



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 3, 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

TEXAS FLAG

"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 take appropriate action on the minutes of October 6, 2020 Planning and Zoning Commission Meeting.
2. Consider and make a recommendation on the **Preliminary Plat of Prairie Creek Estates, Phase 3 Addition**. The 17.48-acre tracts (PID 2208 and 184100) are located in the 1800 block of Rand Road (FM 1836). A residential subdivision containing 63 lots with two open space/greenbelt areas is proposed. (Case No. PP-03-20)
3. Consider and make a recommendation to City Council on the **Final Plat of the Steele Addition** located in the Extraterritorial Jurisdiction (ETJ) of the City of Kaufman. The 2.371-acre tract (PID 187358) is located in the 4600 Block of Rand Road (FM 1836). A two lot subdivision is proposed. (Case No. FP-06-20)

END OF CONSENT AGENDA

PUBLIC HEARING

4. Conduct a public hearing, consider and make a recommendation to City Council to rezone an approximate 4.306 acre tract of land (PID 3719), such property located in the 600 block of Rand Road (FM 1836) from Light Industrial (LI) to Planned Development for office, general business, professional office, contractor office and shop, showroom, storage and warehouse facilities, and mini-warehouse uses. (Case No. Z-05-20)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

5. Update on the Kaufman County Bond Improvements to Tabor Parkway

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 Kaufman Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

I, JOY HENDERSON, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON FRIDAY, OCTOBER 30, 2020 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

JOY HENDERSON
PLANNING TECHNICIAN
DEVELOPMENT SERVICES

****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.



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
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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 6:03 p.m. Tuesday, October 6, 2020. Commissioners present were Chairman Burton Brown, Vice-Chairman Patrick Cardoza, Commissioner Richard Dunn, Commissioner Gladis Saldana, and Commissioner Curtis Snow. Director of Development Services Marcy Ratcliff, Planning Technician Joy Henderson and Lexi Hanson were present. There was not anyone present in the audience. Eighteen (18) attendees were present on Zoom for meeting. They were: Audrey Maxwell, Carlos Guerra (x2), Colin Helffrich, Dub Douphrate, Fornter, Jake Durchhols, Jim Meara (2), Juan Vasquez, Linda Moore, Matt Taylor, Oscar Tapia, Pam Garrison, Shannon Gardner, Tyler Day, Zachary Christenson and R.

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 a 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, future public parkland, and a future school site. (Case No. PP-02-20)**
2. **Consider and make a recommendation to City Council on the 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

Commissioner Dunn made a motion to approve the consent agenda for items 1 thru 4. The motion was seconded by Vice-Chairman Cardoza and passed 4-0 (Commissioner Snow wasn't present for the vote).

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)**

The Public Hearing opened at 6:11 p.m.

Marcy Ratcliff, Director of Development Services, stated 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. 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). 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)

Chairman Brown asked if there is a difference between assisted living and nursing homes? Is the 60' separation a drive thru lane and not a road?

Vice-Chairman Cardoza stated the traffic on South Houston Street is bad because there are two stop signs on each side of the bridge, which causes delays.

Commissioner Snow asked if the assisted living is going to be the same in both buildings? How would they share the cost of the future repairs to the driveway?

Dr. Fortner approves the changes and does not feel it would affect the neighborhood. The large trucks are what is causing the problem with the traffic backing up in that area.

Pam Garrison opposes the changes and states the use is not compatible for the neighborhood. There have been 7 generations that have lived in the neighborhood. Do we really need this type of development. Look at the current Zoning Map, this is a family residential area.

Linda Moore opposes the changes since the traffic is so bad in the mornings and in the evenings because of the schools in the area. This is a residential area. The development will decrease the property values. Can't handle it and don't want it. Didn't address the two commercial businesses but only the nursing homes. The trucks are not the only problems with the traffic. There are busses, trucks and cars.

Dub Douphrate stated the lots will not be public streets but there will be access to the buildings. There is ample separation between the entrance and the driveway. Senior

living does not have a large traffic flow.

The Public Hearing closed at 6:53 p.m.

Vice-Chairman Cardoza made a motion to amend the Future Land Use Map from a single-family low-density land use to a commercial land use. The motion was seconded by Commissioner Snow. Chairman Brown called for a vote with Vice-Chairman Cardoza and Commissioner Snow voting AYE and Chairman Brown, Commissioner Dunn, and Commissioner Saldana voting NAY. The motion failed by a vote of 2-3.

Vice-Chairman Cardoza made a motion 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 motion was seconded by Commissioner Snow. Chairman Brown called for a vote with Vice-Chairman Cardoza and Commissioner Snow voting AYE and Chairman Brown, Commissioner Dunn, and Commissioner Saldana voting NAY. The motion failed by a vote of 2-3.

DISCUSSION/ACTION ITEMS

- 6. Consider and make a recommendation to City Council on the Site Plan of 1902 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)**

Marcy Ratcliff, Director of Development Services, stated 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.

Chairman Brown asked if there will be security fencing around the back area of the complex?

Carlos Guerra requested approval of the site plan and stated it would be secured with fencing.

Commissioner Dunn made a motion to approve the Site Plan of 1902 E. Highway 175 for the Kaufman County Justice Center, seconded by Commissioner Saldana. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

- 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)**

Marcy Ratcliff, Director of Development Services, stated 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

Juan Vasquez stated he is ready to have the permit issued and to break ground for this new development.

Vice-Chairman Cardoza made a motion to approve the Site Plan of 2705 Tabor Parkway for a Tractor Supply retail, seconded by Commissioner Dunn. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

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)

Marcy Ratcliff, Director of Development Services, stated 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.

Commissioner Dunn made a motion to 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. The motion was seconded by Commissioner Saldana. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

- 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)**

Marcy Ratcliff, Director of Development Services, stated 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.

Oscar Tapia stated business has been growing so he has been acquiring more inventory to meet the needs of his customers.

Commissioner Dunn made a motion to 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 stripped in accordance with the Zoning Ordinance. The motion was seconded by Commissioner Saldana. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

- 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)**

Marcy Ratcliff, Director of Development Services, stated 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.

Chairman Brown asked if there will be a fence around the detention pond?

Vice-Chairman Cardoza asked where the pond will flow to if it every overflows?

Tyler Day stated it the detention pond is 3' to 4' deep and they will net be adding any additional water down stream. It will also be fenced to prevent people for accessing it. They will also be adding a concrete parking lot for employees and customers.

Commissioner Saldana made a motion to approve the Site Plan of 2005 S.Houston Street for the Kaufman County Children's Advocacy Center, seconded by Vice-Chairman Cardoza. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

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 – It will be on the next months agenda.

12. Requests and/or comments from Planning and Zoning Commissioners:

A. Update on the 2016 Street Bond Project for 9th, Main and Circle Streets – this project is in its last phase. Main and Circle Drive utilites have been completed and the streets have been paved.

B. Update on the Kaufman County improvements to Tabor Parkway – Since staff does not have any updates, this item will be on the next months agenda for updates.

C. Update on the Halloween on S. Houston Street Event – City Council has cancelled the City of Kaufman's participation in the event.

ADJOURNMENT

Commissioner Vice-Chairman Cardoz made a motion to adjourn at 7:45 p.m., seconded by Commissioner Saldana. Chairman Brown calls for a vote - motion carried by a vote of 5-0.

BURTON BROWN
CHAIRMAN

**JOY HENDERSON
PLANNING TECHNICIAN**



Meeting Date: November 3, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation on the **Preliminary Plat of Prairie Creek Estates, Phase 3 Addition**. The 17.48-acre tracts (PID 2208 and 184100) are located in the 1800 block of Rand Road (FM 1836). A residential subdivision containing 63 lots with two open space/greenbelt areas is proposed. (Case No. PP-03-20)

BACKGROUND/PURPOSE:

A preliminary plat for three phases of Prairie Creek Estates was approved on May 6, 2002. Phases 1 and 2 were final platted and developed. Preliminary plats expire after two years. SRP Development, LLC has purchased the property to develop the final phase. The proposed Prairie Creek Estates, Phase 3 contains 17.48-acres with 63 residential lots. The subdivision will have two points of access: (1) Melody Drive to Rand Road and (2) Burton Street to Elizabeth Street to Rand Road. The developer shall be required to develop the entire length of Burton Street to Elizabeth Street.

The property is zoned Planned Development – 8 (PD-8) for a minimum of 8,000 square foot lots. PD-8 requires 25% of the lots to have a minimum living area of 1,250 SF and 75% of the lots to have a minimum living area of 1,400 SF. Only 11 of the existing developed lots have a living area less than 1,400 SF. There are 93 developed lots in Phases 1 and 2 of Prairie Creek Estates. The original 2002 subdivision layout was planned with Rand Road requiring only 100 feet of right-of-way and only 5 feet of right-of-way dedication being required. Phases 1 and 2 only had to dedicate 5 feet of right of way for Rand Road.

The area between Phase 2 and 3 that was proposed as a future park area back in the early 2000s was deeded to the City of Kaufman in 2009. The majority of this area is in the floodplain and is undevelopable as a typical park.

Trinity Valley Electric Cooperative will provide electrical service. The City of Kaufman will provide water and sanitary sewer service.

THOROUGHFARE PLAN: Rand Road (FM 1836) is shown as a Minor Arterial with 3-4 lanes in the future, requiring a right-of-way 120 feet on the 2016 Kaufman County Transportation Plan. The current width of Rand Road is a variable width of 90 feet. Half of the thirty additional feet is necessary to meet the right-of-way dedication requirement. The attached plat shows a 10-foot right-of-way dedication and a 5-foot right-of-way easement for future expansion of Rand Road. The applicant requested a variance to the Kaufman County Transportation Plan to provide the 10-foot right-of-way dedication and a 5-foot right-of-way easement instead of the required 15-foot right-of-way dedication. Kaufman County Engineer Ron Sullivan, P.E., and the Kaufman County TxDOT Area Engineer Lane Selman, P.E. approved the variance request on October 31, 2020.

RECOMMENDATIONS:

Staff recommends approval of the Preliminary Plat of Prairie Creek Estates, Phase 3 Addition (Case No. PP-03-20)

ATTACHMENTS:

1. Location Map
2. Preliminary Plat of Prairie Creek Estates, Phase 3 Addition

Marcy Ratcliff

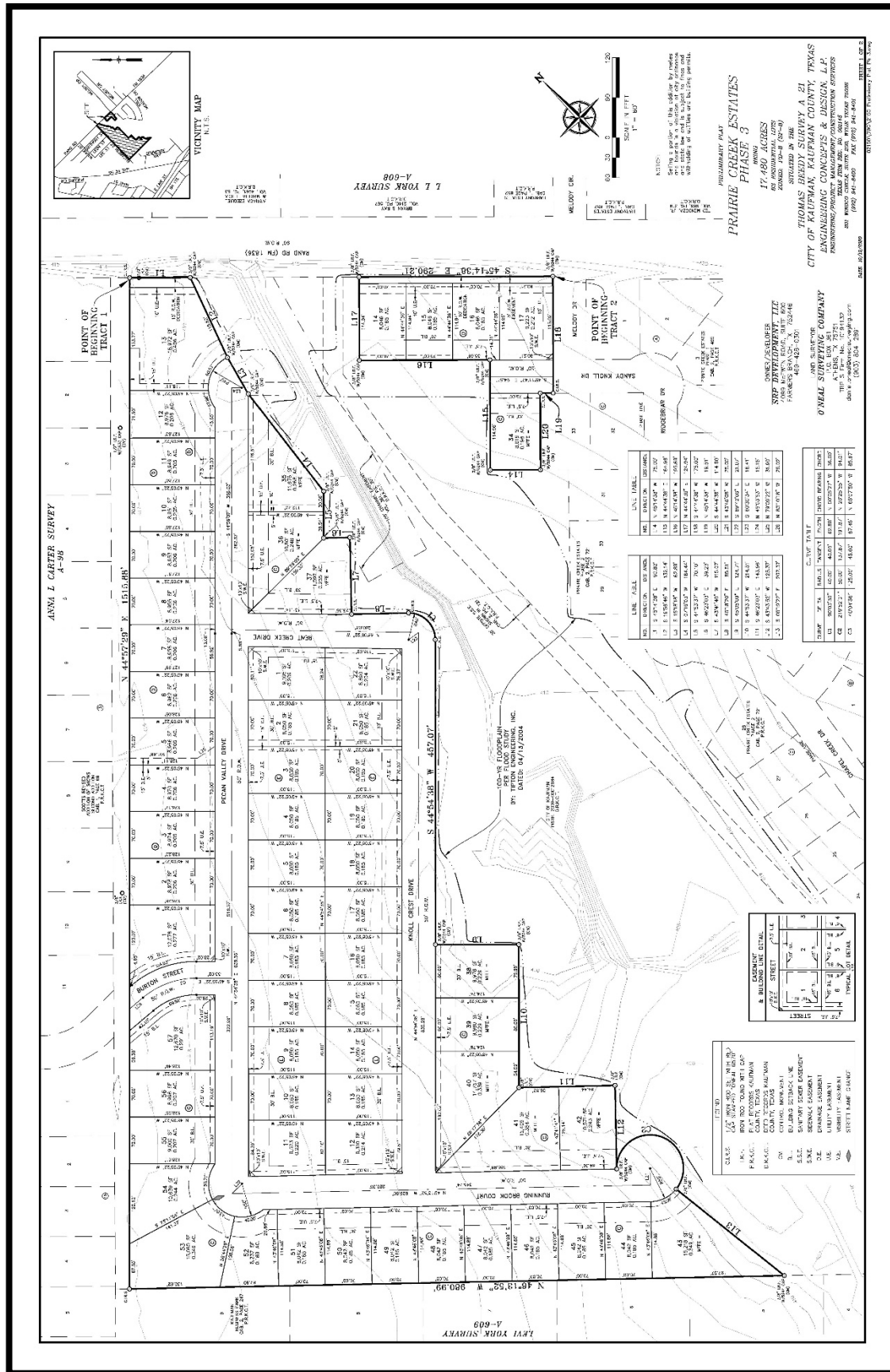
Development Services Director

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

Location Map



Preliminary Plat of Prairie Creek Estates, Phase 3





Meeting Date: November 3, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of the Steele Addition**, located in the Extraterritorial Jurisdiction (ETJ) of the City of Kaufman. The 2.371-acre tract (PID 187358) is located in the 4600 Block of Rand Road (FM 1836). A two lot subdivision is proposed. (Case No. FP-06-20)

BACKGROUND/PURPOSE:

A 2.371-acre tract of land in the City of Kaufman's Extraterritorial Jurisdiction (ETJ) is proposed to be subdivided into two lots. Lot 1 contains 1.371-acres. Lot 2 contains 1.00-acre. The minimum lot size for a septic system, without any area in the flood plain, is one (1) acre. Both lots will have septic systems approved through Kaufman County Development Services.

Trinity Valley Electric Cooperative will provide electrical service.

Southeast Kaufman Water Supply Corporation will provide water service.

THOROUGHFARE PLAN: Rand Road (FM 1836) is shown as a Minor Arterial with 3-4 lanes in the future, requiring a right-of-way 120 feet. The current width of Rand Road is a variable width of 90 feet. Half of the thirty additional feet is necessary to meet the right-of-way dedication requirement. The variable right-of-way dedication is shown on the attached plat.

RECOMMENDATIONS:

Staff recommends approval of the Final Plat of Steele Addition (Case No. FP-06-20)

ATTACHMENTS:

1. Location Map
2. Final Plat of Steele Addition

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

Location Map



Final Plat of Steele

[illegible]



Meeting Date: November 3, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Conduct a public hearing, consider and make a recommendation to City Council to rezone an approximate 4.306-acre tract of land (PID 3719), such property located in the 600 block of Rand Road (FM 1836) from Light Industrial to Planned Development for office, general business, professional office, contractor office and shop, showroom, storage and warehouse facilities and mini-warehouse uses. (Case No. Z-05-20)

Applicant: Wade Hebb

BACKGROUND/SUMMARY:

Mr. Wade Hebb purchased the property, located in the 600 block of Rand Road (FM 1836), from the Union Pacific Railroad in September 2018, to develop mini-warehouses and contractor office, shop, and showrooms. The property had been owned by the Southern Pacific Transportation Company until February 1998. Trains stopping running sometime in the late 1960s and the tracks were removed sometime in the 1970s. Sometime in the late 1970s and early 1980s, the rocks from the rail beds were excavated and sold. The property since that time has remained undeveloped. The property was zoned General Industrial in 1980 and rezoned to Light Industrial in the 1999 city-wide rezoning.

The proposed planned development is for office, general business, professional office, contractor office and shop, showroom, storage and warehouse facilities, and mini-warehouse uses will be developed in eight phases. Phase I includes the development of the buildings along the frontage of Rand Road and the three perimeter mini-warehouse buildings. Phase II, III, and IV will be the interior portion of the mini-warehouse development. Phases V through VIII, located at the rear portion of the lot, will be developed last.

The parking lot and buildings along Rand Road are located behind the 25 building line. The side and rear yard setbacks are 5 feet from the property lines. The majority of the feature landscaping is located along Rand Road in front of the parking lot. The parking lot located in the Phases V through VIII area will not have any landscape islands to accommodate truck deliveries to those buildings. The applicant proposes to plant five trees along the northern property line. Staff discussed moving the five trees along the western property line beside David's service and delivery area. Staff recommended this change due to it being the most visible area to the public as it is located approximately 145 feet east of S. Nash Street. The applicant is not opposed to the change, but due to time constraints it is not shown on the concept plan.

A 24-foot wide driveway entrance from Rand Road will provide access to Phases I through IV. A secured controlled gate entrance limits the access from the general public to the rear of the

six buildings located along Rand Road and the mini-warehouse development. The Fire Department will have access through the gate.

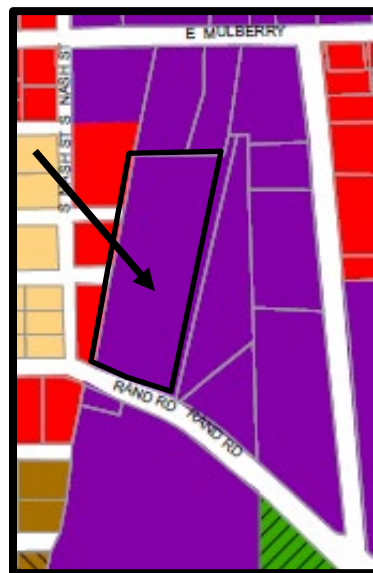
A 24-foot wide driveway entrance from E. Chestnut Street only will provide access to Phases V through VIII. Currently E. Chestnut Street physically ends at S. Nash Street. The developer will be required to construct that portion of E. Chestnut Street from S. Nash Street along the rear of David's Grocery Store to his property line. The Fire Department is not requiring a cul-de-sac at the end of E. Chestnut Street, because of the location and size of the existing right-of-way and the development of David's and a single-family residence. Phase V through VIII development area will have a circular 24-foot fire lane that will allow the Fire Department to enter and exit the property. Phase V through VIII will have a secured controlled gate entrance limiting access from the general public. The Fire Department will have access through the gate.

The parking standards will be the same as required in the Zoning Ordinance. The parking ratio for office use is one space per 300 SF. The parking ratio for storage and warehouse use is one space per 1,000 SF. The parking ratio for a mini-warehouse use is 4 spaces plus 1 additional space per 10,000 SF.

Remember the State of Texas changed the law effective September 1, 2019, that cities could no longer have a specific masonry standard. Building materials allowed now are only those listed and approved by the adopted International Building Codes with no specified percentages. The proposed building materials include metal siding and stone veneer on the buildings along Rand Road.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	LI	Family Dollar, Git R Clean Car Wash, Mulberry Crossing Strip Center
South:	LI & MH	Undeveloped (LI) Kaufman Mobile Home Park
East:	LI	Undeveloped, Advantage Redi Mix Batch Plant, Choo Choo Self Storage, Superflo Fast Lube
West:	C	Vacant, Single-family residence, David's Grocery Store



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as a Future Commercial. The proposed zoning request for a Planned Development for office, general

business, professional office, contractor office and shop, showroom, storage and warehouse facilities, and mini-warehouse uses complies with the 2014 Future Land Use Plan. The proposed uses are generally thought of as commercial uses especially since there will be no outside storage.

Thoroughfare Plan:

The City of Kaufman Thoroughfare Plan designates Rand Road as a “Type C”, Major Collector, requiring a future right-of-way width of 80-feet. However, the 2016 Kaufman County Transportation Plan designates Rand Road as a “Type B”, Minor Arterial requiring a future right-of-way width of 100-feet. The City of Kaufman through an Interlocal Cooperation Agreement (Court Order No. 101320-36) with Kaufman County has agreed to require compliance with the Kaufman County Transportation Plan. The exact amount of right-of-way required to be dedicated is determined at the time of platting.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 24 property owners within 300-feet of the 4.306-acre tract of land (PID 3719), located in the 600 block of Rand Road. The State requires a 200-foot notification and the City of Kaufman notifies an extra 100-foot radius, for every notification required in the Comprehensive Zoning Ordinance. The results are as follow:

- Number of property owners who returned letters supporting the request: 0
- Number of property owners who returned letters opposing the request: 0
- Number of property owners have not responded: 24

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

RECOMMENDATIONS:

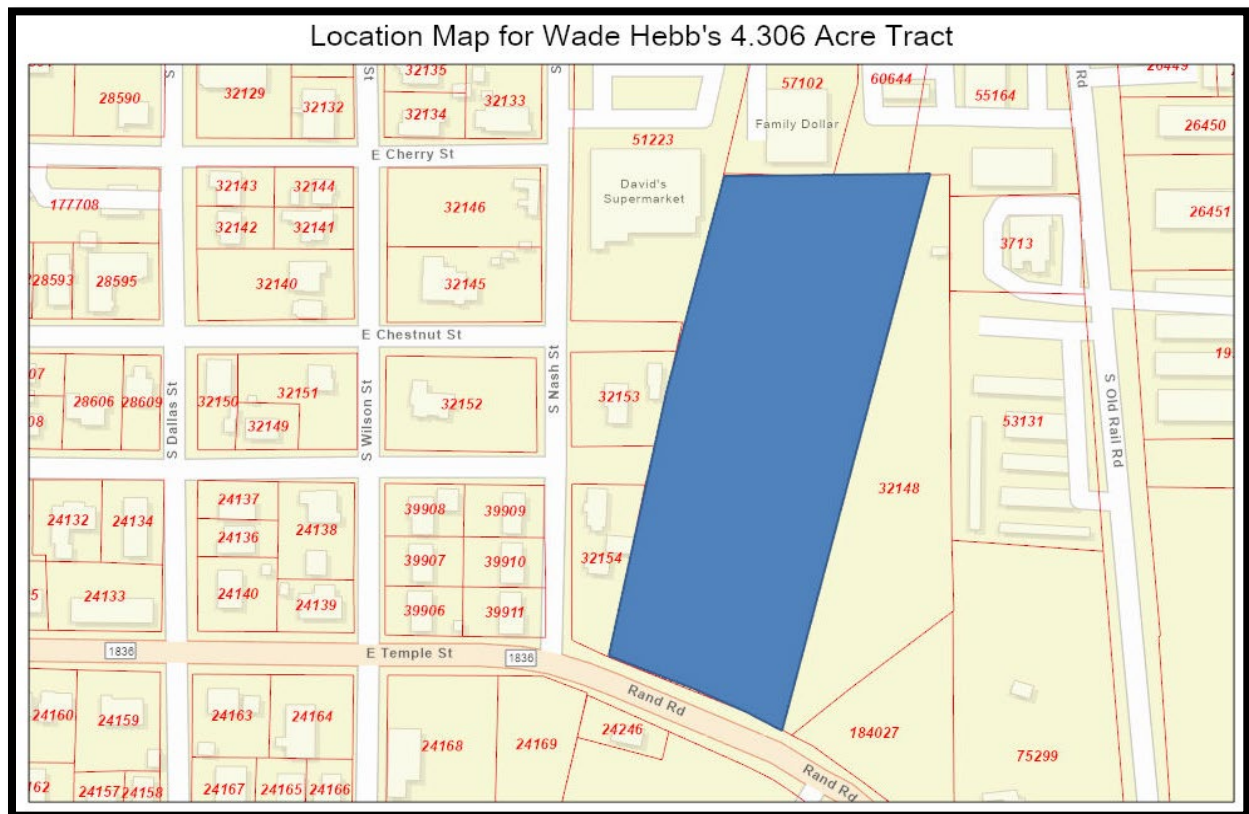
Staff recommends approval of Z-05-20 to rezone an approximate 4.306-acre tract of land (PID 3719), located in the 600 block of Rand Road from Light Industrial (LI) to Planned Development for office, general business, professional office, contractor office and shop, showroom, storage and warehouse facilities and mini-warehouse uses, with the condition to relocate the proposed 5 trees to the landscaped area located along the western property line in Phases V through VIII.

ATTACHMENTS:

1. Location Map
2. Proposed AAA Storage Concept Plan
3. Proposed Planned Development Standards of AAA Storage

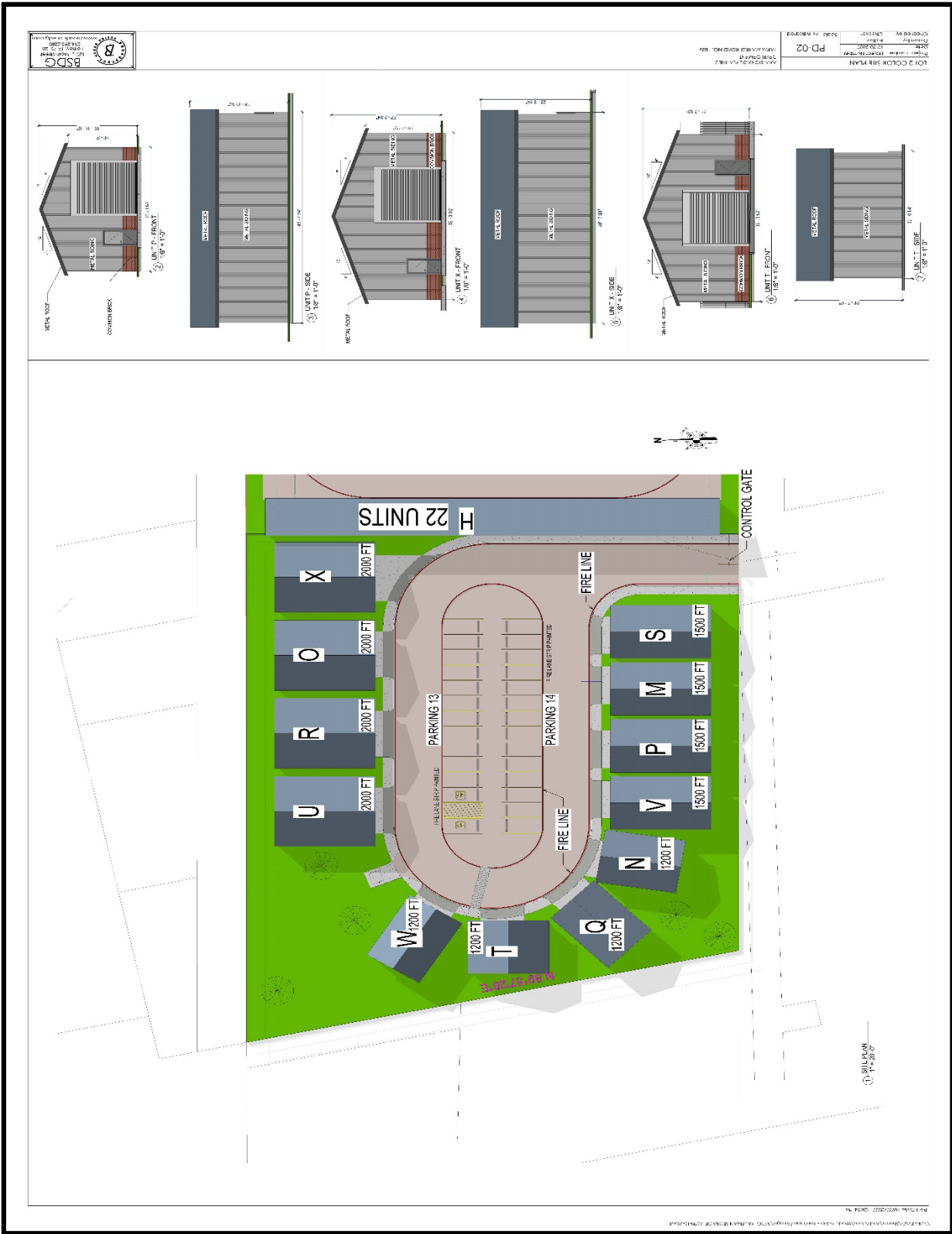
Marcy Ratcliff
Development Services
972-932-2216 ext. 117
Kaufmanplanning@kaufmantx.org

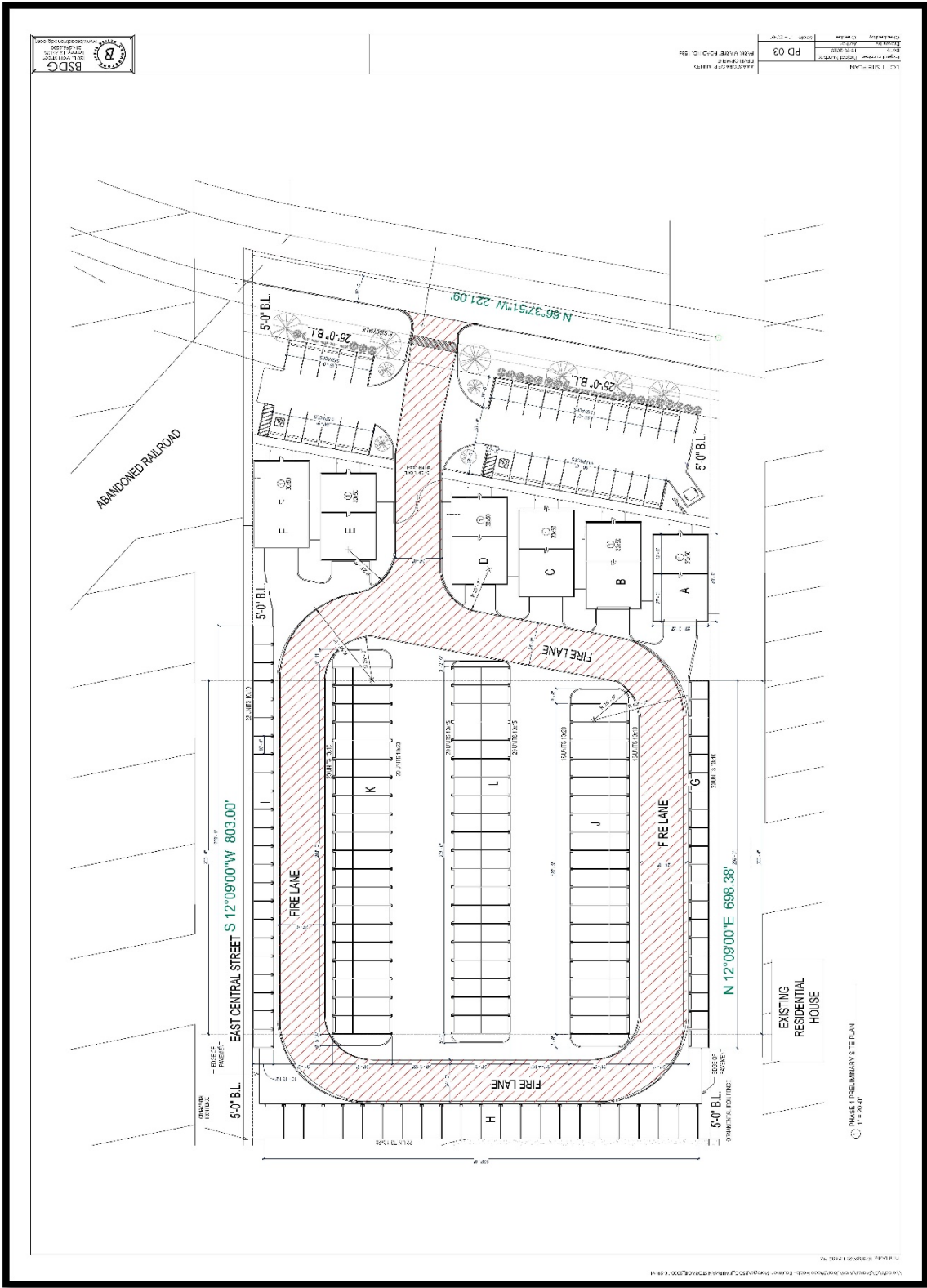
Location Map



Proposed Conceptual Layout







Draft Planned Development Standards
AAA Storage Standards

1. GENERAL PURPOSE AND DESCRIPTION:

The intent of Planned Development - ___ is to provide for facilities for the local and regional office, general business, professional office, contractor office and shop, showroom, storage and warehouse facilities, and mini-warehouse uses to be built in eight phases. The base zoning of the Planned Development shall be Section 27, Light Industrial District as found in Chapter 118 "Zoning" of the Code of Ordinances of the City of Kaufman, the Comprehensive Zoning, as amended. The Planned Development shall allow the development of tracts of land in a manner that will allow more flexibility than traditional zoning districts in terms of placement of buildings and structures and mixture or combination of uses.

2. IN GENERAL

- A. PD-___ is subject to all codes, procedures, and applicable zoning ordinances except as modified herein. If any information conflicts, the planned development shall govern. All development shall be under the enforceable zoning regulations as published on November 16, 2020, along with the exceptions noted herein.
- B. All fire lanes and access easements shall be dedicated to the City of Kaufman and shall comply with applicable City ordinances and regulations.
- C. PD-___ will be developed in eight phases as shown on the attached concept plan.
- D. Minor deviations, as approved by the Director of Development Services or their designee, from the conceptual plan concerning phasing, building locations, and footprints are allowed.

3. PERMITTED USES:

The following limited retail, service and commercial uses shall be permitted in PD-___ District. Uses are defined in the Kaufman Zoning Ordinance. No land shall be used and no building shall be erected or converted to any use other than the following uses:

- A. Office, general business, and professional.
- B. Contractor office, shop and showroom.
- C. Storage and warehouse facilities.
- D. Mini-warehouses.
- E. One on-site dwelling unit is allowed as an accessory use to the principal mini-warehouse use.
- F. Recreational vehicles, boats, trailers, and personal watercraft, located only within the interior area of the mini-warehouse development, are allowed when located under a designated canopy with two or more sides. No recreational vehicles shall be occupied. No recreational vehicles, boats, trailers, and personal watercraft shall impede vehicular traffic within.

4. GENERAL MINIMUM DEVELOPMENT REQUIREMENTS:

- A. The minimum development requirements for PD-___ shall be as follows:
 - 1. Minimum Lot Area: Twenty thousand square feet (20,000 SF).
 - 2. Minimum Lot Width: One hundred feet (100')
 - 3. Minimum Lot Depth: One hundred feet (100')
 - 4. Height Regulations: The building(s) shall not exceed one (1) story for a

Draft Planned Development Standards
AAA Storage Standards
maximum of thirty feet (30') in height.

- B. Size of Yards as measured from the property lines shall be:
 - 1. Minimum Front Yard: Twenty-five feet (25')
 - 2. Minimum Side Yard: Five feet (5') provided it complies with the building code.
 - 3. Minimum Rear Yard: Five feet (5')
 - 4. Maximum Building Coverage: Thirty percent (30%)
 - 5. Maximum Impervious Coverage: Seventy-five percent (75%)
 - 6. Minimum Pervious Coverage: Twenty-five percent (25%)
- C. Parking Regulations shall be the same as required by Section 35, Off-Street Parking and Loading Requirements of the Kaufman Zoning Ordinance with the following exceptions
 - 1. All parking shall be shared between the designated uses.
 - 2. No designated parking for individual businesses allowed.

5. **SPECIAL REQUIREMENTS:**

- A. Open storage is prohibited. Recreational vehicles, boats, trailers, and personal watercraft are not considered open storage.
- B. Perimeter screening from neighboring properties, zoning districts, and uses shall include the following:
 - 1. In Phases I through IV, a perimeter six-foot (6') tall ornamental iron fence shall be located between all perimeter buildings. The perimeter mini-warehouse building facades shall also serve as a screening wall.
 - 2. In the Phase V and VIII area, a perimeter six-foot (6') tall ornamental iron fence shall be located on the eastern, northern, and western property lines.

6. **SIGNAGE REGULATIONS:**

- A. Signage shall be in accordance with Section 44, Sign Regulations, of the Kaufman Zoning Ordinance.

7. **LANDSCAPING**

- A. All development in the PD-__ shall comply with the City of Kaufman Landscape Ordinance with the exception of the parking area shown in the Phases V through VIII area of the concept plan. No landscaped area is required in this off-street parking area, to accommodate truck deliveries to the buildings. Five large trees shall be required along the western perimeter area of Phases V through VIII as shown on the concept plan.