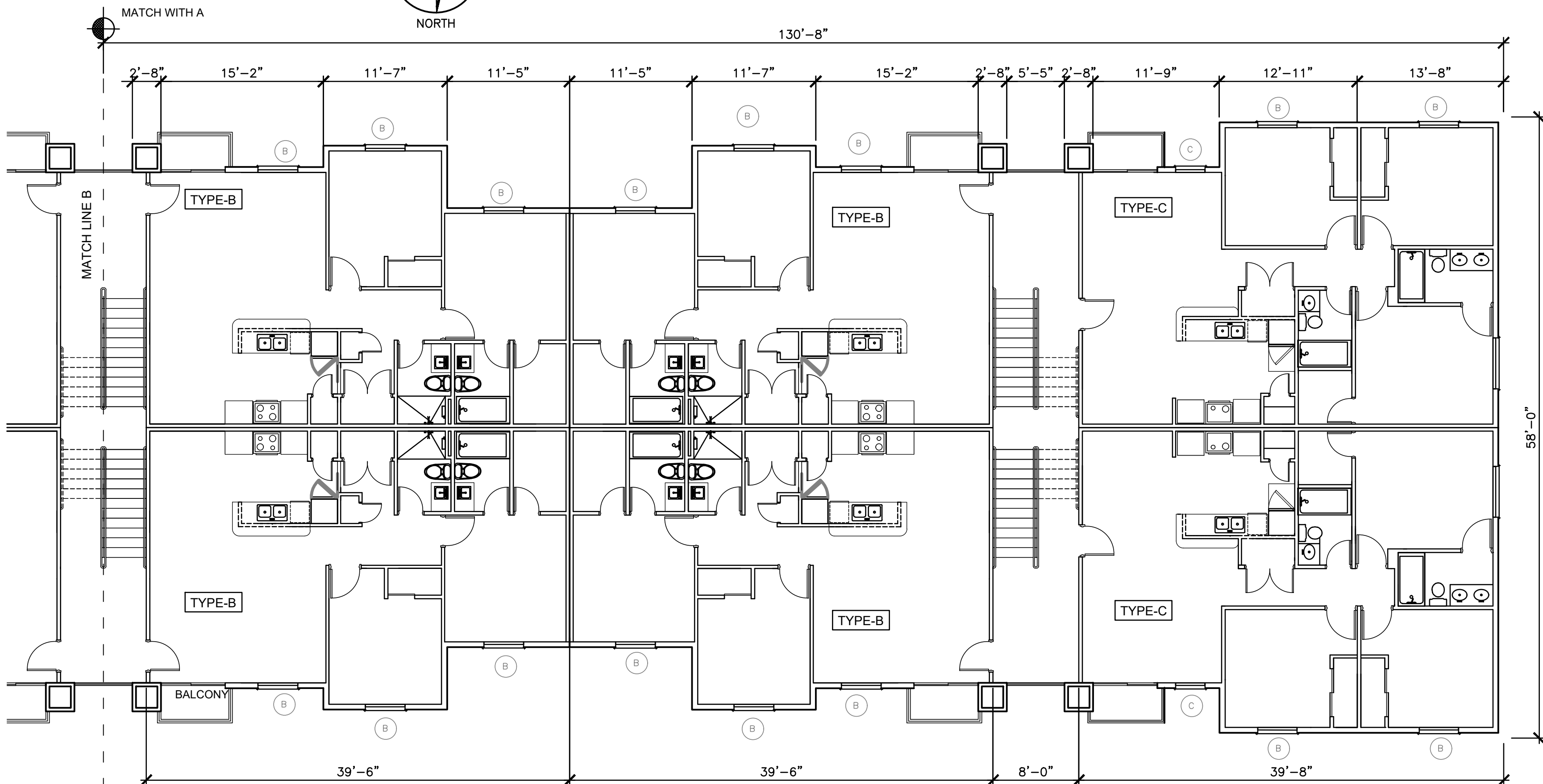
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 - THE MULTI-FAMILY BUILDINGS PROVIDE CONCENTRATED UNIT ACCESS. POINTS MONITORING ACCESS BALCONIES & CORRIDORS RUNNING THE LENGTH OF THE BUILDING ARE PROHIBITED. PLEASE SEE ELEVATIONS.
 - THE STAIRWAY SHALL BE INTEGRATED INTO THE DESIGN OF THE BUILDINGS. THE ELEVATIONS OF ALL MULTI-FAMILY BUILDINGS SHALL BE ARTICULATED THROUGH THE INCORPORATION OF ARCHITECTURAL FEATURES AS SHOWN.
 - BUILDING SIDE ELEVATIONS HAVE ARTICULATIONS INCORPORATED THERE UPON.
 - FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, NEUTRAL OR EARTH TONE COLORS. THE USE OF METALLIC COLORS, BLACK OR FLOURESCENT COLORS IS PROHIBITED.

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- HARDI-BOARD TRIMMED W/ HARDIE-TRIM PER MFR'S INSTRUCTION.
 - ALL OPENINGS TRIMMED WITH HARDI-TRIM PER MFR'S INSTRUCTION.
 - STUCCO HARDIE-BOARD WILL BE TRIMMED PER MFR'S INSTRUCTION (WHETHER SHOWN OR NOT).
 - PRECAST STONE VENEER EXPOSED ENDS WILL BE SEALED & THEN TRIMMED WITH HARDIE-TRIM WHEN ABUT HARDIE-BOARD PER MFR'S INSTRUCTION.
 - NOTE: PROVIDE 1" THICK HARDIE-TRIM AT 3/4" STUCCO AND 3/4" THICK HARDIE-TRIM AT HARDIE-BOARD LOCATIONS.

- NOTES:
- STAIRS: (18) T's @ 11" w/ (19) R's @ 6.74"e
 - IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS.
 - SEE TYPICALS FOR INTERIOR DIMENSIONS.



01 TYPICAL FLOOR PLAN-BUILDING TYPE-2&3
SCALE: 1/8"=1'-0"



02 TYPICAL FLOOR PLAN-BUILDING TYPE-2&3
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

KINGS FORT VILLAS
APARTMENTS-240 UNITS
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KAUFMAN, TEXAS 75142

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A202

Case Number

SP-04-23

Project Number:

23-010

400 chisholm place
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469-258-9322 (c)
fabim2582@aol.com
web: fkarchitect.com

11/29/2023

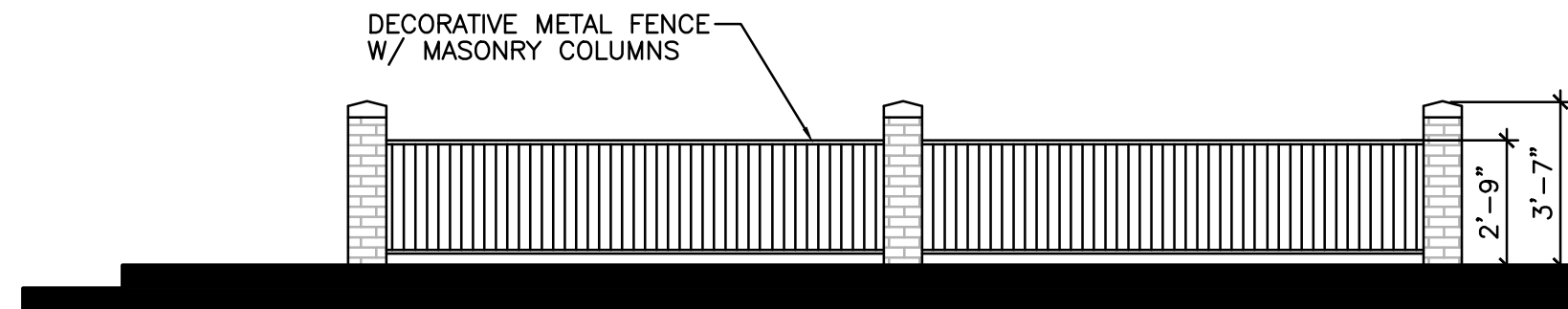
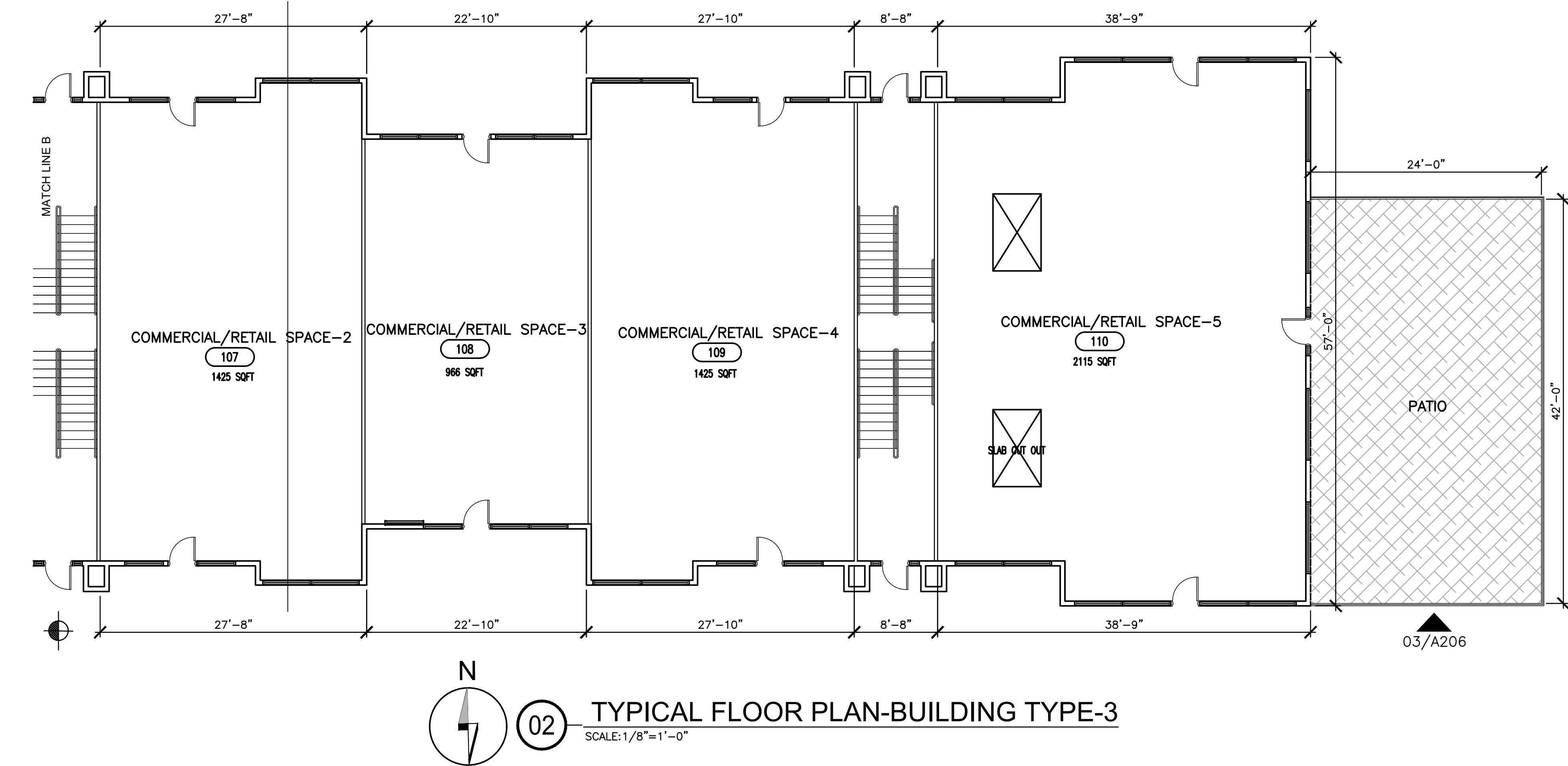
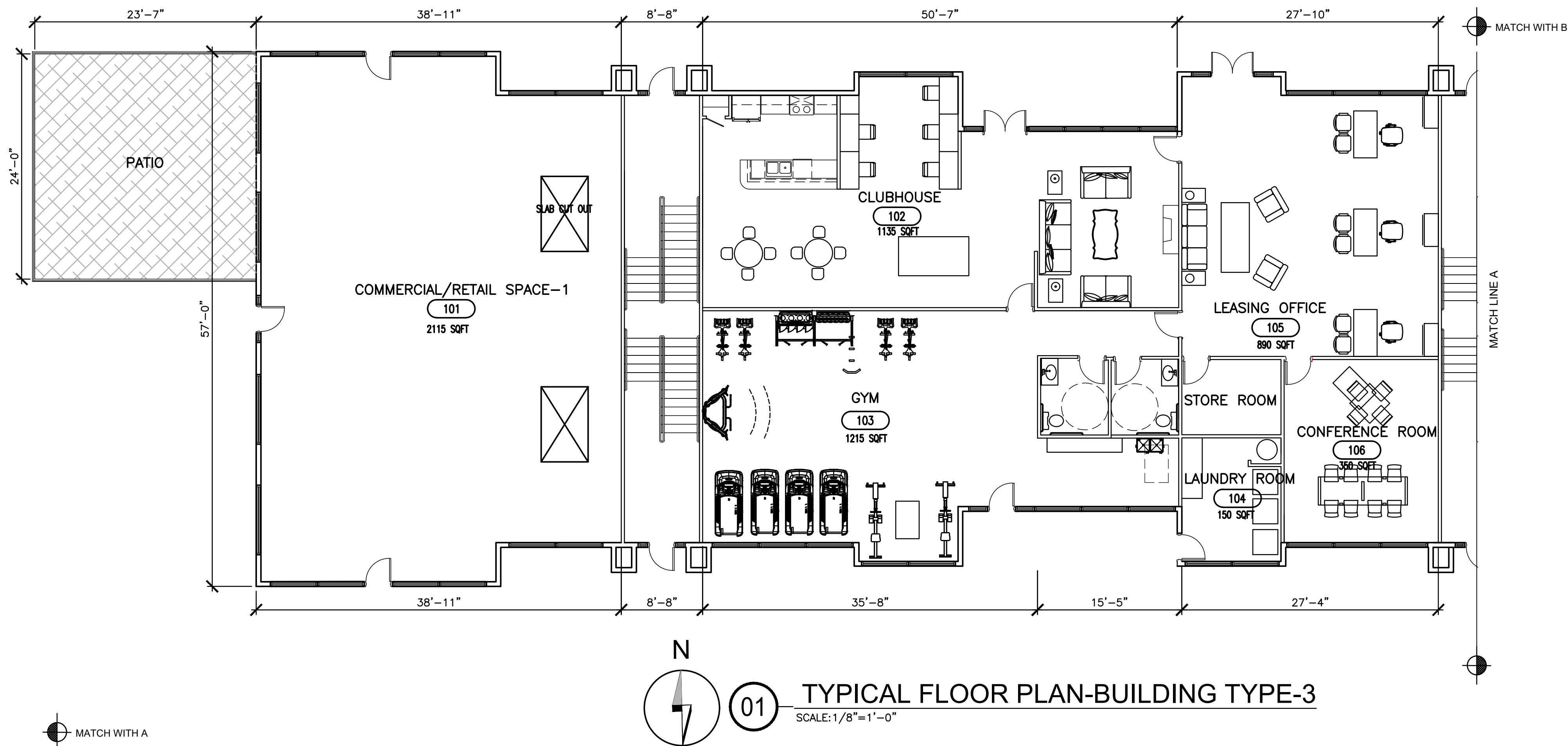


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EXHIBIT - E
CASE NO. SP-04-23

UNIT B:	
FLOOR AREA CALCULATION:	
COMMERCIAL SPACE-1	2115 SFT
CLUB HOUSE	1135 SFT
GYM	1215 SFT
LAUNDRY ROOM	150 SFT
LEASING OFFICE	890 SFT
CONFERENCE ROOM	350 SFT
RETAIL SPACE-1	1425 SFT
RETAIL SPACE-2	966 SFT
RETAIL SPACE-3	1425 SFT
COMMERCIAL SPACE-2	2115 SFT
STAIRS	1146SFT
STORE ROOM	98 SFT
TOTAL (INCLUDING WALLS) 13,030 SFT	
ORDINANCE #14-074 & UDC NOTES:	
1. DRAWINGS ARE IN COMPLIANCE WITH DP14-1.	
2. THE MULTI-FAMILY BUILDINGS PROVIDE CONCENTRATED UNIT ACCESS POINTS. MONOTONOUS ACCESS BALCONIES & CORRIDORS RUNNING THE LENGTH OF THE BUILDING ARE PROHIBITED. PLEASE SEE ELEVATIONS.	
3. THE STAIRWAY SHALL BE INTEGRATED INTO THE DESIGN OF THE BUILDINGS. THE ELEVATIONS OF ALL MULTI-FAMILY BUILDINGS SHALL BE ARTICULATED THROUGH THE INCORPORATION OF ARCHITECTURAL FEATURES AS SHOWN.	
4. BUILDING SIDE ELEVATIONS HAVE ARTICULATIONS INCORPORATED THERE UPON.	
5. FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, NEUTRAL OR EARTH TONE COLORS. THE USE OF METALLIC COLORS, BLACK OR FLOURESCENT COLORS IS PROHIBITED.	
HARDIE-BOARD NOTES:	
1. HARDI-BOARD TRIMMED W/ HARDIE-TRIM PER MFR'S INSTRUCTION.	
2. ALL OPENINGS TRIMMED WITH HARDI-TRIM PER MFR'S INSTRUCTION.	
3. STUCCO HARDIE-BOARD WILL BE TRIMMED PER MFR'S INSTRUCTION (WHETHER SHOWN OR NOT).	
4. PRECAST STONE VENEER EXPOSED ENDS WILL BE SEALED & THEN TRIMMED WITH HARDIE-TRIM WHEN ABUT HARDIE-BOARD PER MFR'S INSTRUCTION.	
5. NOTE: PROVIDE 1" THICK HARDIE-TRIM AT 3/4" STUCCO AND 3/4" THICK HARDIE-TRIM AT HARDIE-BOARD LOCATIONS.	
NOTES:	
1. STAIRS: (18) T's @ 11" w/ (19) R's @ 6.74"e	
2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS.	
3. SEE TYPICALS FOR INTERIOR DIMENSIONS.	



03 PATIO FENCE DETAIL
SCALE: 1/2"=1'-0"

KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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A206

Case Number
SP-04-23
Project Number:
23-010

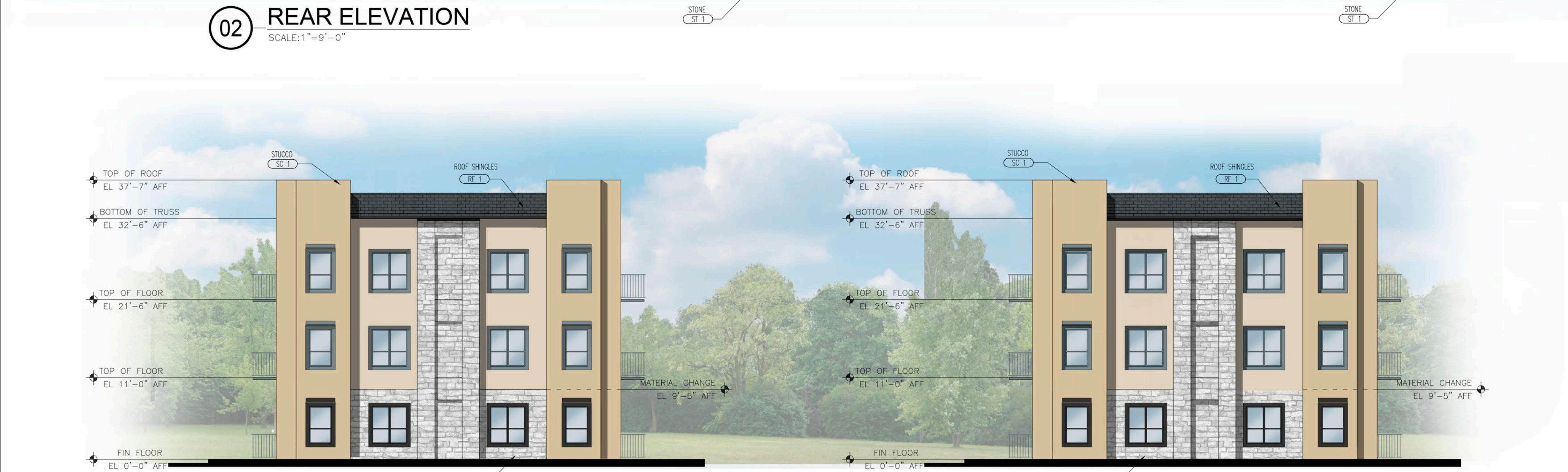
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01 FRONT ELEVATION
SCALE: 1"=9'-0"



02 REAR ELEVATION
SCALE: 1"=9'-0"



03 LEFT SIDE ELEVATION
SCALE: 1"=9'-0"



04 LEFT SIDE ELEVATION
SCALE: 1"=9'-0"

EXHIBIT-C CASE NO. SP-04-23 BUILDING TYPE 1

EXTERIOR MATERIAL LIST		APARTMENTS AT KAUFMAN, TEXAS
STONE ST 1—LEUDER'S LIMESTONE, ROUGH NATURAL TEXTURE P—(972) 517-9997 F (972) 661-3322	METAL COPING MC 1—COLOR: SANDSTONE UNA CLAD P—(800) 426-7737	
PORCELAIN TILE PC 1—COLOR: ON GRAY PORCELANOSA (201)-712-0556	STUCCO SC 1—SW 7705—WHEAT PENNY SHERWIN WILLIAMS P—(260) 347-3781	
	PAINT P 1—SHERWIN WILLIAMS, ROAN 2722 SHERWIN WILLIAMS P—(260) 347-3781	

NOTES:
PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER, GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT, GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

fk + architect, llc

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972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkrarchitect.com

EXHIBIT-C

06/09/2023

REGISTERED ARCHITECT
M. F. KAUFMAN
2710 E. STATE

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
MARCH 20, 2023
Issue Log
ISSUED FOR SITE PLAN APPROVAL 06/09/2023
1. CITY COMMENTS 06/12/2023
2. CITY COMMENTS 06/30/2023
ISSUED FOR SITE PLAN APPROVAL 08/27/2023

DRAWN BY: KR
CHECKED BY: MFK
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KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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A301
Case Number
SP-04-23
Project Number:
23-010

01 FRONT ELEVATION
SCALE: 1"=9'-0"



02 REAR ELEVATION
SCALE: 1"=9'-0"



03 LEFT SIDE ELEVATION

04 RIGHT SIDE ELEVATION
SCALE: 1"=9'-0"

EXHIBIT-C
CASE NO. SP-04-23
BUILDING TYPE 2

EXTERIOR MATERIAL LIST

APARTMENTS AT
KAUFMAN, TEXAS

BRICK	METAL COPING
BR 1-ACME BLEND 137 (FIELD)	MC 1-COLOR: SANDSTONE
LIGHT BUFF	UNA CLAD
ACME BRICK	P-(800) 426-7737
P-(972) 241-1400	
F-(972) 406-9374	
STUCCO	PORCELAIN TILE
SC 1-SW 7705-WHEAT PENNY	PC 1-COLOR: ON GRAY
SHERWIN WILLIAMS	PORCELAINOSA
P-(260) 347-3781	(201)-712-0556
<u>TEXTURE COAT ON CONCRETE</u>	<u>PAINT</u>
1- MATCH SHERWIN WILLIAMS	P 1-SHERWIN WILLIAMS,
ROAN 2722	ROAN 2722
STONE	SHERWIN WILLIAMS
ST 1-LEUDER'S LIMESTONE,	P-(260) 347-3781
ROUGH NATURAL TEXTURE	
P-(972) 517-9997	
F (972) 661-3322	

NOTES:

PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

EXHIBIT
400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkarchitect.com

architect

V. Shukhan
06/09/2023



Original Date:
MARCH 20, 2023

Issue Log

1	APPROVED FOR SITE PLAN APPROVAL	06/09/2023
2	CITY COMMENTS	06/12/2023
3	CITY COMMENTS	06/30/2023
4	APPROVED FOR SITE PLAN APPROVAL	08/27/2023

DRAWN BY: KR
CHECKED BY: MFK

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KINGS FORT VILLAS
APARTMENTS-240 UNITS

AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

A302

Case Number

SP-04-23

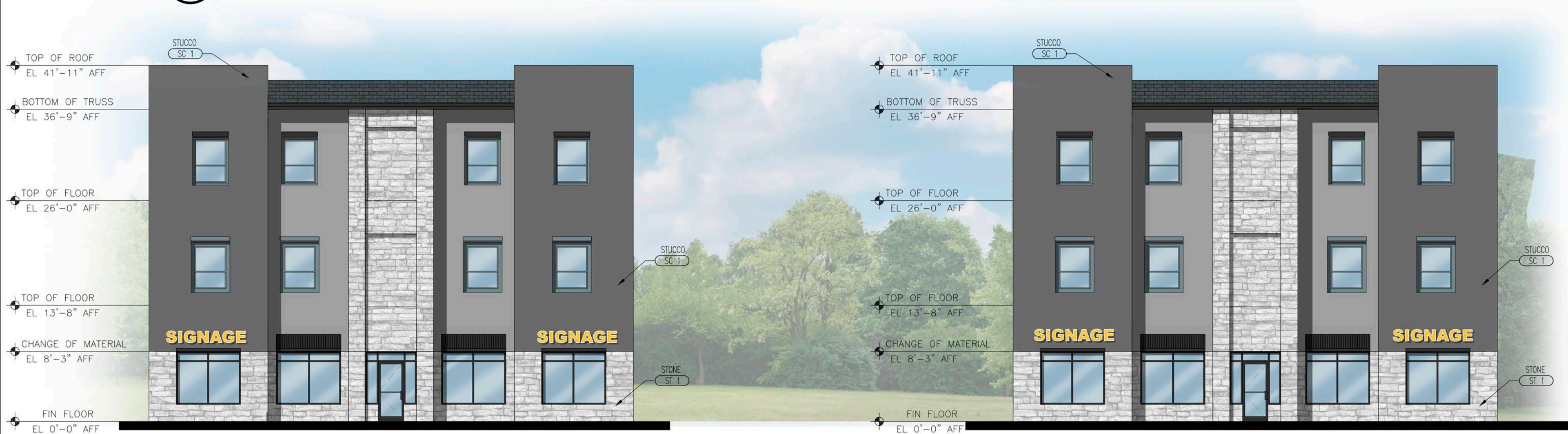
Project Number
23-010



01 FRONT ELEVATION
SCALE: 1"=9'-0"



02 REAR ELEVATION
SCALE: 1"=9'-0"



03 LEFT SIDE ELEVATION
SCALE: 1"=9'-0"



04 RIGHT SIDE ELEVATION
SCALE: 1"=9'-0"

EXHIBIT-C CASE NO. SP-04-23 BUILDING TYPE 3

EXTERIOR MATERIAL LIST

APARTMENTS AT KAUFMAN, TEXAS	
BRICK BR 1—ACME BLEND 137 (FIELD) LIGHT BUFF ACME BRICK P—(972) 241-1400 F—(972) 406-9374	METAL COPING MC 1—COLOR: SANDSTONE UNA CLAD P—(800) 426-7737
STUCCO SC 1—SW 7705—WHEAT PENNY SHERWIN WILLIAMS P—(260) 347-3781	PORCELAIN TILE PC 1—COLOR: ON GRAY PORCELANOSA (201)-712-0556
TEXTURE COAT ON CONCRETE T 1—MATCH SHERWIN WILLIAMS ROAN 2722	PAINT P 1—SHERWIN WILLIAMS, ROAN 2722 SHERWIN WILLIAMS P—(260) 347-3781
STONE ST 1—LEUDER'S LIMESTONE, ROUGH NATURAL TEXTURE P—(972) 517-9997 F (972) 661-3322	

NOTES:

PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

Original Date:
MARCH 20, 2023

Issue Log

ISSUED FOR SITE PLAN APPROVAL	06/09/2023
1. CITY COMMENTS	06/12/2023
2. CITY COMMENTS	06/30/2023
ISSUED FOR SITE PLAN APPROVAL	08/27/2023

DRAWN BY:	CHECKED BY:
KR	MFK

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KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

A303

Case Number

SP-04-23

Project Number:

23-010

400 chisholm place
suite 310
plano, texas 75075
972-424-1325 (w)
469-258-9322 (c)
fabim2582@aol.com
web: fkarchitect.com

11/29/2023



SEAL ONLY W/ D.F. SIGNED AND DATED

fk + architect, llc

Original Date:

MARCH 20, 2023

Issue Log

ISSUED FOR SITE PLAN APPROVAL 06/08/2023

△ CITY COMMENTS 06/12/2023

△ CITY COMMENTS 06/30/2023

ISSUED FOR SITE PLAN APPROVAL 08/27/2023

△ CITY COMMENTS 11/14/2023

△ CITY COMMENTS 11/28/2023

DRAWN BY: TR CHECKED BY: MFK

○ COPYRIGHT

KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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LS100

Case Number

SP-04-23

Project Number:

23-010

EXHIBIT - D

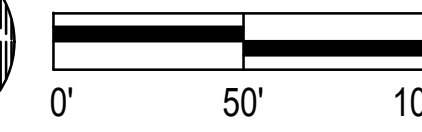
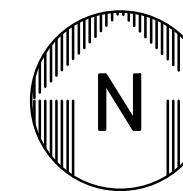
CASE NO. SP-04-23

PLANT LIST				
QUAN.	COMMON NAMES	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
NET W/O R.O.W				
9	CADD0 MAPLE	ACER SACCHARUM "CADD0"	4" CAL.	AT MATURITY, CROWN SPREAD 25'
8	LIVE OAK	QUERCUS VERGINIANA	4" CAL.	CONT. GROWTH 14' TO 16' HT, 6' TO 8' SPR.
21	BALD CYPRESS	LAGESTROEMIA INDICA	4" CAL.	MIN 8' AT THE TIME OF PLANTING
19	PECAN	CARYA ILLINOENSIS	4" CAL.	CONT. GROWTH 50' TO 80' HT, 6' TO 8' SPR.
27	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CAL.	CONT. GROWTH 14' TO 18' HT, 6' TO 8' SPR.
SMALL TREES				
70	CAPE MYRTLE (WHITE)	LAGESTROEMIA INDICA "NATCHEZ"	4" CAL.	MIN 8' AT THE TIME OF PLANTING
71	CAPE MYRTLE (RED)	LAGESTROEMIA INDICA	4" CAL.	MIN 8' AT THE TIME OF PLANTING
SHURBS				
344	DFW. BURFORD HOLLY	ILEX CORNUTA DWARF BURFORDII	24" HT	30" TO 34" HT, FULL.
541	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	24" HT	30" TO 34" HT, FULL.
GRASS				
	GRASS (BERMUDA)	CYNODON DACTYLON	SEED	

- GENERAL PLANT NOTES:
- USE 1/8" STEEL EDGING (PAINTED GREEN).
 - USE 3" OF SANDY LOAM AND 3" OF ORGANIC MULCH FOR BED PREPARATIONS. TOTAL BED MIX TO THE DEPTH OF 8" MINIMUM.
 - SOLID SOD ALL THE LAWN AREAS WITH BERMUDA GRASS. REPLACE ALL EXISTING LAWN AREAS DAMAGED IN THE CONSTRUCTION PROCESS.
 - TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER THE PLANTING OPERATIONS.
 - ALL THE PLANTING BED AND LAWN AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM AS PER STATE OF TEXAS AND CITY OF MOUNT PLEASANT CODES AND REQUIREMENTS.

TREE LEGEND	
	LIVE OAK
	SOUTHERN MAGNOLIA
	BALD CYPRESS
	PECAN
	CADD0 MAPLE
	CAPE MYRTLE (RED)
	CAPE MYRTLE (WHITE)
EVERGREEN SHRUBS	
	DFW. BURFORD HOLLY
	TEXAS SAGE
VINE	
	ASIAN JASMINE
	BIG BLUE LIRIOPE
	GRASS LAWN
	CONC SIDEWALK
	STEEL EDGING

LANDSCAPE PLAN



GRAPHIC SCALE
SCALE: 1" = 50'

NOT FOR CONSTRUCTION

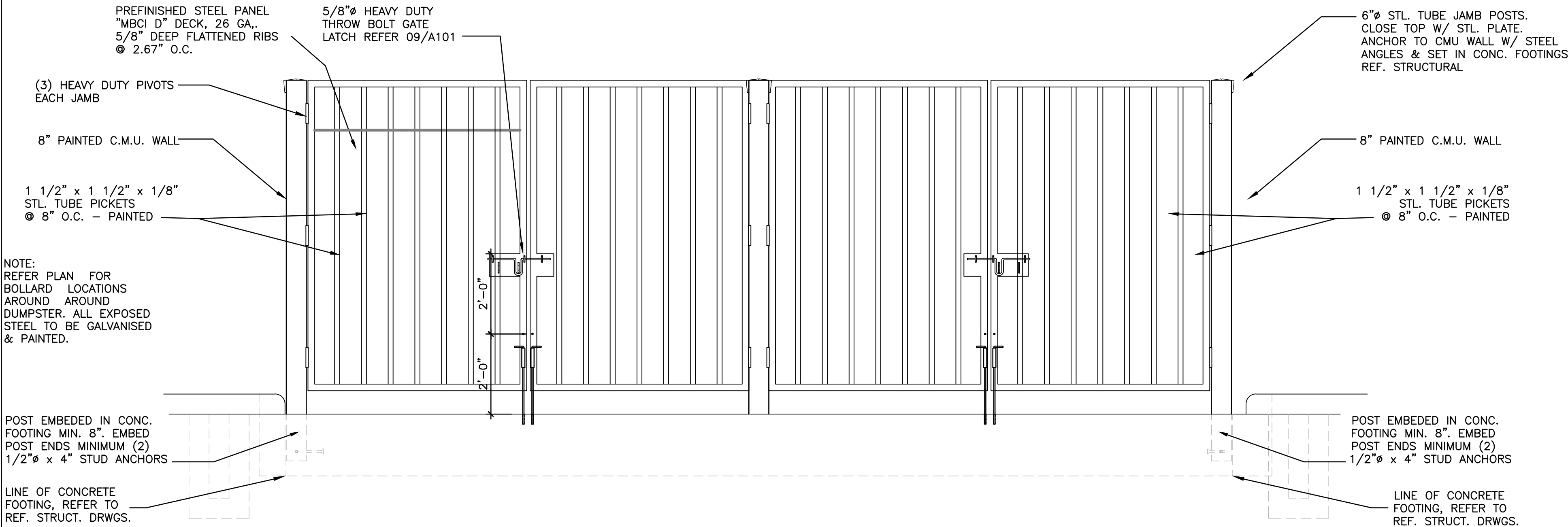
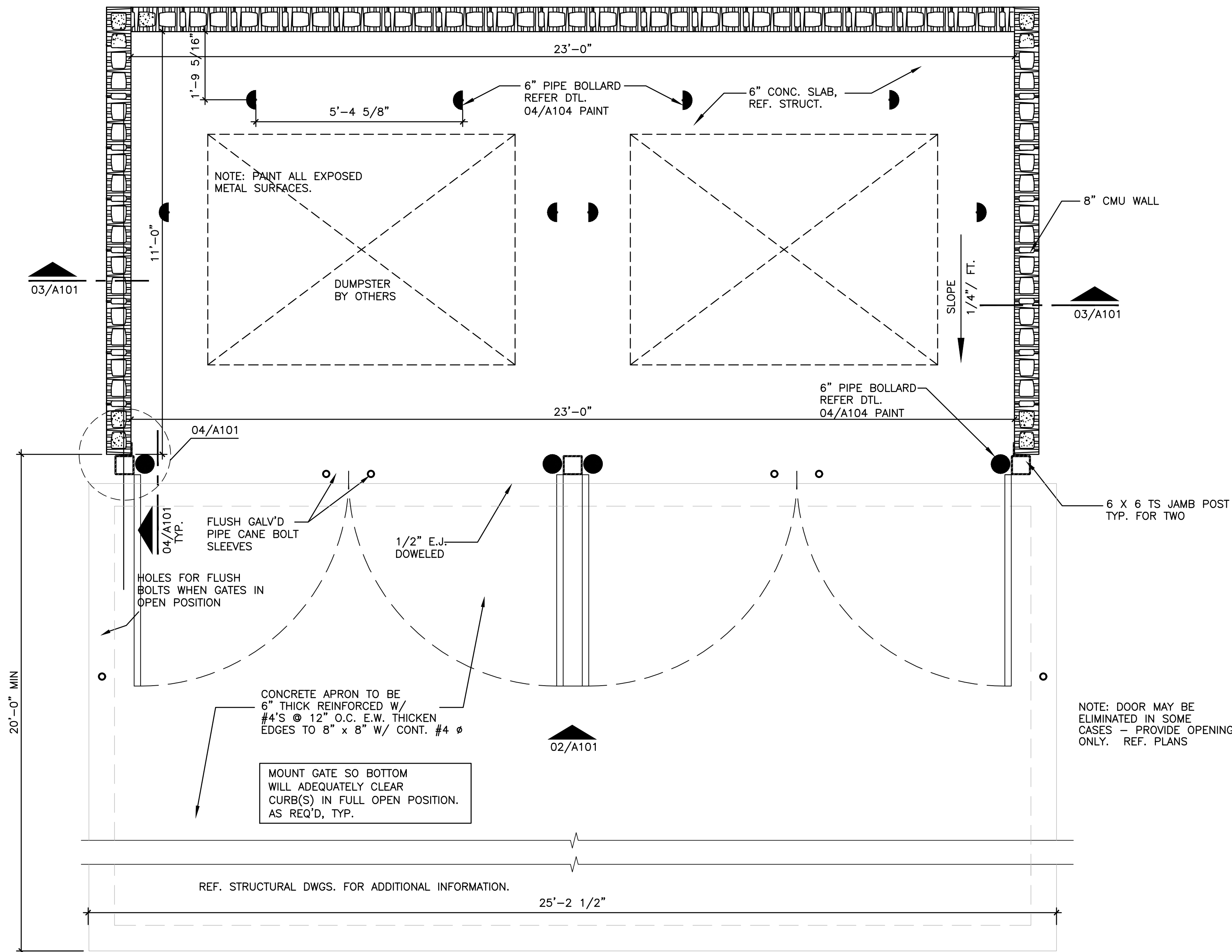


EXHIBIT - E

CASE NO. SP-04-23

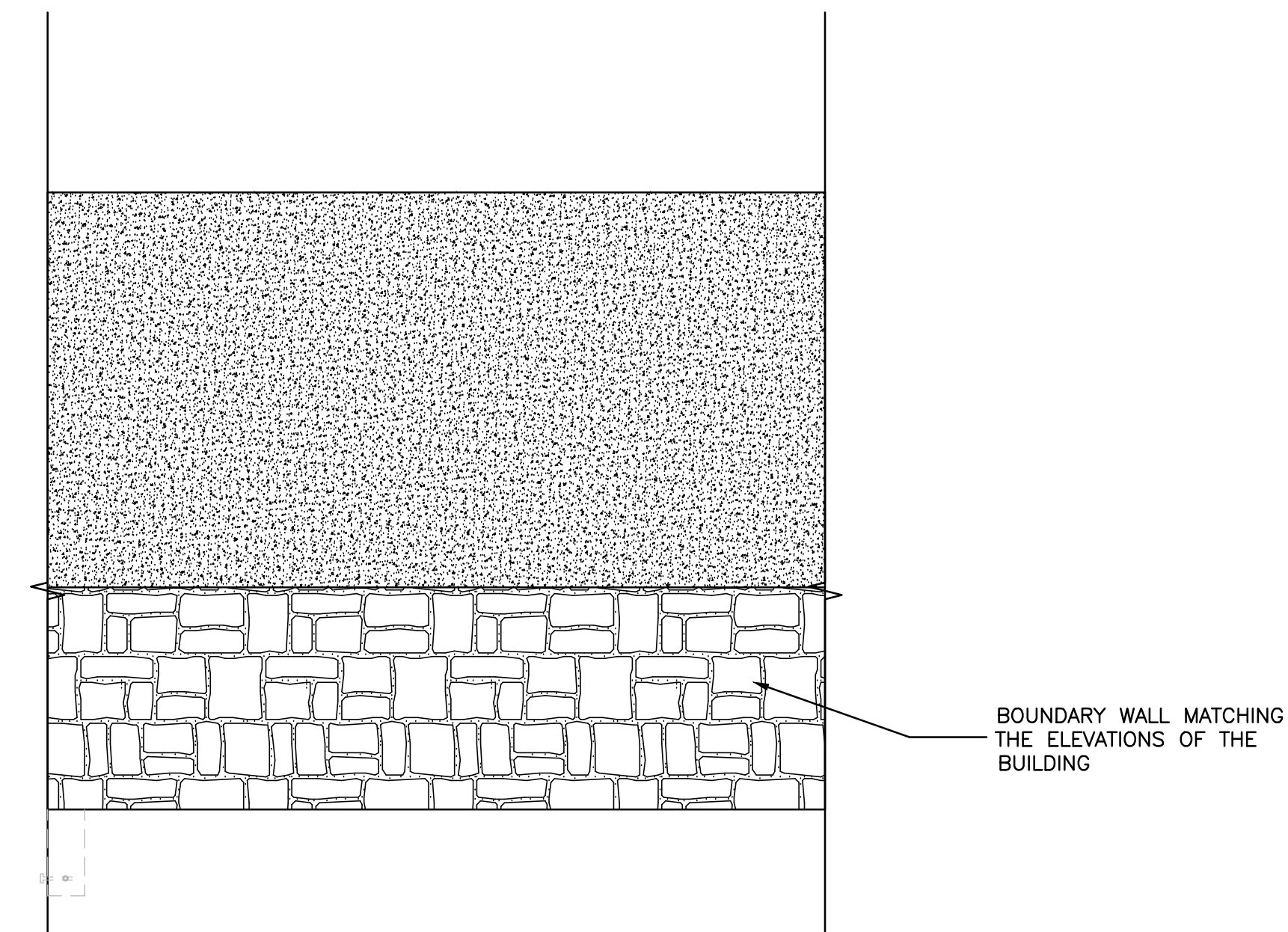
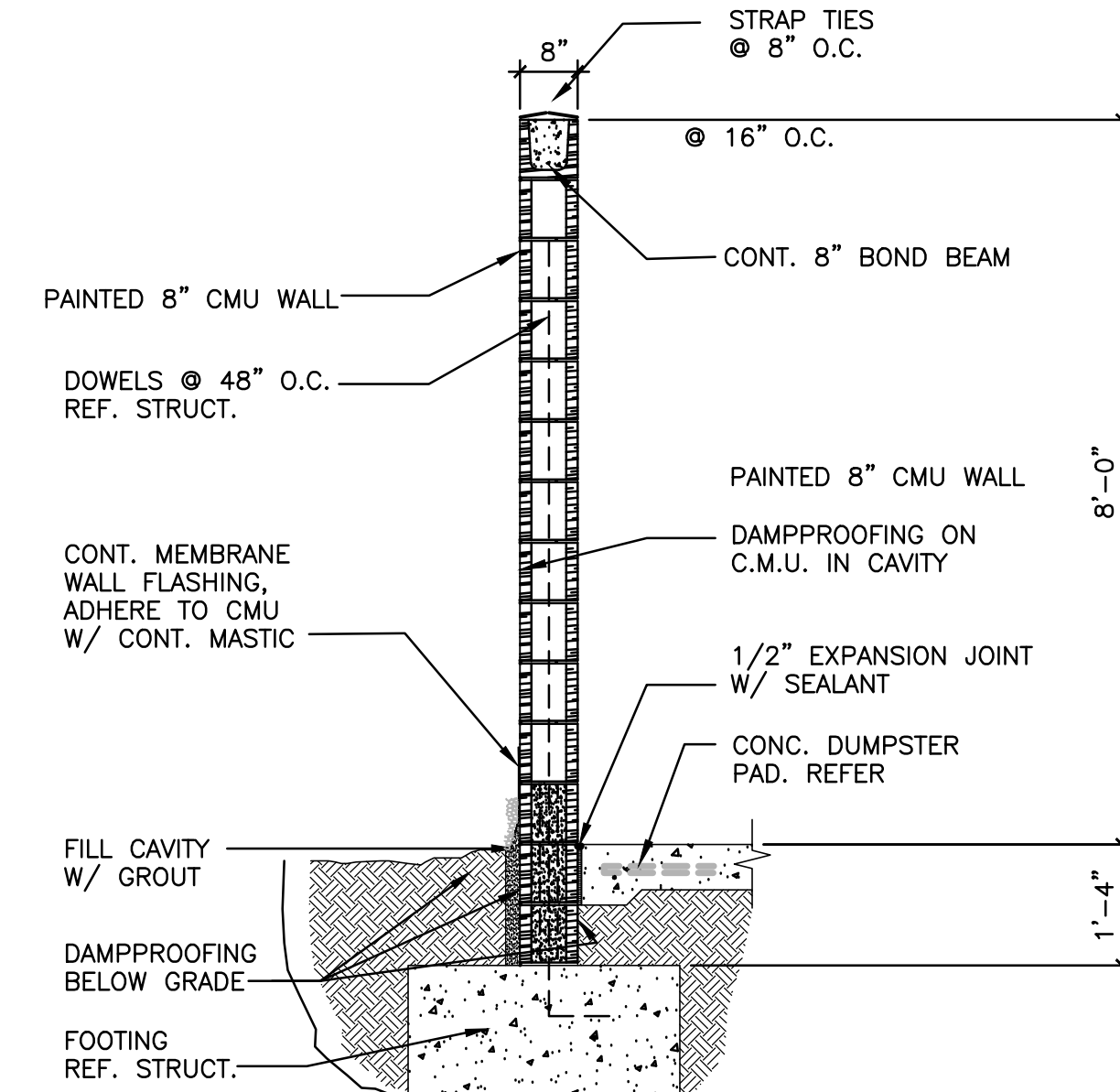
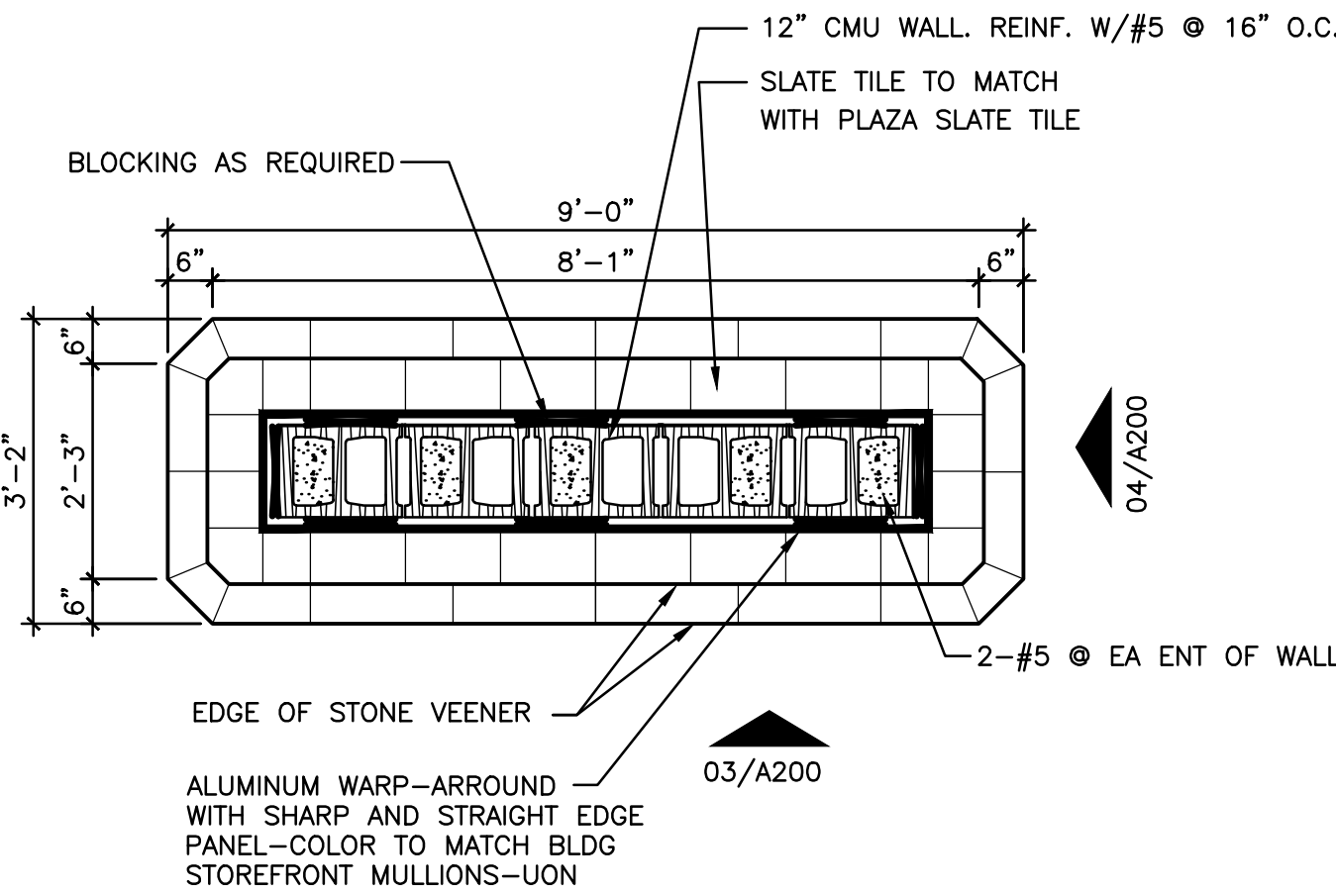
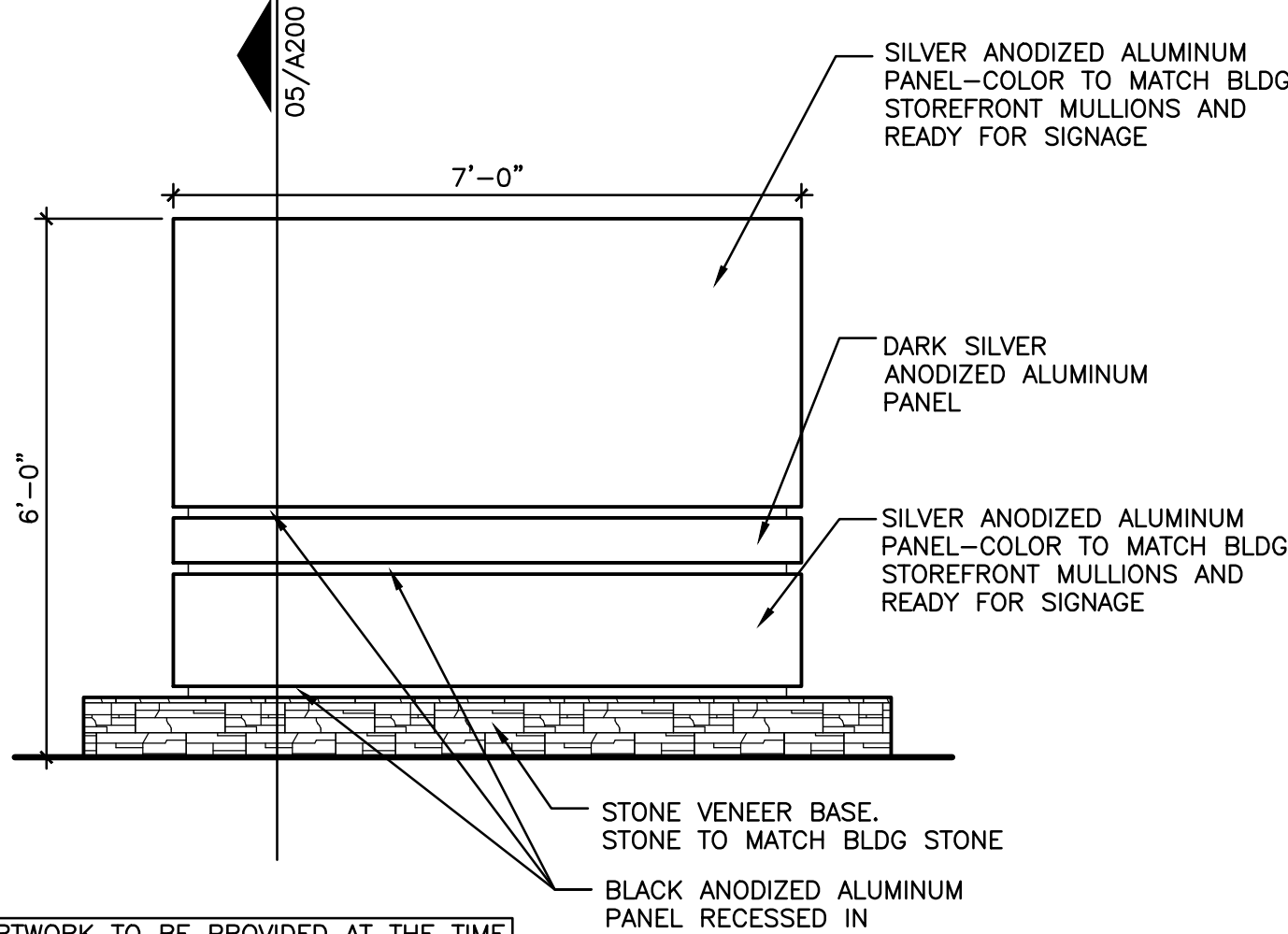


EXHIBIT - E
CASE NO. SP-04-23



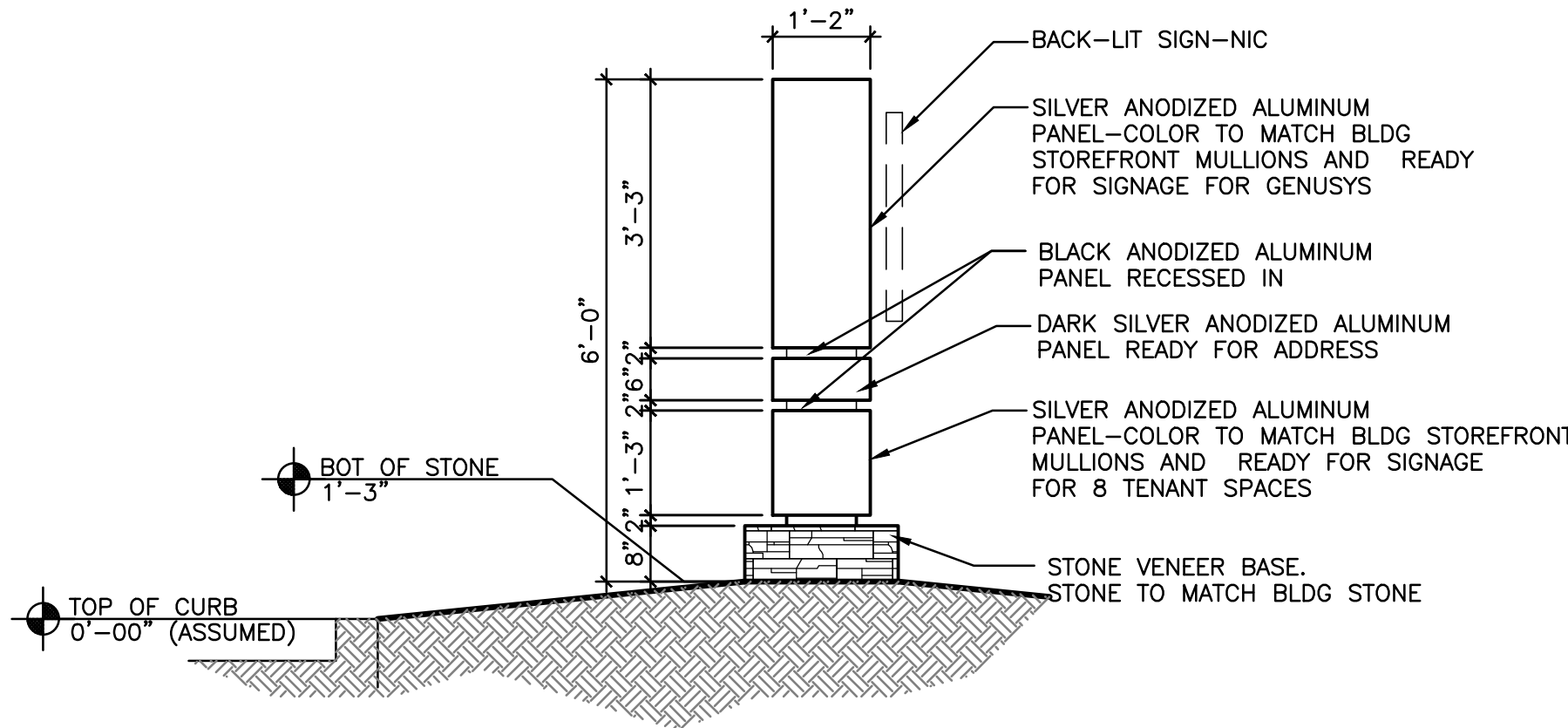
01 MONUMENT SIGN-TOP VIEW (PLAN)

SCALE : 1/2" = 1'-0"



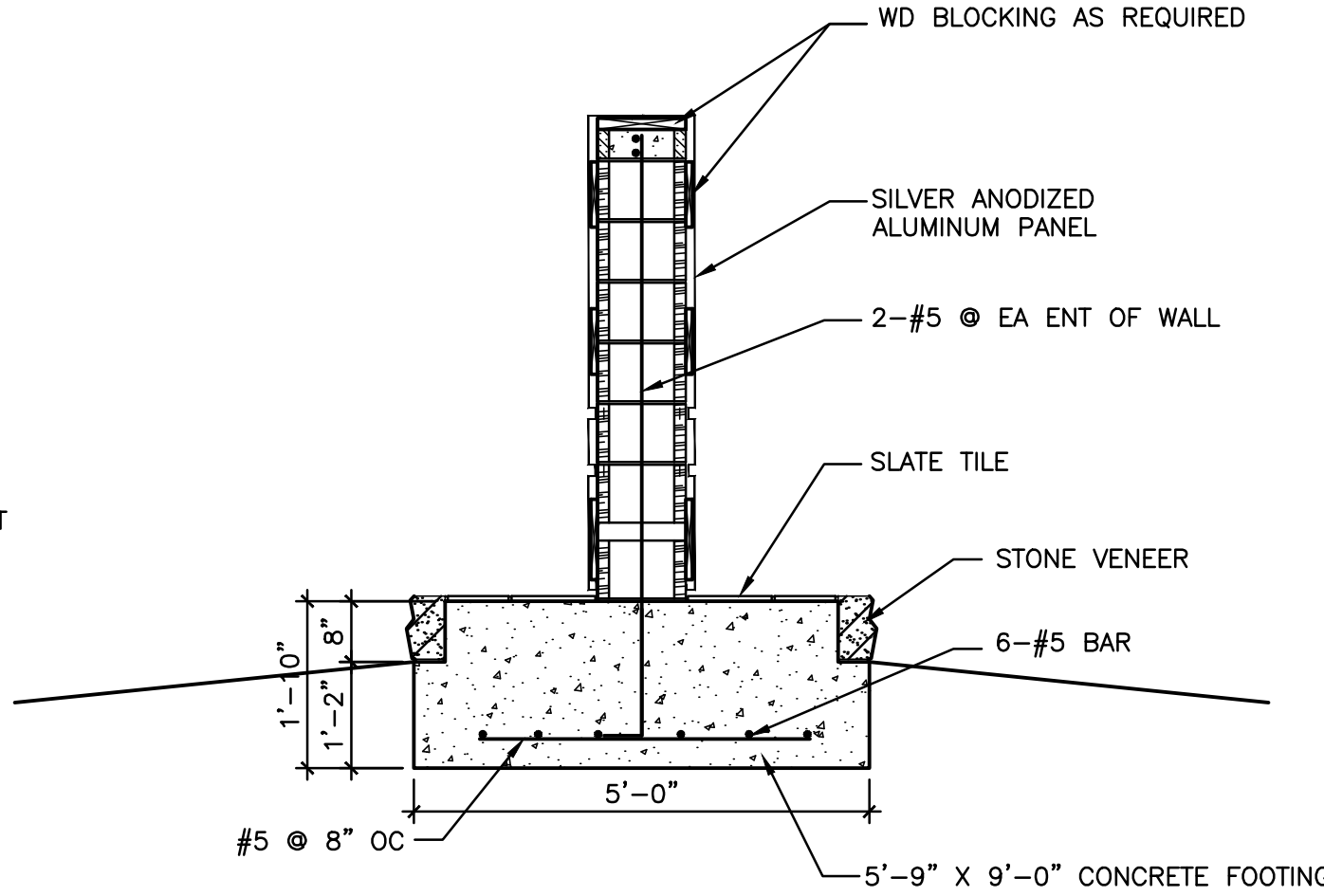
02 MONUMENT SIGN-FRONT VIEW (ELEVATION)

SCALE : 1/2" = 1'-0"



03 MONUMENT SIGN-SIDE VIEW (ELEVATION)

SCALE : 1/2" = 1'-0"



05 MONUMENT SIGN-SECTION

SCALE : 1/2" = 1'-0"

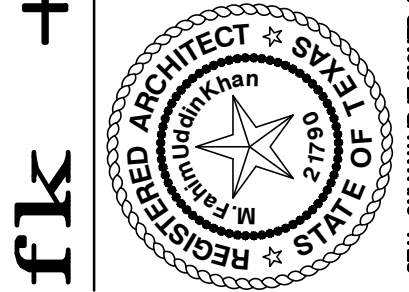
NOT FOR CONSTRUCTION

KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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A200

Case Number
SP-04-23
Project Number:
23-010



Original Date:
MARCH 20, 2023
Issue Log
ISSUED FOR SITE PLAN APPROVAL 06/08/2023
CITY COMMENTS 06/12/2023
CITY COMMENTS 06/30/2023
ISSUED FOR SITE PLAN APPROVAL 08/27/2023
CITY COMMENTS 11/14/2023
CITY COMMENTS 11/28/2023

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CHECKED BY: MFK
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web: fkarchitect.com

11/29/2023
Seal Only Valid if Signed and Dated



Planning and Zoning Commission Report

Meeting Date: July 7, 2026

SUBJECT: Consider and make a recommendation to City Council on a **Site Plan** for **Kings Fort Villas** on Lot 6 of Block A of Kings Fort Addition, being approximately 10.00 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy. (Property ID 225369) (Case No: SP-04-26)

BACKGROUND/SUMMARY:

The subject property consists of approximately **10.00 acres** located on the west side of SH 34 and south of Kings Fort Parkway. The property is currently zoned **PD-26 Planned Development**, which was approved in December 2023 to allow a mixed-use development consisting of multi-family residential and neighborhood-scale retail and commercial uses with enhanced design standards intended to create a pedestrian-oriented development.

As the applicant advanced the project into the civil engineering design phase, several site constraints and engineering considerations were identified that required modifications to both the approved Planned Development regulations and the associated Site Plan. Accordingly, the applicant is requesting approval of an amended Site Plan that is consistent with the proposed amendments to PD-26. Because the requested Site Plan incorporates the proposed amendments to PD-26, consideration of this request is contingent upon City Council approval of the associated Planned Development amendment.

Site Plan:

The proposed Site Plan includes 240 dwelling units distributed among seven (7) buildings, together with approximately 12,539 square feet of ground-floor commercial space located along Kings Fort Parkway. The mixed-use building also incorporates the residential leasing office and indoor resident amenities. Additional site improvements include private internal drives, parking areas, pedestrian sidewalks, landscaping, and outdoor resident amenities.

The overall layout continues to implement the mixed-use development concept approved under PD-26 while incorporating revisions necessary to accommodate the proposed Planned Development amendments.

Internal Circulation

The proposed Site Plan includes a private north-south internal drive extending from Kings Fort Parkway to the southern property line to preserve future connectivity with adjacent properties. As part of the proposed PD-26 amendment, the originally required public street has been revised to a private drive while maintaining the overall circulation pattern envisioned for the development. The internal drive is designed with a combination of angled and head-in parking, sidewalks on

both sides, and street trees to create a pedestrian-oriented streetscape while providing greater flexibility in the parking layout.

In addition to the primary internal drive, circulation throughout the site is provided by a 26-foot fire lane along the southern property line, which connects the internal drive to the right-in/right-out access on SH 34, a 26-foot fire lane surrounding the mixed-use building, and a series of 24-foot internal drive aisles serving the parking areas. The development will have two full-access driveways on Kings Fort Parkway, together with right-in/right-out access points on Kings Fort Parkway and SH 34. Consistent with the intent of the Planned Development, the development will remain open to the public and will not be gated.

The Site Plan provides 460 parking spaces, which complies with the proposed amended parking requirements of PD-26. The proposed parking ratios are as follows:

- 1.5 parking spaces per one-bedroom dwelling unit;
- 1.75 parking spaces per two-bedroom dwelling unit;
- 2.0 parking spaces per three-bedroom dwelling unit;
- 1 parking space per 250 square feet of retail, commercial, and restaurant floor area; and
- 1 parking space per 500 square feet of leasing office and clubhouse space.

Building Breakdown

The proposed development consists of seven (7) buildings, including one mixed-use building and six residential buildings, for a total of 240 multifamily dwelling units. The mixed-use building (Building 1) is two stories and contains 24 residential units, 3,892 square feet of leasing/office space, and 8,647 square feet of ground-floor retail/commercial space, for a total of 12,539 square feet of non-residential floor area.

Buildings 2 through 7 are three-story residential buildings, each containing 36 dwelling units. Building 2 includes 24 one-bedroom (A1) units and 12 two-bedroom (B1) units. Building 3 includes 24 two-bedroom (B1) units and 12 three-bedroom (C1) units. Building 4 includes 24 one-bedroom (A1) units and 12 two-bedroom (A2) units. Building 5 includes 12 two-bedroom (A2) units and 24 two-bedroom (B2) units. Building 6 includes 24 two-bedroom (A2) units, six two-bedroom (B2) units, and six three-bedroom (C1) units. Building 7 includes 12 two-bedroom (A2) units and 24 two-bedroom (B2) units.

Overall, the development includes 48 one-bedroom A1 units (20%), 68 one-bedroom A2 units (28%), 36 two-bedroom B1 units (15%), 70 two-bedroom B2 units (29%), and 18 three-bedroom C1 units (8%), for a total of 240 dwelling units. The unit mix emphasizes one- and two-bedroom units, which comprise approximately 92 percent of the total residential units.

The residential building elevations show a mixture of primarily stone and stucco materials, with metal accents. The stone materials are primarily along the first ground floors of each building,

Landscaping, Amenities, and Screening:

The landscape plan has been designed to comply with the proposed amended PD-26 standards and the applicable landscaping requirements of the City of Kaufman. The development provides landscaping well in excess of the minimum requirements for street yards and parking areas while incorporating buffering and screening throughout the site.

The development includes approximately 79,960 square feet of street yard area, requiring 11,994 square feet of landscaping. The proposed landscape plan provides more than 28,000 square feet of landscaped area.

Along Kings Fort Parkway, which includes approximately 714 linear feet of frontage, the landscape plan provides the required 10-foot-wide landscape buffer, 18 shade trees, and 144 shrubs, exceeding the minimum requirement of 143 shrubs. Along State Highway 34, which includes approximately 198 linear feet of frontage, the required 10-foot-wide landscape buffer is provided together with five shade trees and 41 shrubs, exceeding the minimum requirement of 40 shrubs.

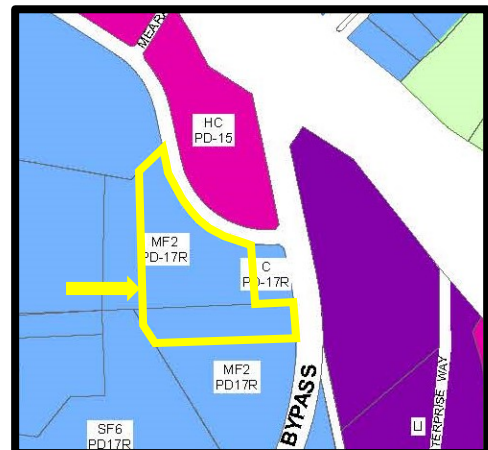
Parking lot landscaping also exceeds the City's minimum standards. Based on parking spaces, the development is required to provide 6,928 square feet of landscaped area and 44 trees within the parking areas. The Site Plan provides approximately 18,143 square feet of parking lot landscaping together with the required 44 trees. Parking areas are screened from adjacent rights-of-way and properties, parking spaces are located within the required distance of a shade tree, and terminal landscape islands are provided throughout the parking lot.

Consistent with the approved Planned Development, residential screening is provided by a 966-linear-foot earthen berm with a minimum height of three (3) feet together with evergreen shrubs. No additional trees are required within the berm area in accordance with the adopted PD standards.

As part of the proposed PD amendment, the landscape plan has also been revised to address engineering constraints identified during preparation of the civil plans. Along the western property line, the originally planned off-site trail and associated park improvements have been removed due to the retaining wall required to accommodate site grading. In lieu of the previous improvements, the amended Planned Development requires landscaping consisting of shrubs, ornamental trees, and compatible plant materials adjacent to the retaining wall. Additionally, the southern landscape buffer is proposed to be initially established with grass or sod, with enhanced landscaping to be installed upon development of the future southern phase of the project, creating a coordinated landscape transition between both phases.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-15-HC (across street)	Vacant land (future convenience store w/ gas station & truck fueling center)
West:	PD-17R-MF-2	Vacant land (future open space)
South:	PD-17R-MF-2	Vacant land
East:	PD-17R-C & LI (across street)	Vacant land; Manufacturing facility (across street)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property for Future Commercial uses, while conceptual plans approved with more recent zoning changes on the property allowed for multi-family residential uses. The proposed development, consisting of a mixture of multi-family residential and commercial uses, is consistent with the Future Land Use Plan and the more recent zoning approvals for the property

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a principal arterial (Type AA; 4 – 6 lanes), with a right-of-way width of 120 – 140 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:

The Planning and Zoning Commission may make one of the following recommendations to the City Council:

Approve

Approve with Conditions

Deny the Request

ATTACHMENTS:

Exhibit A – Location Map

Exhibit B – Site Plan

Exhibit C – Floor Plans and Elevations

Exhibit D – Landscape Plan

Exhibit E – Monument Sign Details

Martin Mares

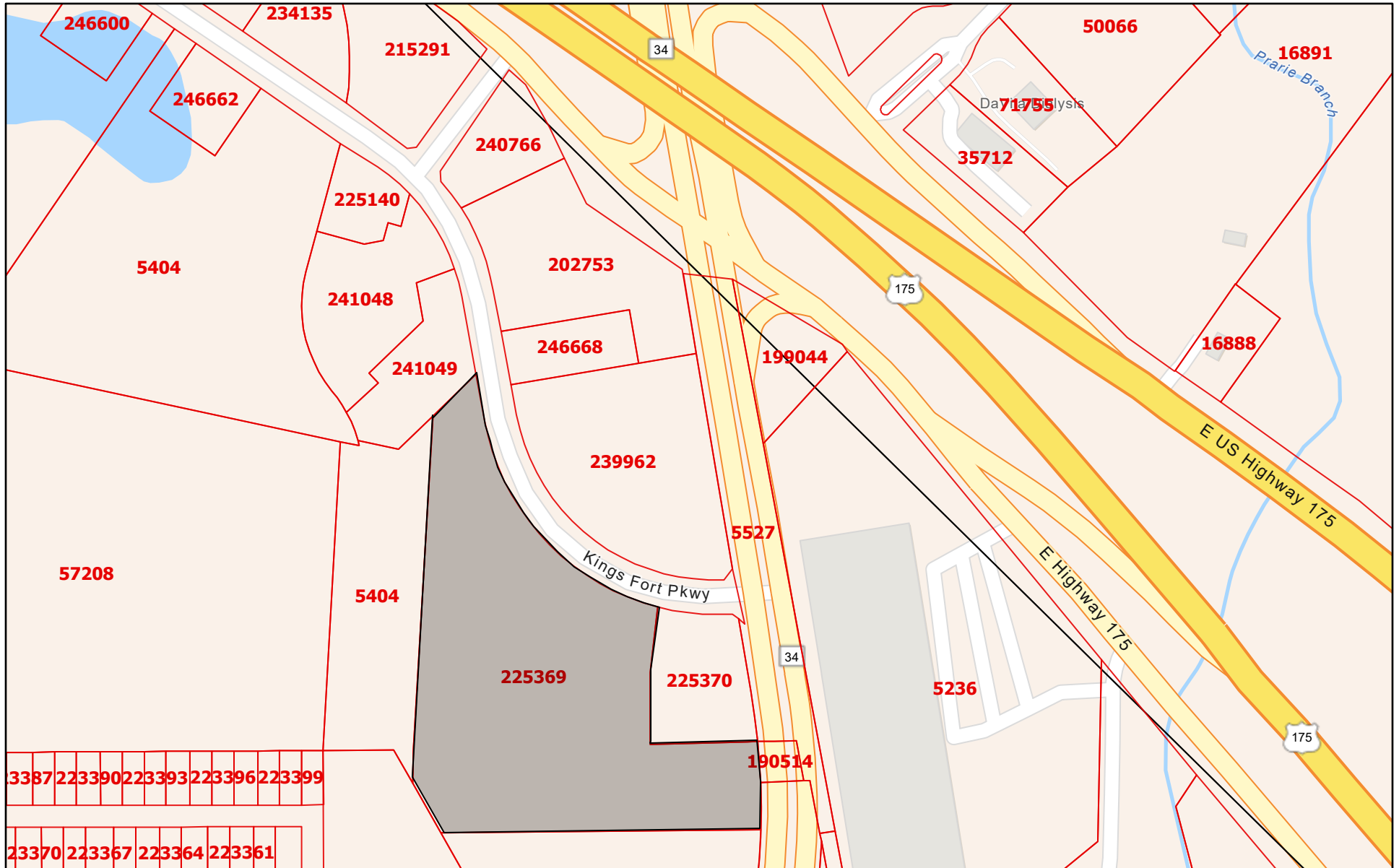
Senior Planner

972-932-2216 ext. 141

mmares@kaufmantx.org

Location Map

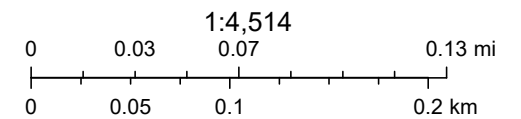
EXHIBIT A



6/15/2026, 9:11:40 AM

 Parcels

 Abstracts

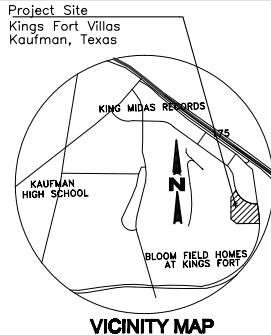


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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

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.

EXHIBIT B
CASE NO. SP-



IMPERVIOUS & PERVIOUS AREAS	
TOTAL AREA:	435,600 SF
IMPERVIOUS AREA: (Including building, pavement, parking, sidewalk & dumpster area)	328,820 SF
PERVIOUS AREA:	106,780 SF
IMPERVIOUS AREA RATIO (Impervious Area/Total Lot Area)	75.48%
OCCUPANCY GROUP	MF
CONSTRUCTION TYPE OF THE STRUCTURE IS VB (PROTECTED)	

- NOTES:
- ALL HEAD-ON PARKING SPACES ARE 18'X9' AND ANGLE PARKING SPACES AREA 21'X9' UNLESS OTHERWISE NOTED.
 - ALL PARKING, DRIVE AISLES, AND SIDEWALKS WILL BE CONCRETE.
 - ALL SIDEWALKS SHALL BE AT LEAST 5 FEET IN WIDTH.
 - ADEQUATE LIGHTING SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT AND SHALL BE IN ACCORDANCE WITH SECTION 42 OF THE ZONING ORDINANCE.
 - OPEN STORAGE IS PROHIBITED.
 - NO BOATS, CAMPERS, TRAILERS, OR OTHER RECREATIONAL VEHICLES SHALL BE PARKED OR STORED ON THE PROPERTY.
 - ALL SINGE SHALL ADHERE TO THE APPLICABLE ZONING REGULATIONS.
 - ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED BY EVERGREEN SHRUBS. ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED BY BUILDING PARAPETS.

DEVELOPER/OWNER
& APPLICANT

CONTACT: JAMES SANTIAGO
PH: (469) 556 5955
EMAIL: 7jamesantiago@gmail.com

ARCHITECT

Ebarb + GUEST ARCHITECTURE
CONTACT: DANIEL EBARB
3309 ELM ST. SUITE #102-241
DALLAS, TEXAS 75226
PH. 314 301 3531
E-MAIL: DANIEL@EBARBGUEST.COM

CIVIL ENGINEER

ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CFM
603 CHERRY TREE LANE
WYLLIE, TX 75098
PH. 214 533 7181
E-MAIL: naim1207@yahoo.com

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
PH. 940 222 3009
www.eaglesurveying.com

ZONING DESIGNATION PD-17R-MF-2 (MULTI-FAMILY RESIDENTIAL)
BUILDING TYPE APARTMENT (MULTI-FAMILY)
PROPOSED LAND USE MULTI-FAMILY AND NEIGHBORHOOD RETAIL SERVICES

PROJECT DATA					
Project Data					
Building Data					
Residential (Unit Count)					
Building	Stories	Units/Floor	Total Units	Unit Types	
1	2	12	24	A2 (8), B2 (16)	
2	3	12	36	A1 (24), B1 (12)	
3	3	12	36	B1 (24), C1 (12)	
4	3	12	36	A1 (24), A2 (12)	
5	3	12	36	A2 (12), B2 (24)	
6	3	12	36	A2 (24), B2 (6), C1 (6)	
7	3	12	36	A2 (12), B2 (24)	
			240		

LEGEND	
TC	EXISTING TOP OF CURB
TSW	EXISTING TOP OF SIDEWALK
GT	EXISTING GUTTER
TELP	EXISTING TELEPHONE PEDESTAL
BL	EXISTING BOLLARD
INLET	EXISTING CURB INLET
PP	EXISTING POWER POLE
WV	EXISTING WATER VALVE
LP	EXISTING LIGHT POST
GM	EXISTING GAS METER
TMH	EXISTING FIRE HYDRANT
SMH	EXISTING TELEPHONE MANHOLE
SMH	EXISTING SANITARY SEWER MANHOLE
	PROPOSED STREET LIGHT
	PROPOSED BRICK PAVERS
GW	EXISTING GUY WIRE
STS	EXISTING TRAFFIC SIGNAL LIGHT POLE
TSB	EXISTING TRAFFIC SIGNAL BOX
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
STM	EXISTING STORM SEWER LINE
X	EXISTING CHAINLINK FENCE
G	EXISTING GAS LINE
OHU	EXISTING OVERHEAD POWER LINE
675	EXISTING CONTOUR
BL	PROPOSED CONTOUR
	BUILDING SETBACK LINE

PROJECT DATA

Unit Data					
Non-Residential (Area)					
Building	Office	Retail	Total		
1	3,892	8,647	12,539		
Unit Mix					
Unit Type	Bedrooms	Count	% of Total	Area (Gross, HUD)	Area (Gross, Market)
A1	1	48	20%	609	656
A2	1	68	28%	771	826
B1	2	36	15%	881	941
B2	2	70	29%	946	1007
C1	3	18	8%	1057	1123
		240	100%		
Unit Type					
Unit Type	Count				
A1/A2	116				
B1/B2	106				
C1	18				

Parking				
Required				
Unit	Count	Pkg Ratio	Pkg Req'd	HC Req'd (2% of Total)
1-Bed (As)	116	1.5	174	
2-Bed (Bs)	106	1.75	185.5	
3-Bed (Cs)	18	2	36	
Retail	12539	250	50,156	
Office	3892	500	7,784	
Total			455.44	10 including 2 van
Provided				
Standard Space			350	
Standard Carport			72	
Standard Carport w/ EV			3	
Standard Garage			17	
HC Garage			1	
HC Standard			7	
HC Carport			1	
HC Standard Carport w/ EV			1	
HC Van			7	
HC Van Carport			1	
Total			460	HC = 18

KINGS FORT VILLAS
Lot 1, Block 1
Apartments - 240 Units
At Kings Fort Parkway Kaufman, TX 75142
Dionision Falcon Survey Abstract No. 151, Tract 1
JWS Land, LTD, Vol. 4238, Pg 325
Total Area: 10.0 Acres

SITE PLAN

DATE: 6/30/2026
DRAWN: NDA
PROJECT: 900-KAUFMAN-25
SHEET NO: C1

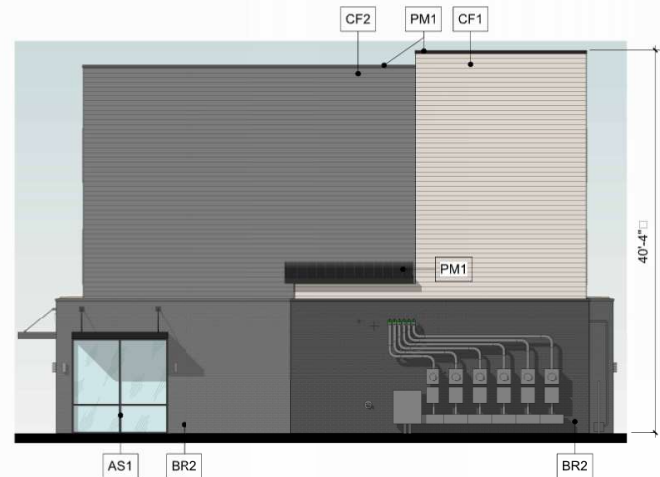
SCALE: 1"=50'
CHECKED BY: NDA



Md. Naim Uddin Khan
6-11-2026



1 North (Front) Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

End Elevation Material Calculations
Gross Wall: 2,146sf
Openings: 100sf
Net Wall: 2,046sf
Siding: 1,314sf-0sf = 1,314sf ≈ 64%
Brick: 832sf-100sf = 732sf ≈ 36%

1st Floor
Gross Wall: 832sf
Openings: 100sf
Net Wall: 732sf
Brick: 832f-100f = 732f ≈ 100%



3 East Elevation
1/8" = 1'-0"

Material Schedule			
Mark	Manufacturer	Model	Comments
Cement Fiber Board			
CF1	TBD	Color: Match PT1	
CF2	TBD	Color: Match PT2	
CF3	TBD	Color: Match PT3	Entry tower Bldg #? only
CF4	TBD	Color: Match PT4	Entry tower Bldg 3 only
CF5	TBD	Color: Match PT5	Entry tower Bldg #? only
CF6	TBD	Color: Match PT6	Entry tower Bldg #? only
CF7	TBD	Color: Match PT7	Entry tower Bldg #? only
King Size Brick			
BR1	ACME	Antique Pearl - King - Heritage	
BR2	ACME	Lunar Dark - King - Heritage	
Paint			
PT1	Sherwin-Williams	Color: SW 7628 / 259-C7 "Windfresh White"	
PT2	Sherwin-Williams	Color: SW 7674 / 236-C7 "Peppercorn"	
PT3	Sherwin-Williams	Color: SW 9640 "Sea Mariner"	
PT4	Sherwin-Williams	Color: SW 6146 / 206-C7 "Umber"	
PT5	Sherwin-Williams	Color: SW 9680 "Night Watch"	
PT6	Sherwin-Williams	Color: SW 2801 "Rookwood Dark Red"	
PT7	Sherwin-Williams	Color: SW 6258 / 251-C1 "Tricorn Black"	
Prefinished Metal			
PM1	Berridge	Color: "Matte Black"	

North (Front) Elevation Material Calculations
Gross Wall: 10,370sf
Openings: 1,158sf+2,742sf = 3900sf
Net Wall: 6,470sf
Siding: 6,883sf-1,158sf = 5725sf ≈ 89%
Brick: 3487sf-2,742sf = 745sf ≈ 11%

1st Floor
Gross Wall: 3,680sf
Openings: 2,742sf
Net Wall: 938sf
Brick: 3,487sf-2,742sf = 745sf ≈ 80%

South (Back) Elevation Material Calculations
Gross Wall: 9,414sf
Openings: 1,158sf+501sf = 1659
Net Wall: 7,755sf
Siding: 6,314sf-1,158sf = 5,156sf ≈ 66%
Brick: 3,100sf-501sf = 2,599sf ≈ 34%

1st Floor
Gross Wall: 3,276sf
Openings: 501sf
Net Wall: 2,775sf
Brick: 3,100sf-501sf = 2,599sf ≈ 94%



4 South (Back) Elevation
1/8" = 1'-0"



1 Elevation
1/8" = 1'-0"



2 Elevation
1/8" = 1'-0"



3 Elevation
1/8" = 1'-0"

Main Elevation Material Calculations

Gross Wall: 7,175sf
Openings: 1,153sf+577sf = 1,730sf
Net Wall: 5,445sf
Siding: 5,281sf-1,153sf = 4,128sf ≈ 76%
Brick : 1,894sf-577sf = 1,317sf ≈ 24%

1st Floor
Gross Wall: 2,042sf
Openings: 577sf
Net Wall: 1,465sf
Brick: 1,317sf ≈ 90%

End Elevation Material Calculations

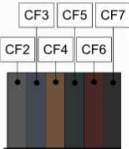
Gross Wall: 1,500sf
Openings: 0sf
Net Wall: 1,500sf
Siding: 1,077sf ≈ 72%
Brick : 423sf ≈ 28%

1st Floor
Gross Wall: 423sf
Openings: 0
Net Wall: 423sf
Brick: 423sf ≈ 100%

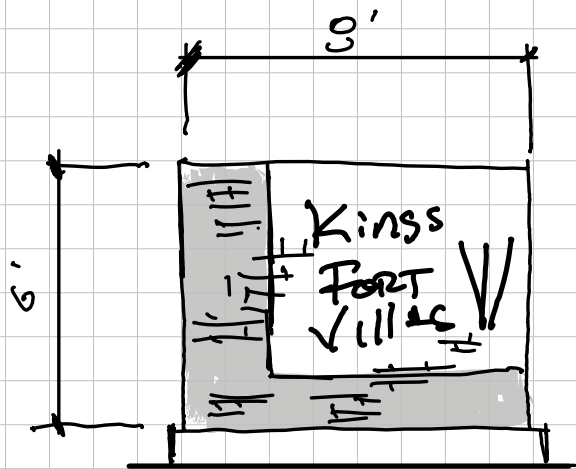
Material Schedule			
Mark	Manufacturer	Model	Comments
Cement Fiber Board			
CF1	TBD	Ccolor: Match PT1	
CF2	TBD	Ccolor: Match PT2	
CF3	TBD	Ccolor: Match PT3	Entry tower Bldg #? only
CF4	TBD	Ccolor: Match PT4	Entry tower Bldg 3 only
CF5	TBD	Ccolor: Match PT5	Entry tower Bldg #? only
CF6	TBD	Ccolor: Match PT6	Entry tower Bldg #? only
CF7	TBD	Ccolor: Match PT7	Entry tower Bldg #? only
King Size Brick			
BR1	ACME	Antique Pearl - King - Heritage	
BR2	ACME	Lunar Dark - King - Heritage	
Paint			
PT1	Sherwin-Williams	Ccolor: SW 7628 / 259-C7 "Windfresh White"	
PT2	Sherwin-Williams	Ccolor: SW 7674 / 236-C7 "Peppercom"	
PT3	Sherwin-Williams	Ccolor: SW 9640 "Sea Mariner"	
PT4	Sherwin-Williams	Ccolor: SW 6146 / 206-C7 "Umber"	
PT5	Sherwin-Williams	Ccolor: SW 9680 "Night Watch"	
PT6	Sherwin-Williams	Ccolor: SW 2801 "Rookwood Dark Red"	
PT7	Sherwin-Williams	Ccolor: SW 6258 / 251-C1 "Tricorn Black"	
Prefinished Metal			
PM1	Berridge	Ccolor: "Matte Black"	



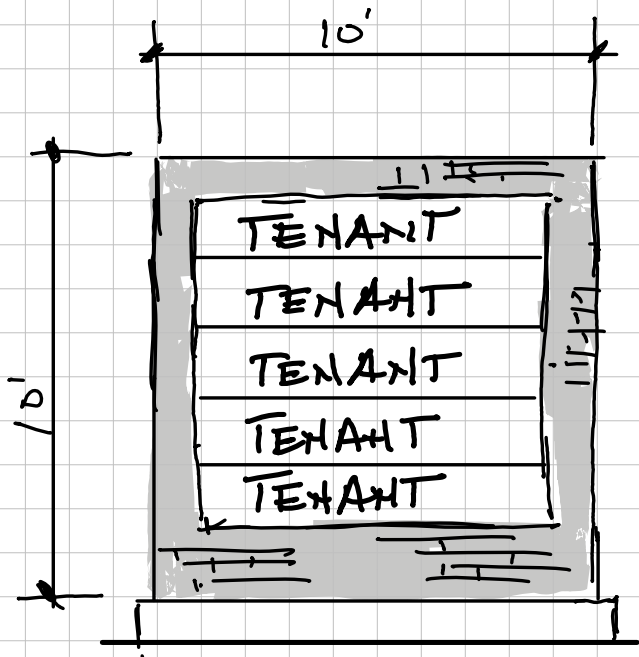
4 Elevation
1/8" = 1'-0"



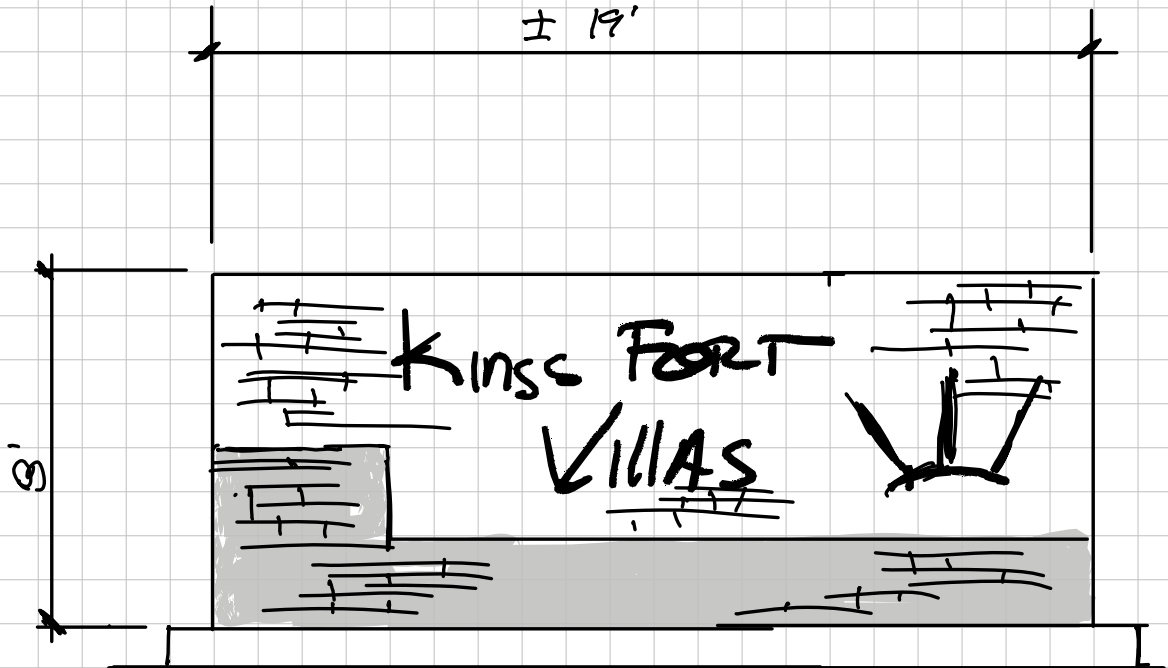
5 Entry Tower Colors
1/8" = 1'-0"



Multifamily Identifier | SH 34



Commercial Tenant | Kings Fort Parkway



Multifamily Identifier | Kings Fort Parkway