



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 5, 2021 - 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**

PLEDGE OF ALLEGIANCE US FLAG

TEXAS FLAG

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

INVOCATION

CALL MEETING TO ORDER: Chairman calls the Meeting to order, states the date and time, states 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 the Final Plat of Lot 1, Block 1, Juniper Pointe Addition, being a tract of land containing 9.008-acres (PIDs 5373, 5377), situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, Texas. The property is generally located in the 2600 Block of Tabor Parkway. A one lot residential subdivision for a Multi-Family-2 development is proposed. (Case No. FP-12-21)
2. Consider and take appropriate action on the minutes of September 7, 2021 Planning and Zoning Commission Meeting.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

3. Consider the Preliminary Plat of Oakdale Estates, being a tract of land containing 25.402 acres (PIDs 184130 and 16871). The property is generally located in the 1500 Block of East Highway 175., situated Levi York Survey, Abstract No.609, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development -21 (PD-21). The preliminary plat is for 123 residential lots and 4 common areas. (Case No. PP-04-21)

BOARD INQUIRY If a member of the board makes a spontaneous inquiry about a subject not on this agenda, then the board or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

I, 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 DAY, OCTOBER 1, 2021 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.



Planning and Zoning Commission Report

Meeting Date: October 5, 2021

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Lot 1, Block 1, Juniper Pointe Addition**, being a tract of land containing 9.008-acres (PIDs 5373, 5377), situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Kaufman, Texas. The property is generally located in the 2600 Block of Tabor Parkway. A one lot residential subdivision for a Multi-Family-2 development is proposed. (Case No. FP-12-21)

BACKGROUND/PURPOSE:

A 5.366-acre portion of the property was rezoned from Commercial (C) to Multi-Family -2 (MF-2) on May 24, 2021. The remaining 3.642-acres was already zoned Multi-Family-2 (MF-2). The MF-2 district allows a maximum density of 24 units per acre. The Preliminary Plat and Site Plan were approved by City Council on August 23, 2021.

Typically, a subdivision is required to have two separate entrances and exits, so in case of an emergency, if one entrance/exit is blocked there is another entrance/exit available. However, in this instance it is physically impossible to have two separate entrances and exits, because the property is surrounded by existing development on all sides. The Fire Department devised a compromise for the two separate entrance and exit requirement that met the spirit of the Subdivision Ordinance.

The property has 209.77 feet of frontage on Tabor Parkway, which allows room for two separate 24-foot driving lanes divided by a 5-foot median to serve as the two entrances and exits. This means the apartment complex will regularly have the northern 24-foot driving lane as the two entryway lanes and the southern 24-driving lane as the two exit way lanes. If one side or the other is ever closed due to an emergency, the other side will have enough width for two-way traffic.

Oncor Electric will provide electrical service. The City of Kaufman will provide water and sanitary sewer service.

THOROUGHFARE PLAN: Tabor Parkway is designated as a "Type B", Minor Arterial, requiring a right-of-way width of 100 feet. Additional right-of-way was not required with this plat.

RECOMMENDATIONS:

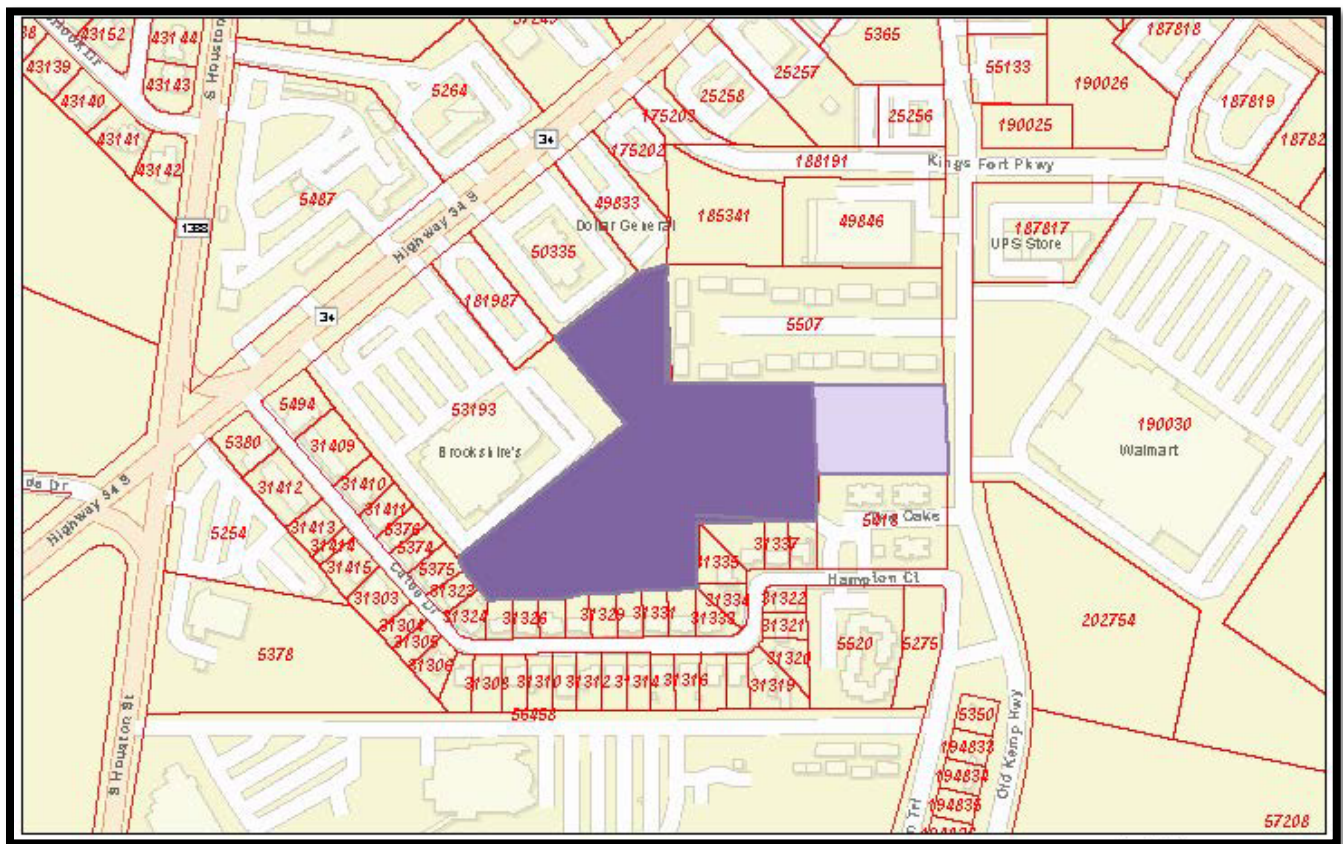
Staff recommends approval of the Final Plat of Lot 1, Block 1, Juniper Pointe Addition (Case No. FP-12-21).

ATTACHMENTS:

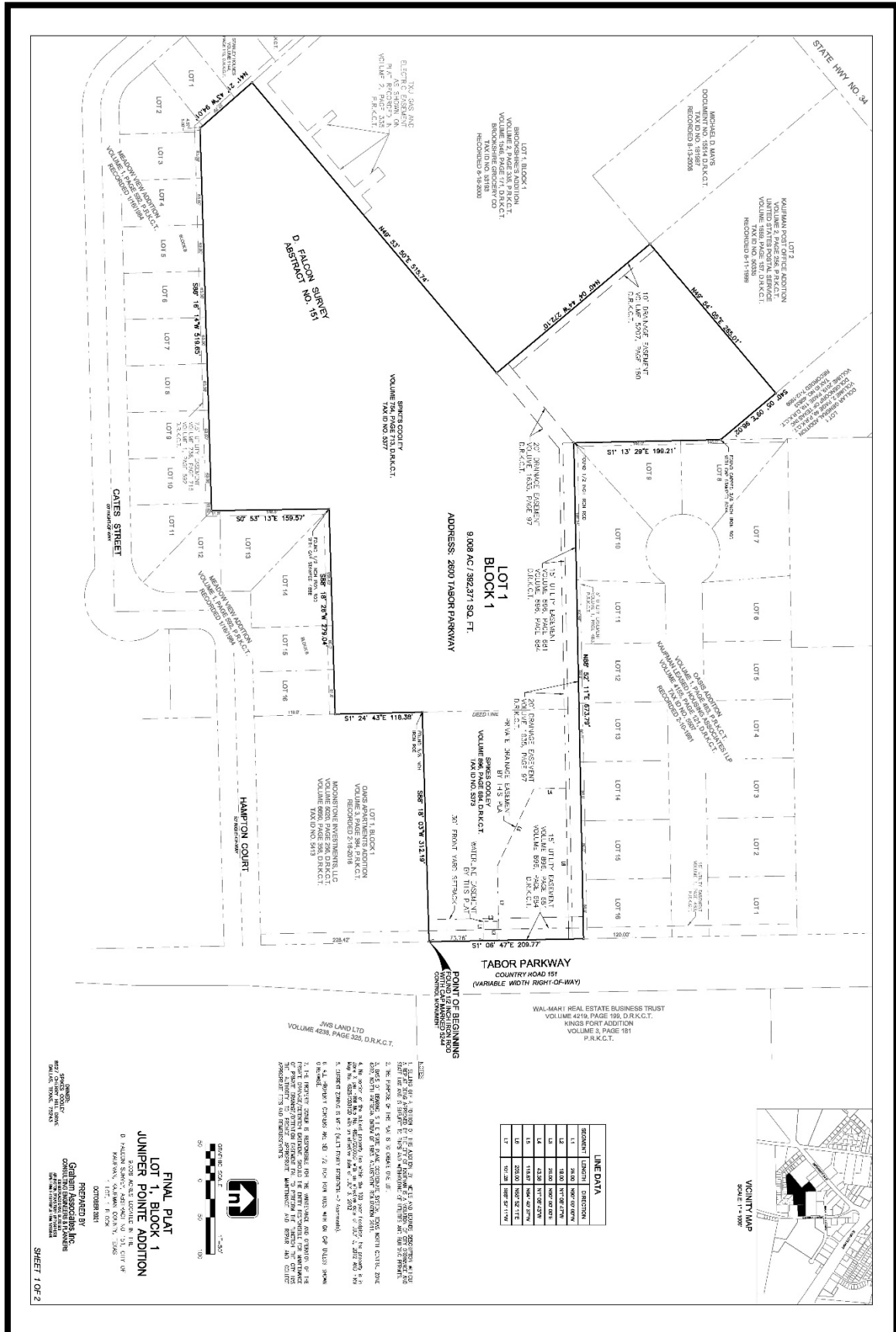
1. Location Map
2. Final Plat of Lot 1, Block 1, Juniper Pointe Addition.

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

Location Map



Final Plat of Lot 1, Block 1, Juniper Pointe Addition Page 1





MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 1, 2021 - 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 or
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Password: 636705

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

INVOCATION

CALL MEETING TO ORDER CHAIRMAN CALLS THE MEETING TO ORDER, STATES THE DATE AND TIME, STATES MEMBERS PRESENT, AND DECLARES A QUORUM PRESENT.

Chairman Brown called the meeting to order at 6:05 p.m. Tuesday, September 7, 2021. Commissioners present were Chairman Burton Brown, Vice-Chairman Patrick Cardoza, Commissioner Richard Dunn, Commissioner Porfilo Lopez, and Commissioner Gladis Saldana. Director of Development Services Marcy Ratcliff, Planning Technician Joy Henderson, Planning Assistant Myra Manriquez were present. Present in the audience were Chris Evertz, Mathias, Haubert, Michael Grooms, Carl Marlow, Jim Meara, Pan Shirbean, Matina Rose Whitfield, Clint and Thomas Borders IV,

CITIZENS COMMENTS/ REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for

translation. Speaking time is not transferable. Citizens may address the P&Z Commission on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the P&Z Commission as a whole. **When addressing the P&Z Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and P&Z Commission.**

CONSENT AGENDA "All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request 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 THE FINAL PLAT OF LOT 1, BLOCK 1, WHITFIELD ADDITION. THE 5.00-ACRE TRACT OF LAND (PORTION OF PIO 548) SITUATED IN THE CHARLES ASKINS SURVEY, ABSTRACT NO. 2 IS GENERALLY LOCATED AT 7726 COUNTY ROAD 151. THE PROPERTY IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION (ET J) OF THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. (FP-11-21).
2. CONSIDER AND TAKE APPROPRIATE ACTION ON THE MINUTES OF AUGUST 3, 2021 PLANNING AND ZONING COMMISSION MEETING.

END OF CONSENT AGENDA

Commissioner Dunn made a motion to approve the consent agenda for items 1 and 2. The motion was seconded by Vice-Chairman Cardoza. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

PUBLIC HEARING

3. HOLD A PUBLIC HEARING, DISCUSS AND MAKE A RECOMMENDATION TO CITY COUNCIL ON A NEWLY ANNEXED PROPERTY TO BE ZONED AGRICULTURE-OPEN {A-0} AND OWNED BY THOMTREE VENTURES, LLC. THE PROPERTY IS APPROXIMATELY 112 ACRES OF LAND GENERALLY LOCATED AT 3997 FARM TO MARKET ROAD 1836 (PIDS 2195, 2196, AND 2197), SITUATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS. (CASE NO. Z-16-21)

- a. The Public Hearing is opened at 6:10 p.m.

Marcy Ratcliff, Director of Development Services, stated City Council, on July 26, 2021, approved Ordinance O-33-21 for the voluntary annexation as petitioned by Thorntree Ventures LLC. The 112 acres is generally located at 3997 Farm to Market Road 1836. Annexed property is required to be zoned within 90 days of annexation. The City of Kaufman initiated a case to zone the 112 acres to Agriculture/Open (A/O). Typically, the City would initiate a case to zone the property Agriculture/Open (A-O) District, unless the property owner requested a different zoning district to match or compliment the surrounding areas. The property owner is looking at adjacent properties to discuss voluntary annexation. If additional properties are annexed, the property owner will be requesting a planned development zoning designation on the subject property and possibly other properties on a future date, but not within the required 90 days of annexation.

- b. The Public Hearing is closed at 6:13 p.m.

Commissioner Dunn made a motion to approve the zoning of Agriculture-Open (A-0) for property generally located at 3997 Farm to Market Road 1836 (PIDs 2195, 2196, and 2197). The motion was seconded by Commissioner Lopez. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

DISCUSSION/ACTION ITEMS

4. CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL ON THE SITE PLAN OF PROPOSED REPLAT OF LOT 1 R & 2R, BLOCK 1, GREGORY MARLOW TRUCK STOP ADDITION, BEING A TRACT OF LAND CONTAINING 5.46 ACRES (PIDS 198186 AND A PORTION OF 16821), LOCATED AT 1420 AND 1430 EAST MULBERRY (STATE HIGHWAY 243). THE SITE PLAN IS FOR THE CONSTRUCTION OF TWO BUILDINGS; A LIQUOR STORE AND A CONVENIENCE STORE/GAS STATION WITH A RESTAURANT WITH A DRIVE-THROUGH WINDOW SERVICE. THE PROPERTY IS ZONED LIGHT INDUSTRIAL (LI). (CASE NO. SP-03-21)

Marcy Ratcliff, Director of Development Services, stated the site plan will be for two separate lots. An additional 18,475 SF is being added to the southeast corner of Lot 2R to serve as the detention pond for both lots. There will 24 foot wide fire lane/cross access easements around each building and connecting the two lots. Each lot will provide a 24 foot wide fire lane/cross access easement entrance to adjacent properties to the east and southern sides. The civil engineering for

drainage determined a detention pond will be required. The area of Lot 2R will be increased in area by 18,745 SF at the southeast corner to accommodate the required detention pond. The total lot area of Lot 2R is 2.57 acres. All signage will be in accordance with Section 44, Sign Regulations. Each lot will have the right for a pole sign. The proposed buildings material is a combination of brick and stucco. The average building height is 17-feet.

Lot 1R (125,955 SF) will contain the truck stop/gas station, a 7,200 SF convenience store and restaurant with drive thru window service. There will 20 gas pump stations for regular sized vehicles in front of the convenience store and 4 gas pump stations for semi-trucks in the rear. Vehicles for the restaurant drive thru window service will enter from the north side of the building and will exit to the south. Drive thru window service for a restaurant requires a minimum of 6 stacking spaces and an escape lane, which is provided. The required number of off-street parking spaces is 36 spaces with 2 handicapped spaces and 45 spaces are provided. The total required landscaped area is 18,893 SF and 21,501 SF is being provided which is 17% of the total lot area. The total impervious area is 104,454 SF which is 82% of the total lot area.

Lot 2R (112,019 SF) will contain the 7,200 SF liquor store with drive thru window service. Vehicles for the liquor store drive thru window service will enter from the north side of the building and will exit to the south. Drive thru window service for the liquor store requires a minimum of 3 stacking spaces. An escape lane for retail operations is not required but is being provided. The required number of off-street parking spaces is 36 spaces with 2 handicapped spaces and 50 spaces are provided. The total required landscaped area is 16,803 SF and 19,378 SF is being provided which is 17.3% of the total lot area. The total impervious area is 92,641 SF which is 82.7% of the total lot area.

Chairman Brown asked if this will be a chain restaurant and if the drainage will flow towards Mulberry Street.

Commissioner Lopez asked if a truck overflows on their fuel, would the overflow fuel go to a drainage system.

Commissioner Dunn asked how many employees would work at the two stores.

Carl Marlow stated there are procedures in place for any overflow in fuel. The fuel can't go into any ditches or drainage pipes. Small spills are cleaned up immediately by staff, while larger spills have to be reported to the State of Texas before the cleanup starts. There will not be a chain restaurant located in the building and the liquor store will employ 6 to 8 employees, while the convenience store will have 12 to 14 employees.

Commissioner Dunn made a motion to approve the Site Plan of the Gregory Marlow Truck Stop located at 1420 and 1430 East Mulberry. The site plan is for the construction of two buildings; a liquor store and a convenience store/gas station with a restaurant with a drive-through window service. The motion was seconded by Commissioner Lopez. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

5. CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL ON THE SITE PLAN OF LOT 2, BLOCK C, KINGS FORT ADDITION, PHASE 1, BEING A TRACT OF LAND CONTAINING 1.00 ACRE (PIO 187820), LOCATED IN THE 340 BLOCK OF EAST HIGHWAY 175. THE SITE PLAN IS FOR THE CONSTRUCTION OF A CONVENIENCE STORE/GAS STATION. THE PROPERTY IS ZONED PLANNED DEVELOPMENT - 7 (PD-7). (CASE NO. SP-04--21)

Marcy Ratcliff, Director of Development Services, stated the applicant is requesting to develop a gas station, on Lot 2, Block C, Kings Fort Addition, which contains 43,560 square feet or 1.00 acres. Currently, the property is zoned Planned Development 7 – Highway Commercial (PD-7-HC). The proposed gas station building contains 440 square feet. The maximum lot coverage is 50% and the proposed lot coverage is 0.9%. The minimum landscape area is 15% of the street yard area and the proposed landscape area is 29.8% of the street yard area. The total impervious area is 70.2%. The Kaufman Zoning Ordinance requires one parking space per 200 square feet of floor area. Two parking spaces are being added for the 440 square foot building. One parking space for each gasoline pump unit is required and 16 spaces are being provided. There is adequate spaces being provided for waiting, stacking and maneuvering automobiles for refueling. There is a cross access across the front of the property connecting with Whataburger on the west side and the small strip center on the east. There is an entrance/exist onto Kings Fort Parkway. A cross walk will be installed at the corner of Walton Drive and Kings Fort Parkway, where there is a 4 way stop sign. This will allow customers to cross the street to the Walmart in a safe manner. The proposed building is modular pre-fab building with a stucco finish. The proposed one story building has a maximum height of 17 feet 8 inches. The maximum height allowed is 45 feet or 3 stories.

Chairman Brown asked if this will be a Murphy gas station.

Mathias Haubert stated it will not be a Murphy gas station, but a Wal-Mart gas station.

Vice-Chairman Cardoza made a motion to approve the Site Plan located in the 340 Block of East Highway 175 for the construction of a convenience store/gas station. The motion was seconded by Commissioner Lopez. Chairman Brown

called for a vote with all voting AYE, the motion carried by a vote of 5-0.

6. CONSIDER AND MAKE A RECOMMENDATION TO CITY COUNCIL ON THE SITE PLAN OF PROPOSED LOT 5, BLOCK E, KINGS FORT ADDITION, PHASE 2, BEING A TRACT OF LAND CONTAINING 2.054 ACRES (A PORTION OF PIO 202752), SITUATED IN THE D. FALCON SURVEY, ABSTRACT NO.151 AND GENERALLY LOCATED IN THE 750 BLOCK OF EAST HIGHWAY 175. THE SITE PLAN IS FOR THE CONSTRUCTION OF A CREDIT UNION WITH DRIVE-THROUGH SERVICES. THE PROPERTY IS ZONED PLANNED DEVELOPMENT 15 (PD-15). (CASE NO. SP-05-21)

Marcy Ratcliff, Director of Development Services, stated the applicant is requesting to develop a Lone Star Credit Union, on Lot 5, Block E, Kings Fort Addition, which contains 89,472 square feet or 2.054 acres. Currently, the property is zoned Planned Development 15 – Highway Commercial (PD-15-HC). The proposed building contains 3,770 square feet. The maximum lot coverage is 50% and the proposed lot coverage is 4.47%. A 1,024 SF pergola is proposed to be located in the patio area. The minimum landscape area is 15% of the street yard area and the proposed total landscape area is 42.15% of the street yard area. The tree placement in the front yard is limited due the existing 10-foot TXU gas easement and a 15- foot sanitary sewer easement. Trees are not allowed to be planted in utility easements. The site is served by an existing 8-inch sanitary sewer line located along Meara Drive and an existing 12-inch water line along Kings Fort Parkway. The Kaufman Zoning Ordinance requires one parking space per 200 square feet of floor area. The required number of off street parking is 19 and 32 spaces are being provided. Two drive thru window service lanes are being provided. One drive thru lane is provided for access to the automatic teller machine (ATM). The minimum 5 stacking spaces per lane for each station and ATM are provided. The one required escape lane is provided. Driveway access is provided from the east on Meara Drive and from the south on Kings Fort Parkway. No direct access is provided from Highway 175. No cross access is provided on this site plan due the size of the existing creek located on the west side of the property. A 24-foot fire lane and access easement is provided on the lot connecting the driveway entrances from Meara Drive and Kings Fort Parkway. The exterior building elevations are a proposed combination of masonry veneer, metal panel and exterior insulation and finish system (EIFS). The roof is proposed to be metal. The proposed one story building has an average height of 17 feet 8 inches. The maximum height allowed is 45 feet or 3 stories.

Commissioner Saldana made a motion to approve the Site Plan generally located in the 750 Block of East Highway 175 for the construction of a credit union with drive-through services. The motion was seconded by Commissioner Lopez. 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

7. UPDATE ON TEXAS OPEN MEETINGS ACT REQUIREMENTS EFFECTIVE SEPTEMBER 1, 2021.

Marcy Ratcliff, Director of Development Services, stated on June 30, 2021, Governor Abbott approved Attorney General Ken Paxton's request to lift the open meeting law suspensions that had been temporarily suspended in March 2020 in response to the COVID-19 pandemic. As a result, all open meeting requirements will resume on September 1, 2021. If any person wishes to use the Zoom, they must be able to turn on their camera and speaker so everyone can see who is talking.

BOARD INQUIRY If a member of the board makes a spontaneous inquiry about a subject not on this agenda, then the board or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the Planning and Zoning Commission cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

Commissioner Saldana made a motion to adjourn at 6:43 p.m., seconded by Commissioner Dunn. Chairman Brown called for a vote with all voting AYE, the motion carried by a vote of 5-0.

BURTON BROWN
CHAIRMAN

JOY HENDERSON
PLANNING TECHNICIAN



Planning and Zoning Commission Report

Meeting Date: October 5, 2021

Consent: No

Discussion/Action: Yes

SUBJECT: Consider and make a recommendation to City Council on the **Preliminary Plat of Oakdale Estates**, being a tract of land containing 25.042-acres (PIDs 184130 and 16871), situated in the Levi York Survey, Abstract No. 609, City of Kaufman, Kaufman County, Kaufman, Texas. The property is generally located in the 1500 Block of East Highway 175. The preliminary plat is for 123 residential lots and 4 common areas. The property is zoned Planned Development-21 (PD-21). (Case No. PP-04-21)

BACKGROUND/PURPOSE:

City Council, on August 23, 2021, approved the rezoning of 25.402-acre from Highway Commercial (HC) and Single-Family Residential-20 (SF-20) to Planned Development-21 for single family development of a maximum of 127 lots with lot sizes from minimums of 5,500 SF to 8,400 SF.

The proposed Preliminary Plat of Oakdale Estates is for the development of 123 residential lots and 4 common area lots. Lot 19X, Block A will be used for the retention of water from the subdivision. Lot 10X, Block A will be the location for the community mail box. The proposed lot sizes meet with the approved Land Study of the Planned Development 21. Street E is a designated Type C (80 foot) thoroughfare. The preliminary plat shows the required 40'half right-of-way dedication. All the remaining streets are typical 50-foot-wide residential streets.

Typically, a subdivision is required to have two separate entrances and exits, so in case of an emergency if one entrance/exit is blocked there is another entrance/exit available. The subdivision will one day in the far future have a second access from the future Type C thoroughfare along the north side. However, this preliminary plat is the first development to dedicate any right-of-way for the proposed thoroughfare. The Fire Department devised a compromise for the two separate entrance and exit requirement that met the spirit of the Subdivision Ordinance.

The property has 367.57 feet of frontage on Highway 175, which allows room for two separate 35-foot driving lanes divided by a 5-foot median to serve as the temporary two entrances and exits. If one side or the other is ever closed due to an emergency, the other side will have enough width for two-way traffic.

Lot 19X is a drainage and detention easement for the entire subdivision. The applicant is in the process of securing an off-site easement that will allow the detention pond to drain to the right-of-way of Highway 175. This recorded easement will be required to be shown on the final plat.

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

THOROUGHFARE PLAN: Highway 175 is designated as a “Type AA”, Major Regional thoroughfare, or arterial, provides two twelve-foot wide lanes in either direction with a minimum fourteen-foot wide median. The “Type AA”, Major Regional Arterial/Bypass, requires a variable right-of-way width.

The Thoroughfare Plan designates an undeveloped future “Type C”, Major Collector, requiring a future right of way of 80 feet for the development of a 4 lane undivided street along the northern border of the property. The future collector street will extend from Fair Road to the future southern extension of FM 2727. The Preliminary Plat shows the required half (40') right-of-way dedication.

RECOMMENDATIONS:

Staff recommends conditional approval of the Preliminary Plat of Oakdale Estates (Case No. PP-04-21). The conditional approval is based upon submitting amendments to the preliminary plat on the following list of requirements of the Kaufman Subdivision Ordinance.

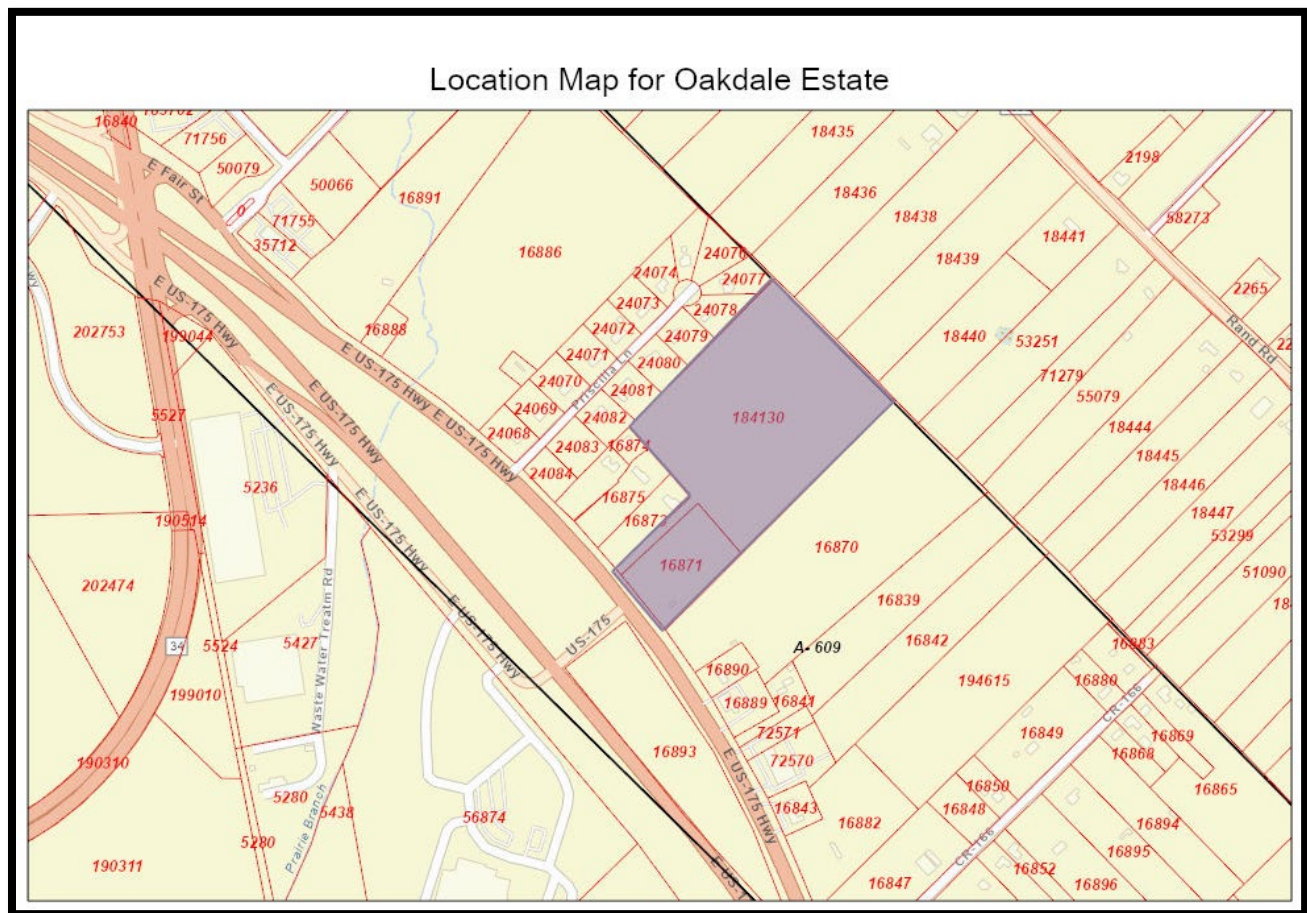
1. Submit a Land Study in accordance with Section 2.3 Procedures and Submission Requirements for Land Study Approval.
2. Correct the zoning of the property to PD-21. Remove the HC/SF-20 zoning line shown between Lot 5, Block A and Lot 5, Block D. (Section 2.4.i.16)
3. Indicate a 15-foot utility easement required by Trinity Valley Electric Co-Op at the rear of Lots 14-33, Block A. (Section 2.4.i.5)
4. Indicate a 5-foot maintenance easement inside the property line on Lot 1, Block D for the proposed subdivision fence as required by PD-21 (Section 5.7).
5. Note the future location and width of the proposed drainage easement from Lot 19X, Block A (Common Area-Drainage and Detention Easement) to the eastbound right-of-way of Highway 175. (Section 2.4.i.5)
6. Indicate a maintenance easement of 5 feet in width dedicated to the City on the private lot side and adjacent to the screening wall located on the side property line of Lot 33, Block D, Lots 14-15, Block B, Lot 17-18, Block C and Lot 31, Block D as required by (Section 5.7 Screening and Landscaping Construction Regulations, Requirements and Design Criteria).

Typically, the list of items above would have been already addressed but there was a communication error by Staff. Staff anticipates the applicant providing the amended preliminary plat at the meeting. If so, Staff will verify if the list has been addressed per the requirements and will change

ATTACHMENTS:

1. Location Map
2. Preliminary Plat of Oakdale Estate

Marcy Ratcliff
Development Services Director



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_____ day of _____, 2002.

_____, my next, is/ is the _____ day of _____, 2002.

ON, RELIABLE, & CONS. AGT. ON, SUPPORTS, &C

S. _____

_____ Special Agent in Charge

State of Texas,
County of Kaufman.

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this _____ day of _____, 2021, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

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APPROVED BY CLASSING AND ZONING COMMISSION

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DATE _____

APPROVED BY CITY COUNCIL

WAXER

CITY SECRETARY _____

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Preliminary Plat For Review

PRELIMINARY REPORT

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