



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 1, 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.**

APPOINTMENTS

1. Consider and take appropriate action on the appointment of the Chairman of the Planning and Zoning Commission.
2. Consider and take appropriate action on the appointment of the Vice-Chairman of the Planning and Zoning Commission.

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."

3. Consider and take appropriate action on the minutes of November 3, 2020 Planning and Zoning Commission meeting.
4. Consider and make a recommendation to City Council on the **Preliminary Plat of Two Furlong Estates**, a tract of land (PID 204390) containing 11 acres. The subject property is located at the southwestern corner of CR 151 and CR 154. The proposed development for 8 lots is located in the City of Kaufman's Extraterritorial Jurisdiction (ETJ). (Case No. PP-04-20)

END OF CONSENT AGENDA

PUBLIC HEARING

5. Conduct a public hearing, consider and make a recommendation to City Council on a request for a Specific Use Permit (SUP) to allow a private club in conjunction with a restaurant located at 214 East Mulberry Street (formerly Sonic Restaurant). The property (PID 28604) is platted as part of Block 41 of the Kaufman Original Addition. The property is zoned Commercial District. (Case No. Z-06-20)

DISCUSSION/ACTION ITEMS

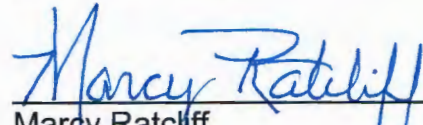
6. Consider and make a recommendation to City Council on the Site Plan of 1904 E. Highway 175 (PID 56874) for the Kaufman County Adoption Center. The 45 acre lot is platted as Lot 1, Law Enforcement Center Addition. The property is zoned Highway Commercial. (Case No. SP-07-20)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

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, MARCY RATCLIFF, 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, NOVEMBER 27, 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.



MINUTES
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 video
conferencing/teleconferencing technology with public access
via WWW.ZOOM.US/JOIN**

OR (888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 890 0513 4280
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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.

Chairman Brown called the meeting to order at 6:01 p.m. Tuesday, November 3, 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. Three (3) attendees were present on Zoom for the meeting. They were: Albert Gomez, Richard Hovas, P.E. and 636705.

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 take appropriate action on the minutes of the 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

Commissioner Dunn made a motion to approve the consent agenda for items 1 thru 3. The motion was seconded by Commissioner Lopez. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 6-0

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)

The Public Hearing opened at 6:06 p.m.

Marcy Ratcliff, Director of Development Services, stated 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.

Commissioner Snow stated there are 3 reasons not to approve this PD. First I will not vote for a negotiated PD that includes no facades. I point to the steel buildings out on 175 next to La Pradera, I saw a similar project in Grand Prairie when it was 15 to 20 years old and it was not a pretty sight. Secondly, I do not feel you can use a building for screening. 3. Your dumping.

The Public Hearing closed at 6:37 p.m.

Commissioner Snow made a motion to table this item until the next meeting. The motion failed due to not have a second on the motion.

Commissioner Dunn made a motion to approve the rezoning of an approximately 4.306-acre tract of land located in the 600 block of Rand Road from Light Industrial (LI) to Planned Development (PD). The motion was seconded by Commissioner Lopez. Chairman Brown called for a vote with five voting AYE (Chairman Brown, Vice-Chairman Cardoza, Commissioner Dun, Commissioner Lopez, and Commissioner Saldana) and one voting NAY (Commissioner Snow), the motion carried by a vote of 5-1

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

5. Update on the Kaufman County Bond Improvements to TaborParkway.
 - The City of Kaufman will have the bid opening in December and hopefully, dirt will be flying in January 2021. This project will take about 1-1/2 years.

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

Vice-Chairman Cardoza made a motion to adjourn at 6:42 p.m., seconded by Commissioner Saldana. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 6-0.

BURTON BROWN
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNING TECHNICIAN



Meeting Date: December 1, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Preliminary Plat of Two Furlong Estates, a tract of land (PID 204390) containing 11 acres. The subject property is located at the southwestern corner of CR 151 and CR 154. The proposed development for 8 lots is located in the City of Kaufman's Extraterritorial Jurisdiction (ETJ). (Case No. PP-04-20)

BACKGROUND/PURPOSE:

Block 1, Lots A-H, each containing a little more than the required minimum one-acre lot size for a septic system. The average size of the eight lots is 1.188 acres. Five lots will front on CR 154 and three lots will front on CR 151. A 15-foot utility easement along the front of each lot is required by Trinity Valley Electric Co-Operative.

Trinity Valley Electric Co-Operative will provide electrical service.

Becker-Jiba Special Utility District will provide water service.

THOROUGHFARE PLAN: CR 151 is designated as a Type C Collector Street for the future development of 2-3 lanes and requiring a right-of-way width of 80-100 feet. At this time Kaufman County is requiring the minimum right-of-way width of 80 feet. Therefore, Two Furlong Estates is required to dedicate 40 feet of right-of-way along CR 151 to Kaufman County. CR 154 is a local road that the City of Kaufman requires a minimum right-of-way width of 50 feet. Therefore Two Furlong Estates is required to dedicate 25 feet of right-of-way to Kaufman County.

RECOMMENDATIONS:

Staff recommends approval of the Preliminary Plat of Two Furlong Estates, Lots A-H, Block 1. (Case No PP-04-20)

ATTACHMENTS:

1. Location Map
2. Preliminary Plat of Two Furlong Estates, Lots A-H Block 1.

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

Location Map

Two Furlong Estates





Meeting Date: December 1, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request for a Specific Use Permit to allow a private club in conjunction with a restaurant. located at 214 E. Mulberry Street (formerly Sonic Restaurant). The property (PID 28604) is platted as part of Block 41 of the Kaufman Original Addition. The property is zoned Commercial. (Case No. Z-06-20)

APPLICANT: Scott Olden

BACKGROUND/SUMMARY:

The building located at 214 East Mulberry Street was previously occupied as a Sonic Drive-In restaurant from 1978 to January 2020. The Detour a drive-in restaurant has occupied the building since February 2020.

The owner, Scott Olden is requesting to sell alcoholic beverages at The Detour, with a Wine and Beer Retailer's Permit (BG) and Food and Beverage Certificate (FB), which will require a Specific Use Permit for a private club in conjunction with a restaurant. He will not be able to obtain a liquor license without the Specific Use Permit.

Texas Alcohol Beverage Commissions (**TABC**) has defined the following as:

Wine and Beer Retailer's Permit (BG)

The holder can sell for consumption beer, ale, malt liquor and wine not more than 14% or 17% alcohol by volume (Code §251.81) on or off the premises where the product is sold. Products can't be sold for resale. This permit requires adequate seating area for customers.

Food and Beverage Certificate (FB)

May be issued to the holder of a Retail Dealer's On-Premise License (BE), Wine and Beer Retailer's Permit (BG), Mixed Beverage Permit (MB) and Private Club Registration Permit (N, NB, NE) if receipts from the sale of alcoholic beverages by the license holder at the location are 60% or less of the total receipts. The location must have permanent food service facilities for preparation and service of multiple entrees for consumption at the location.

The holder must meet the requirements of the Alcoholic Beverage Code and Rule 33.5 concerning the minimum number of entrees served, hours of service, etc.

Staff has talked to TABC multiple times and currently, there are no clear answers. Things have also been temporarily revised since the COVID-19 pandemic and there is no decision if this policy will become permanent or if it will just be temporary. TABC has been allowing businesses to sell their alcoholic beverages, for off-premises consumption, with the customer's to-go orders.

Staff spoke with Police Chief Dana Whitaker about the possibility of open containers leaving the premises and he stated that he would adhere to the TABC regulations.

A list of questions was given to Mr. Olden, after speaking with TABC, to allow him the opportunity to address staff's concerns. The list of questions and his responses are found on page 6 of 7 of this report.

On March 1, 2004, the Planning and Zoning Commissioners denied the expansion of an existing SUP-12 located at 1917 S. Washington (formerly La Pradera Restaurant and now Chef's Restaurant). The Commissioners at that time expressed concern with the ability to control the consumption of alcohol on the covered patio area.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	"C"	Kaufman County Parking Lot
South:	"SF-6"	Single Family Vacant Property
East:	"C"	Car Wash
West:	"C"	Pawn Express



COMPREHENSIVE PLAN:

Land Use Plan:

The Comprehensive Plan designates the land use of the subject property as commercial. The existing commercial zoning complies with the amended future land use map.

Thoroughfare Plan:

The City of Kaufman Thoroughfare Plan designates East Mulberry Street as a "Type A", Major Arterial, requiring a future right-of-way width of 120-feet. However, the 2035 Kaufman County Transportation Plan designates East Mulberry Street as a "Type AA", Principal Arterial Arterial requiring a future right-of-way width of 120-140 feet.

DETERMINATIONS NECESSARY FOR CONSIDERING SUP'S

Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

- A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening, and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all of the following:
1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
 2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
 3. The nature of the use is reasonable;
 4. Any negative impact on the surrounding area has been mitigated; and/or
 5. That any additional conditions specified to ensure that the intent of the district is being upheld.
- B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.
- C. No Specific Use Permit shall be granted unless the applicant, owner, and grantee of the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements or conditions of the Specific Use Permit, as incorporated into the amending ordinance establishing the SUP, and as reviewed by the Planning and Zoning Commission and approved by the City Council.
- *H. A time limit may be imposed as a condition upon the granting of a SUP. If a time limit has been imposed, the SUP automatically terminates when the time limit expires. Except as otherwise provided in Subsection 30.2.I.; the applicant shall go through the procedures outlined above in Subsection 30.2.A-30.2G to renew a SUP.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 22 property owners within 300' of 214 East Washington Street. The results are as follows:

- Property owners returned letters in **opposition** to the request = 2
- Property owners returned the letter in agreement to the request = 0

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:

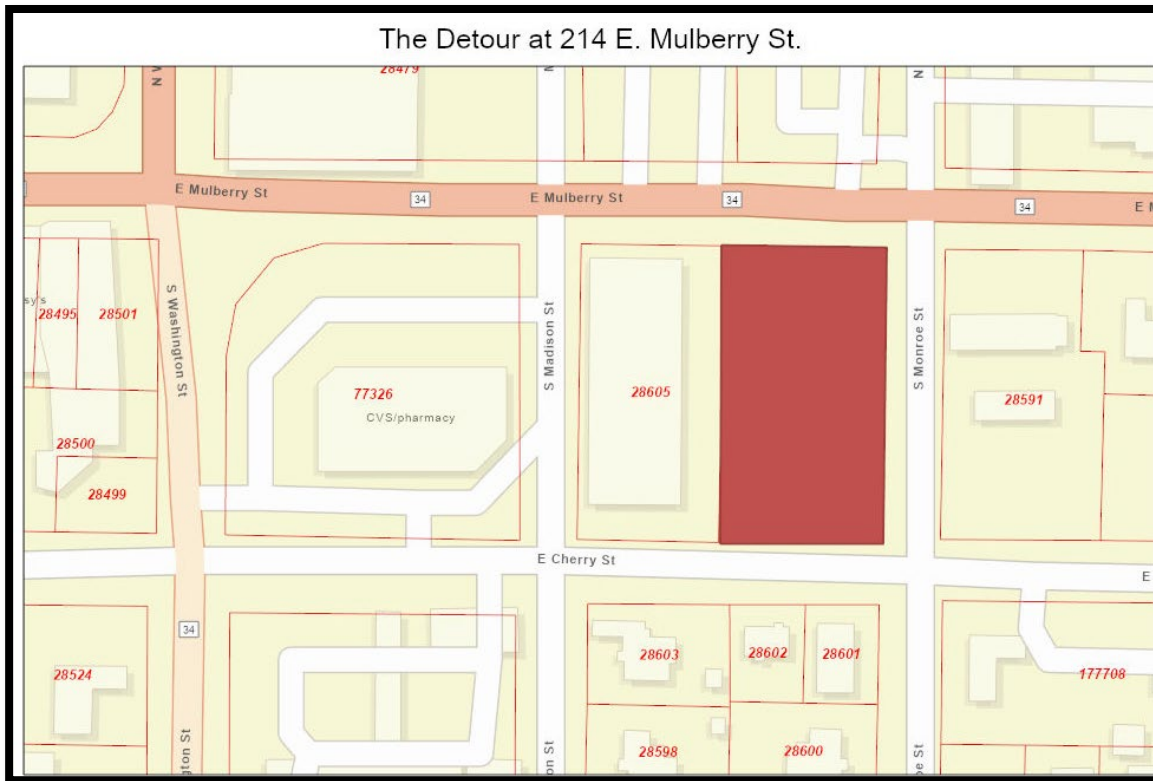
Staff recommends denial of Z-06-20, to deny the specific use permit for a private club (restaurant with alcoholic beverage sales for on-premise consumption only) located at 214 East Mulberry Street for the following reasons:

1. The proposed business model of a drive-in restaurant is different from a restaurant with indoor seating and designated servers, where you truly control patrons from leaving the building with alcoholic beverages. A drive-in restaurant cannot physically control when a vehicle can leave.
2. There are concerns of potential liability for the City of Kaufman regarding the open container laws. Right now during the COVID-19 pandemic, the rules are somewhat relaxed relative to the open container laws. Staff does not know what will happen with the rules and regulations once the pandemic is over.

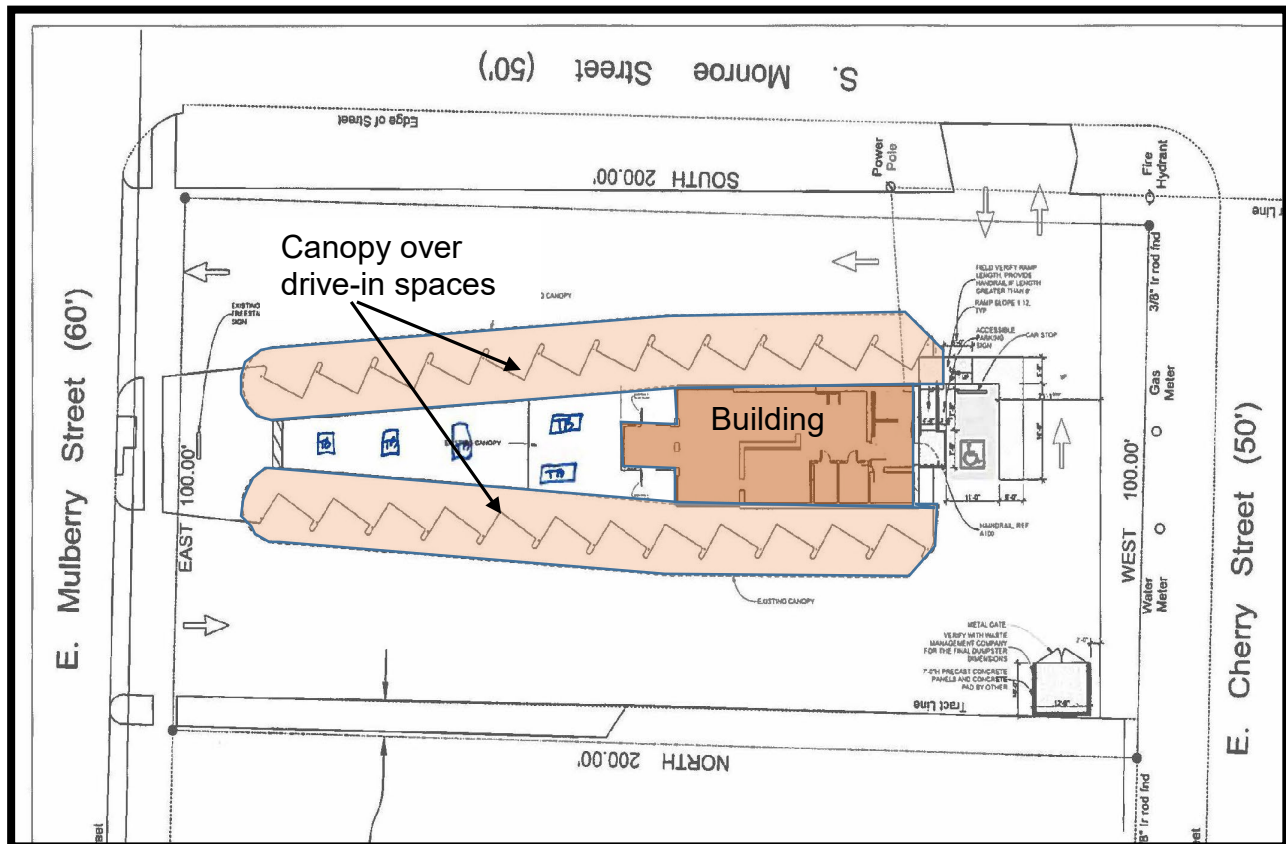
ATTACHMENTS:

1. Location map
2. Site Plan
3. Questionnaire
4. Responses Received

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



Site Plan



Responses to Questions Regarding the Sale or Consumption of Alcoholic Beverages at 214 E Mulberry Street

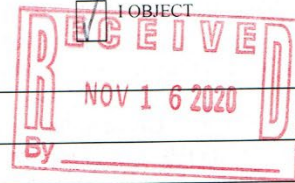
1. Will you be selling the alcoholic beverages to-go? **Yes**
 - a. How will the package be sealed? **Sealed Bottle**
 - b. How will the package be marked for to-go only? **Put into a bag, we could even seal bag**
2. Will you be selling the alcoholic beverages to consume on-premise? **Yes**
 - a. How will you monitor the customer from leaving with an open container? **Post signs**
 - b. How will you monitor the age of the customer? **Check IDs**
 - c. How will you monitor if the person is intoxicated? **Staff training, cutoff, not server, offer ride**
3. What will your policy be on opening to-go containers and consuming it on-premise? **NOT allowed**
4. What will your policy be on opening to-go containers and consuming part of it on-premise and taking the rest with them? **NOT allowed**
5. What kind training will you and your employees have? **TABC certification course**
6. What about the age of your employees? **18 to serve**
 - a. Is there a limit on who can serve it? **18 and over**
 - b. Is there a limit on who can prepare it? **18 and over**
7. What kind of situation will you cause you to call the police department? **Customer acting belligerent or appears to be not safe to drive**
8. Will this be for wine and beer only? **Yes**
9. Will you be serving margaritas? **No**
10. What about alcohol in the ice cream?
 - a. Is alcohol still being adding? **As ingredient**
 - b. What is the age of the employee who mixing it in? **50, owner makes all ice cream**
 - c. What type of alcohol is/was being added to the ice cream? **Whatever flavor trying to achieve. Rum Raisin would have a small amount of rum for flavor.**
 - d. Would this practice fall under the permits you are applying for? **No, TABC follows the Alcohol Tobacco Tax and Trade Bureau (TTB) in determining what is alcoholic beverage. TTB regulation 27 CFG 17.133(d) state that ice cream and ices have been found to be unfit for beverage purposes where only sufficient spirits are used for flavor purpose. We add the alcohol with all the other ingredients when we make the ice cream. It is a low content that is why it freezes solid and is not a beverage.**

Detour is a family-friendly business NOT a bar. We don't offer customers any reason to hang out and drink beyond what a customer would enjoy with their meal. We have had numerous requests by customers to serve beer with the burgers, it is a good fit. We plan on serving only bottle beers. Bottle beers are easier to control and monitor. We feel having beer available to sell would help our business. We lose business now because people go to other places for an alcoholic drink with their meal, we just want a level playing field.

Date: 11-11-20
Name: EVA HALFORD
Address: 300 E. CHESTNUT ST
City & State: Kaufman TX 75142
Phone #: 214 434 5828
COMMENTS:

RE: Conduct a public hearing and make a recommendation to City Council on a request by Scott Olden, for the Detour Restaurant, on a 0.459-acre tract (PID 28604) located at 214 E. Mulberry Street for a Specific Use Permit for a private club (sell alcoholic beverages) in conjunction with a restaurant. (Z-06-20)

☐ I AM IN FAVOR
Email Address: _____



NAME PRINTED

SIGNATURE

Date: 11-11-20
Name: ANITA PROVINCE TEE
Address: 425 VIA
City & State: VISTA, CA
Phone #: 760 484 77410
COMMENTS:

RE: Conduct a public hearing and make a recommendation to City Council on a request by Scott Olden, for the Detour Restaurant, on a 0.459-acre tract (PID 28604) located at 214 E. Mulberry Street for a Specific Use Permit for a private club (sell alcoholic beverages) in conjunction with a restaurant. (Z-06-20)

☐ I AM IN FAVOR
Email Address: _____

☒ I OBJECT

Is this "Private Club" for men, women, or men and women?
What are the activities that will take place here? Until I have
more information I cannot give my consent.

ANITA PROVINCE
NAME PRINTED

Anita Province
SIGNATURE



Meeting Date: December 1, 2020

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the Site Plan of 1904 E. Highway 175 (PID 56874) for the Kaufman County Animal Adoption Center. The 45-acre lot is platted as Lot 1, Law Enforcement Center Addition. The property is zoned Highway Commercial (HC). (Case No. SP-07-20)

BACKGROUND/SUMMARY:

Kaufman County is proposing a new Animal Adoption Center to be located on the same 45-acre property known as the Kaufman County Law Enforcement Center and future Justice Center. The property will be addressed as 1904 E. Highway 175. The Animal Adoption Center will be a 1-story structure containing 12,560 sf. The Adoption Center will house 66 dogs and 58 cats. There will be indoor "get to know you rooms" and an outdoor "get to know you courtyard". The building will also have offices for staff, a reception area for the public, and a check-in area in the rear, to assign the animals to the appropriate room awaiting a safe return to the owner or an adoption process. The exterior building materials include brick and composite wall panels that will complement the proposed Justice Center. The masonry wall around the outdoor "get to know you courtyard" will match the proposed building elevations.

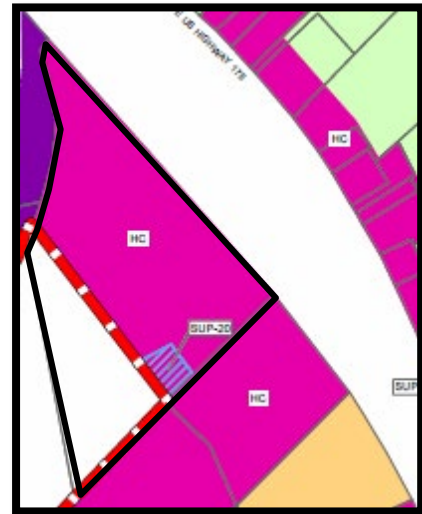
The development of the Animal Adoption Center will create the need for a water detention area, to be located near the employee parking lot, for the stormwater runoff. The Animal Adoption Center will require 11 off-street parking spaces. The Adoption Center is proposing 29 off-street parking spaces (16 visitor spaces and 13 employee spaces). The Adoption Center is only required to provide 2 handicapped parking spaces but instead is proposing to develop 4 handicapped spaces. Two handicapped spaces will be located in the visitor parking area and 2 more handicapped spaces will be located in the employee parking area.

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 total of 517 off-street parking spaces. The combined total of all three uses will be 546 spaces.

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 location of the Kaufman County Justice Center for the development of the County Courthouse, a 3 story structure, containing 98,586 SF.

SURROUNDING ZONING AND EXISTING LAND USES:
Zoning Map

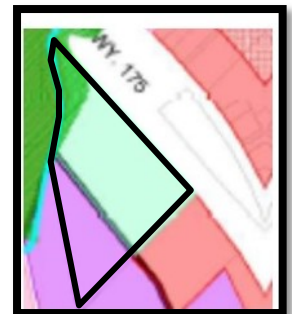
	Zoning	Existing Land Use
Left:	HC	Undeveloped
Right:	LI	Undeveloped & Numo Manufacturing, Advance
Rear:	Not in City Limits	Tabco Undeveloped
Front:	HC	Hwy 175 Residential Freeman Park Estates (Priscilla Lane)



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:

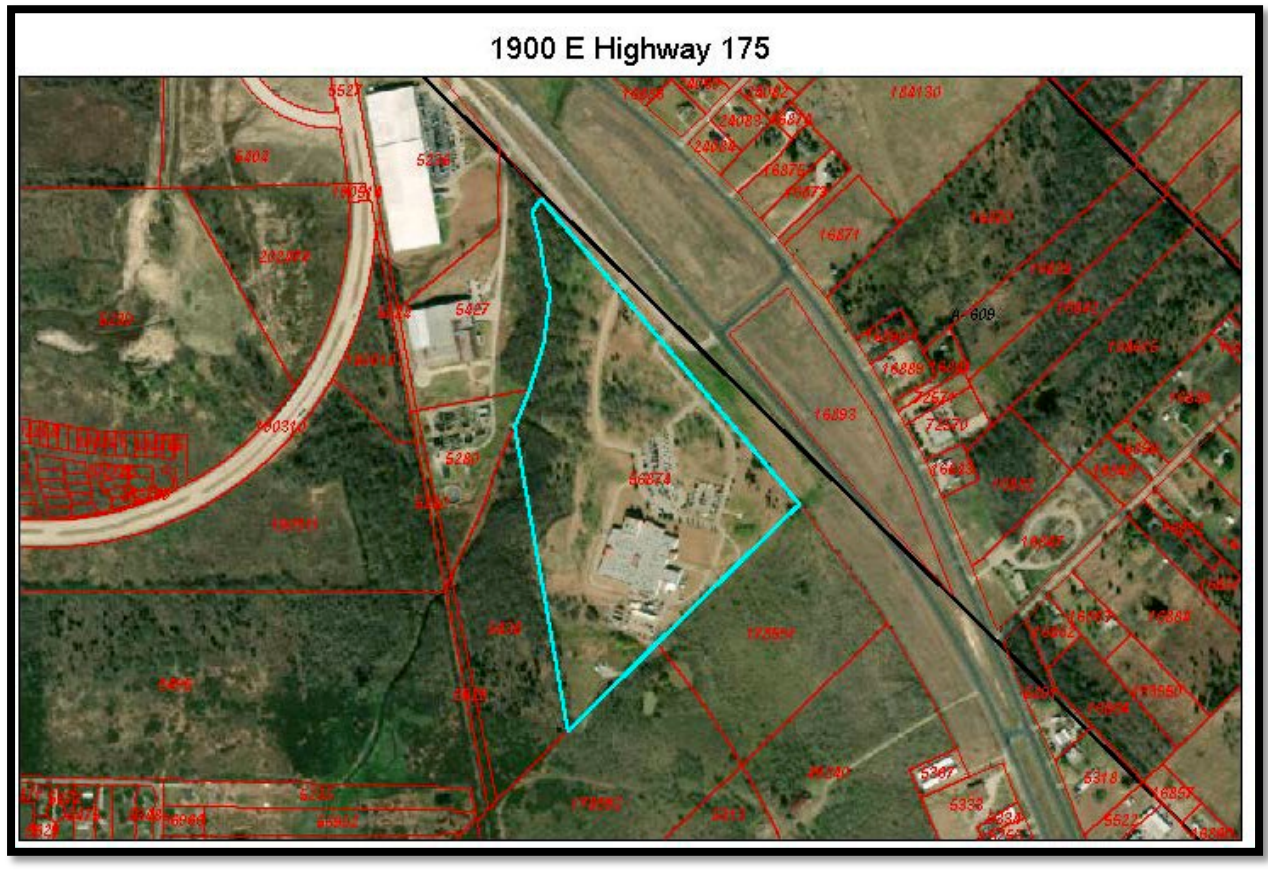
Staff recommends approval of SP-07-20 for the Site Plan of 1904 E Highway 175 for the Kaufman County Adoption Center.

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



quorum

October 7, 2020

Marcy Ratliff
Director of Development Services
City of Kaufman
209 S. Washington St.
Kaufman, TX 75142

RE: Kaufman Animal Shelter Site Plan Submittal
Project Description
Quorum Number: 19209

Marcy,

Quorum Architects, Inc. is pleased to submit this project description of the proposed Kaufman Animal Shelter as part of the Site Plan Submittal.

Kaufman County's new 12,560 square foot Animal Services facility is designed with the future growth in mind, providing for 66 dogs and 58 cats. After a series of highly collaborative work sessions with the owner, Quorum's team developed a building design with a welcoming storefront appeal to increase walk-ins, as well as encourage and increase adoptions. Providing a place where animals can be comfortable and healthy and can express normal behavior was a driving principal for the facility design.

The facility will likely have hours of operations like other shelters which is often 10:00 AM to 5:00 or 6:00 PM Monday through Friday and 10:00 to 2:00 on Saturday. Some shelters are closed on Mondays. The Design includes a modern design that should complement the adjacent Justice Center nicely but integrate a more fun and colorful design than most Public and Civic structures. It is designed with durability and low maintenance in mind to stand the test of time. AS for the top priority of animal and employee health and well beings we have planned on an HVAC system designed specifically for the high standards of 100% fresh air and 12-16 air exchanges per hour in the animal rooms with no sharing of air from one room to another in order to minimize the risk of disease transmission. Each animal room will have natural daylighting to maintain the circadian rhythm and decrease stress related illness. The adoptable kennels and Isolation kennels will have indoor outdoor kennels that will be closed off at night to keep the dogs contained inside. This improves the adoptable dog's health and well-being. There will be an indoor get to know room and an outdoor Get to Know Courtyard that allows social interaction and assures compatibility with new owners and their pets. Functionally, back of house animal service areas are separated but still in close relationship allowing for an efficient design. They check in process starts in the enclosed sally port in the back of house to allow employees to safely offload animals and check them into the appropriate room awaiting a safe return to owner or a happy adoption process.

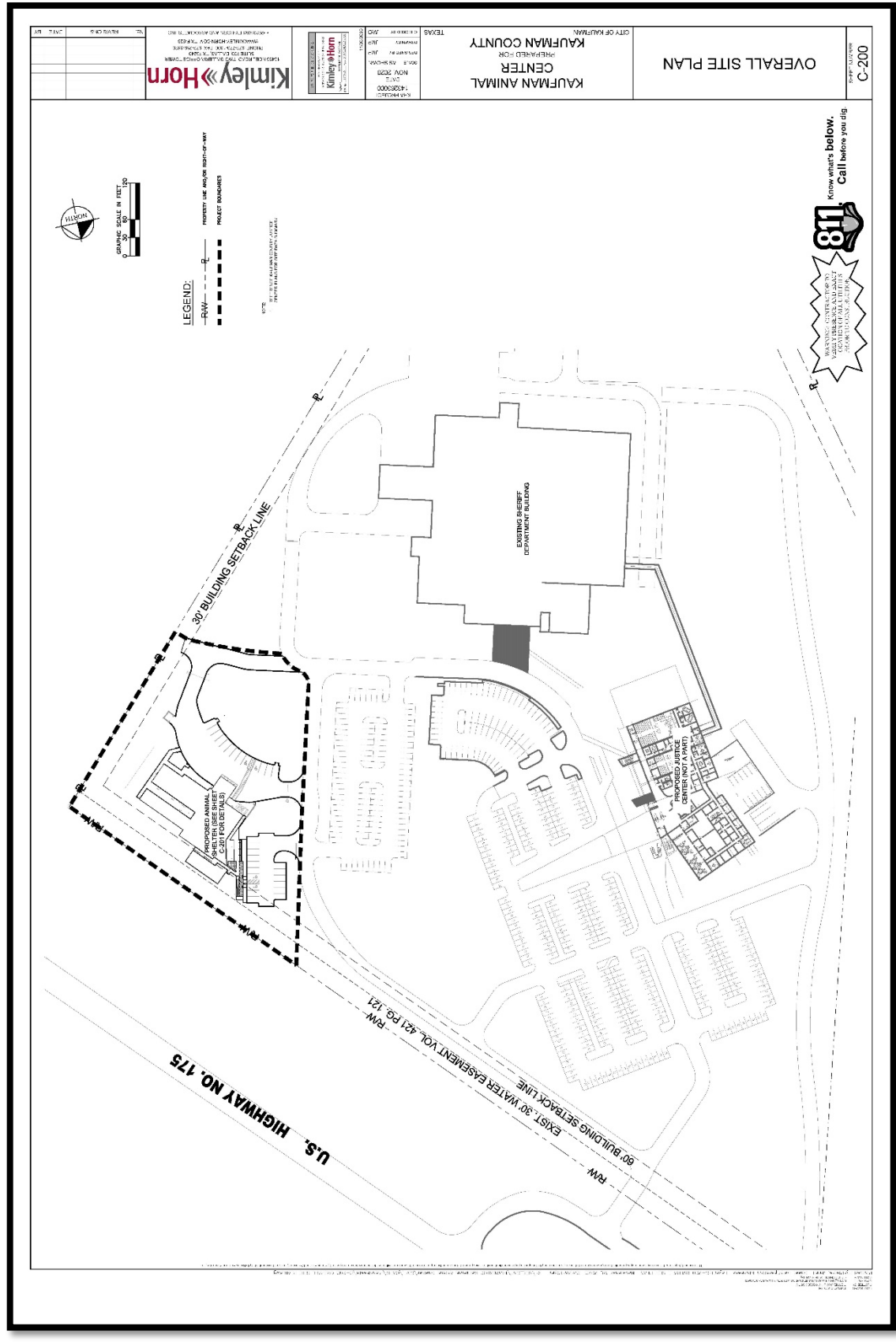


David G. Duman, AIA TX Registration #14305
Quorum Architects, Inc.

ARCHITECTURE · INTERIOR DESIGN

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Site Plan





GRAPHIC SCALE IN FEET
0 100 200

LEGEND:

- PROPERTY LINE AND/OR RIGHT-OF-WAY
- BUILDING OUTLINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED DRIVE
- SPOT ELEVATION (DATE, WATER EXISTING)
- SLOPE INDICATION
- PROP. ASPHALT PAVEMENT





