



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 6, 2020 - 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
[WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 890 0513 4280
PASSWORD: 636705**

INVOCATION

PLEDGE OF ALLEGIANCE

US FLAG

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"HONOR THE TEXAS FLAG. I PLEDGE ALLEGIANCE TO THEE, TEXAS ONE STATE UNDER GOD, ONE AND INDIVISIBLE".

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

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the P&Z Commission on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the P&Z Commission as a whole. **When addressing the P&Z Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and P&Z Commission.**

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

1. Consider and make a recommendation to City Council on revisions to the phasing plan of the **Preliminary Plat of Georgetown at Kings Fort Addition**. The 85-acre tract is generally located northeast and east of the intersection of Tabor Parkway (formerly known as C.R. 151/and Old Kemp Highway) State Highway 34 Bypass. The subdivision is proposed to be developed with 305 single-family residential lots, 5 common areas, a future public park land and future school site. (Case No. PP-02-20)
2. Consider and make a recommendation to City Council on **Final Plat of Georgetown at Kings Fort, Phase 1B**. The 14.957 acre tract is generally located northeast and east of the intersection of Tabor Parkway (formerly known as C.R. 151/Old Kemp Highway) and State Highway 34 Bypass. A 66 single family residential lot subdivision with two common area lots is proposed. (Case No. FP-04-20)
3. Consider and make a recommendation to City Council on the **Final Plat of Lot 1, Block A, Kaufman County Children's Advocacy Center**. The 1.999-acre tract is located at 2005 S. Houston Street. A one lot commercial subdivision is proposed. (Case No. FP-05-20)
4. Consider and take appropriate action on the minutes of the September 1, 2020 Planning and Zoning Commission Meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

5. Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio on 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) to amend the Future Land Use Map from a single family low density land use to a commercial land use and to request to rezone the same property from Single Family Residential-10 (SF-10) to Planned Development (PD) for limited retail, service and commercial uses. The property is located at the southwest corner of W. Highway 175 and S. Houston. (Case No. MP-01-20 and Z-04-20)

DISCUSSION/ACTION ITEMS

6. Consider and make a recommendation to City Council on the Site Plan of 1900 E. Highway 175 for the Kaufman County Justice Center. The 45 acre lot, platted as Lot 1, Law Enforcement Center Addition is for a proposed 3-story County Courthouse. The property is zoned Highway Commercial. (Case No. SP-04-20)

7. Consider and make a recommendation to City Council on the Site Plan of 2705 Tabor Parkway and proposed to be platted as Lot 1, Block A, Tractor Supply Kaufman Addition . The 3.66-acre tract is located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. The property is zoned Planned Development - 15 (Commercial). A Tractor Supply retail store is proposed. (Case No. SP-05-20)
8. Consider and make a recommendation to City Council on the **Final Plat of Lot 1, Block A, Tractor Supply Kaufman Addition**. The 3.66-acre tract is located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. A one lot subdivision is proposed. (Case No. FP-02-20)
9. Consider and make a recommendation to City Council on the Site Plan of 325 E. Fair Street. The 0.51 acre lot is part of Tract A, Kaufman East Addition. The proposed expansion is for the current occupant K-Tires. The property is zoned Commercial. (Case No. SP-06-20)
10. Consider and make a recommendation to City Council on the Site Plan of 2005 S. Houston Street for the Kaufman County Children's Advocacy Center. The property is zoned Commercial. (Case No. SP-08-20)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

11. Report on the following future Planning and Zoning Commission Cases:
 - A. Request to rezone 4.3-acres located on Rand Road between S. Nash Street and Old Rail Road (PID 3719) from Light Industrial to Planned Development for storage facilities, mini-warehouses, offices.
12. Requests and/or comments from Planning and Zoning Commissioners:
 - A. Update on the 2016 Street Bond Project for 9th, Main and Circle Streets
 - B. Update on the Kaufman County improvements to Tabor Parkway.
 - C. Update on the Halloween on S. Houston Street Event

ADJOURNMENT

I, JOY HENDERSON, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON,

KAUFMAN, TEXAS AT 5:00 P.M. ON FRIDAY, OCTOBER 2, 2020 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

MARCY RATCLIFF
DEVELOPMENT SERVICES DIRECTOR

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING [WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 890 0513 4280 PASSWORD: 636705**

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.



Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Preliminary Plat of Georgetown at Kings Fort. The 85.5-acre site is generally located northeast and east of the intersection of Tabor Parkway (formerly known as C.R. 151/Old Kemp Highway) and State Highway 34 Bypass. A subdivision of 305 single-family lots, 5 common areas, a future public park, and a future school site is proposed. (Case No. PP-02-20)

BACKGROUND/PURPOSE:

A preliminary plat is an overall plan for developing property by showing the lot layout over a topographic map, showing all the existing and proposed drainage features and facilities, street layout, and direction of curb flow. A traffic impact analysis (TIA) may be required at this time to determine if the street system will accommodate the development or if additions are necessary.

The original Preliminary Plat of Georgetown at Kings Fort Addition was approved on October 22, 2018, with phases 1-4. The TIA was submitted with the original Preliminary Plat. The street intersection locations along SH 34 Bypass are in accordance with the TIA and TxDOT and were part of Phase 1. Phase 1 infrastructure is in place and 33 approximately of the 59 lots are built on.

The proposed Preliminary Plat of Georgetown at Kings Fort Addition is the same lot configuration and street layout as originally approved. The only change has been to the phasing of the development. The proposed phasing numbers have been modified to Phases 1, 1B, and 2.

Phase 2 in the future will have several subsets of final plats (example final plat of Phase 2A, 2B, 2C, etc.). The 85.5-acre site is proposed to be developed with a total of 305 residential lots. The typical lot size for 294 lots is 6,000 SF. The typical lot size for the remaining 11 lots is 5,000 SF. A future 14.52-acre park is proposed. A future 9.45-acre school site is proposed. The remaining 61.53 acres will be developed as the 305 single-family lots, which is a density of 4.95 units per acre.

THOROUGHFARE PLAN: All the rights of way necessary for Tabor Parkway and State Highway 34 Bypass have already been dedicated by separate instruments. Dillard Lane and King Streets are not designated thoroughfares but the widths were increased by 10 feet to accommodate school traffic.

RECOMMENDATIONS:

Staff recommends approval of the Preliminary Plat of Georgetown at Kings Fort.

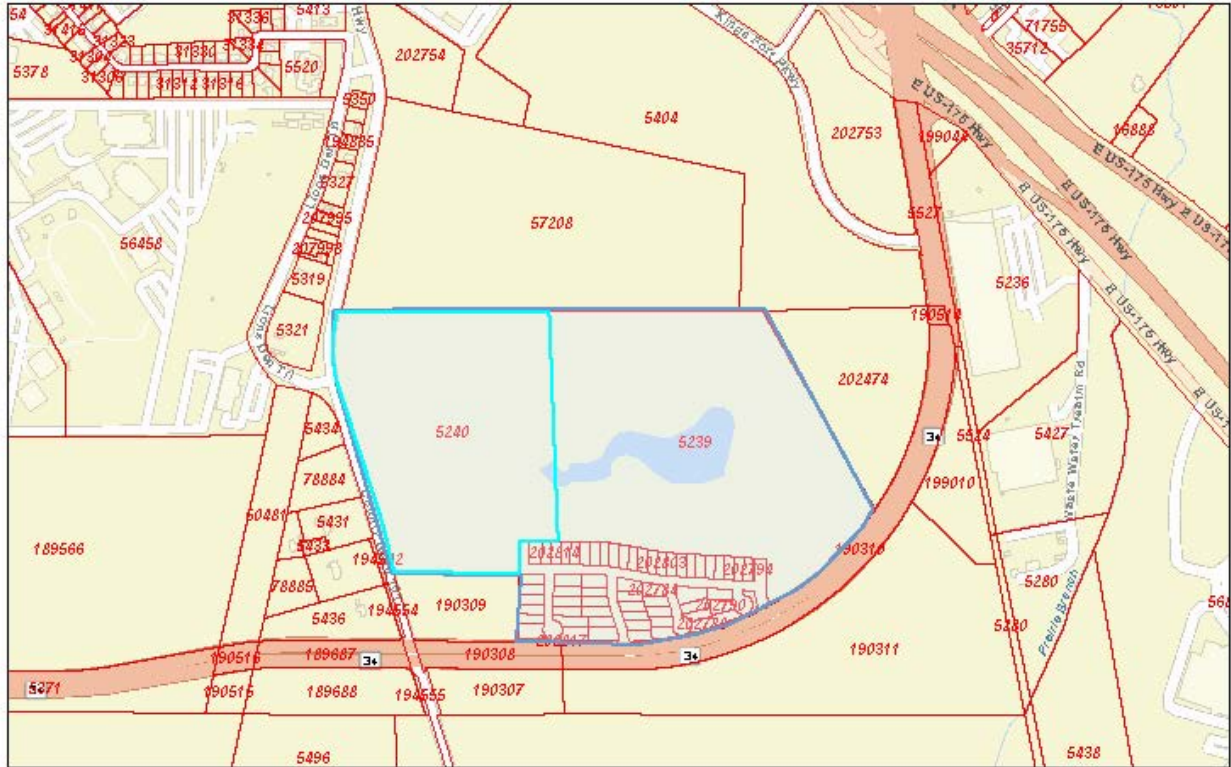
ATTACHMENTS:

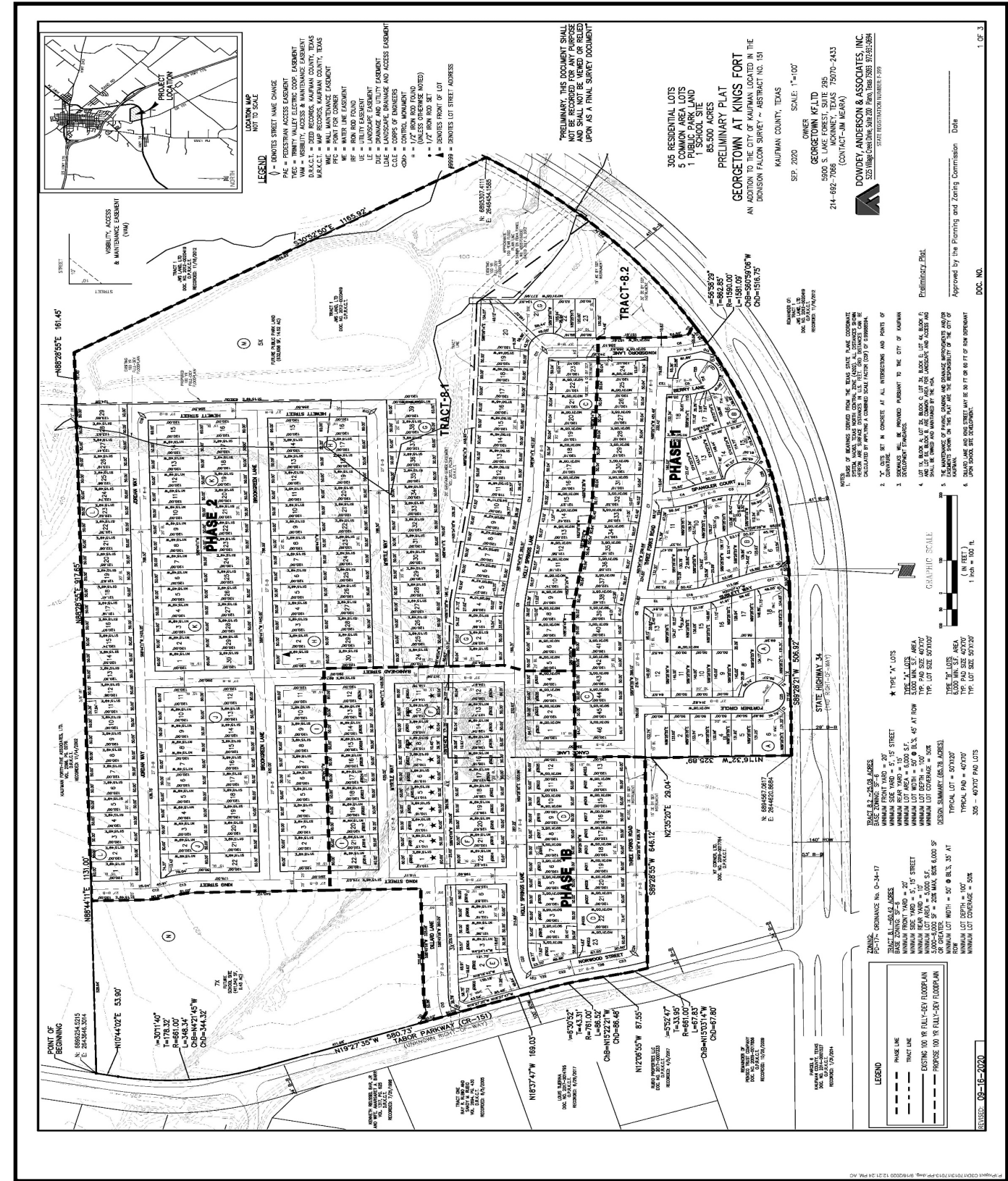
1. Location Map
2. Preliminary Plat of Georgetown at Kings Fort

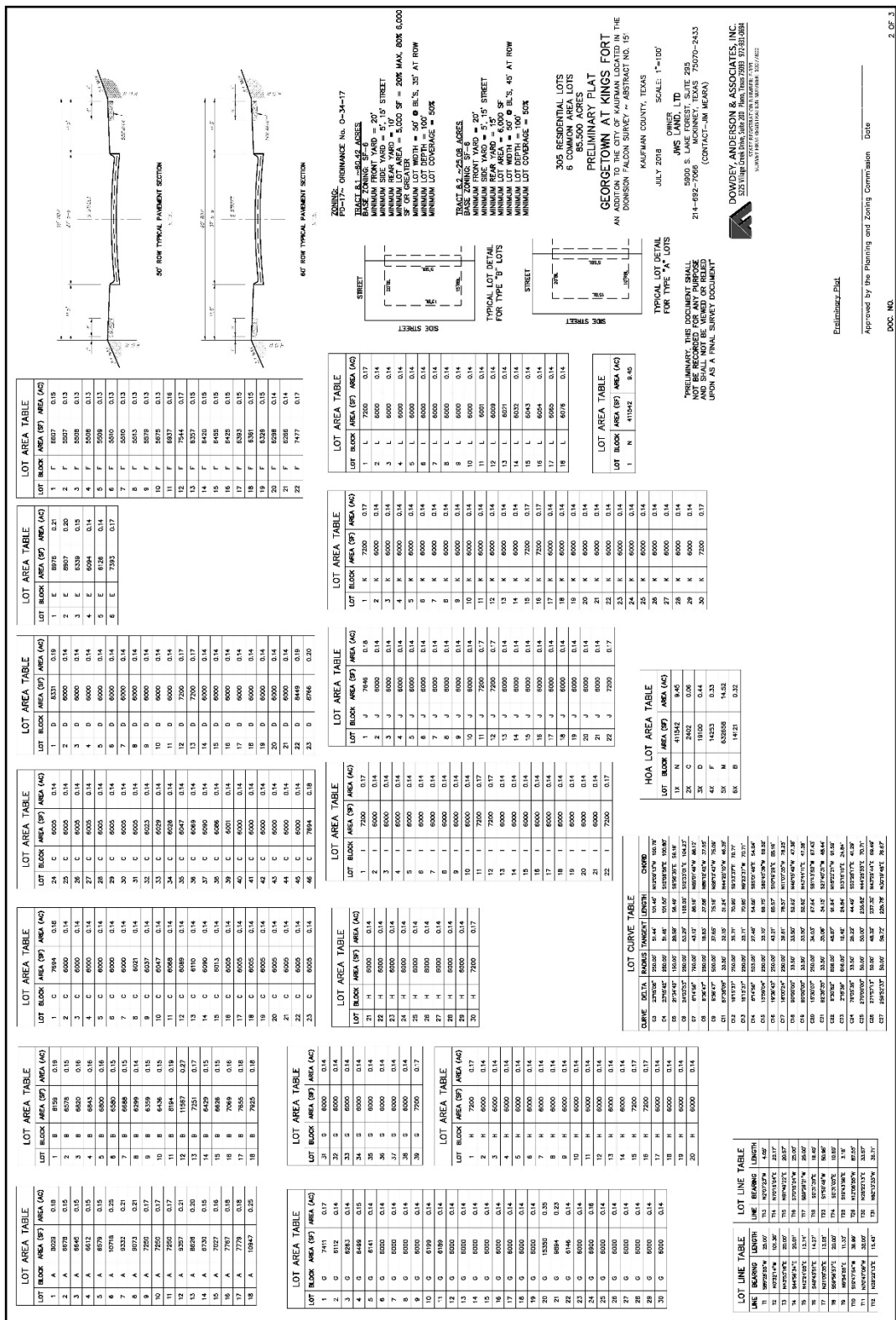
Marcy Ratcliff, Development Services Director

972-932-2216 ext. 117 Kaufmanplanning@kaufmantx.org

Location Map PP GTKF









Meeting Date: October 6, 2020

Consent: Yes

Discussion/Action: No

SUBJECT: Consider and make a recommendation to City Council on the Final Plat of Georgetown at Kings Fort, Phase 1B. The 14.957-acre site is located northeast and east side of the intersection of Tabor Parkway (formerly known as C.R. 151/Old Kemp Highway) and State Highway 34 Bypass. A subdivision of 66 residential lots and two common areas are proposed. (Case No. FP-04-20)

BACKGROUND/PURPOSE:

Phase 1B of Georgetown at Kings Fort Addition containing 14.957 acres is for the development of 66 single-family residential lots and two common areas. The average lot size 6,508 SF, which is a density of 4.40 units per acre. The two common areas are located on the south side of Dillard Lane and at the back of all the lots in Block F located between Myrtle Way and Holly Springs Lane. The two common areas include a 20-foot wide sanitary sewer easement. The area will be maintained by the Home Owner's Association.

The original Preliminary Plat was approved on October 22, 2018. A revised phasing plan for the Preliminary Plat of Georgetown at Kings Fort Addition is scheduled to be approved on October 26, 2020.

THOROUGHFARE PLAN: The necessary rights of way for Tabor Parkway and State Highway 34 Bypass were dedicated by separate instruments.

RECOMMENDATIONS:

Staff recommends approval of the Final Plat of Georgetown at Kings Fort, Phase 1B.

ATTACHMENTS:

1. Preliminary Plat of Georgetown at Kings Fort
2. Final Plat of Georgetown at Kings Fort, Phase 1B

Marcy Ratcliff
Development Services Director
972-932-2216 ext. 117 Kaufmanplanning@kaufmantx.org



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Meeting Date: October 6, 2020

Consent: Yes

Discussion/Action: No

SUBJECT: Consider and make a recommendation to City Council on the Final Plat of Kaufman County Children's Advocacy Center, Lot 1, Block A. The 1.99-acre site is located at 2005 S. Houston Street. A one lot commercial subdivision is proposed. (Case No. FP-05-20)

BACKGROUND/PURPOSE:

The property at 2005 S. Houston has an existing 10,000 square foot building that did not ever include a paved parking lot. The property is required to be platted and have an approved civil construction plan to address the drainage of the property.

The proposed final plat includes the required 24-foot wide fire lane and access easement on the north and east side of the existing building. The detention pond area is located in the middle of the lot.

THOROUGHFARE PLAN: The necessary right of way for S. Houston Street is adequate.

RECOMMENDATIONS:

Staff recommends approval of the Final Plat of Kaufman County Children's Advocacy Center, Lot 1, Block A.

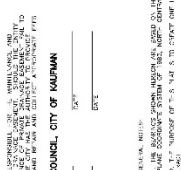
ATTACHMENTS:

1. Location Map
2. Final Plat of Kaufman County Children's Advocacy Center, Lot 1, Block A

Marcy Ratcliff
Development Services Director
972-932-2216 ext. 117 Kaufmanplanning@kaufmantx.org

Location Map
KC Children's Advocacy Center 2005 S Houston







**MINUTES OF THE
PLANNING AND ZONING
COMMISSION MEETING
TUESDAY, SEPTEMBER 1, 2020 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

INVOCATION

PLEDGE OF ALLEGIANCE

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

Chairman Brown called the meeting to order at 6:18 p.m. Tuesday, September 1, 2020. Commissioners present were Chairman Burton Brown, Vice-Chairman Patrick Cardoza, Commissioner Richard Dunn, Commissioner Porfilo Lopez, Commissioner Gladis Saldana, and Commissioner Curtis Snow. Director of Development Services Marcy Ratcliff and Planning Technician Joy Henderson were present. There was not anyone present in the audience for the Zoom meeting.

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

1. Consider and make a recommendation to City Council on the Preliminary Plat of Lots 1 & 2, Block A, Tractor Supply Kaufman Addition. The 4.355 acre site is located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. The property is zoned Planned Development -7 (Commercial) (PD-7-C). A subdivision of 2 commercial lots is proposed. (PP-01-20)
2. Consider and take appropriate action on the Minutes of August 4, 2020 Planning and Zoning Commission Meeting.

Commissioner Gladis Saldana made a motion to approve the consent agenda for items 1 & 2. The motion was seconded by Porfirio Lopez and passed 5-0.

END OF CONSENT AGENDA

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

3. Report on the following future Planning and Zoning Commission Cases:

A. Site Plan Review Application for K-Tires at 325 E. Fair Street

Marcy Ratcliff, Director of Development Services, stated this request is for the expansion of an existing tire shop business.

B. Preliminary and Final Plat of Prairie Creek Estates on the south side Rand Road between Elizabeth Street and Melody Street

Marcy Ratcliff, Director of Development Services, stated this will be for Phase 3 of Prairie Creek Estate for residential homes that are zoned PD-SF-8.

C. Zoning Change Request on the Rubio property at the southeast corner of S. Houston and E. Highway 175 from Single Family Residential 10 (SF-10) to Planned Development for limited commercial uses

Marcy Ratcliff, Director of Development Services, stated this case was submitted and withdrawn in 2018 and is now being resubmitted. The owners are requesting a Planned Development to develop the property with specific types of retail uses. This PD does not extend to all of the property owned by applicant.

4. Request and/or comments from Planning and Zoning Commissioners:

No request or comments.

A. Update on progress of Kaufman Civic Center 607 E. Fair Street

Marcy Ratcliff, Director of Development Services, stated the contractors have been working on the remodeling and it should be complete by the end of January 2021.

B. Updated on the progress of Plumtree Apartments at 4200 S. Washington

Marcy Ratcliff, Director of Development Services, stated the construction has paused due to an easement permit application that has expired with the utility company. The contractor has

reapplied and is working through the process. Once it has been approved they will continue with the construction of the apartments.

ADJOURNMENT

Vice-Chairman Cardoza made a motion to adjourn at 6:33 p.m., seconded by Commissioner Lopez. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

BURTON BROWN
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNING TECHNICIAN



Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio on 6.33-acres (PID 5250, 5249, 5252, 5251, and a portion of 9357) to amend the Future Land Use Map from Future Single-Family Low-Density (LD) land use to Future Commercial land use and to request to rezone the same property from Single Family-10 (SF-10) to Planned Development (PD) for limited retail service and commercial uses. The property is generally located at the southwest corner of South Houston Street and Oak Creek Drive (south side of US Highway 175), (Case No. MP-01-20 and Z-04-20)

2018 - BACKGROUND/SUMMARY:

In 2018, Ray and Sandy Rubio requested to amend the 2014 Future Land Use Plan designation from Future Single-Family Low-Density (LD) to Future Commercial and to rezone 6.59-acres from Single Family-10 (SF-10) to Commercial (C) for the property located at the southwestern corner of Oak Creek Drive (W. Highway 175) and South Houston Street. **(See the attached 2018 Concept Plan)**

The remaining 14.78-acres would remain zoned SF-10 and possibly be developed with 30 residential lots. However, the residential subdivision would exceed the maximum 1,200 linear foot street block length. The maximum street block length is an important factor in providing circulation, and in/out access for public safety. If the street were blocked, there would be no means of access to the lots behind the blockage.

The Planning and Zoning Commission on April 5, 2018, voted 3-2 to amend the Future Land Use Plan from Future Single-Family Low-Density (LD) to Future Commercial and a zoning change from Single Family-10 (SF-10) to Commercial (C).

Council on April 23, 2018, voted 7-0 to table the public hearing to May 15, 2018. The Rubio's, at the May 15, 2018, Public Hearing, requested to withdraw their applications amending the 2014 Future Land Use Plan and the application to rezone the property from Single Family-10 (SF-10) to Commercial (C).

2020 - BACKGROUND/SUMMARY:

Ray and Sandy Rubio submitted a new request for the same property located at the southwestern corner of Oak Creek Drive (W. Highway 175) and South Houston Street. The requests are to:

1. Amend the 2014 Future Land Use Plan designation from a Future Single-Family Low-Density (LD) land use to Future Commercial land use (Case No. MP-01-20)*;

2. Rezone 6.33-acres from Single Family-10 (SF-10) to Planned Development (PD) for limited retail, service, and commercial uses. The base zoning district of the proposed PD is Section 24, Retail District (R). (Case No. Z-04-20)*

***Each case listed above will require a separate motion.**

If the 2014 Future Land Use Plan is amended to Future Commercial, then the zone change request for a Planned Development (PD) District with limited retail, service, and commercial uses will comply. The Future Land Use Plan serves as a 20-year guide for the vision for the City of Kaufman on best land uses. The Comprehensive Plan, which included the Future Land Use Plan, was adopted in 2009 and was updated in 2014 to reflect areas the City had annexed along Highway 175. Some minor changes to the Future Land Use Plan have been adopted, in conjunction with some zoning change approvals.

The applicant has submitted a conceptual layout of how they propose to develop the subject property that will be tied to an ordinance approving the Planned Development (PD). Any major change to the approved concept plan will require another public hearing. The proposed height and area regulations, which include the size of lot, the size of yards, maximum lot coverage setbacks, and development required will match the requirements of Section 24. **(See attached Section 24 Retail District)** The proposed uses in the Planned Development (PD) allowed by right are listed below:

Bank or financial institution without a drive-through	Mailing service
Book, card, or stationery store	Medical, dental or optician clinic, laboratory or office
Camera and photographic supply shop	Nursing, convalescent home, or hospice.
Catering service	Office supply store
Church, rectory, or temple	Office, general business, and professional
Clothing or apparel store	Personal service use (barber/beauty salon, tailor, shoe repair, seamstress, etc.)
Convenience store with a maximum area of 2,500 SF without gasoline sales	Pharmacy or drugstore
Day Care Center (child care for 7 + unrelated children)	Print / Reproduction shop
Donut, Bakery, or Confectionery Shop	Private Club (restaurant alcohol sales) (Specific use permit in Section 33)
Dry Cleaning and laundry pick-up station	Public building
Florist	Radio, recording, or television studio without the tower.
Furniture, home furnishings, and appliance store	Research laboratories and facilities. (Specific use permit in Section 33)

General merchandise (dry goods)	Restaurant
Health & Fitness Center (indoors only)	School, parochial, when located on the same lot as the church
Jewelry store	Studio, decorator, artist, photographer
Commercial antennas located on buildings in accordance with the Supplemental Regulations, Section the 40.5 Communications Antennas and Support Structures/Towers in Chapter 118, Kaufman Code of Ordinances, "Zoning"	

Below is the list of uses that require the approval of a Specific Use Permit by City Council. These same uses are not allowed within 200' of the southern property line adjacent to the Wellington Park Addition:

Bank or financial institution with drive-through service
Donut Bakery with drive-through or curb service
Dry cleaning with drive-through service
Pharmacy with drive-through service
Restaurant with drive-through or curb service

The proposed concept plan shows three lots with one driveway entrance on Oak Creek Drive (frontage road of W. Highway 175) and one driveway entrance on S. Houston Street. The Oak Creek Drive entrance is located approximately 241.80 feet from the intersection with S. Houston Street. The S. Houston Street entrance is located approximately 287.91 feet from the intersection with Oak Creek Drive. This entrance also aligns with the Advance Tabco driveway entrance. The 2020 concept plan does **not** include a public street along the north side of Wellington Park Addition (northern portion of Overlook Drive) like the plans did in 2018.

The concept plan indicates a 6-foot masonry screening wall along the southern property line and the western property line.

The proposed concept plan includes a 48,728 SF two-story assisted living facility for 67 residents, a 5,100 SF medical office, and an 11,200 SF strip center for retail, service, restaurant, and commercial uses. The concept plan shows cross access between the three lots.

The concept plan does not show any uses with a drive-through. The proposed Planned Development (PD) does allow applicants to request a specific use permit for a drive-through but only for restaurants, banks, pharmacies, and dry cleaners, and they must go through a public hearing to receive the specific use permit.

The remaining 14 acres are not proposed to be rezoned. Two property owners on Climbing Tree Drive (Fortner Addition) are interested in purchasing portions of the acreage and incorporating it into their own lots and/or possibly creating 4 new lots that would have access from Climbing Tree Drive. **This area is not under consideration for rezoning or development at this time.**

SURROUNDING ZONING AND EXISTING LAND USES:

(See attachment #4)

	Zoning	Existing Land Use
North:	SF-10	Bodacious Beauty Salon & Single Family Homes
South:	SF-10	Wellington Park Addition(single-family homes)
East:	C	Cross Roads Liquor Store & Advance Tabco Manufacturing
West:	SF-10	Single Family Home and the Fortner Addition (single-family homes)

COMPREHENSIVE PLAN:

(See attachment #4)

Land Use Plan:

The 2009 and the 2014 Future Land Use Plan map designated the land use of the subject property as Future Single-Family Low-Density (LD). The properties on the east side of S. Houston Street are designated as Future Commercial. The proposed zoning does not comply with the 2014 Future Land Use Plan designation for Future Single-Family Low-Density (LD). The general purpose and description of the Retail District is to provide areas for neighborhood, local and regional shopping and service facilities located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

Thoroughfare Plan:

The Thoroughfare Plan designates West Highway 175 as a “Type AA”, Major Regional Arterial, which requires a variable width of 240 feet. Oak Creek Drive is the frontage road of West Highway 175. All driveway and street intersections must be approved by TxDOT. South Houston Street as a “Type B”, Minor Arterial, requires a right-of-way width of 100 feet. South Houston Street is a TxDOT asset. All driveway and street intersections must be approved by TxDOT.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 42 property owners within 300’ of the subject property. The results to date are as follows:

- Number of property owners returned letters in opposition to the request: 2.
- Number of property owners returned the letter in agreement of the request: 1.
- Number of property owners who have not responded in writing: 39.

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

RECOMMENDATIONS:

Staff’s recommendation for the 6.33-acre property (PID 5250, 5249, 5252, 5251, and a portion of 9357) located at the southwestern corner of Oak Creek Drive (W. Highway 175) and S. Houston Street:

1. Approval to amend the 2014 Future Land Use Plan from Future Single-Family Low-Density (LD) to Future Commercial.

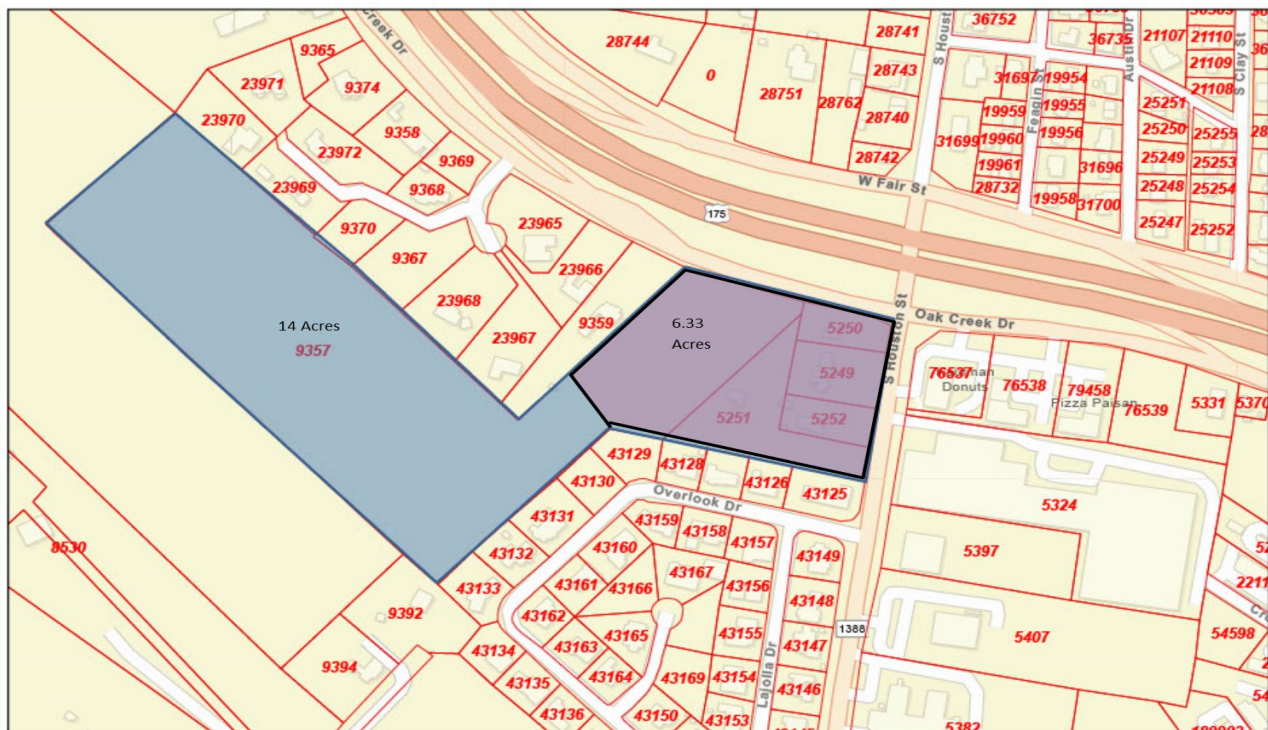
2. Approval of request Z-04-20 to rezone from Single Family-10 (SF-10) to Planned Development (PD) with the Retail District as the base and allowing limited retail, service, and commercial uses as indicated in the staff report.

ATTACHMENTS:

1. Location map
2. 2018 Concept Plan
3. 2020 Concept Plan
4. Future Land Use and Zoning Maps
5. Section 24 Retail District
6. Pictures
7. Property Owner Responses

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

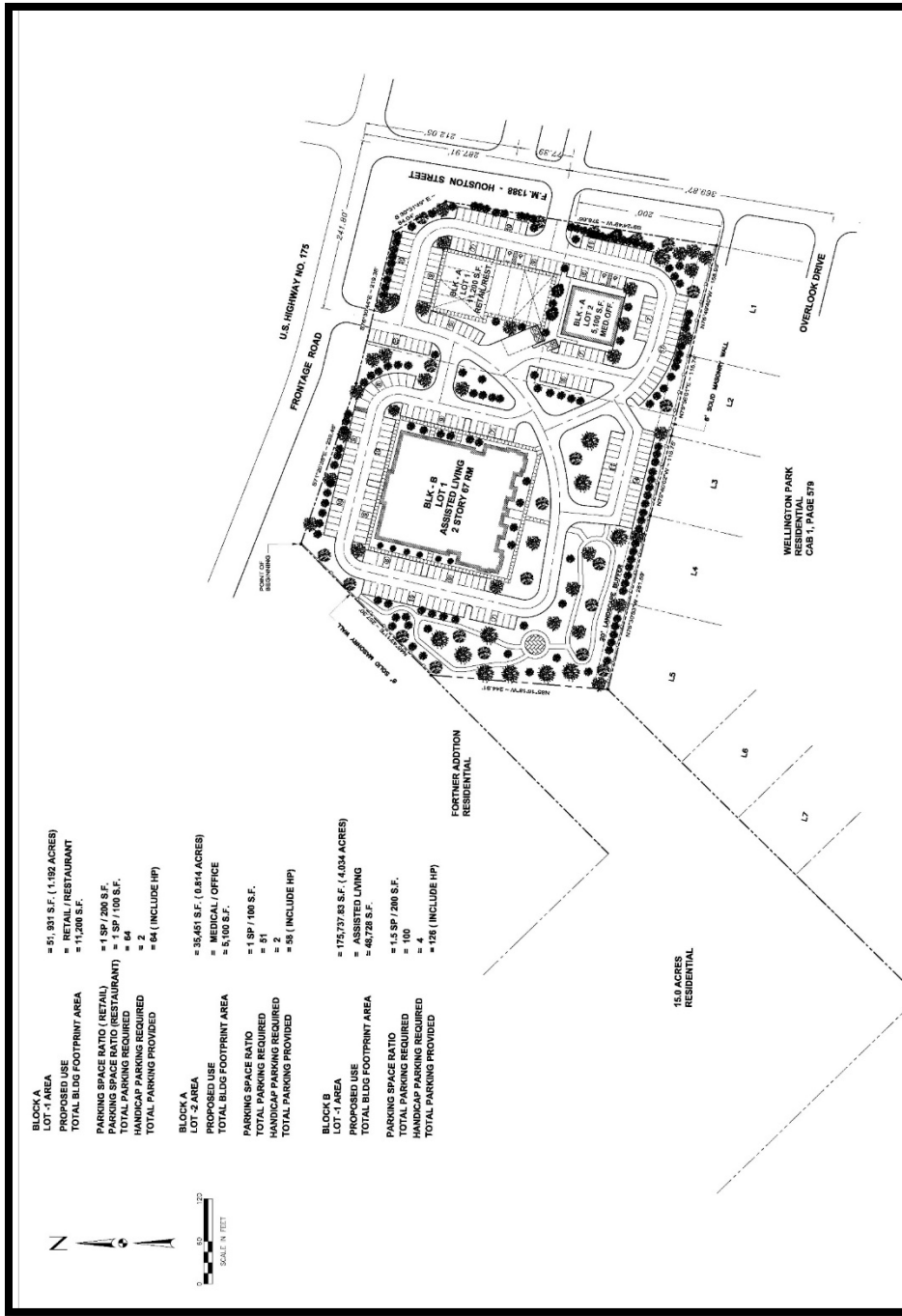
Location Map
Rubio Property Location



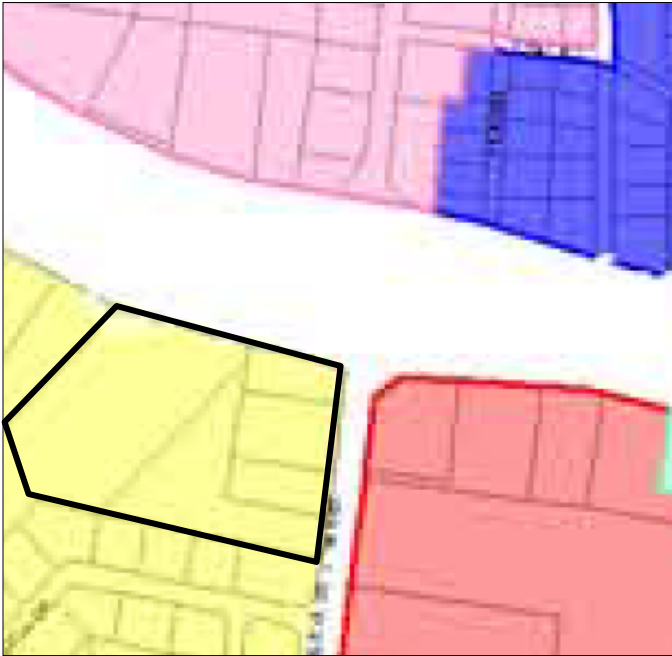
2018 Concept Plan



2020 Proposed Concept Plan



Future Land Use Map



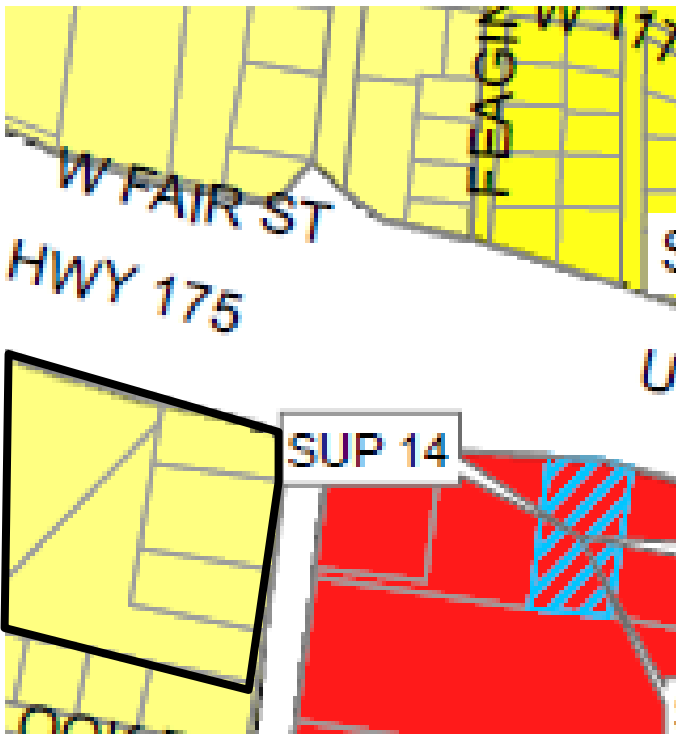
Upper Left – Pink
Medium Density Residential

Upper Right – Blue
High-Density Residential

Lower Left – Yellow
Low-Density Residential

Lower Right – Red
Commercial

Current Zoning Map



Upper Left – Light Yellow
SF-10 Low-Density Residential

Upper Right – Light Yellow
SF-6 High-Density Residential

Lower Left – Light Yellow
SF-10 Low-Density Residential

Lower Right – Red
Commercial

SECTION 24 RETAIL (R) DISTRICT

24.1 GENERAL PURPOSE AND DESCRIPTION:

The Retail (R) District is established to provide areas for neighborhood, local and regional shopping and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The R district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

24.2 PERMITTED USES:

- A. 1. Those uses specified in Section 33 (Use Charts).
- 2. Such uses as may be permitted under the provisions of Specific Use Permits, Section 30.

24.3 HEIGHT REGULATIONS:

- A. **Maximum Height:**
 - 1. Three (3) stories or forty-five feet (45') for the main building.
 - 2. One (1) story for accessory buildings.
 - 3. Other (Section 40).

24.4 AREA REGULATIONS:

- A. **Size of Lot:**
 - 1. **Minimum Lot Area** – Ten thousand (10,000) square feet.
 - 2. **Minimum Lot Width** - One hundred feet (100')
 - 3. **Minimum Lot Depth** - One hundred feet (100')
- B. **Size of Yards:**
 - 1. **Minimum Front Yard** - Twenty-five feet (25')
 - 2. **Minimum Side Yard** – Fifteen feet (15'); Twenty-five feet (25') adjacent to a street. The side or rear setback, whichever is adjacent to a residential zoning district or property line, shall observe a setback equal to a 3:1 slope from the residential property line, three feet (3') of setback for each one foot (1') of height.
 - 3. **Interior Side Yards** - When retail uses are platted adjacent to other retail and other nonresidential uses, no side yard is required provided it complies with the building code.
 - 4. **Minimum Rear Yard** - Twenty feet (20')
- C. **Maximum Lot Coverage:** Forty (40%) percent.
- D. **Parking Regulations:**
 - 1. As required by Section 35, Off-Street Parking and Loading Requirements.

24.5 SPECIAL REQUIREMENTS:

- A. Open storage is prohibited; however, periodic display of seasonal items by the retail establishment on their own property (e.g., Christmas trees, pumpkins, etc.) is allowed during the appropriate time periods. Service or loading areas shall not be visible from a public street or adjacent residential uses.
- B. When any development occurs in this district it shall be the developer's/owner's responsibility to erect and maintain a solid masonry screen wall between their property and any adjacent residential property or district. (See Section 38)
- C. When a lot in this district abuts the property line of a residential use or district certain uses (as identified by an asterisk (*) in the Use Charts - Section 33) that would otherwise be allowed in this district but are deemed incompatible with adjacent residential uses, the following restrictions shall be observed:
 - 1. A minimum sixty feet (60') separation between the residential property line and any structures, dumpsters, storage, drive-through lanes, loading docks, heavy vehicle parking or lighting fixtures.
 - 2. If the minimum separation cannot be established then those uses deemed incompatible shall not be allowed on those lots abutting a residential property line.
- D. For site plan requirements, see Section 39.
- E. Recreational vehicles, travel trailers or motor homes or other temporary structures may not be used for on-site dwelling or nonresidential purposes.
- F. **Other Regulations** - As established in the Development Standards, Sections 34 through 44.



1910, 1807, & 1806 S. Houston



1807 & 1806 S. Houston



1910 S. Houston



Looking northwest from Wellington Park Addition



Looking west along Oak Creek Drive (W. Highway 175)

Date: 9/21/2020
Name: Louis Tijerina
Address: 10 Climbing Tree
City & State: Kaufman, Texas
Phone #: (972) 210-9951

COMMENTS:

Louis Tijerina
NAME PRINTED

RE: Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.



I AM IN FAVOR



I OBJECT

Email Address: louistijerina@rocketmail.com

Louis Tijerina
SIGNATURE

Date: 09-23-2020
Name: ALDRIANNA WALTERS
Address: 2105 LAJOLLA DR.
City & State: KAUFMAN, TX 75142
Phone #: (972) 629-7009

COMMENTS:

THIS NEIGHBORHOOD IS QUIET AND LITTLE TO NO CRIME,
HAVING A HIGH TRAFFIC AREA NEXT TO OUR NEIGHBORHOOD
IS NOT WANTED OR DESIRED.

ALDRIANNA WALTERS
NAME PRINTED

RE: Conduct a public hearing and make a recommendation to City Council on a request by Ray and Sandy Rubio to amend the future land use map on approximately 6.33 acres (PID 5250, 5249, 5252, 5251 and a portion of 9357) from single family low density to commercial and to rezone from Single Family Residential-10 (SF-10) to Planned Development for limited retail, service and commercial uses.



I AM IN FAVOR



I OBJECT

Email Address: aldrnwalters@yahoo.com

Aldrianna Walters
SIGNATURE



Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Site Plan of 1900 E. Highway 175 for the Kaufman County Justice Center.a proposed 3-story County Courthouse. The property is zoned Highway Commercial (HC). (SP-04-20)

BACKGROUND/SUMMARY:

Kaufman County is proposing a new Justice Center (courthouse) to be located on the same 44.9-acre property as the Kaufman County Law Enforcement Center located at 1900 E. Highway 175. The Justice Center will be a 3-story structure containing 98,586 SF. Because of the site slopes, the northern half of the building will step down a level to better align with the existing topography. A covered area, at the front entrance, will provide protection to the public and employees while waiting to go through security screening when entering the building. The exterior building materials include brick, architectural cast stone masonry, and insulated glazing and metal panel systems. The site retaining walls or screening walls may incorporate precast concrete as their primary structural material or as a facing material

The main lobby level will house the ceremonial District courtroom, the County Court at Law courtroom, Collections, the County Clerk and the District Clerk offices. The upper levels have additional District and County courtrooms, a Jury Qualifications room, Justice of the Peace Courtroom, the Law Library, and District Attorney offices. The lower level will house a Grand Jury Room, the Public Defender, and Adult Probation offices. The lower level has a modest holding area that will be used as the transitional location of inmates as they are escorted to the upper floor courtrooms. The building will operate generally from 8 am to 5 pm on weekdays. A secured connection to the adjacent Law Enforcement Center will facilitate the transfer of inmates to the building for court proceedings. The building is designed for future expansions for needed courtrooms and county office space.

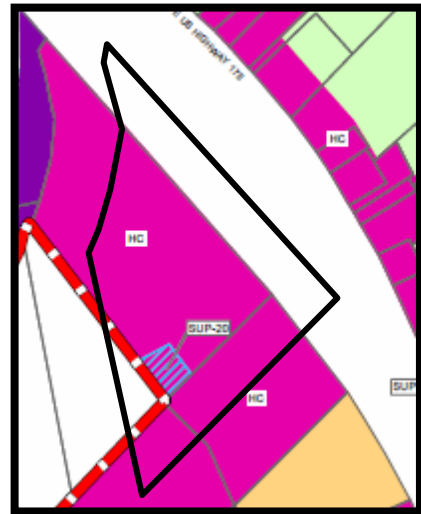
No new entrances are proposed from the Highway 175 Frontage Road. There are 188 existing off-street parking spaces. The Justice Center will require an additional 329 off-street parking spaces for a grand total of 486 off-street parking spaces. An additional secured parking lot will be located at the rear of the building for judges, elected officials, court administration, and county employees. A fire lane and access easement will connect the Law Enforcement Center with the Justice Center for better fire protection.

The existing Law Enforcement Center is a 2-story building containing 114,229 SF and serves as the Kaufman County Sheriff's office and as the County Jail. This property will also be the future home of the Kaufman County Animal Adoption Center.

SURROUNDING ZONING AND EXISTING LAND USES:

Zoning Map

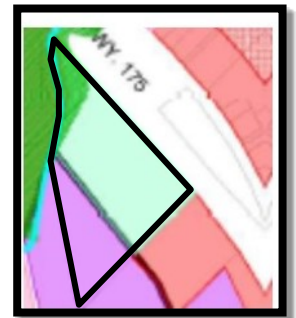
	Zoning	Existing Land Use
Left:	HC	Undeveloped
Right:	LI	Undeveloped & Numo Manufacturing, Advance
Rear:	Not in City Limits	Tabco Undeveloped
Front:	HC	Hwy 175 Residential Freeman Park Estates (Priscilla Lane)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as a Future Public. Future Public is shown on the Future Land Use Plan to identify publically owned property such as schools, parks, city, and county properties. Governmental uses and offices are allowed in all zoning districts. The existing Highway Commercial zoning complies with the Future Land Use Plan because it allows a variety of office, commercial, retail, and service uses that prefer highway frontage.



Thoroughfare Plan:

The Thoroughfare Plan designates E. Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The existing right-of-way is developed and maintained by the State of Texas. TxDOT controls all the driveway accesses.

PROPERTY OWNER RESPONSES:

Property owner notification is not a requirement of the site plan review process.

RECOMMENDATIONS:

Staff recommends approval of SP-04-20 for the Site Plan of 1900 E Highway 175 for the Kaufman County Justice Center.

ATTACHMENTS:

1. Location map
2. Letter from applicant
3. Site Plan

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

Location Map

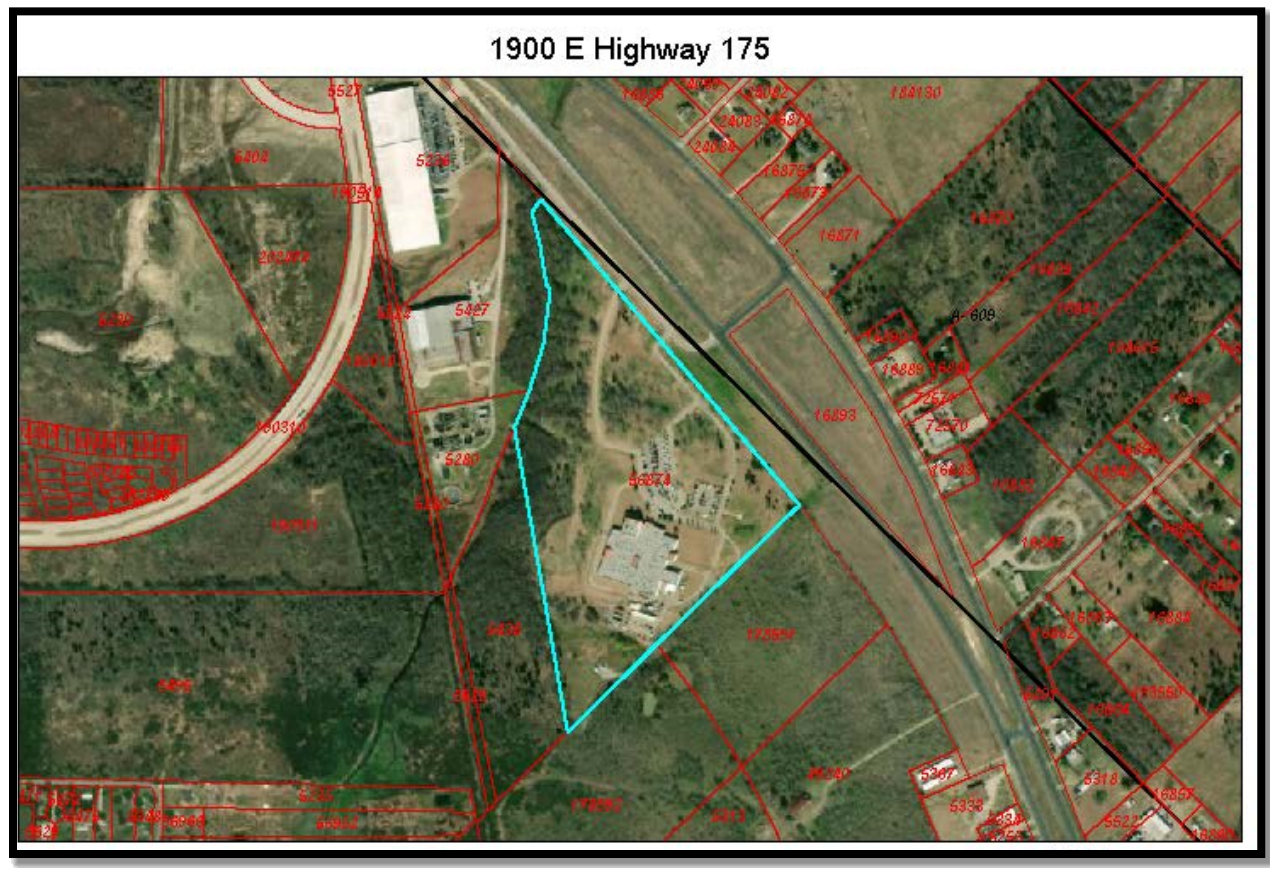


Exhibit A - Summary

This new Kaufman County Justice Center design brings much updated space to resolve current functional and operational issues present in the county current building. It adds the much-needed additional space for the courts and supporting departments, and provides increased public service in a safe, secure environment. Secure circulation patterns are designed into the building, providing 3 separate pathways for judges, inmates and the Public.

The building is sited in the same property as for the County Sheriff's Office allowing advantageous proximity to the county jail. In conjunction with the Law Enforcement Center, the new courthouse will complete a unified complex to serve the needs of Kaufman County Justice system.

Access to the site is provided from highway 175 frontage road. Prospects indicate additional access to the east connecting to a divided highway connecting to highway 175 and to a new route towards highway 34. Ample surface parking will be provided for public visitor to the building, secured parking for judges, elected officials, court administration and for county employees working in the building. A covered area at the front entrance will provide protection for public. And employees outside while waiting to go through security screening when entering the building. A secure connection to the adjacent county jail will facilitate the transfer of inmates to the building for court proceedings. Landscape areas, paved walking areas and security bollards at specific locations on site are provided to help define the entry plaza to the building, and to enhance security. The use of pavers at the front driveway is also intended to slow vehicular traffic and permit friendly path to pedestrians from and to the public parking.

Inside the building new courtrooms are provided on the entry level, 2nd level and 3rd top level. The hours of operation for this facility are the nominal 8 am to 5 pm during weekdays. For easy public access, the spaces that receive the highest volume of public visitors are located on the entry level. The building location is master planned to look toward the future. The courthouse will allow to expand for additional future courtrooms to the south and for additional county office space to the north. This will enable the Public and the County to focus justice related County business at fewer locations.

Building Layout

The building is functionally planned to meet the needs of the Courts in the most efficient and secure manner. Spaces are arranged in terms of how the public interacts with each part of the justice system. The arrangement is intended to make it simple for the public, foster a safe and secure place for judges to interact with their peers and support staff, to create an efficient environment for the staff to work and provide a secure means of transporting inmates throughout the building for court proceedings.

The main lobby is accessed after passing through the security screening area. The main level lobby provides access to the ceremonial District courtroom, County Court at Law courtroom, Collections, County Clerk and District Clerk. It also offers access to restrooms and vertical circulation for quick access to other courtrooms and the other departments. The upper levels have additional District and County courtrooms, Jury Qualifications room, Justice of the Peace Courtroom, Law Library and District Attorney Offices. The lower level houses a Grand Jury Room, Public Defender and Adult Probation Offices. The lower level also has a modest holding area that will be used as transitional location of inmates as they are escorted to the upper floor courtrooms. Also, the main electrical, mechanical and county archive file storage rooms are located at this level.

Judges and elected officials enter the building directly from the secure parking area with access to a dedicated elevator. Judicial chambers have secured access to Courtrooms on all levels of the building. Additional courtrooms are located on the second and third floors; these are accessed by the public through a public lobby and main hallway/waiting area with views to the exterior.

Architectural Exterior Materials

The Courthouse is proposed as predominantly masonry enclosure. The materials proposed for this facility will be of a character that is compatible with the existing Jail while conveying its own civic character. The building will be primarily three stories tall above grade. Because the site slopes, the northern half of the building will step down a level to better align with the existing topography.

Primary exterior materials are expected to include brick, architectural cast stone masonry and insulated glazing and metal panel systems. Additional site retaining walls or screen walls may incorporate precast concrete as their primary structural material or as a facing material.

- *Brick Masonry* - Brick or unit masonry will be incorporated into a cavity wall enclosure system spanning floor to floor. The backup wall is intended to be structural steel studs or CMU. Colors reflecting those found in the surrounding landscape will be considered in special blends and patterns. The enclosure will achieve texturing via offsets or special masonry units. Decorative or extended roof parapet walls to utilize structural steel reinforcement of typical steel stud framing. Parapet wall copings to be cast stone.
- *Dimension stone cladding* - Arristrcraft masonry or limestone panels will be incorporated at main entry façades as decorative portions of the exterior cladding. This may include use as lintels, copings, soffits or sills as window and door openings.
- *Metal Panel Systems*: - To be used for canopies, special construction at entries, and for rooftop equipment screening where necessary. Reveals to align with those of other building materials. Both perforated and solid metal panels will be used. Walls constructed with metal panels shall have metal coping.
- *Glazing Systems*: - Lobby curtainwall system with 4-sided Structural Silicone Glazed (SSG) joints with minimum structural profiles and mullions on the interior. Façade punched openings to be aluminum framing of custom sizes with insulated vision and spandrel glazing. Larger openings to utilize window wall or curtainwall assemblies. Horizontal and vertical shading devices to reduce heat gain shall be integral with the window systems.
- *Roofing systems* - Single ply roof on sloped structure and tapered insulation.

Facility Departments Summary

DEDICATED 422ND DISTRICT COURTROOM
 DEDICATED COUNTY COURT AT LAW #1 COURTROOM
 DEDICATED 82ND DISTRICT COURTROOM
 DEDICATED COUNTY COURT AT LAW #2 COURTROOM
 DUAL FUNCTION JURY ASSEMBLY/CHILD PROTECTIVE SERVICES COURTROOM
 JUSTICE OF THE PEACE COURT PRECINCT #1 COURTROOM
 CHAMBERS AND COURT ADMINISTRATION
 PUBLIC LAW LIBRARY
 COURT RELATED HOLDING AND SECURITY
 GRAND JURY / MEDIATION SPACE
 COUNTY CLERK
 DISTRICT CLERK
 COLLECTIONS DEPARTMENT
 DISTRICT ATTORNEY
 PUBLIC DEFENDER
 ADULT PROBATION & PRETRIAL (COURT RELATED SPACES).

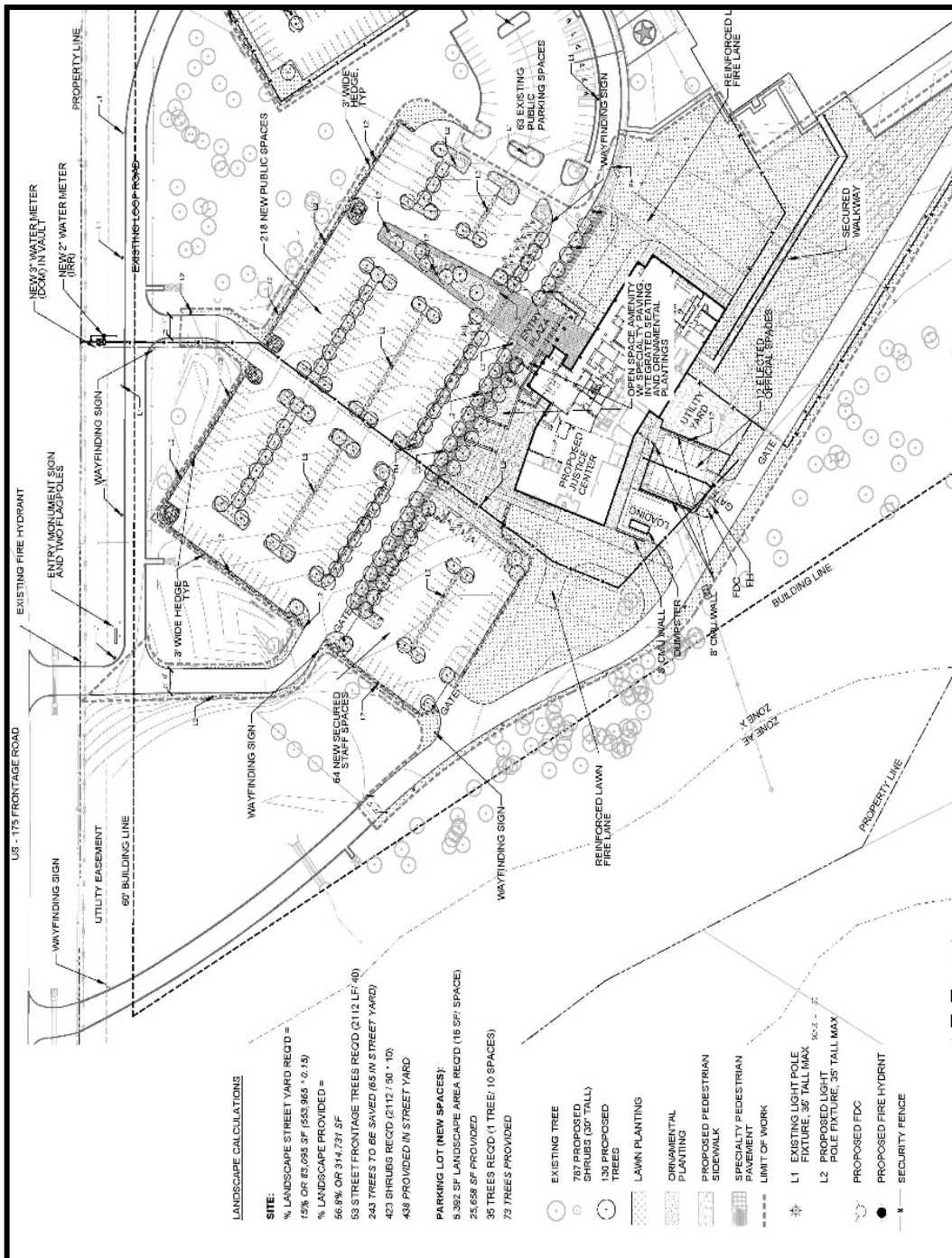
Facility square footage breakdown and overall

GROUND LEVEL 000	19,959 SF
ENTRY LEVEL 100	31,595 SF
2 nd LEVEL 200	30,110 SF
3 rd LEVEL 300	17,021 SF
TOTAL BUILDING AREA	98,684 SF

Site Plan



PROJECT
KALIFORNIA COUNTY
KALIFORNIA COUNTY
Survey, Abstract No. 1
Address: 1000 US
1000 US





Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Site Plan of 2705 Tabor Parkway, to be platted as Lot 1, Block A, Tractor Supply Kaufman Addition. The 3.66-acre tract is located on the east side of Tabor Parkway (formerly known as CR 151/Old Kemp Highway) and south of the Wal Mart development. The property is zoned Planned Development-15 (Commercial). A Tractor Supply retail store is proposed. (Case No. SP-05-20)

BACKGROUND/SUMMARY:

A Tractor Supply retail store, containing 19,020 SF is to be developed on the proposed Lot 1, Block A, Tractor Supply Kaufman Addition. The property is zoned Planned Development 15 for Commercial (PD-15 (C)). Outside storage, sales, and display areas are listed as a permitted use in PD-15. PD-15 specifically added outside storage, sales, and display areas as a permitted use; whereas, the Commercial District normally requires a specific use permit (SUP). The site plan shows the required 94 off-street parking spaces.

A 50-foot wide driveway entrance is proposed on Tabor Parkway. The driveway width is wider than normal, to allow room for large farm/ranch trucks with trailers and recreational vehicles to safely enter and exit the property. The fire lane, access, and utility easement will extend around the perimeter of the building providing easy access for loading and unloading of merchandise. The minimum width is 24-feet. The proposed fire lane width varies in width from 50-feet to 25-feet as it winds around the building and parking lot. A stub out is provided for the future cross access to the property to the north (Lot 2).

The Tractor Supply 17,500 SF outside storage area is located on the south side of the building. The area is surrounded on three sides by an 8-foot high chain-link fence. No outside storage may exceed the 8-foot high fence. Additionally, a propane dispenser will be located within this area. The area will have access gates in the front and back for loading and unloading purposes. The outside storage area is located 45-feet north of the southern property line. A 25-foot wide permanent sidewalk display area is shown along the front of the building and the outside storage area. A 15-foot x 118-foot display area is proposed to be located in front of the parking spaces along Tabor Parkway.

The building height is proposed to be in a range from 21-feet to 18-feet. The building material is split face CMU blocks on all four sides and will include corrugated steel metal awning along the front. A 6-foot high masonry screening wall, matching the color of the Wal Mart screening wall, is proposed to serve as a buffer between the commercial use and the undeveloped single-family area to the south.

The property will be served water by an existing 12-inch line on the east side of Tabor Parkway. Off-site sanitary sewer improvements will be made on Lot 2 to the north, which will include a lift station, a force main, and manholes on Tabor Parkway, extending across to Lions Den Trail. Off-site sanitary sewer improvements will be constructed by the developer, JWS Land (Jim Meara). The civil engineering plans have been submitted and staff is working with the developer's engineer to get the necessary 10-foot sanitary sewer easement filed and plans approved.

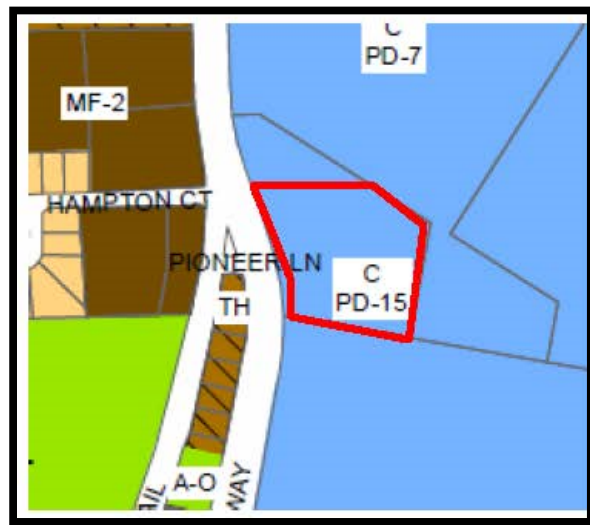
A detention pond is located at the rear of the property to collect stormwater runoff and to slowly release the stormwater into the Wal Mart detention pond which releases the stormwater into an existing ditch until it reaches the creek that bisects Kings Fort Parkway and extends down to Georgetown at Kings Fort Addition.

A pole sign is proposed to be located just south of the driveway entrance. A total of 15% of the lot is required to be landscaped area and 19% of the lot is proposed landscaped area.

SURROUNDING ZONING AND EXISTING LAND USES:

Zoning Map

	Zoning	Existing Land Use
Left:	PD-15 (C) & 7 (C)	Undeveloped & Wal Mart
Right:	PD-7 (SF-6)	Undeveloped
Rear:	SF-7 (C)	Wal Mart's Detention Pond
Front:	R-TH & MF-2	Brighton Addition (Duplex Units & The Oaks Apartments)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as a Future Multi-Family High Density. The existing PD-15 zoning allows office, commercial, and retail use and multi-family. The PD-15 zoning does not comply with the 2014 Future Land Use Plan. The zoning was in place prior to the adoption of the 2014 Future Land Use Plan. Remember future land use areas are generally located on a map and are not like zoning districts. Future land use plan maps are typically for planning at least 20 years out into the future.



Thoroughfare Plan:

All the rights of way required for Tabor Parkway have already been dedicated. Tabor Parkway is designated as a Type B, Minor Arterial, which requires a minimum 100 foot wide right of way width.

PROPERTY OWNER RESPONSES:

Property owner notification is not a requirement of the site plan review process.

RECOMMENDATIONS:

Staff recommends approval of the Site Plan SP-05-20 for the development of a Tractor Supply retail store at 2705 Tabor Parkway.

ATTACHMENTS:

1. Location map
2. Letter from Applicant
3. Site Plan

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

Location Map



Site Plan

Letter from Applicant



September 9, 2020

Marcy Ratcliff
Development Services Director
City of Kaufman

**Re: Tractor Supply Addition – Lot 1, Block A
2705 Tabor Parkway**

Dear Marcy,

Kaufman WF, LLC intends to purchase an approximate 3.66-acre tract from JWS Land Ltd., in order to develop a new Tractor Supply Retail Store. The subject property is located at 2705 Tabor Parkway and is currently vacant and zoned PD-7-C.

The proposed Tractor Supply Retail store will contain approximately 19,097 SF along with an adjacent 17,500 SF fenced display area. Display areas will also be located in front of the building, in front of fenced display area and in front of the parking spaces facing Tabor Parkway.

Tractor Supply is the largest rural lifestyle retailer in the United States with over 1,800 stores in 49 States. Tractor Supply offers an extensive mix of products to care for home, land, pets and animals. Typical stores hours are 8 am to 9 pm Monday through Saturday and 9 am to 7 pm on Sunday. They typically have between 3 to 5 truck deliveries on Tuesdays, Wednesdays and Thursdays and employee between 10 to 20 employees. The developer expects this location to generate between to \$3.0 to \$3.3 million per year in sales revenue.

It is our opinion that the proposed site plan is compatible with the adjacent commercial and residential developments. The site will be screened from the adjacent residential development with a new 6' high masonry screen wall along the common property line and there will also not be any direct vehicular access to the residential development. The proposed on-site detention pond located along the eastern property line will capture all the developed runoff from the proposed Tractor Supply site and release it back to the existing drainage channel at a rate consistent with undeveloped conditions as to not increase the runoff into City's drainage infrastructure.

It is the opinion of Kaufman WF, LLC that the proposed Tractor Supply development will benefit the City of Kaufman by providing its residents with a much-needed farming and ranching retail service.

If you have any additional questions or comments, please let me know.

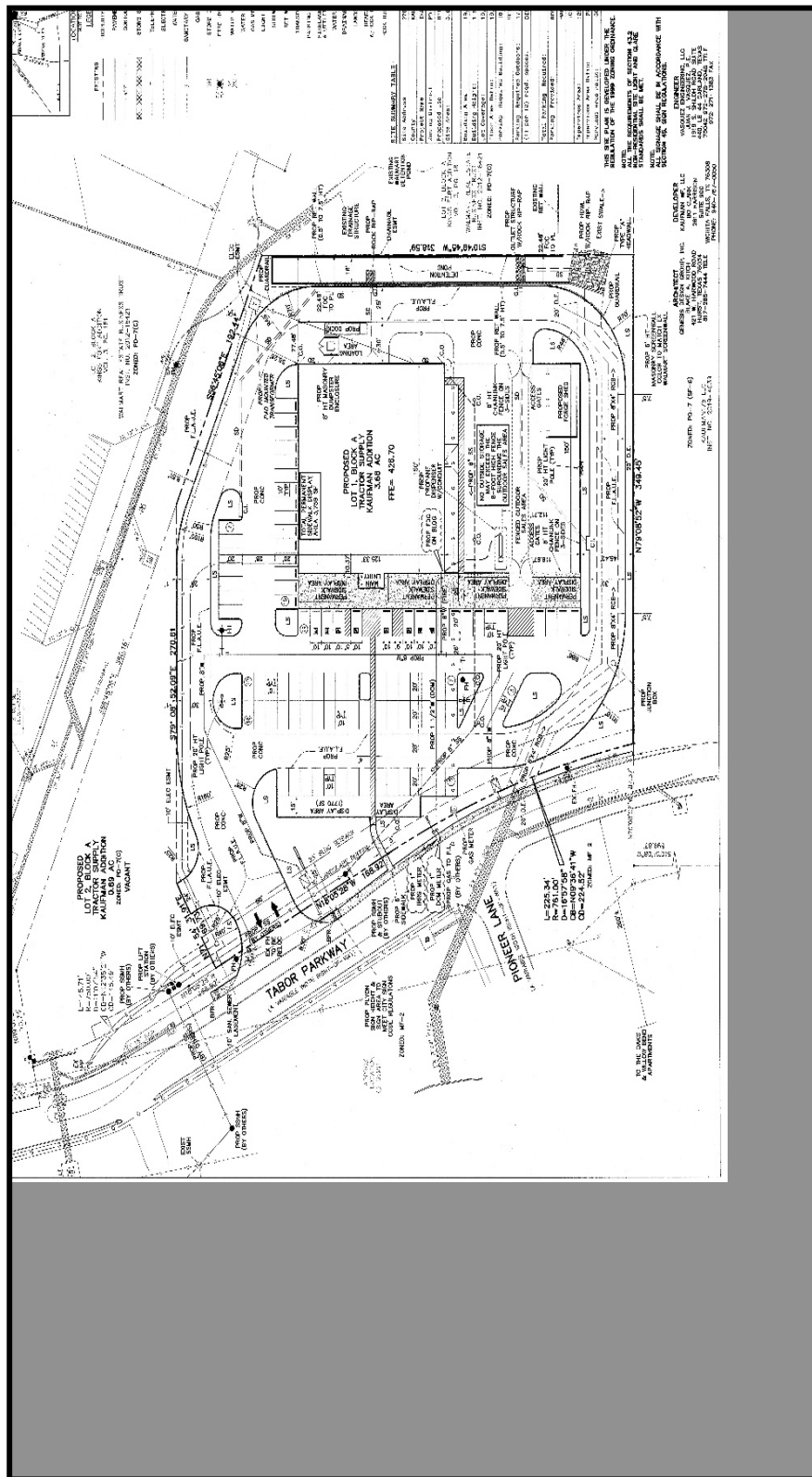
Sincerely,
Vasquez Engineering, L.L.C.

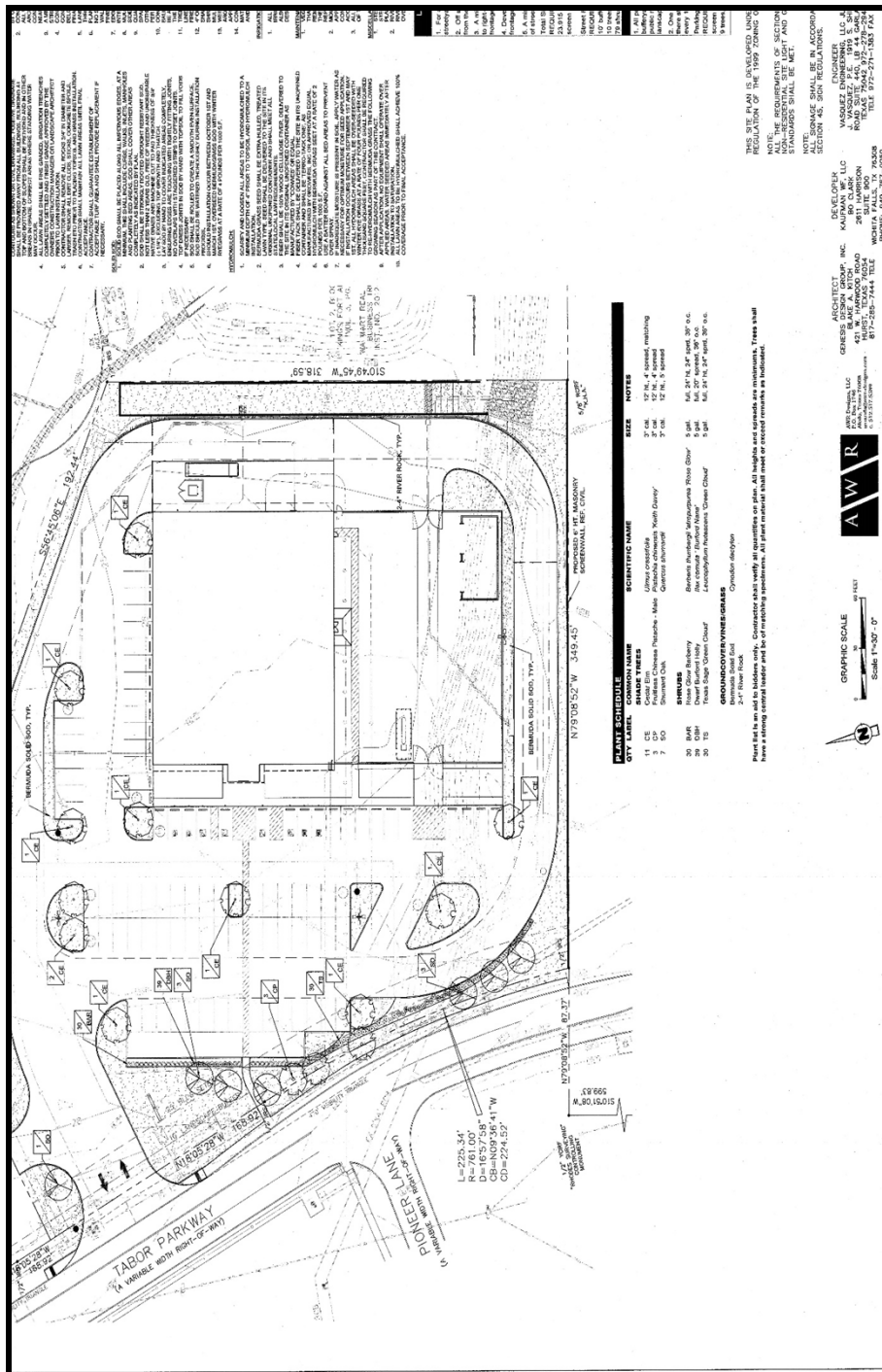
Juan J. Vasquez

Juan J. Vasquez, P.E.
President

1919 S. Shiloh Road, Suite 440, LB 44 • Garland, TX 75042 • Tel. 972-278-2948 • www.vasquezengineering.com

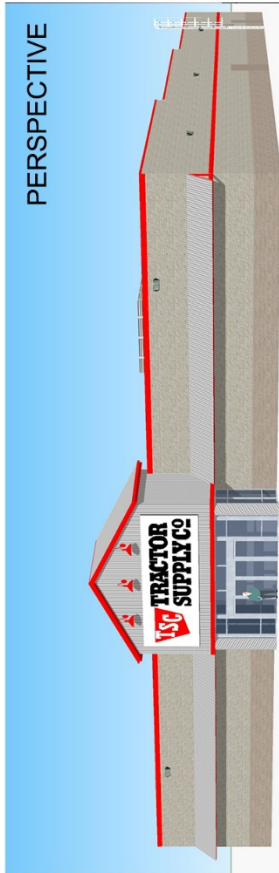
Site Plan







ELEVATIONS RENDERING

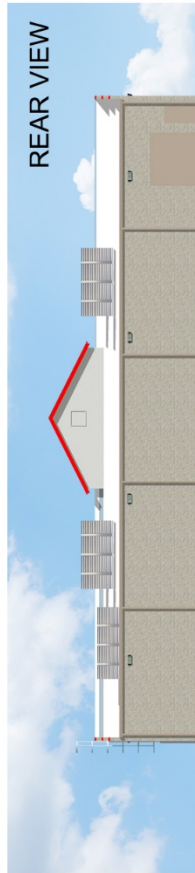
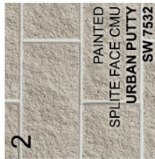


PERSPECTIVE



TSC- KAUFMAN, TEXAS
KINGS FORT MARKET CENTER

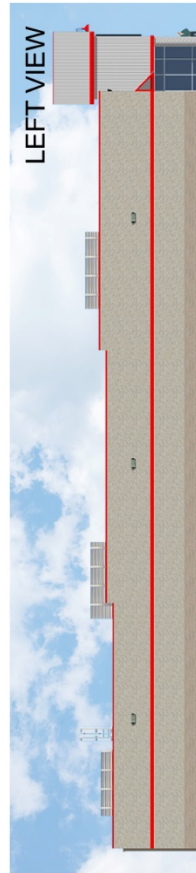
MATERIALS



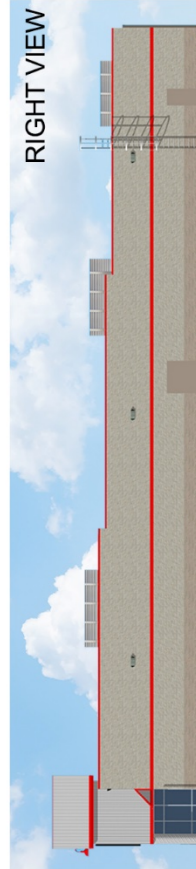
REAR VIEW



FRONT VIEW



LEFT VIEW



RIGHT VIEW



Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Final Plat of Tractor Supply Kaufman Addition, Lot 1, Block A. The 3.66-acre site to be addressed as 2705 Tabor Parkway (formerly known as CR 151/Old Kemp Highway) is located south of the Wal Mart development. A one lot commercial subdivision is proposed. (Case No. FP-02-20)

BACKGROUND/PURPOSE:

Lot 1, containing 3.66 acres, is proposed to be developed as a Tractor Supply retail store. The adjacent Lot 2, not a part of this final plat is proposed for a future unknown commercial development.

Lot 1 shows cross access to the future Lot 2 in the front along Tabor Parkway. Lot 1 (Tractor Supply) will have a 50-foot wide driveway entrance to accommodate trucks with trailers entering and departing the property. A 24-foot wide fire lane, access, and utility easement will be provided around the parking lot and the building as shown on the site plan.

There will be a 10-foot off-site sanitary sewer easement (located on the future Lot 2 along the southern property line) to provide sewer service to Lots 1 and 2. The 10-foot sanitary sewer easement will include a lift station, a force main, and a manhole that will be located across Tabor Parkway on Lions Den Trail. The off-site construction will be done by the developer, JWS Land, Ltd. (Jim Meara) concurrently with the Tractor Supply building permit.

THOROUGHFARE PLAN: All the rights of way required for Tabor Parkway have already been dedicated. Tabor Parkway is designated as a Type B, Minor Arterial, which requires a minimum 100 foot wide right of way width.

RECOMMENDATIONS:

Staff recommends approval of the Final Plat of Tractor Supply Kaufman Addition, Lot 1, Block A conditioned upon: the property owner obtaining an off-site sanitary sewer easement for the purpose of locating the sanitary sewer improvements to serve the owners property and providing a filed marked copy of the easement to the City of Kaufman

ATTACHMENTS:

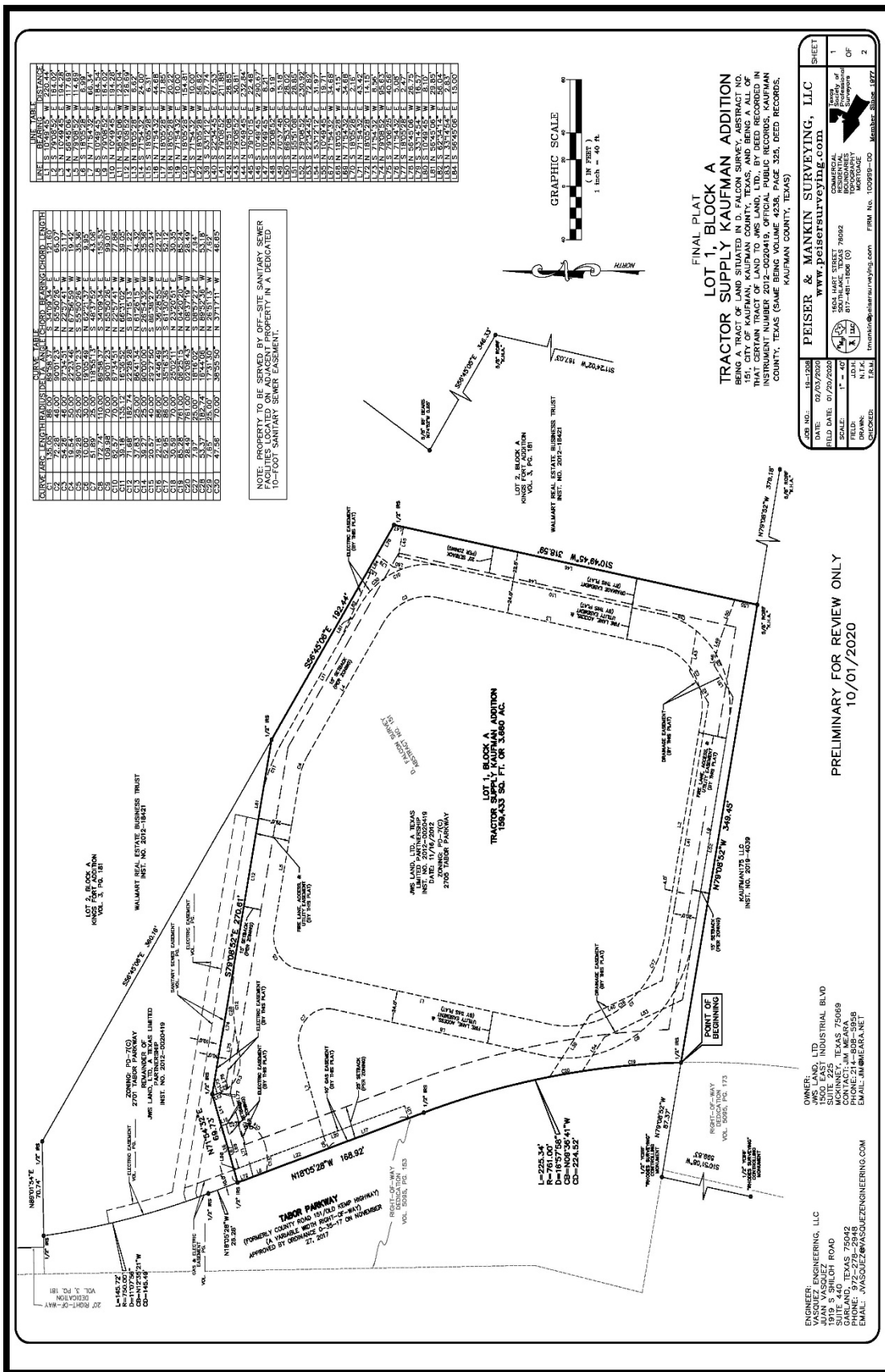
1. Location Map
2. Final Plat of Tractor Supply Kaufman Addition, Lot 1, Block A

Marcy Ratcliff
Development Services Director
972-932-2216 ext. 117 Kaufmanplanning@kaufmantx.org

Location Map



Final Plat of Lot 1, Block A, Tractor Supply Kaufman Addition



[illegible]



Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Site Plan of 325 E Fair Street for K-Tire Shop. The 0.51 acre –acre is part of Tract A, Kaufman East Addition. The property is zoned Commercial (C). (Case No. SP-06-20)

BACKGROUND/SUMMARY:

The site plan request is for an existing tire shop located at 325 East Fair Street. A proposed 1,180.25 SF expansion will be located on the east side of the building to store tires inside the building and eliminate the illegal outside tire storage. The existing building contains 2,772 SF with an additional area underneath the front canopy containing 1,689.71 SF.

The existing tire store area, with the expansion, will require 7 off-street parking spaces. Currently, the site has no stripped off-street parking spaces. There is an adequate area within the existing paved area in the front and rear to provide the 7 off-street parking. The parking lot and drive up area will need to be restriped and laid out with the 7 off-street parking spaces, in accordance with the Zoning Ordinance.

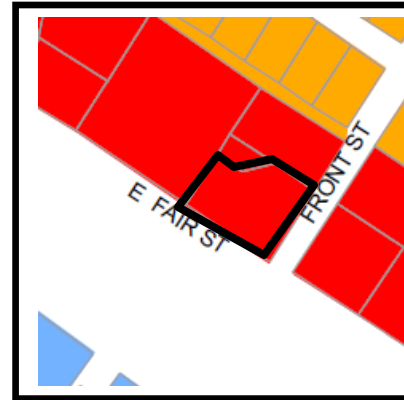
The exterior elevation will match the rest of the building with brick, metal siding, and garage doors. All future signage will be in accordance with the Sign Regulations.

The following variances were approved by the Board of Adjustments on October 24, 2017 (V-03-17):

Section 26.4.B.1 Minimum front yard setback is 25 feet.	A minimum front yard setback of 15 feet on the south side of lot, addressed as 325 East Fair Street was approved.
Section 26.4.B.2 Minimum side yard setback adjacent to a street is 25 feet.	A minimum side yard setback of 10 feet on the east side of lot adjacent to Front Street, addressed as 325 East Fair Street was approved

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
Left:	Com (C)	Employee Credit Union
Right:	C	Vacant Used Auto Dealership
Front:	PD-14 (HC)	Highway 175 and Whataburger Restaurant
Back:	C	Storage Buildings And Small Commercial Business That Occupy A Strip Center.



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial Use. The existing Commercial zoning complies with the 2014 Future Land Use Plan because it allows a variety of commercial and office uses. Special Use Permits are allowed if approved by City Council.

Thoroughfare Plan:

The Thoroughfare Plan designates East Fair Street/State Highway 175 as a "Type AA", Major Regional Arterial Thoroughfare, requiring a future right-of-way width of 240 feet. The existing right-of-way is developed and maintained by the State of Texas. TxDOT controls all the driveway accesses. No new driveway entrances are proposed.

PROPERTY OWNER RESPONSES:

Property owner notification is not a requirement of the site plan review process.

RECOMMENDATIONS:

Staff recommends approval of the Site Plan SP-06-20 for an expansion to K-Tire Store 325 E. Fair Street with the condition that the required 7 off-street parking spaces be striped in accordance with the Zoning Ordinance.

ATTACHMENTS:

1. Location Map
2. Letter from Applicant
3. Proposed site plan

Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

SP-06-20 325 E. Fair Street



Request for Eastern Expansion of the Building

To whom it may concern:

My business, K-Tire, has been at this location for a little over four years operating as a tire shop. Business has been picking up steadily, as this side of town is growing, and I have continued to establish good relationships with my customers over the years. Referrals from others and satisfied returning customers has increased sales which in turn requires availability of inventory to be at hand. I propose to construct an eastern expansion of the building. Our expansion will benefit us as much as it does the local community, with whom we have created a loyal clientele. The proposed eastern expansion would improve the appearance of the establishment and would allow for inventory to be stored appropriately. I know that by adding the eastern expansion we would be able to perform our work more effectively and in turn provide customer satisfaction which is our top priority. This side of town has had new construction and improvements. We would like our establishment to keep up with the changes as we are located in the main traffic and entrance of Kaufman, TX.

I thank you in advance for your attention and I remain at your disposal for any questions concerning my request.

Oscar Tapia
K-Tire
469-920-9522



SP-06-20

Statewide Surveying Service
 208 N. Washington St.
 P.O. Box 1442
 7572-962-6481
 Firm No. 10009100

**PLAT OF SURVEY
 SHOWING
 PART OF TRACT A
 KAUFMAN EAST ADDITION
 CAB. 1 PG. 34
 CITY OF KAUFMAN
 KAUFMAN COUNTY, TEXAS**

even, Registered Professional Land Surveyor No. 5244, do hereby certify that the above plat and companion field notes were prepared from an actual survey made by me on the ground during the month of June, 2020. I hereby certify that the requirements of the General Rules of Procedures and as defined by the Texas Board of Professional Land Surveying.

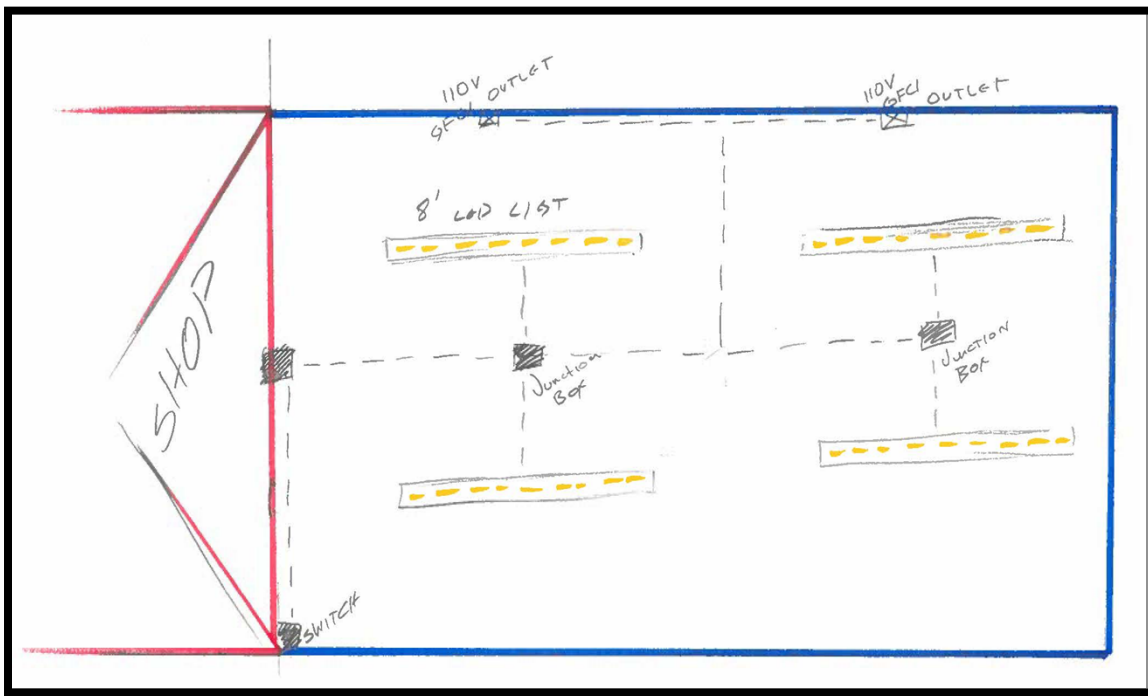
It was performed for the benefit of Oscar Tapia. Use of this plat by any person or for any other purpose is prohibited and the undersigned is responsible for any loss resulting therefrom.

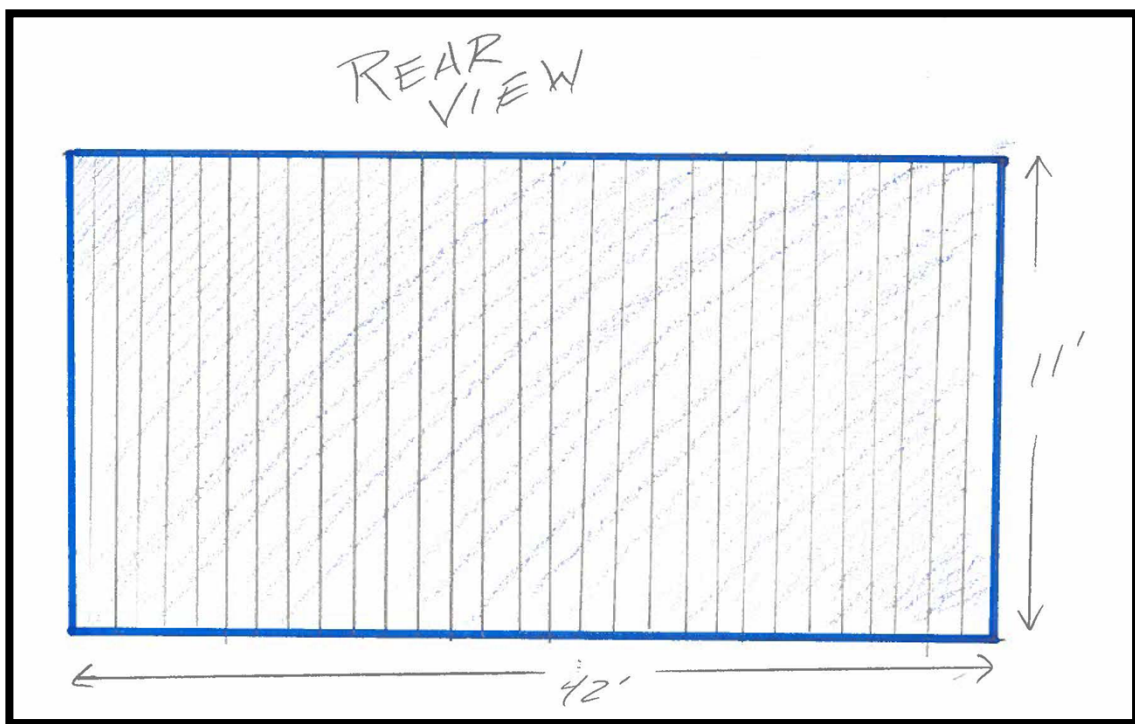
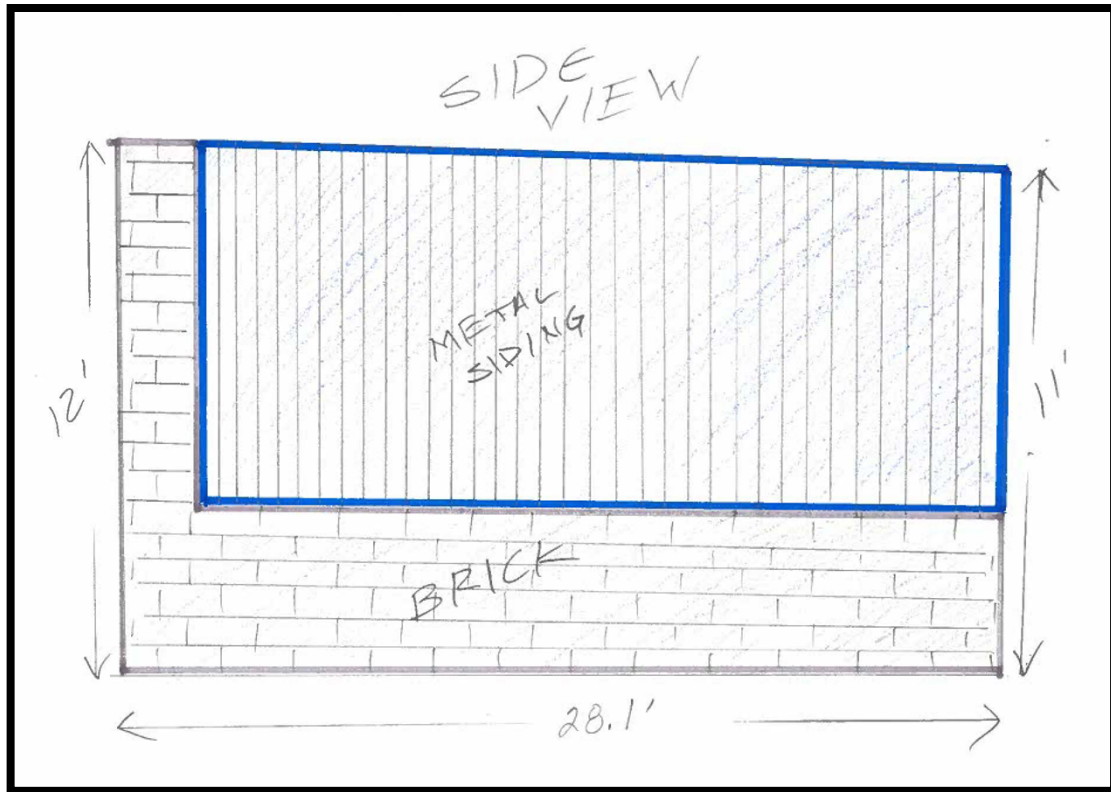
WITNESSED MY HAND AND SEAL
 18th day of June, 2020.

AT VOID IF NOT SIGNED IN BLUE

[Signature]
 GREG S. JERVEN
 5244
 2020. All rights reserved.









Meeting Date: October 6, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Site Plan of 2005 S. Houston for the Kaufman County Children's Advocacy Center. The property is zoned Commercial (C). (SP-08-20)

BACKGROUND/SUMMARY:

The Kaufman County Children's Advocacy Center has purchased the property located at 2005 S. Houston with an existing 10,000 SF building. The building at one time had a gravel parking lot. The gravel parking lot has been covered by grass since before 2008. The last building permit issued was in 2007 to reroof the building. The building's limited interior walls, plumbing, and electrical were removed sometime between 2008 and 2010.

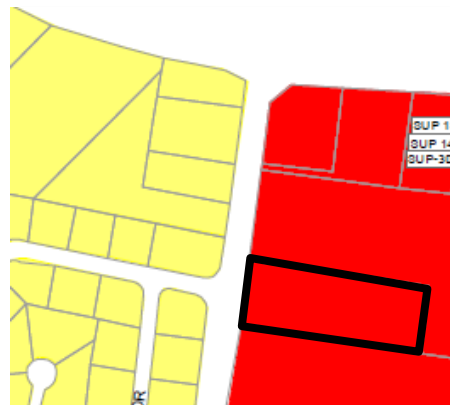
The Kaufman County Children's Advocacy Center proposes to finish out the building with offices and interview rooms. The site plan is for the addition of a paved parking lot and an 11,815 SF detention pond adjacent to the parking row behind the building. The detention pond will be located within a natural low area on the property. The parking area includes 22 spaces along the northern property line next door to Advance Tabco, 3 spaces in front of the building, and 14 spaces behind the building within a secured and gated area.

The changes to the exterior building elevations include adding new doors and windows. An enclosed dumpster pad will also be provided. A 5-foot-wide sidewalk will be added in the right-of-way area.

SURROUNDING ZONING AND EXISTING LAND USES:

Zoning Map

	Zoning	Existing Land Use
Left:	C	Advance Tabco
Right:	C	K. County Armory
Rear:	C	Advance Tabco
Front:	SF-10	Wellington Park Addition



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as a Future Commercial. The existing Commercial Zoning District complies with the Future Land Use because it allows a variety of commercial, office, and retail uses.

Thoroughfare Plan:

The Thoroughfare Plan designates S. Houston Street as a “Type AA”, Major Regional Arterial, requiring a future right-of-way width of 240 feet. The existing right-of-way is developed and maintained by the State of Texas. TxDOT controls all the driveway accesses. The applicant will be required to have a driveway permit approved by TxDOT.

PROPERTY OWNER RESPONSES:

Property owner notification is not a requirement of the site plan review process.

RECOMMENDATIONS:

Staff recommends approval of Site Plan SP-08-20 located at 2005 S. Houston Street and proposed to be platted as Lot 1, Block A, Kaufman County Children’s Advocacy Center:

ATTACHMENTS:

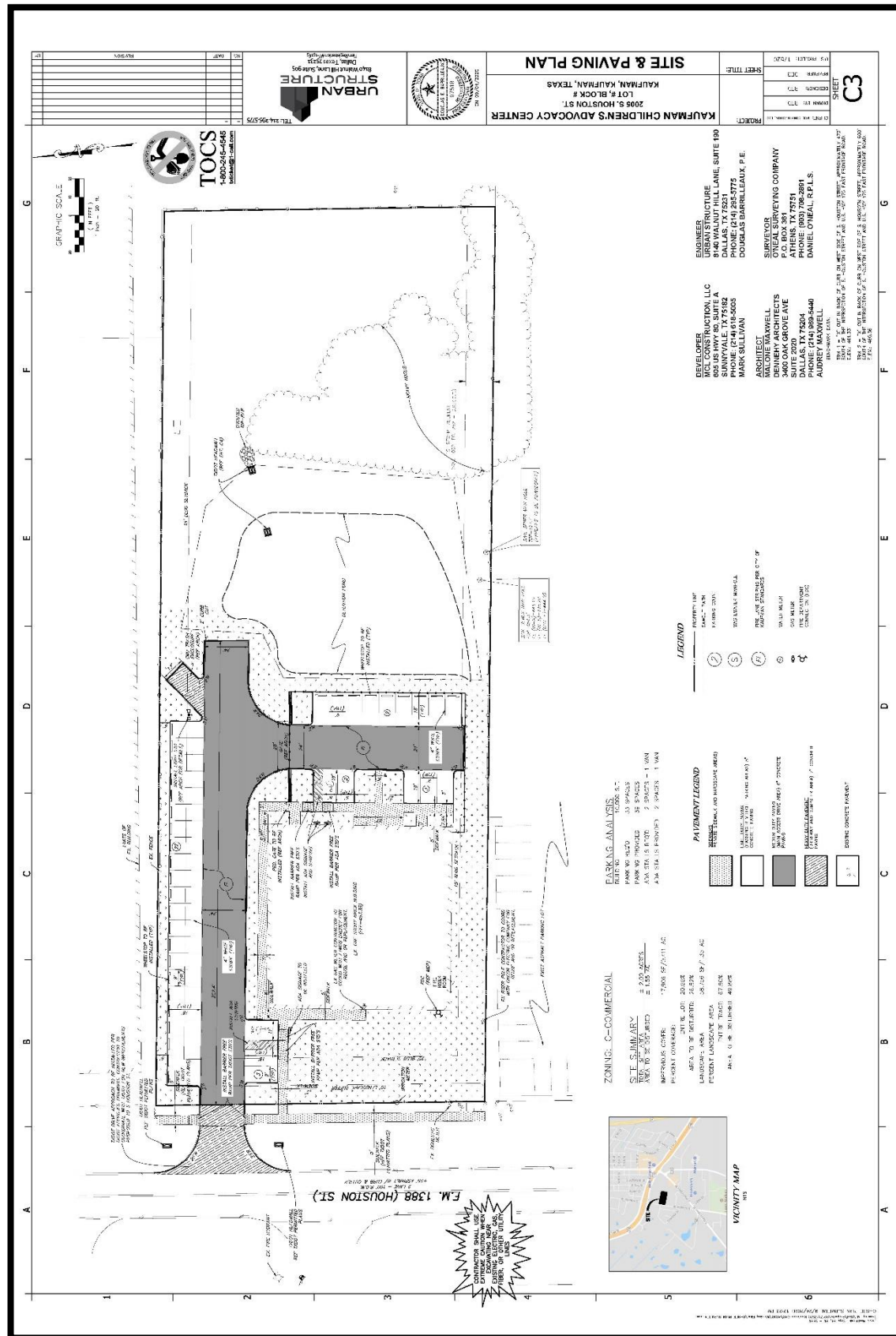
1. Location map
2. Site Plan

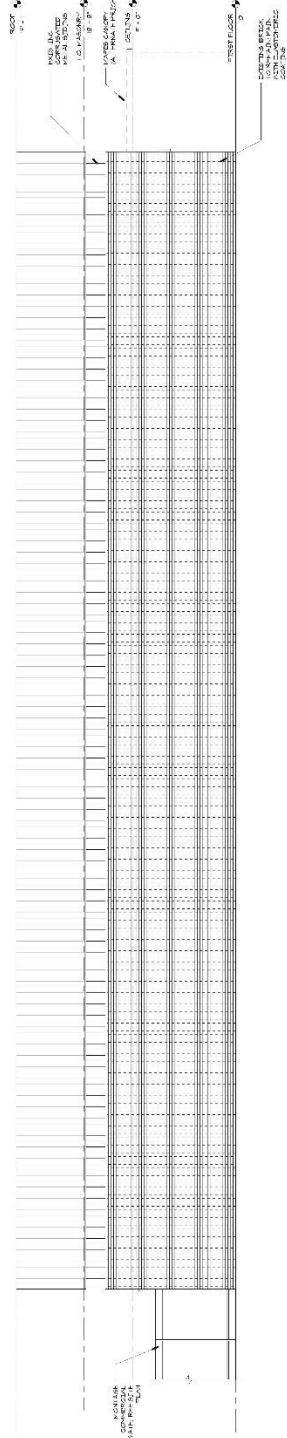
Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

Location Map

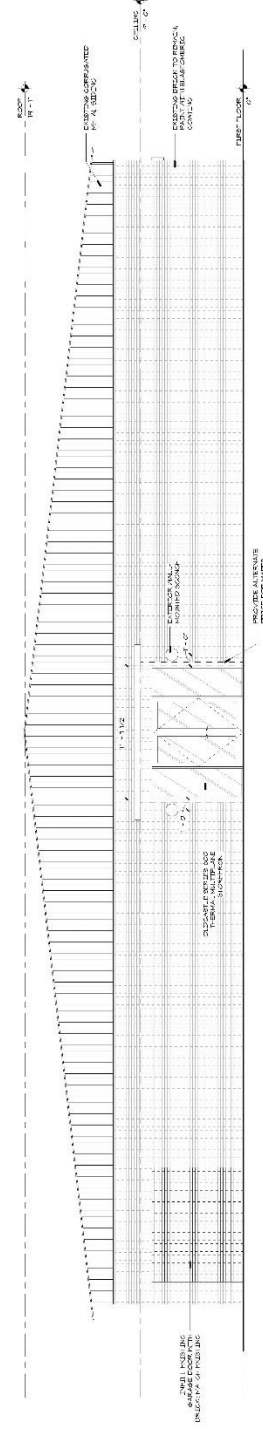


Site Plan

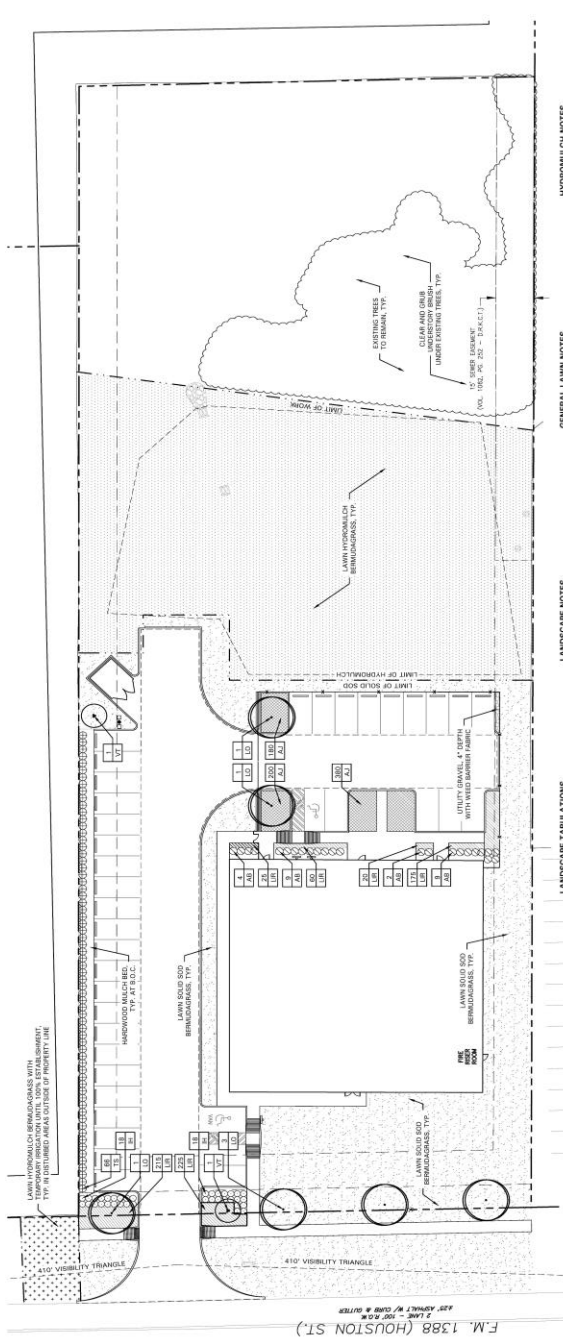




② N BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



① W BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



LIVROSMIL.COM.NOTE

1. CONTRACTOR SHALL SCAFFOLD, BRACE AND LOOSEN ALL EXISTING LATHES AND PLASTER TO BE REMOVED TO A MINIMUM OF 4" PRIOR TO TORSION AND HORIZONTAL INSTALLATION.
2. ALL EXISTING LATHES SHALL BE UNIFORMED TO THE THICKNESS OF THE NEW LATHES. UNIFORMED LATHES SHALL BE DELIVERED TO THE SITE IN 10' LONG SECTIONS.
3. NEW LATHES SHALL BE CONFORMED TO THE EXISTING WALLS AND CEILING. ALL LATHES SHALL BE DELIVERED TO THE SITE IN 10' LONG SECTIONS. ALL LATHES SHALL BE DELIVERED TO THE SITE IN 10' LONG SECTIONS.
4. FIRST TACK SHALL BE DELIVERED TO THE SITE IN 10' LONG SECTIONS. UNIFORMED LATHES SHALL BE DELIVERED TO THE SITE IN 10' LONG SECTIONS.
5. HORIZONTAL WITH REMAINS AS DELIVERED AT A RATE OF TWO (2) IN. PER FOOT. PER FOOT. PER FOOT. PER FOOT.
6. USE A CREEP STRIPS AGAINST ALL RED AREAS.
7. ALL LATHES SHALL BE DELIVERED TO THE SITE IN 10' LONG SECTIONS. ALL LATHES SHALL BE DELIVERED TO THE SITE IN 10' LONG SECTIONS.
8. ALL LATHES SHALL BE DELIVERED TO THE SITE IN 10' LONG SECTIONS. ALL LATHES SHALL BE DELIVERED TO THE SITE IN 10' LONG SECTIONS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE WEEDING, TRIMMING, WATERING, AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF DEBRIS AND LITTER. SUCH MATERIALS SHALL BE REMOVED FROM THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID FOR ONE YEAR'S MAINTENANCE TO BEGIN

SCALE: 1" = 20'-0"

GENERAL LAMIN NOTES

- GENERAL LAND NOTES**
1. CONTRACTOR SHALL COORDINATE OPERATIONS AND MAINTAIN ACCESS TO ALL ADJACENT TOWNSHIP WITH ON-SITE CONSTRUCTION MANAGER.
 2. CONTRACTOR SHALL LEAVE MAIN 1" BELOW TOP OF EXISTING GRADE PRIOR TO TOPSOIL INSTALLATION.
 3. CONTRACTOR SHALL GRASS THE AREA PRIOR TO ADDRESS LAND CONTIGUOUS AS LOCATED ON CITY PLANS. MAINTAIN EXISTING TREES AND PLANTS. REMOVE ANY INVASIVE PLANTS FROM BUILDINGS. PROVIDE UNIFORM GRASS TO ALL AREAS. MAINTAIN EXISTING TREES AND OTHER PLANTS IN GRASSY CORRIDORS AND OTHER AREAS WHERE WATER MAY STAND.
 4. ALL LAWN AREAS SHALL BE FREE GRASS. IRRIGATION APPROVED BY THE OWNER'S CONSTRUCTION MANAGER. LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3.4" DIAMETER AND LARGER, BIRT CLOS. STICKS, BRANCHES, LIMBS, AND STUMP TO AVOID RUINS, AND LAWN INSTALLATION.
 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS WITH FINAL TOPSOIL. THE SMALL ROCKS, BUT NOT THE LARGE ROCKS, SHALL BE REMOVED. CULTIVATING, CLEANING AND REPAIRING READ ON EXISTING LAWN. ALL LAWN AREAS IN A GOOD HEALTHY CONDITION.
 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ALL PLANTING FROM SOURCE OF PLANTS AND PLANTING.

SOLID SOD MOTES

1. PLANT SOD BY HAND TO COVER INCISED AREAS
2. COVER EXPOSED JOINTS WITH TOP SOIL TO FILL VOIDS.
3. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNUSUAL UNDULATIONS.
4. WATER SOD THOROUGHLY AS SOD GROWTH BEGINS.
5. F. INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BIRMINGHAM SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR LB POUNDS PER ONE THOUSAND FOUR SQUARE FEET.

LANDSCAPE NOTES

- [illegible]

ON ANTILIST

SYMBOL	COMMON NAME	QTY.	SIZE	REMARKS
1	Live Oak	2	3"	
2	Common juniper	2	3"	
3	Red Cedar	2	3"	
4	Japanese Barberry	2	3"	
5	Japanese Barberry	2	3"	
6	Japanese Barberry	2	3"	
7	Japanese Barberry	2	3"	
8	Japanese Barberry	2	3"	
9	Japanese Barberry	2	3"	
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100	Japanese Barberry	2	3"	

ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MARKS AS INDICATED.

