AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL 5, 2022 - 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
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 890 0513 4280
PASSWORD: 636705

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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 take appropriate action on the minutes of the March 1, 2022 Planning and Zoning Commission meeting.

2. Consider and make a recommendation to City Council on the **Development Plat of The Palms at Kaufman Lake**, being a tract of land containing 664.642 acres (PIDs 2277 and

14798), situated in the P. Tiesia Survey, Abstract No. 531 and the T. Beedy Survey, Abstract No. 21, Kaufman County, Texas, located in the Extraterritorial Jurisdiction (ETJ) of the City of Kaufman. The property is located at the end of Kaufman Lake Road, approximately 900 feet north of SH 243. (Case No. DP-01-22)

3. Consider and make a recommendation to City Council on the **Final Plat of Freeman Farm**, being a tract of land containing 25.402 acres (PIDs 184130 and 16871), situated in the Levi York Survey, Abstract No. 609 in the City of Kaufman. The property is zoned Planned Development-21 (PD-21) and is located on the northeast side of US 175, approximately 685 feet southeast of Priscilla Lane. The final plat is for 123 residential lots and 4 common areas. (Case No. FP-03-22)

4. Consider and make a recommendation to City Council on the **Final Plat of Georgetown at Kings Fort Phase 2A**, being a tract of land containing 33.225 acres (PID 5239), situated in the D. Falcon Survey, Abstract No. 151 in the City of Kaufman. The property is zoned Planned Development-17 Revised (PD-17R) and is located on the northwest side of SH 34, approximately 840 feet east of Tabor Parkway. The final plat is for 94 residential lots and 2 common areas. (Case No. FP-04-22)

END OF CONSENT AGENDA

PUBLIC HEARING

5. Conduct a public hearing and make a recommendation to City Council on a request by Becky Pattat for a Specific Use Permit (SUP-51) to allow an Auto Painting or Body Repair Shop to be located at 502 E. Grove St. The property is 0.230 acres, situated on the northwest quarter of Block 2 of the HT Nash Addition (PID 32125). The property is zoned Commercial District (C). (Z-03-22)

6. Conduct a public hearing and make a recommendation to City Council on a request by Eric Bowman of Cope Equities on approximately 101.016 acres (PIDs 54862 and 54860) to rezone property from Planned Development (PD-3) for Retail, Office and Multi-Family Residential to **Planned Development (PD-22)** for Commercial/Retail/Flex Office uses on 15.35 acres (Sub-District "A"), Multi-Family Residential uses on 15.5 acres (Sub-District "B"), Single-Family Build-to-Rent uses on 9.20 acres (Sub-District "C"), Townhouse Residential uses on 10.54 acres (Sub-District "D"), and Single-Family Residential uses on 35.88 acres (Sub-District "E"). The proposed development is known as Five Points and is generally located northwest of S. Washington St. at Five Points Dr. in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX. (Case No. Z-04-22)

DISCUSSION/ACTION ITEMS

ANNOUCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES

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, ANDREW BOGDA, 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, MONTH DD, YYYY AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

ANDREW BOGDA
PLANNING MANAGER

****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 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 OF THE
PLANNING AND ZONING
COMMISSION MEETING
TUESDAY, MARCH 1, 2022 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

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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 Cardoza called the meeting to order at 6:00 pm. Tuesday, March 1, 2022. Commissioners present were Chairman Patrick Cardoza, Vice-Chairman Richard Dunn, Commissioners Burton Brown, Commissioner Porfilo Lopez, Commissioner Dennis Berry, Commissioner Darril Deaton, and Commissioner Kathy Thorpe. Staff members present were Planning Manager Andrew Bogda, Planning Technician Joy Henderson, and Development Services Assistant Myra Manriquez.

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.**

No comments were given.

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 the January 4, 2022 Planning and Zoning Commission meeting.

Commissioner Dunn made a motion to approve the minutes of the January 4, 2022 Planning and Zoning Commission meeting as presented. The motion was seconded by Commissioner Porfilo Lopez. The motion passed with a vote of 7-0.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council for a request by Wade Hebb of H.B. Builders, LLC for a Zone Change Application requesting to rezone approximately 2.05 acres from Agricultural/Open Space District (A/O) to Residential Townhouse District "TH" for development of five (5) two-family duplex units. The property, located within the D. Falcon Survey, Abstract No. 151, is addressed as 4901 Lions Den Trail. (Z-02-22)

Chairman Cardoza opened the public hearing at 6:05 pm.
Andrew Bogda, Planning Manager, addressed the commissioners with the presentation.
Chairman Cardoza stated that this property is right next to the school area and the bus barn.
Commissioner Berry asked if there were any issues. Mr. Bogda doesn't see any issues with the project. There may be changes to the layout, but there are no issues.
Commissioner Brown mentioned that there is a lot of water or problems with the drainage.
Mr. Bogda responded that the engineer will evaluate drainage and it will be addressed at the time of platting.
The applicant, Wade Hebb, 7722 FM 98, mentioned that they have filled the lot with dirt to level it. There is no culvert in the area but it will be fixed at a later time. He will let the engineer handle it.
Commissioner Berry asked about the lighting in the area.
Mr. Hebb mentioned that the other properties have lighting and they plan to use the same concept at this project.
Chairman Cardoza closed the public hearing at 6:13 pm.

Commissioner Dunn made a motion to approve the request by Wade Hebb of H.B. Builders, LLC for a Zone Change Application requesting to rezone approximately 2.05 acres from Agricultural/Open Space District (A/O) to Residential Townhouse District "TH" for development of five (5) two-family duplex units. The property, located within the D. Falcon Survey, Abstract No. 151, is addressed as 4901 Lions Den Trail. (Z-02-22) as presented. The motion was seconded by Commissioner Deaton. The motion passed with a vote of 7-0.

DISCUSSION/ACTION ITEMS

No discussion or action item discussed.

ANNOUCEMENTS 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 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 Deaton made a motion to adjourn. The motion was seconded by Commissioner Lopez. The motion passed with a vote of 7-0. There being no further business, Chairman Cardoza

adjourned the meeting at 6:15pm.

_____
PATRICK CARDOZA
CHAIRMAN

ATTEST:

_____
MYRA MANRIQUEZ
DEVELOPMENT SERVICES ASSISTANT

Planning and Zoning Commission Report

Meeting Date: April 5, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Development Plat of The Palms at Kaufman Lake**, being a tract of land containing 664.642 acres (PIDs 2277 and 14798), situated in the P. Tiesia Survey, Abstract No. 531 and the T. Beedy Survey, Abstract No. 21, Kaufman County, Texas, located in the Extraterritorial Jurisdiction (ETJ) of the City of Kaufman. The property is located at the end of Kaufman Lake Road, approximately 900 feet north of SH 243. (Case No. DP-01-22)

SUMMARY:

The subject property includes 664.642 acres and is proposed to be developed as a resort for recreational vehicles (RVs). The property is located at the end of Kaufman Lake Road, approximately 900 feet north of SH 243. Approximately 556 acres is located in the floodplain, the vast majority of which is Kaufman Lake. The RV resort will be developed in the southwestern portion of the property.

A land study is typically required in connection with a Development Plat, however staff waived this requirement because the applicant submitted civil construction plans for the development, which serve in place of the land study since they show the existing conditions and planned improvements to the property. The RV resort will be served by a series of concrete drive aisles, which are also to be platted as fire lanes. The driveway system connects directly to Kaufman Lake Road. The resort will accommodate up to 197 RV units and will also have 17 parking spaces for visitors, as well as 6 boat parking spaces and a boat launch site.

COMPREHENSIVE PLAN:

Future Land Use Plan:

The Future Land Use Plan classifies the area of the subject property as future single-family residential (low density). The property to the north (City Lakes Park) is classified as public use. Future commercial designations exist along portions of SH 243. Staff finds the proposed RV resort compatible with the Future Land Use Plan and the existing conditions.

Thoroughfare Plan:

The only road in close proximity that is classified on the Thoroughfare Plan is SH 243, which is classified as a principal arterial (AA – 4-6 lanes), with an ultimate right-of-way of 120’ – 140’. Kaufman Lake Road is not classified on the Thoroughfare Plan, but has a right-of-way of 50’.

RECOMMENDATION:

Staff recommends approval of the Development Plat of The Palms at Kaufman Lake.

ATTACHMENTS:

1. Location Map

2. Development Plat of The Palms at Kaufman Lake

Andrew Bogda, Planning Manager
972-932-2216 ext. 117 abogda@kaufmantx.org

Location Map

The Palms at Kaufman Lake



3/30/2022, 10:52:43 AM

Abstracts

Parcels

1:18,056

0 0.13 0.25 0.5 mi

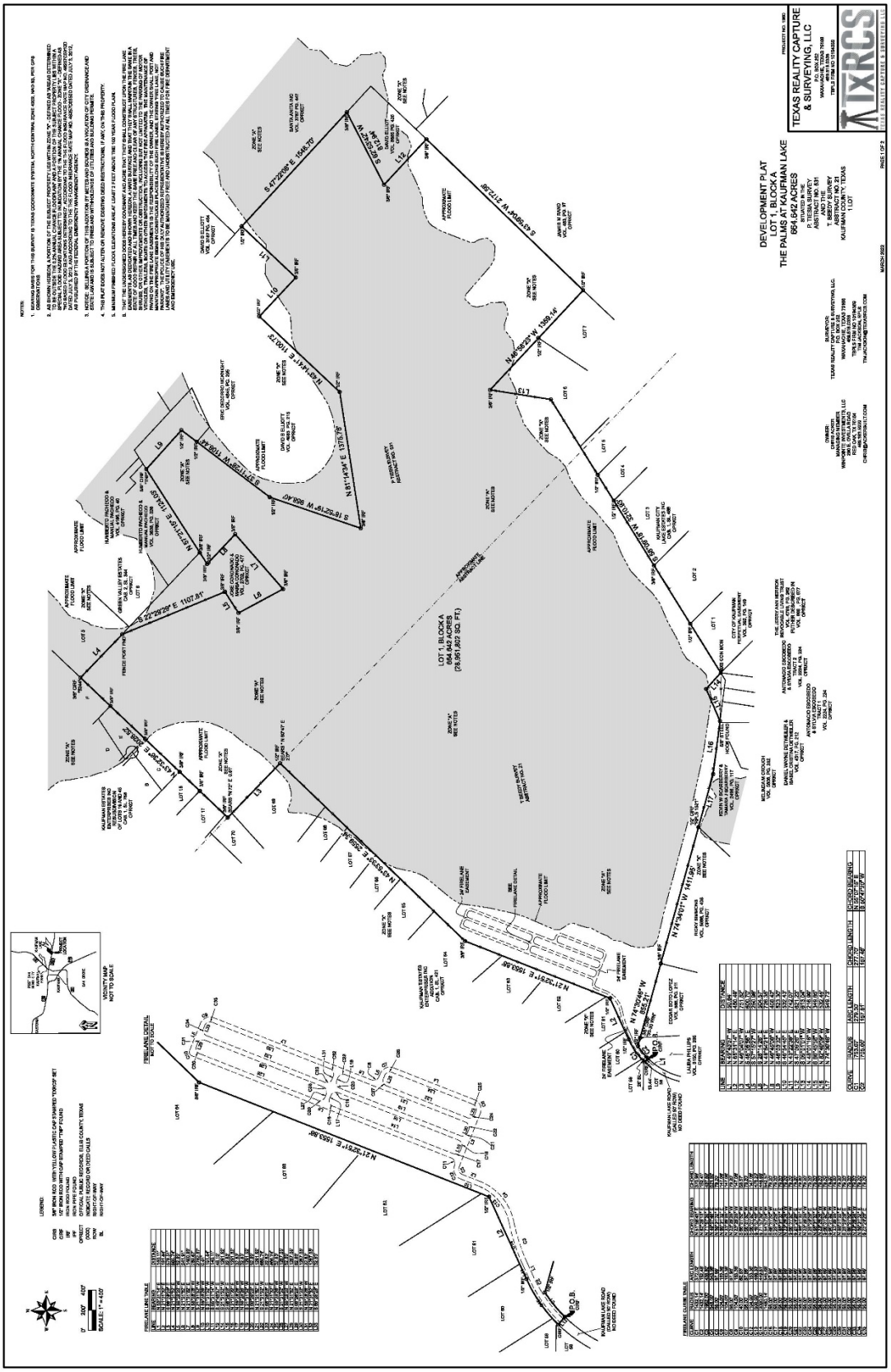
0 0.2 0.4 0.8 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Development Plat of The Palms at Kaufman Lake



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS, WINPOINTE INVESTMENTS, LLC IS THE SOLE OWNER OF A 664.642 ACRES TRACT OF LAND SITUATED IN THE P. TIESSA SURVEY, ABSTRACT NO. 531, AND THE T. BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEED TO WINPOINTE INVESTMENTS, LLC, RECORDED IN VOLUME 6946, PAGE 381, OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS (OPRKCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "TNP" FOUND FOR A SOUTHEAST CORNER OF SAID WINPOINTE TRACT AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LAURA PHILLIPS, RECORDED IN VOLUME 6130, PAGE 265, OPRKCT AND IN THE EAST RIGHT-OF-WAY (ROW) LINE OF KAUFMAN LAKE ROAD (A CALLED 59' ROW);

THENCE N 49°43'37" W, ALONG A SOUTH LINE OF SAID WINPOINTE TRACT AND OVER AND ACROSS SAID KAUFMAN LAKE ROAD, A DISTANCE OF 50.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TNP" FOUND FOR A SOUTHWEST CORNER OF SAID WINPOINTE TRACT AND IN THE EAST LINE OF KAUFMAN ESTATES ENTERPRISES INC ADDITION, RECORDED IN CABINET 1, SLIDE 421, OPRKCT AND IN THE WEST ROW LINE OF SAID KAUFMAN LAKE ROAD AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 703.07 FEET, A CHORD BEARING OF N 56°07'19" E, A CHORD LENGTH OF 277.70 FEET;

THENCE ALONG THE WEST LINE OF SAID WINPOINTE TRACT AND THE COMMON EAST LINE OF SAID KAUFMAN ESTATES ENTERPRISES INC ADDITION AND WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 279.30 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE ALONG THE WEST LINE OF SAID WINPOINTE TRACT AND THE COMMON EAST LINE OF SAID KAUFMAN ESTATES ENTERPRISES INC ADDITION, AS FOLLOWS:

N 65°31'14" E, A DISTANCE OF 450.48 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE CORNER;

N 21°32'51" E, A DISTANCE OF 1163.86 FEET TO A 3/8" IRON ROD FOUND FOR ANGLE CORNER;

N 43°53'33" E, A DISTANCE OF 2558.34 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS N 89°47' E, A DISTANCE OF 2.0 FEET;

N 46°04'07" W, A DISTANCE OF 751.52 FEET TO A POINT FOR CORNER, FROM WHICH A 3/8" IRON ROD FOUND, BEARS N 72° E, A DISTANCE OF 0.81 FEET FEET;

THENCE N 43°32'39" E, THENCE ALONG A WEST LINE OF SAID WINPOINTE TRACT AND THE COMMON EAST LINE OF SAID KAUFMAN ESTATES ENTERPRISES INC ADDITION AND THE COMMON EAST LINE OF KAUFMAN ESTATES ENTERPRISES INC RESUBDIVISION OF LOTS 19 AND 45, RECORDED IN CABINET 1, SLIDE 785, OPRKCT, A DISTANCE OF 2028.52 FEET TO A 3/8" IRON ROD WITH CAP STAMPED "5244" FOUND FOR THE NORTHWEST CORNER OF SAID WINPOINTE TRACT AND THE COMMON SOUTHWEST CORNER OF GREEN VALLEY ESTATES, RECORDED IN CABINET 2, SLIDE 344, OPRKCT;

THENCE S 46°06'56" E, ALONG THE NORTH LINE OF SAID WINPOINTE TRACT AND THE COMMON SOUTH LINE OF SAID GREEN VALLEY ESTATES, A DISTANCE OF 600.70 FEET TO A FENCE POST FOUND FOR A NORTHEAST CORNER OF SAID WINPOINTE TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOE CORONADO AND MARIA CORONADO, RECORDED IN VOLUME 2762, PAGE 477, OPRKCT;

THENCE ALONG THE COMMON LINES OF SAID WINPOINTE TRACT AND SAID CORONADO TRACT, AS FOLLOWS:

S 22°23'29" E, A DISTANCE OF 1197.81 FEET TO A 3/8" IRON ROD FOUND FOR AN ELL CORNER OF SAID WINPOINTE TRACT AND AN INTERIOR ELL CORNER OF SAID CORONADO TRACT;

S 57°15'27" W, A DISTANCE OF 250.98 FEET TO A 3/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID WINPOINTE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID CORONADO TRACT;

S 28°14'26" E, A DISTANCE OF 594.97 FEET TO A 3/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID WINPOINTE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID CORONADO TRACT;

N 46°54'21" E, A DISTANCE OF 726.39 FEET TO A 3/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID WINPOINTE TRACT AND A COMMON NORTHEAST CORNER OF SAID CORONADO TRACT;

N 46°45'06" W, A DISTANCE OF 408.42 FEET TO A 3/8" IRON ROD FOUND FOR ELL CORNER OF SAID WINPOINTE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID CORONADO TRACT;

THENCE N 67°21'15" E, ALONG A WEST LINE OF SAID WINPOINTE TRACT AND THE COMMON EAST LINE OF SAID CORONADO TRACT AND THE COMMON EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO HUMBERTO PACHECO AND MANUAL PACHECO, RECORDED IN VOLUME 3938, PAGE 326, OPRKCT, A DISTANCE OF 1124.03 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TNP" FOUND FOR A NORTHWEST CORNER OF SAID WINPOINTE TRACT AND THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EPIC DECORIO MCKNIGHT, RECORDED IN VOLUME 4945, PAGE 265, OPRKCT;

THENCE S 48°03'32" E, ALONG THE NORTH LINE OF SAID WINPOINTE TRACT AND THE COMMON SOUTH LINE OF SAID MCKNIGHT TRACT, A DISTANCE OF 623.30 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID WINPOINTE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID MCKNIGHT TRACT;

THENCE S 37°11'28" W, ALONG THE EAST LINE OF SAID WINPOINTE TRACT AND THE WEST LINE OF SAID MCKNIGHT TRACT, PASSING AT A DISTANCE OF 193.87 FEET A 1/2" IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID MCKNIGHT TRACT AND A COMMON ELL CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DAVID B. ELLIOTT, RECORDED IN VOLUME 4655, PAGE 215, OPRKCT, CONTINUING ALONG THE EAST LINE OF SAID WINPOINTE TRACT AND THE COMMON WEST LINE OF SAID ELLIOTT TRACT, A DISTANCE OF 1106.44 FEET TO A 1/2" IRON ROD FOUND FOR ANGLE CORNER;

THENCE ALONG THE COMMON LINES OF SAID WINPOINTE TRACT AND SAID ELLIOTT TRACT, AS FOLLOWS:

S 18°52'19" W, A DISTANCE OF 858.40 FEET TO A 3/8" IRON ROD FOUND FOR CORNER;

N 81°14'34" E, A DISTANCE OF 1375.78 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

N 43°14'41" E, A DISTANCE OF 1160.73 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

S 46°54'45" E, A DISTANCE OF 552.43 FEET TO A 3/8" IRON ROD FOUND FOR CORNER;

N 43°22'36" E, A DISTANCE OF 742.07 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID WINPOINTE TRACT AND A COMMON NORTHEAST CORNER OF SAID ELLIOTT TRACT AND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO SANTA ANITA INC, RECORDED IN VOLUME 3787, PAGE 447, OPRKCT;

THENCE S 47°27'09" E, THENCE ALONG THE NORTH LINE OF SAID WINPOINTE TRACT AND THE COMMON SOUTH LINE OF SAID ANITA TRACT, A DISTANCE OF 1346.70 FEET TO A 3/8" IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID WINPOINTE TRACT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DAVID ELLIOTT, RECORDED IN VOLUME 3885, PAGE 425, OPRKCT;

THENCE S 62°33'42" W, ALONG THE EAST LINE OF SAID WINPOINTE TRACT AND THE COMMON WEST LINE OF SAID DAVID ELLIOTT TRACT, A DISTANCE OF 812.04 FEET TO A 3/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID WINPOINTE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID DAVID ELLIOTT TRACT;

THENCE S 47°09'28" E, ALONG A NORTH LINE OF SAID WINPOINTE TRACT AND THE COMMON SOUTH LINE OF SAID DAVID ELLIOTT TRACT, A DISTANCE OF 821.23 FEET TO A 3/8" IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID WINPOINTE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID DAVID ELLIOTT TRACT AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES M. RAND, RECORDED IN VOLUME 483, PAGE 97, OPRKCT;

THENCE S 43°59'04" W, ALONG THE EAST LINE OF SAID WINPOINTE TRACT AND THE COMMON WEST LINE OF SAID RAND TRACT, A DISTANCE OF 3172.58 FEET TO A 1/2" IRON ROD FOUND FOR A SOUTHEAST CORNER OF SAID WINPOINTE TRACT AND A COMMON NORTHEAST CORNER OF KAUFMAN CITY LAKE ESTATES INC, RECORDED IN CABINET 1, SLIDE 498, OPRKCT;

THENCE ALONG THE COMMON LINES OF SAID WINPOINTE TRACT AND SAID KAUFMAN CITY LAKE ESTATES INC, AS FOLLOWS:

N 46°59'23" W, A DISTANCE OF 1359.14 FEET TO A 3/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID WINPOINTE TRACT AND THE COMMON NORTHWEST CORNER OF SAID KAUFMAN CITY LAKE ESTATES INC;

S 89°01'31" W, A DISTANCE OF 613.04 FEET TO A POINT FOR CORNER;

S 58°59'18" W, A DISTANCE OF 3210.93 FEET TO A 6X6 CONCRETE MONUMENT FOUND FOR A SOUTHEAST CORNER OF SAID WINPOINTE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID KAUFMAN CITY LAKE ESTATES INC AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE JERRY ANN HERRON REVOCABLE LIVING TRUST, RECORDED IN VOLUME 4796, PAGE 282, FURTHER DESCRIBED IN VOLUME 895, PAGE 677, OPRKCT AND THE COMMON NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO ANTONACIO ESCOBEDO AND SYLVIA ESCOBEDO, RECORDED IN VOLUME 2224, PAGE 224, OPRKCT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF KAUFMAN PERPETUAL EASEMENT, RECORDED IN VOLUME 392, PAGE 149, OPRKCT;

THENCE N 48°01'16" W, ALONG THE SOUTH LINE OF SAID WINPOINTE TRACT AND THE COMMON NORTH LINE OF SAID CITY OF KAUFMAN, A DISTANCE OF 215.69 FEET TO A POINT FOR AN INTERIOR ELL CORNER OF SAID WINPOINTE TRACT AND THE COMMON NORTHWEST CORNER OF SAID CITY OF KAUFMAN TRACT;

THENCE S 66°43'59" W, ALONG THE EAST LINE OF SAID WINPOINTE TRACT AND THE COMMON WEST LINE OF SAID CITY OF KAUFMAN, A DISTANCE OF 346.86 FEET TO A 5/8" STEEL HOOK FOUND FOR CORNER IN THE EAST LINE OF SAID WINPOINTE TRACT AND THE SOUTHWEST CORNER OF SAID CITY OF KAUFMAN TRACT AND IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO DANIEL WAYNE DETWEILER AND ISABEL CRISTINA DETWEILER, RECORDED IN VOLUME 4517, PAGE 212, OPRKCT;

THENCE N 62°40'09" W, ALONG THE SOUTH LINE OF SAID WINPOINTE TRACT AND THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MELINDA M. CROUCH, RECORDED IN VOLUME 3630, PAGE 262, OPRKCT AND THE COMMON NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO KEVIN W. SCARBERRY AND TAMARA J. SCARBERRY, RECORDED IN VOLUME 2460, PAGE 117, OPRKCT, A DISTANCE OF 532.45 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID WINPOINTE TRACT AND THE COMMON NORTH LINE OF SAID SCARBERRY TRACT;

THENCE N 74°30'46" W, ALONG THE SOUTH LINE OF SAID WINPOINTE TRACT AND THE COMMON NORTH LINE OF SAID SCARBERRY TRACT, A DISTANCE OF 546.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 1921" FOUND FOR CORNER IN THE SOUTH LINE OF SAID WINPOINTE TRACT AND THE COMMON NORTHWEST CORNER OF SAID SCARBERRY TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RICKY SIMMONS, RECORDED IN VOLUME 5996, PAGE 408, OPRKCT;

THENCE N 74°34'01" W, ALONG THE SOUTH LINE OF SAID WINPOINTE TRACT AND THE COMMON NORTH LINE OF SAID SIMMONS TRACT, A DISTANCE OF 1411.66 FEET TO A 3/8" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF SAID WINPOINTE TRACT AND THE NORTHWEST CORNER OF SAID SIMMONS TRACT AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EDGAR SOTO LOPEZ, RECORDED IN VOLUME 566, PAGE 211, OPRKCT;

THENCE N 74°30'46" W, ALONG THE SOUTH LINE OF SAID WINPOINTE TRACT AND THE COMMON NORTH LINE OF SAID LOPEZ TRACT AND THE COMMON NORTH LINE OF SAID PHILLIPS TRACT A DISTANCE OF 855.21 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID WINPOINTE TRACT AND THE COMMON NORTHWEST CORNER OF SAID PHILLIPS TRACT AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 705.00 FEET, A CHORD BEARING OF S 56°47'20" W, A CHORD LENGTH OF 157.48 FEET;

THENCE ALONG THE EAST LINE OF SAID WINPOINTE TRACT AND THE COMMON WEST LINE OF SAID PHILLIPS TRACT AND ALONG SAID NON-TANGENT CURVE TO THE LEFT AN ARC LENGTH OF 157.81 FEET TO THE POINT OF BEGINNING, AND CONTAINING 664.642 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WINPOINTE INVESTMENTS, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK A, THE PALMS AT KAUFMAN LAKE, AN ADDITION TO THE CITY OF KAUFMAN, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF KAUFMAN. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF KAUFMAN'S USE THEREOF. THE CITY OF KAUFMAN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF KAUFMAN AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF KAUFMAN, TEXAS

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2022

BY:

_____
CHRIS ACKER
MANAGING MEMBER
WINPOINTE INVESTMENTS, LLC

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS ACKER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EACH EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

_____
MY COMMISSION EXPIRES ON:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TIMOTHY L. JACKSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KAUFMAN.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

_____
TIMOTHY L. JACKSON
REGISTERED PUBLIC SURVEYOR
REGISTRATION NUMBER 5644

APPROVED BY: PLANNING AND ZONING COMMISSION
CITY OF KAUFMAN, TEXAS

BY: _____ _____
CHAIRMAN DATE

APPROVED BY: CITY COUNCIL
CITY OF KAUFMAN, TEXAS

BY: _____ _____
MAYOR DATE

ATTEST: _____ _____
CITY SECRETARY DATE

OWNER:
CHRIS ACKER
MANAGING MEMBER
WINPOINTE INVESTMENTS, LLC
260 S. OVILLA ROAD
RED OAK, TX 75154
469.360.5909
CHRIS@ACKERBUILT.COM

SURVEYOR:
TEXAS REALITY CAPTURE & SURVEYING, LLC
P.O. BOX 222
WAXAHACHIE, TEXAS 75168
469.518.5358
TBPLS FIRM NO. 10194369
TIM JACKSON, RPLS
TIM.JACKSON@TEXASRCS.COM

DEVELOPMENT PLAT
LOT 1, BLOCK A
THE PALMS AT KAUFMAN LAKE
664.642 ACRES
SITUATED IN THE
P. TIESSA SURVEY
ABSTRACT NO. 531
AND THE
T. BEEDY SURVEY
ABSTRACT NO. 21
KAUFMAN COUNTY, TEXAS
1 LOT

PROJECT NO. 1960

TEXAS REALITY CAPTURE & SURVEYING, LLC
P.O. BOX 222
WAXAHACHIE, TEXAS 75168
469.518.5358
TBPLS FIRM NO. 10194369

TxRCS
TEXAS REALITY CAPTURE & SURVEYING, LLC

MARCH 2022 PAGE 2 OF 2

Planning and Zoning Commission Report

Meeting Date: April 5, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Freeman Farm**, being a tract of land containing 25.402 acres (PIDs 184130 and 16871), situated in the Levi York Survey, Abstract No. 609 in the City of Kaufman. The property is zoned Planned Development-21 (PD-21) and is located on the northeast side of US 175, approximately 685 feet southeast of Priscilla Lane. The final plat is for 123 residential lots and 4 common areas. (Case No. FP-03-22)

SUMMARY:
The subject property includes 25.402 acres for the development of 123 single-family residential lots and four common areas. The property is located on the northeast side of US 175, immediately southeast of the Freeman Park Estates subdivision.

The residential lots range in size from 5,500 sq. ft. – 12,116 sq. ft., with the vast majority of lots in the 5,500 sq. ft. – 8,400 sq. ft. range. The average lot size is 6,866 sq. ft. Three of the common areas (Lot 1X and 10X of Block A and Lot 1X of Block E) are for landscape and access purposes, while Lot 19X of Block A is for drainage and detention purposes; all of the common areas will be maintained by the Homeowners' Association.

The preliminary plat for Freeman Farm (formerly known as Oakdale Estates) was approved on October 25, 2021. The final plat substantially conforms to the preliminary plat, aside from some very minor adjustments to some of the lot dimensions.

THOROUGHFARE PLAN:
The subject property is located on the northeast side of US 175, the right-of-way for which has already been dedicated. US 175 is classified as a freeway. White Oaks Drive is classified as a collector (Type C; 2 – 3 lanes), with an ultimate right-of-way of 80' – 100'. Half of the minimum right-of-way for White Oaks Drive has been dedicated with this plat. This plat also includes the necessary rights-of-way for internal streets.

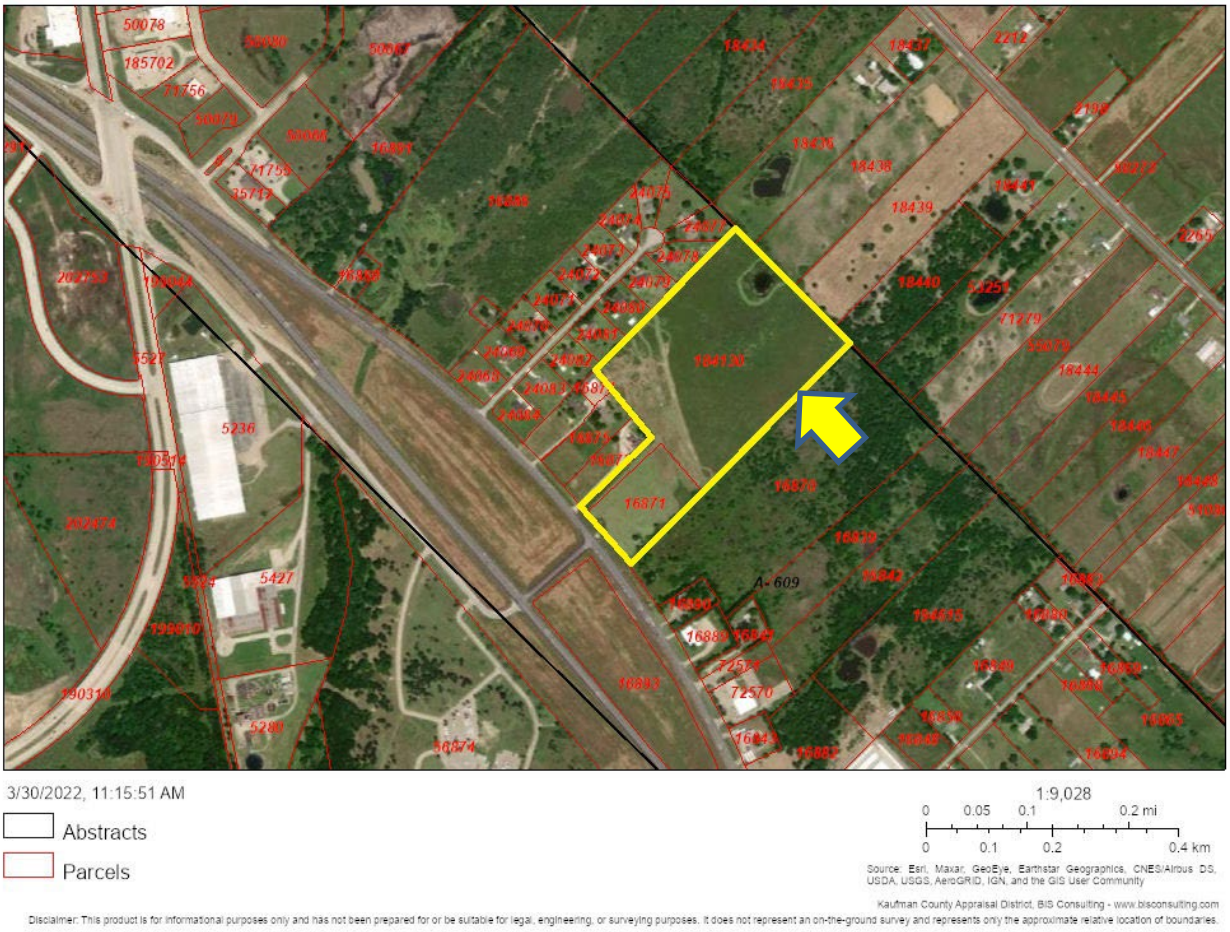
RECOMMENDATION:
Staff recommends approval of the Final Plat of Freeman Farm.

ATTACHMENTS:
1. Location Map
2. Preliminary Plat and Land Study of Freeman Farm
3. Final Plat of Freeman Farm

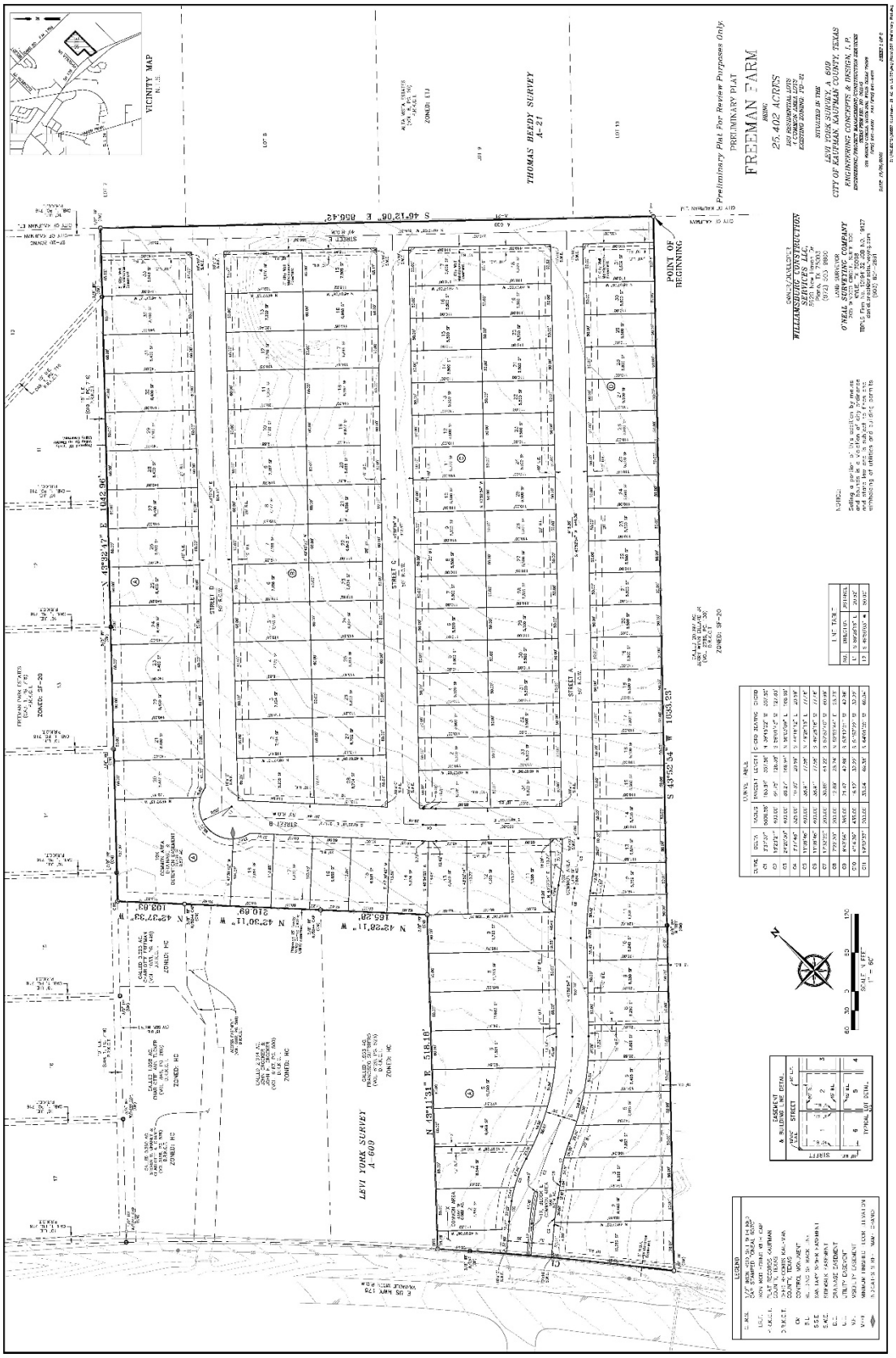
Andrew Bogda, AICP, Planning Manager
972-932-2216 ext. 117 abogda@kaufmantx.org

Location Map

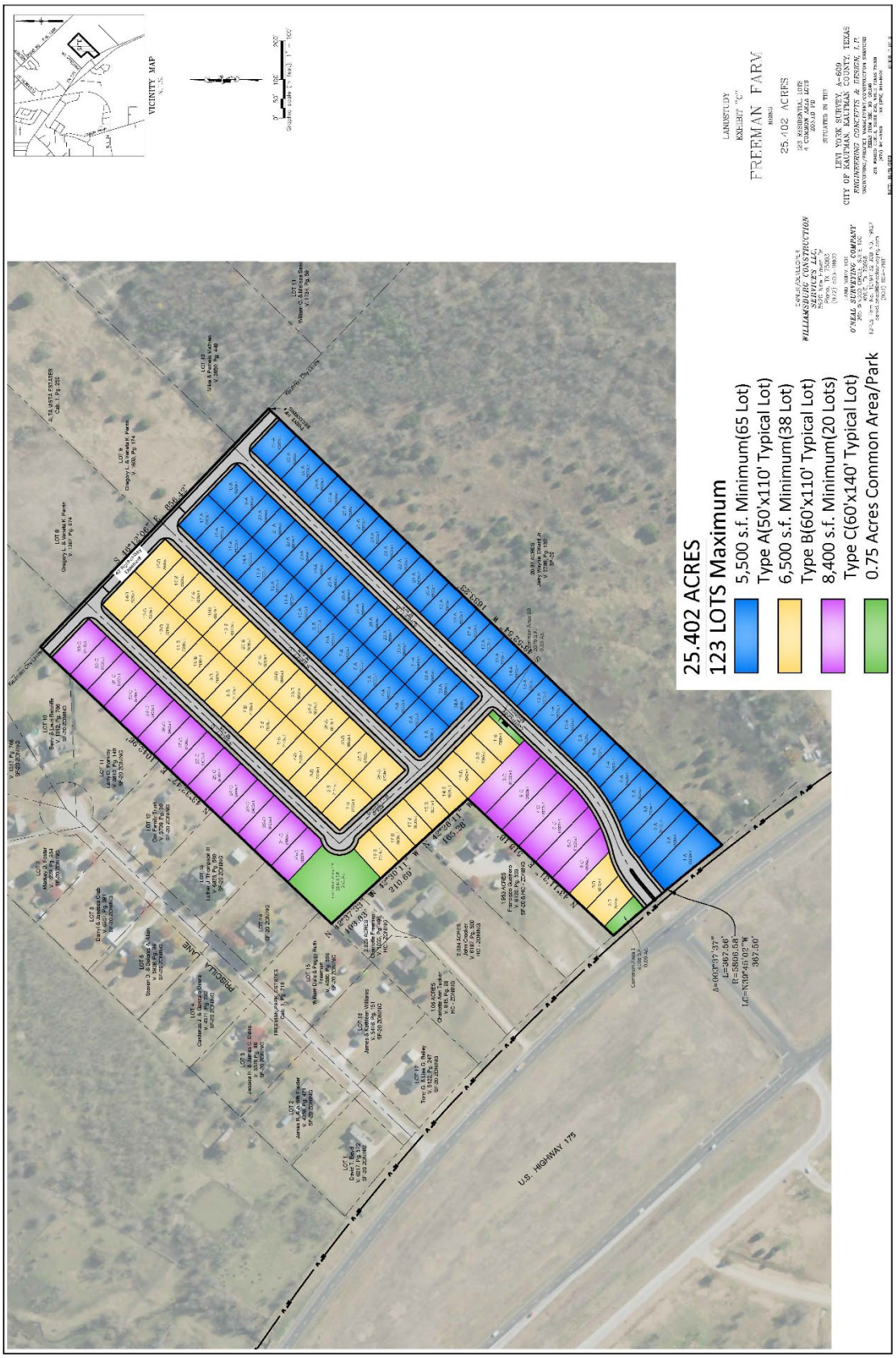
Freeman Farm



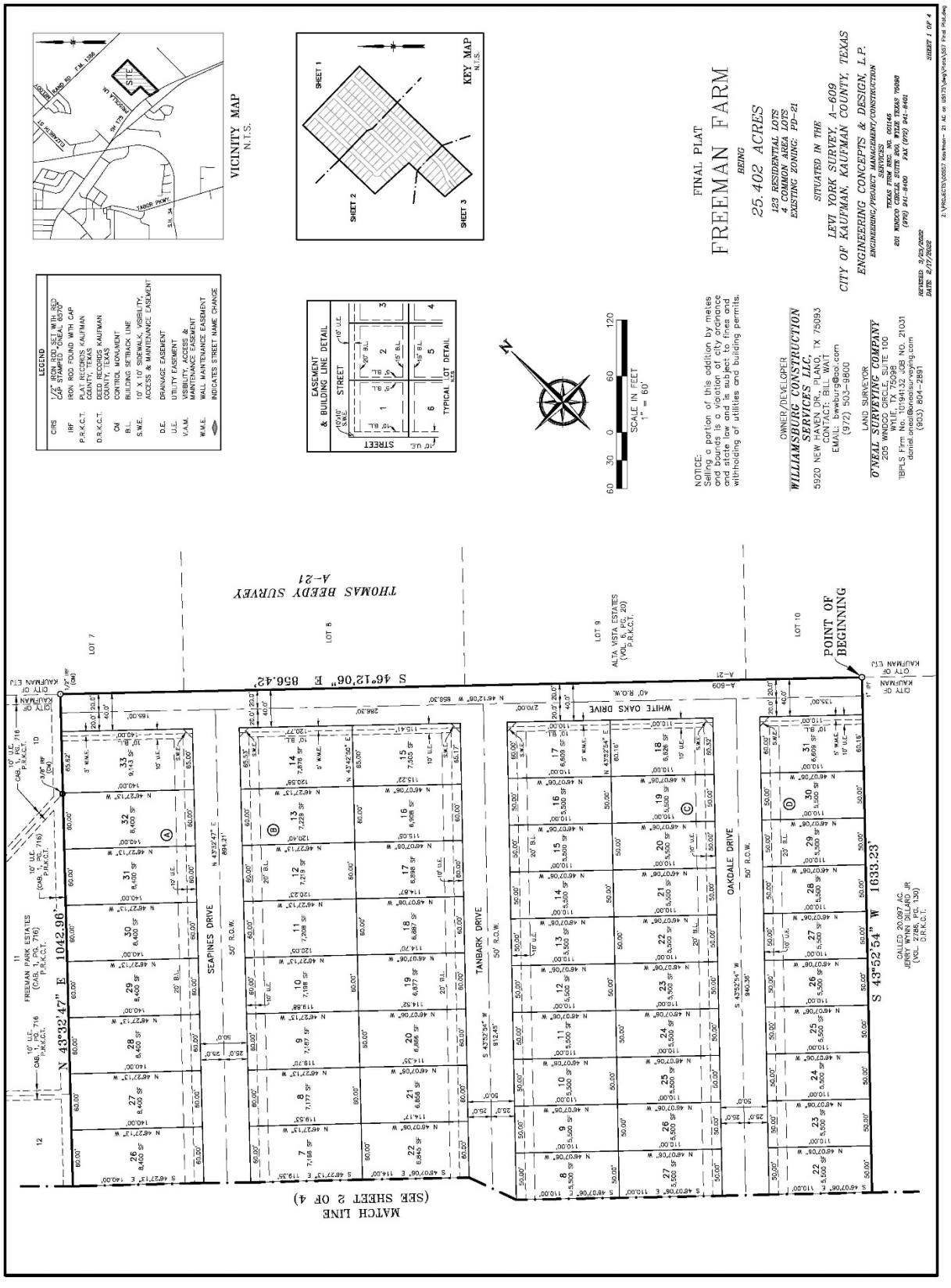
Preliminary Plat of Freeman Farm

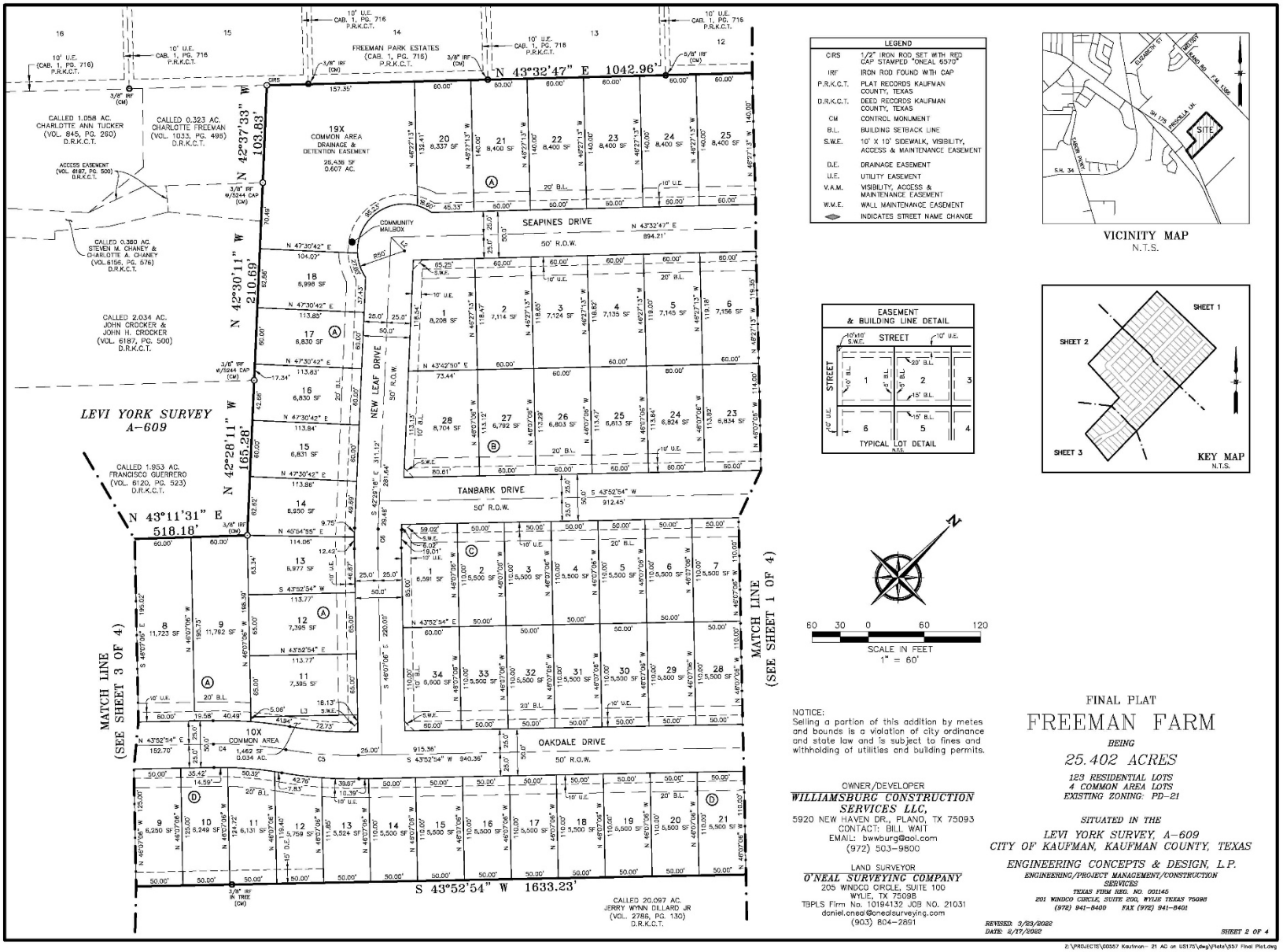


Land Study of Freeman Farm



Final Plat of Freeman Farm





LEGEND	
CIRS	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"
IRF	IRON ROD FOUND WITH CAP
P.R.K.C.T.	PLAT RECORDS KAUFMAN COUNTY, TEXAS
D.R.K.C.T.	DEED RECORDS KAUFMAN COUNTY, TEXAS
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
S.W.E.	10' X 15' SIDEWALK, VISIBILITY, ACCESS & MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
	INDICATES STREET NAME CHANGE

VICINITY MAP
N.T.S.

NOTICE:
Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

OWNER/DEVELOPER
WILLIAMSBURG CONSTRUCTION SERVICES LLC,
5920 NEW HAVEN DR., PLANO, TX 75093
CONTACT: BILL WAIT
EMAIL: bwwburg@aol.com
(972) 503-9800

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB No. 21031
daniel.oneal@onealsurveying.com
(903) 804-2691

FINAL PLAT

FREEMAN FARM

BEING

25.402 ACRES

123 RESIDENTIAL LOTS
4 COMMON AREA LOTS
EXISTING ZONING: PD-21

SITUATED IN THE
LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

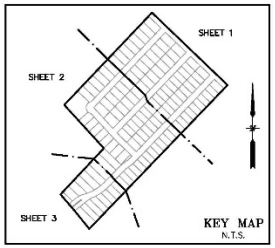
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-0400 FAX (972) 941-0401

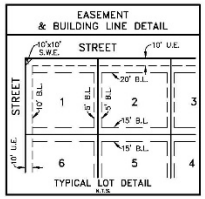
REVISED: 3/23/2022
DATE: 2/17/2022

SHEET 2 OF 4

Z:\PROJECTS\00557 Kaufman- 21 AC on US175\dwg\Plats\557 Final Plat.dwg

LEGEND		
CIRS	1/2" IRON ROD SET WITH RED CAP STAMPED "ONEAL 6570"
IRF	IRON ROD FOUND WITH CAP
P.R.K.C.T.	PLAT RECORDS KAUFMAN COUNTY, TEXAS
D.R.K.C.T.	DEED RECORDS KAUFMAN COUNTY, TEXAS
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B.L.	BUILDING SETBACK LINE
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D.E.	DRAINAGE EASEMENT
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V.A.M.	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
	INDICATES STREET NAME CHANGE



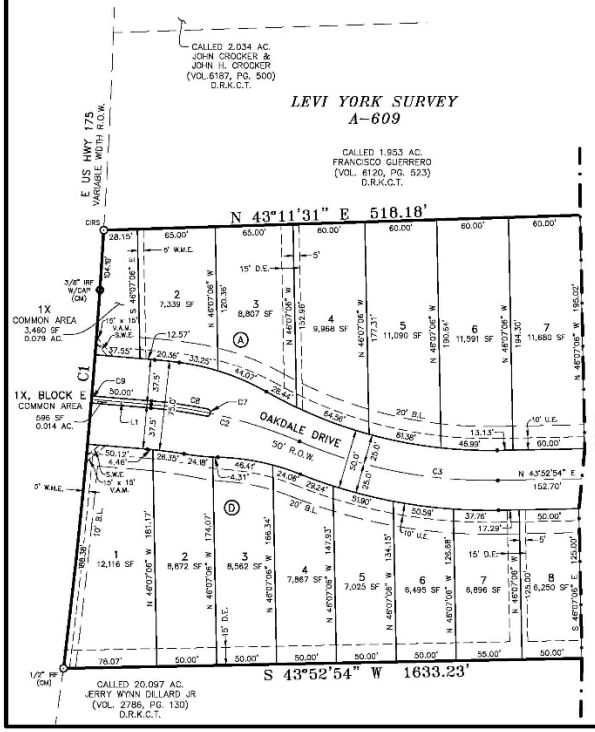


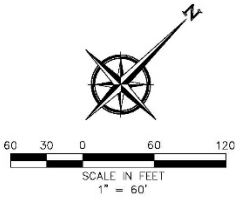
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 49°50'03" W	50.00'
L2	S 89°26'16" E	20.52'
L3	N 43°52'54" E	113.77'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	3°37'37"	5806.58'	183.84'	367.56'	N 39°45'02" W	367.50'
C2	16°23'21"	400.00'	64.75'	128.38'	S 56°01'43" W	127.83'
C3	24°20'30"	400.00'	86.27'	169.94'	N 56°03'09" E	168.66'
C4	11°06'46"	400.00'	38.91'	77.58'	S 49°26'16" W	77.46'
C5	11°06'46"	400.00'	38.91'	77.58'	N 49°26'16" E	77.46'
C6	3°37'48"	325.00'	10.30'	20.59'	S 44°18'12" E	20.59'
C7	180°00'00"	3.00'	INFINITY'	9.42'	N 33°26'01" W	6.00'
C8	6°43'56"	403.00'	23.70'	47.35'	S 53°12'01" W	47.33'
C9	0°03'33"	5806.58'	3.00'	6.00'	S 40°06'57" E	6.00'

NOTES:

1. All bearing shown here on are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
2. A 1/2-inch iron rod with red cap stamped "ONEAL 6570" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way when possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
3. By graphical plotting, the parcel described hereon lies within Zone X (Area Of Minimal Flood Hazard), as delineated on the Kaufman County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48257C0310D, dated July 3, 2012, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. All walls, fences and Wall Maintenance Easements shall be owned and maintained by the Homeowners Association.
5. Lot 1X, and 10X, Block A and Lot 1X, Block E are common area Lots for Landscape and Access purposes which shall be owned and maintained by the Homeowners Association. In the event, the Homeowners Association fails to perform proper maintenance, the City has the authority to provide appropriate maintenance and repair, and to collect appropriate fees and reimbursements from Lot Owners.
6. 19X, Block A is a common area Lot for Drainage and Detention purposes which shall be owned and maintained by the Homeowners Association. In the event, the Homeowners Association fails to perform proper maintenance, the City has the authority to provide appropriate maintenance and repair, and to collect appropriate fees and reimbursements from Lot Owners.
7. This plat does not alter or remove existing deed restrictions, if any, on this property.
8. The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.
9. Blocking the flow of water in drainage easements and filling or obstruction of drainage facilities or floodways with fencing, trees, bushes, structures, trash, debris, etc. is prohibited. Maintenance of drainage easements and drainage facilities will be the responsibility of the individual lot owners and/or the Homeowners' Association. The City of Kaufman will not be responsible for the maintenance and operation of said drainage easements or facilities or for the control of erosion. The City of Kaufman will not be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.





NOTICE:
Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

OWNER/DEVELOPER
WILLIAMSBURG CONSTRUCTION SERVICES LLC,
5920 NEW HAVEN DR., PLANO, TX 75093
CONTACT: BILL WAIT
EMAIL: bwwburg@aol.com
(972) 503-9800

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 21031
daniel.oneal@onealsurveying.com
(903) 804-2891

FINAL PLAT

FREEMAN FARM

BEING

25.402 ACRES

123 RESIDENTIAL LOTS
4 COMMON AREA LOTS
EXISTING ZONING: PD-21

SITUATED IN THE
LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-6400 FAX (972) 941-6401

REVISED: 3/23/2022
DATE: 2/17/2022
SHEET 3 OF 4

Z:\PROJECTS\00557 Kaufman- 21 AC on US175\dwg\Plats\557 Final Plat.dwg

OWNER'S DEDICATION

WHEREAS, WILLIAMSBURG CONSTRUCTION SERVICES, LLC BEING THE OWNER OF A 25.402 ACRE TRACT OF LAND LOCATED IN THE LEVI YORK SURVEY, ABSTRACT NO. 609, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 25.411 ACRE TRACT CONVEYED TO WILLIAMSBURG CONSTRUCTION SERVICES, LLC BY LANDMARK CHURCH OF CHRIST ON JUNE 18, 2021, RECORDED IN VOLUME 7062, PAGE 431, DEED RECORDS, KAUFMAN COUNTY, TEXAS (DRKCT) AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND AT THE EAST CORNER OF THE ABOVE MENTIONED 25.411 ACRE TRACT, AT THE NORTH CORNER OF THE JERRY WYNN DILLARD, JR. CALLED 20.097 ACRE TRACT, RECORDED IN VOLUME 2786, PAGE 130, DRKCT, SAME BEING IN THE SOUTHWEST LINE OF LOT 10 OF ALTA VISTA ESTATES SUBDIVISION, RECORDED IN VOLUME 6, PAGE 20, PLAT RECORDS, KAUFMAN COUNTY, TEXAS (PRKCT);

THENCE SOUTH 43 DEGREES 52 MINUTES 54 SECONDS WEST, ALONG THE COMMON LINE OF SAID 20.097 ACRE TRACT AND SAID 25.411 ACRE TRACT, A DISTANCE OF 1633.23 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID 20.097 ACRE TRACT AND THE SOUTH CORNER OF SAID 25.411 ACRE TRACT, SAME BEING IN THE NORTHEAST RIGHT OF WAY LINE OF US HIGHWAY 175, A VARIABLE WIDTH RIGHT-OF-WAY AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5806.58 FEET WHOSE CHORD BEARS NORTH 39 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 367.50 FEET;

THENCE, NORTHWESTERLY, ALONG SAID US HIGHWAY 175 AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 37 MINUTES 37 SECONDS, A DISTANCE OF 367.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'ONEAL 6570' SET AT THE SOUTH CORNER OF THE FRANCISCO GUERRERO 1.953 ACRE TRACT, RECORDED IN VOLUME 6120, PAGE 523, DRKCT, SAME BEING THE MOST SOUTHERLY WEST CORNER OF SAID 25.411 ACRE TRACT;

THENCE, ALONG THE COMMON LINE OF THE LAST MENTION TRACT, THE FOLLOWING TWO (2) COURSES:

1) NORTH 43 DEGREES 11 MINUTES 31 SECONDS EAST, A DISTANCE OF 518.18 FEET TO A 3/8-INCH IRON ROD FOUND;
2) NORTH 42 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 165.28 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "5244" FOUND AT THE NORTH CORNER OF SAID 1.953 ACRE TRACT AND THE EAST CORNER OF THE JOHN CROCKER AND JOHN H. CROCKER 2.034 ACRE TRACT, RECORDED IN VOLUME 6187, PAGE 500, DRKCT;

THENCE NORTH 42 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG THE NORTHERLY SOUTHWEST LINE OF SAID 25.411 ACRE TRACT AND THE NORTHEAST LINE OF SAID 2.034 ACRE TRACT, PASSING THE NORTH CORNER OF SAME AND CONTINUING ALONG THE NORTHEAST LINE OF THE STEVEN M. CHANEY AND CHARLOTTE A. CHANEY 0.360 ACRE TRACT, RECORDED IN VOL 6156, PAGE 576, DRKCT, A TOTAL DISTANCE OF 210.69 FEET TO A 3/8-INCH IRON ROD WITH CAP STAMPED "5244" FOUND AT THE EAST CORNER OF THE CHARLOTTE FREEMAN 0.323 ACRE TRACT, RECORDED IN VOL 1033, PAGE 496, DRKCT;

THENCE NORTH 42 DEGREES 37 MINUTES 33 SECONDS WEST, ALONG THE COMMON LINE OF SAID 0.323 ACRE TRACT AND SAID 25.411 ACRE TRACT, A DISTANCE OF 103.83 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'ONEAL 6570' SET AT THE NORTH CORNER OF 0.323 ACRE TRACT AND THE MOST NORTHERLY WEST CORNER OF SAID 25.411 ACRE TRACT, SAME BEING IN THE SOUTHEAST LINE OF LOT 15, FREEMAN PARK ESTATES, RECORDED IN CABINET 1, PAGE 716, PRKCT;

THENCE NORTH 43 DEGREES 32 MINUTES 47 SECONDS EAST, ALONG THE COMMON LINE OF SAID 25.411 ACRE TRACT AND SAID FREEMAN PARK ESTATES, A DISTANCE OF 1042.96 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID 25.411 ACRE TRACT AND THE EAST CORNER OF LOT 10 OF SAID FREEMAN PARK ESTATES, SAME BEING IN THE SOUTHWEST LINE OF LOT 7 OF THE ABOVE MENTIONED ALTA VISTA ESTATES SUBDIVISION;

THENCE SOUTH 46 DEGREES 12 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID ALTA VISTA ESTATES AND SAID 25.411 ACRE TRACT, A DISTANCE OF 856.42 FEET TO THE POINT OF BEGINNING, CONTAINING 25.402 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WILLIAMSBURG CONSTRUCTION SERVICES, LLC. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as FREEMAN FARM, an addition to the City of Kaufman, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Kaufman. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Kaufman's use thereof. The City of Kaufman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Kaufman and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Kaufman, Texas.

WITNESS, my hand, this the _____ day of _____, 2022.

FOR: WILLIAMSBURG CONSTRUCTION SERVICES, LLC

BY: _____

Authorized Signature of Owner

_____

Printed Name and Title

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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

Given under my hand and seal of office, this _____ day of _____, 2022.

_____

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman.

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

_____

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Daniel Chase O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

_____

Notary public for the State of Texas
My commission expires:

APPROVAL CERTIFICATE

APPROVED BY: PLANNING AND ZONING COMMISSION

_____

CHAIRMAN

_____

DATE

APPROVED BY: CITY COUNCIL

_____

MAYOR

ATTEST:

_____

CITY SECRETARY

_____

DATE

NOTICE:
Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

OWNER/DEVELOPER
WILLIAMSBURG CONSTRUCTION SERVICES LLC,
5920 NEW HAVEN DR., PLANO, TX 75093
CONTACT: BILL WAIT
EMAIL: bwwburg@aol.com
(972) 503-9800

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 21031
daniel.oneal@onealsurveying.com
(903) 804-2891

FINAL PLAT

FREEMAN FARM

BEING

25.402 ACRES

123 RESIDENTIAL LOTS
4 COMMON AREA LOTS
EXISTING ZONING: PD-21

SITUATED IN THE

LEVI YORK SURVEY, A-609
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

REVISED: 3/23/2022
DATE: 2/17/2022

SHEET 4 OF 4

Z:\PROJECTS\00557 Kaufman- 21 AC on US175\dwg\Plat\557 Final Plat.dwg

Planning and Zoning Commission Report

Meeting Date: April 5, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Georgetown at Kings Fort Phase 2A**, being a tract of land containing 33.225 acres (PID 5239), situated in the D. Falcon Survey, Abstract No. 151 in the City of Kaufman. The property is zoned Planned Development-17 Revised (PD-17R) and is located on the northwest side of SH 34, approximately 840 feet east of Tabor Parkway. The final plat is for 94 residential lots and 2 common areas. (Case No. FP-04-22)

SUMMARY:

The subject property includes 33.225 acres for the development of 94 single-family residential lots and two common areas. The property is located in the eastern portion of Georgetown at Kings Fort, situated on the northwest side of SH 34, approximately 840 feet east of Tabor Parkway.

One of the common areas (Lot 1X of Block C) is 1,199 sq. ft. and is for landscape and access purposes; this lot will be maintained by the Homeowners' Association (HOA). The other common area (Lot 2X of Block G) is 14.5 acres and will be dedicated to the City for a public park; this lot will be maintained by the HOA until the property is dedicated to the City.

The original Preliminary Plat for the Georgetown at Kings Fort development was approved on October 22, 2018. A revised phasing plan was approved on October 26, 2020.

The final plat for this phase substantially conforms to the preliminary plat, with the exception that the residential lot count has been reduced from 103 lots to 94 lots in order to provide some wider lots to accommodate larger homes based on consumer demand. The preliminary plat only had 50'-wide lots, whereas some 55'-wide, 60'-wide, and 65'-wide lots are now intermingled with the 50'-wide lots. Most of the lots range in size from 6,000 sq. ft. – 7,800 sq. ft. and the average lot size is 6,828 sq. ft.

THOROUGHFARE PLAN:

The subject property is located on the northwest side of SH 34, the right-of-way for which has already been dedicated. SH 34 is classified as a principal arterial (Type AA; 4 – 6 lanes), with an ultimate right-of-way of 120' – 140'. Also in close proximity is Tabor Parkway, which is classified as a minor arterial (Type B; 3 – 4 lanes), with an ultimate right-of-way of 100' – 120'. This plat includes the necessary rights-of-way for internal streets.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Georgetown at Kings Fort, Phase 2A.

ATTACHMENTS:

1. Location Map
2. Preliminary Plat of Georgetown at Kings Fort
3. Final Plat of Georgetown at Kings Fort Phase 2A

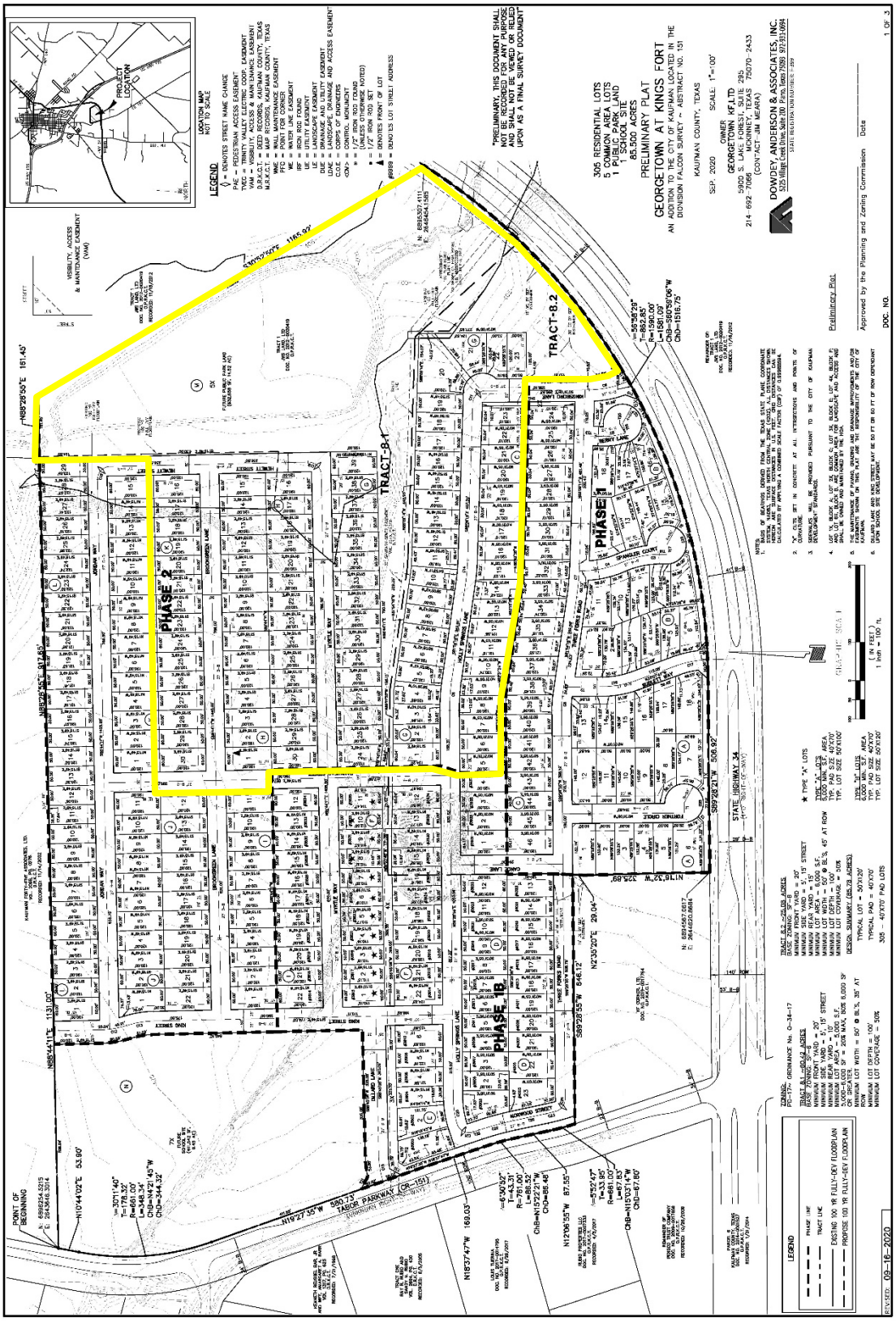
Andrew Bogda, AICP, Planning Manager
972-932-2216 ext. 117 abogda@kaufmantx.org

Location Map

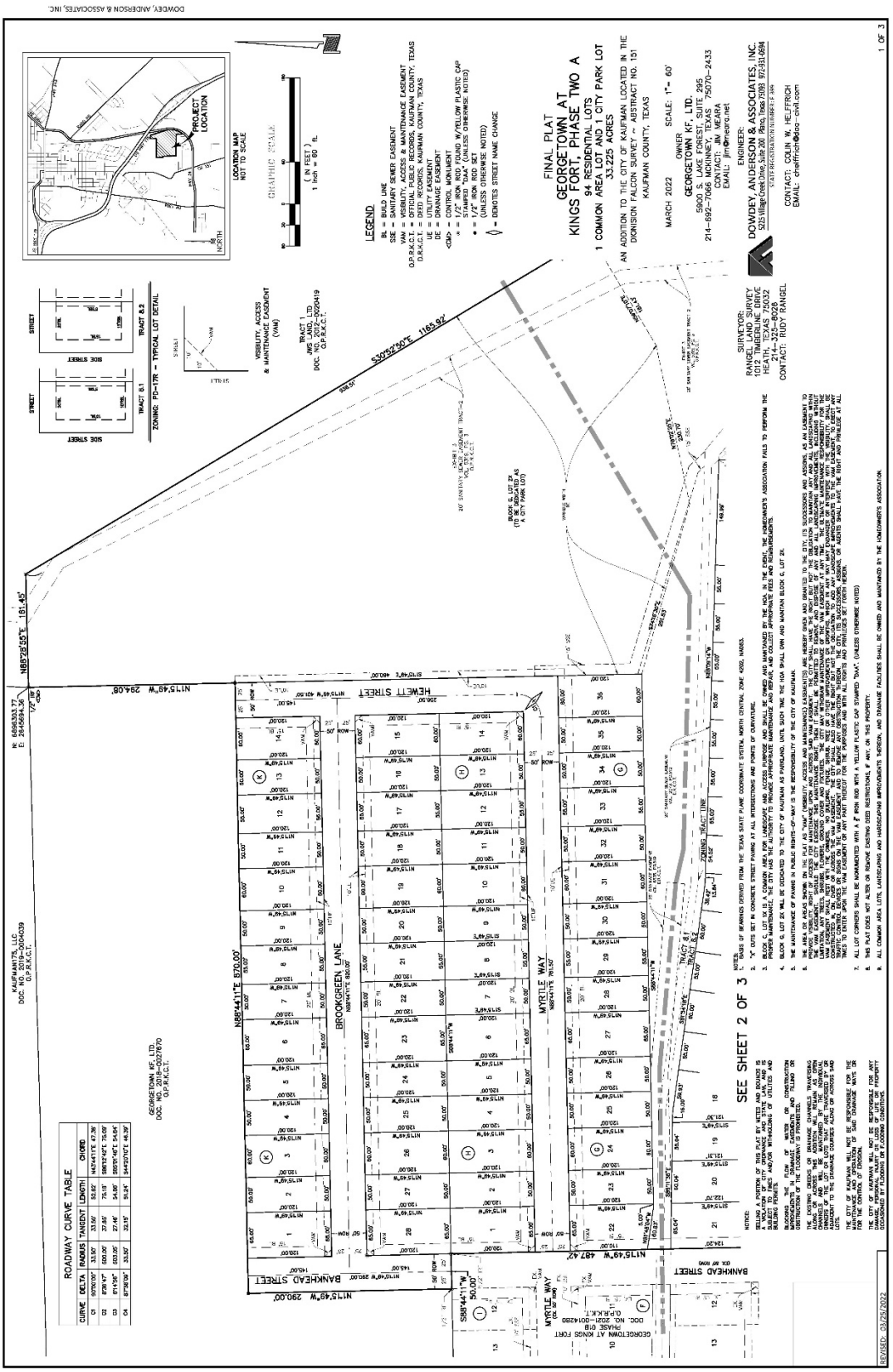
Georgetown at Kings Fort Ph 2A

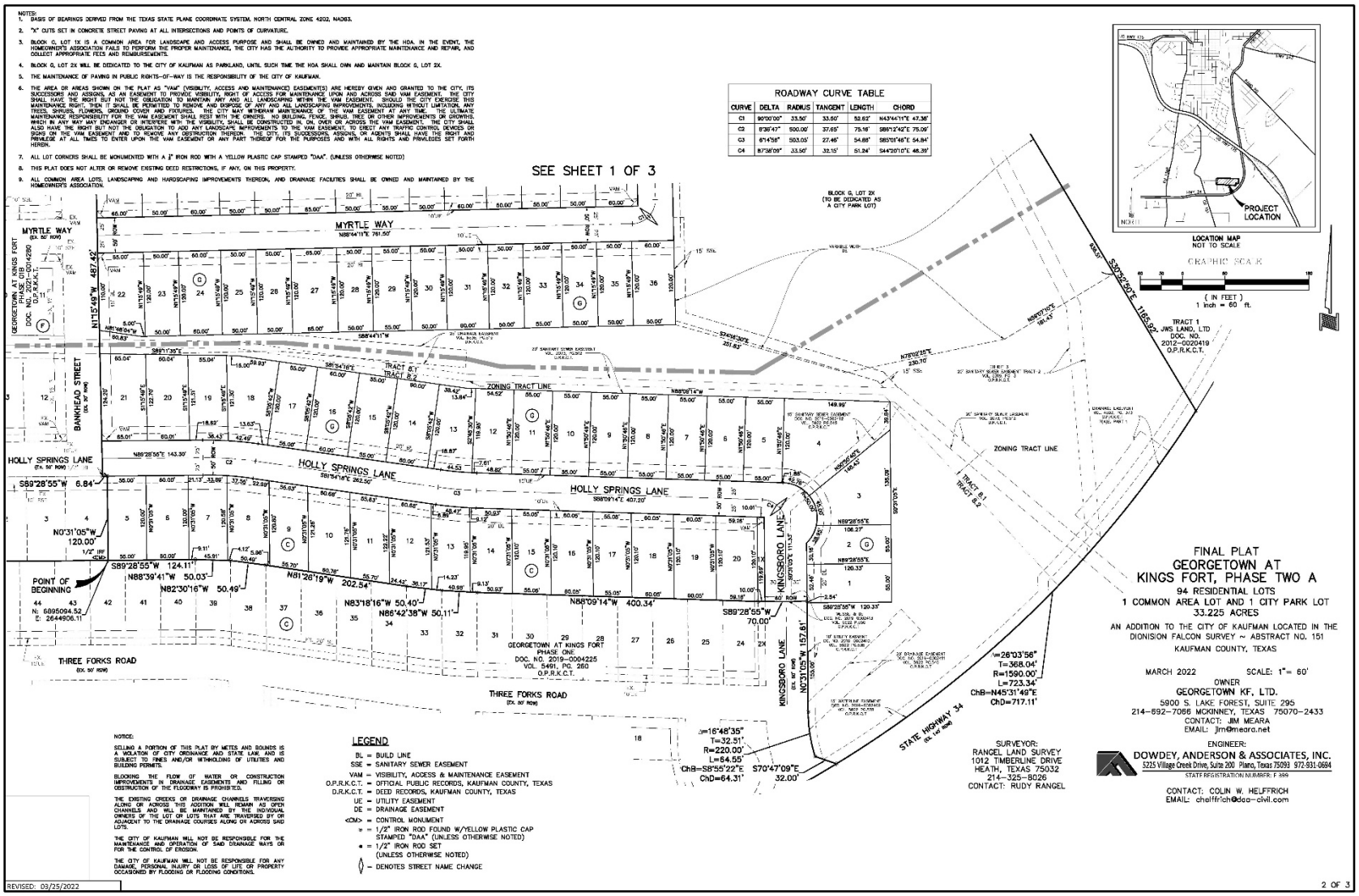


Preliminary Plat of Georgetown at Kings Fort



Final Plat of Georgetown at Kings Fort, Phase 2A





g:\development services\1 planning & zoning\p&z reports\2022 pz reports\fp-04-22 jim meara georgetown 2a 04-05-22\fp-04-22 pzr georgetown at kings fort ph 2a.docx

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS GEORGETOWN KF, LTD., is the owner of a tract of land in the DIONISION FALCON SURVEY, ABSTRACT NO. 151, Kaufman County, Texas and being part of the remainder of that tract of land conveyed in Deed to Georgetown KF, LTD., according to the document of record file in Document Number 2018-0027679, Official Public Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the north line of Lot 42, Block C, GEORGETOWN AT KINGS FORT, PHASE ONE, an Addition to the City of Kaufman, Kaufman County, Texas, according to the Plat of record filed in Document Number 2019-0004225, Official Public Records, Kaufman County, Texas, for the southeast corner of Lot 4, Block C, GEORGETOWN AT KINGS FORT, PHASE ONE B, an Addition to the City of Kaufman, Kaufman County, Texas, according to the Plat of record filed in Document Number 2021-0014280, Official Public Records, Kaufman County, Texas;

THENCE N 00° 31' 05" W, along the east line of said Lot 4, a distance of 120.00 feet to a 1/2" iron rod found for the northeast corner of said Lot 4;

THENCE S 89° 28' 55" W, along the north line of said Lot 4, a distance of 6.84 feet to a 1/2" iron rod found for an interior ell corner of said GEORGETOWN AT KINGS FORT, PHASE ONE B Addition;

THENCE N 01° 15' 49" W, leaving the north line of said Lot 4, along the east line of said GEORGETOWN AT KINGS FORT, PHASE ONE B Addition, a distance of 487.42 feet to a 1/2" iron rod found for the northeast corner of said GEORGETOWN AT KINGS FORT, PHASE ONE B Addition;

THENCE S 88° 44' 11" W, along the north line of said GEORGETOWN AT KINGS FORT, PHASE ONE B Addition, a distance of 50.00 feet to a 1/2" iron rod found for the northeast corner of Lot 12, Block I, of said GEORGETOWN AT KINGS FORT, PHASE ONE B Addition;

THENCE Leaving the north line of said GEORGETOWN AT KINGS FORT, PHASE ONE B Addition, over and across the remainder of the above mentioned Georgetown KF, LTD. tract, the following courses and distances:

N 01° 15' 49" W, a distance of 290.00 feet to a 1/2" iron rod set;

N 88° 44' 11" E, a distance of 870.00 feet to a 1/2" iron rod set;

N 01° 15' 49" W, a distance of 294.08 feet to a 1/2" iron rod found in the north line of said Georgetown KF, LTD. tract, for the southeast corner of that tract of land conveyed in Deed to Kaufman175, LLC, according to the document of record filed in Document Number 2019-0004039, Official Public Records, Kaufman County, Texas;

THENCE N 88° 28' 55" E, along the north line of said Georgetown KF, LTD. tract, a distance of 161.45 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found for the northeast corner of said Georgetown KF, LTD. tract;

THENCE S 30° 52' 50" E, along the east line of said Georgetown KF, LTD. tract, a distance of 1,165.92 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found in the northeast line of State Highway 34, a 140' right-of-way, for the most easterly southeast corner of said Georgetown KF, LTD. tract and being on a curve to the right having a central angle of 26° 03' 56", a radius of 1,590.00 feet and a chord bearing and distance of S 45° 31' 49" W, 717.11 feet;

THENCE Along the common southeast line of said Georgetown KF, LTD. tract and the northwest line of said State Highway 34 and along said curve to the right, an arc distance of 723.34 feet to a 1/2" iron rod with a yellow cap stamped "DAA" found for the most easterly southeast corner of the above mentioned GEORGETOWN AT KINGS FORT, PHASE ONE Addition, at the southeast end of a corner clip;

THENCE N 70° 47' 09" W, along said corner clip, a distance of 32.00 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found for the northwest end of said corner clip, and being at the beginning of a non-tangent curve to the right having a central angle of 18° 48' 35", a radius of 220.00 feet and a chord bearing and distance of N 08° 55' 22" W, 84.31 feet;

THENCE Along the east line of said GEORGETOWN AT KINGS FORT, PHASE ONE Addition, and along said curve to the right, an arc distance of 84.55 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found in the east line of Kingsboro Lane, a 60' right-of-way;

THENCE N 00° 31' 05" W, along the east line of said Kingsboro Lane, a distance of 157.61 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found for the northeast corner of Block C of said GEORGETOWN AT KINGS FORT, PHASE ONE Addition;

THENCE Along the north line of said GEORGETOWN AT KINGS FORT, PHASE ONE Addition, the following courses and distances:

S 89° 28' 55" W, a distance of 70.00 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found for the common corner of Lot 2X and Lot 24;

N 88° 09' 14" W, a distance of 400.34 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found for the common corner of Lot 31 and Lot 32;

N 86° 42' 38" W, a distance of 50.11 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found for the common corner of Lot 32 and Lot 33;

N 83° 18' 16" W, a distance of 50.40 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found for the common corner of Lot 33 and Lot 34;

N 81° 26' 02" W, a distance of 202.54 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found for the common corner of Lot 37 and Lot 38;

N 82° 31' 24" W, a distance of 50.49 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found for the common corner of Lot 38 and Lot 39;

N 86° 39' 41" W, a distance of 50.03 feet to a 1/2" iron rod with a yellow cap stamped 'DAA' found for the common corner of Lot 39 and Lot 40;

S 89° 28' 55" W, a distance of 124.11 feet to the POINT OF BEGINNING, and containing 33.225 acres of land, more or less.

APPROVAL BLOCK

APPROVED BY: Planning and Zoning Commission
City of Kaufman, Texas

Signature of Chairman _____ Date _____

APPROVED BY: City Council
City of Kaufman, Texas

Signature of Mayor _____ Date _____

ATTEST:

City Secretary _____ Date _____

REVISED: 03/25/2022

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That GEORGETOWN KF, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as GEORGETOWN AT KINGS FORT PHASE TWO A, an addition to the City of Kaufman, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Kaufman. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Kaufman's use thereof. The City of Kaufman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Kaufman and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Kaufman, Texas.

WITNESS, my hand, this the _____ day of _____.

GEORGETOWN KF, LTD.,
a Texas limited partnership

By: Seascape GP, LLC
a Texas limited liability company
its General Partner

By: _____
Name: Kelly Connell
Its: President

STATE OF TEXAS §
COUNTY OF KAUFMAN §

This instrument was acknowledge before me on the _____ day of _____ by Kelly Connell, President of Seascape GP, LLC, a Texas limited liability company, as General Partner of Georgetown KF, Ltd., a Texas limited partnership, on behalf of said partnership.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

KNOW ALL MEN BY THESE PRESENTS:

That I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman, Texas.

Dated this _____ day of _____.

_____
Registered Professional Land Surveyor
No. _____

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN under my hand and seal of office this _____ day of _____.

_____
Notary Public in and for the State of Texas

NOTICE: Selling a portion of this plat by metes and bounds is a violation of City ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.

Blocking the flow of water or construction improvements in drainage easements and filling or obstruction of the floodway is prohibited.

The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.

The City of Kaufman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.

The City of Kaufman will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.

FINAL PLAT
GEORGETOWN AT KINGS FORT, PHASE TWO A

94 RESIDENTIAL LOTS
1 COMMON AREA LOT AND 1 CITY PARK LOT
33.225 ACRES

AN ADDITION TO THE CITY OF KAUFMAN LOCATED IN THE DIONISION FALCON SURVEY ~ ABSTRACT NO. 151
KAUFMAN COUNTY, TEXAS

MARCH 2022 SCALE: 1"= 60'

OWNER
GEORGETOWN KF, LTD.
5900 S. LAKE FOREST, SUITE 295
214-692-7068 MCKINNEY, TEXAS 75070-2433
CONTACT: JIM MEARA
EMAIL: jm@meara.net

ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
CONTACT: COLIN W. HELFFRICH
EMAIL: chelffrich@daa-civil.com

SURVEYOR:
RANGEL LAND SURVEY
1012 TIMBERLINE DRIVE
HEATH, TEXAS 75032
214-325-8026
CONTACT: RUDY RANGEL

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	C	1199	0.03
2X	G	631724	14.50

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	K	7800	0.18
2	K	6000	0.14
3	K	7200	0.17
4	K	6000	0.14
5	K	6000	0.14
6	K	7800	0.18
7	K	6000	0.14
8	K	6600	0.15
9	K	6000	0.14
10	K	7200	0.17
11	K	6000	0.14
12	K	6600	0.15
13	K	6000	0.14
14	K	7200	0.17

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	H	7800	0.18
2	H	6000	0.14
3	H	7200	0.17
4	H	6000	0.14
5	H	6000	0.14
6	H	7800	0.18
7	H	6000	0.14
8	H	6600	0.15
9	H	6000	0.14
10	H	7200	0.17
11	H	6000	0.14
12	H	6600	0.15
13	H	6000	0.14
14	H	7200	0.17
15	H	7200	0.17
16	H	6000	0.14
17	H	6600	0.15
18	H	7200	0.17
19	H	6000	0.14
20	H	6000	0.14
21	H	6000	0.14
22	H	6600	0.15
23	H	7800	0.18
24	H	6000	0.14
25	H	6000	0.14
26	H	7200	0.17
27	H	6000	0.14
28	H	7800	0.18

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	G	6818	0.15
2	G	6404	0.15
3	G	9939	0.23
4	G	14834	0.34
5	C	6600	0.15
6	G	6900	0.15
7	G	6600	0.15
8	C	6600	0.15
9	G	6600	0.15
10	G	6600	0.15
11	G	6600	0.15
12	G	6857	0.15
13	C	6930	0.16
14	G	7200	0.17
15	G	6600	0.15
16	C	7200	0.17
17	G	6600	0.15
18	G	7857	0.18
19	G	6853	0.15
20	G	7320	0.17
21	G	8024	0.18
22	G	7500	0.17
23	G	6000	0.14
24	O	7200	0.17
25	G	6000	0.14
26	G	6000	0.14
27	G	7800	0.18
28	G	6000	0.14
29	G	6600	0.15
30	G	6000	0.14
31	G	7200	0.17
32	O	6000	0.14
33	G	6600	0.15
34	G	6000	0.14
35	O	6000	0.14
36	G	7200	0.17

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
5	C	6600	0.15
6	C	7200	0.17
7	C	6627	0.15
8	C	7251	0.17
9	C	6557	0.15
10	C	7281	0.17
11	C	6708	0.15
12	C	7327	0.17
13	C	6832	0.15
14	C	7265	0.17
15	C	6606	0.15
16	C	7266	0.17
17	C	6606	0.15
18	C	7266	0.17
19	C	7266	0.17
20	C	7100	0.16

Planning and Zoning Commission Report

Meeting Date: April 5, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Becky Pattat for a Specific Use Permit (SUP-51) to allow an Auto Painting or Body Repair Shop to be located at 502 E. Grove St. The property is 0.230 acres, situated on the northwest quarter of Block 2 of the HT Nash Addition (PID 32125). The property is zoned Commercial District (C). (Z-03-22)

BACKGROUND/SUMMARY:
The applicant, Becky Pattat, is requesting a Specific Use Permit to allow an auto painting or body repair shop. The property is located at 502 E. Grove St., at the southeast corner of Grove and Wilson Streets, on 0.230 acres. The property is developed with an existing 4,524 sq. ft. building with paved area and fenced yard. The building was previously occupied by Jones Automotive & Wrecker Services.

The building includes a mix of metal and masonry materials, with a pitched metal roof. The building includes one (1) public walk-in entrance and one (1) garage door facing Grove Street, as well as two (2) service garage doors facing Wilson Street. No improvements to the exterior of the building are planned, aside from a wall sign on the front of the building, and power washing to clean the building.

A fenced yard exists on the side of the building facing Wilson Street. The fencing is currently chain-link fencing and does not provide adequate screening of the storage yard. The applicant plans to upgrade the fencing to metal (R panel) fencing. While the fencing is planned to be upgraded, the applicant does not plan to store vehicles outside the building.

The required number of off-street parking spaces for this use is 1 space for every 500 sq. ft. of office/sales area, 1 space for every 1,000 sq. ft. of exterior lot area used for storage, 1 space per repair bay, and 1 space per service/towing vehicle to be stored on-site. The applicant has indicated that their business is by appointment only, which will limit the need for public parking. They also do not plan to store vehicles on the property and have a very limited number of employees at the business at any given time. The applicant plans to provide six (6) dedicated parking spaces, with four (4) spaces off Grove Street (utilizing the existing concrete paving) and two (2) spaces off Wilson Street.

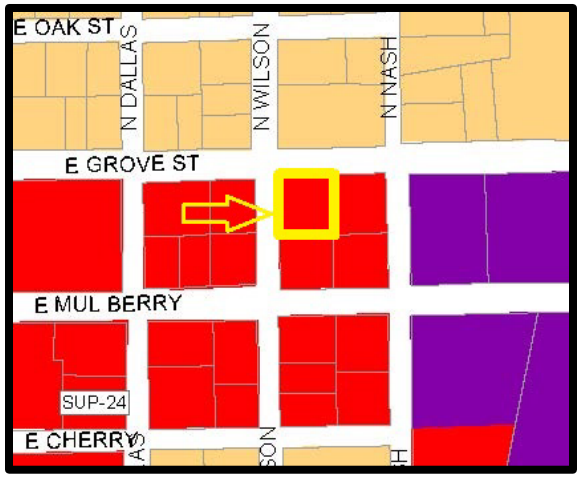
The applicant does not plan to install any landscaping, any additional lighting, or any freestanding signage. Due to the amount of trash expected, a dumpster is not planned; the applicant will use a trash cart.

The applicant plans to operate a powder coating business on the property. All operations of the powder coating business, aside from employee and customer parking, will be conducted indoors. The applicant has provided additional information to explain the powder coating business and

why it is better for the environment than a typical auto painting process. The applicant has indicated that the hours of operation will be 8:00am – 6:00pm, Monday – Friday. Noise impacts are not expected since all work is performed indoors and the nature of the powder coating process.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	**SF-6**	**Grove St.; single-family residential (across the street)**
South:	**C**	**Vacant land**
East:	**C**	**Vacant land**
West:	**C**	**Wilson St.; single-family residential (across the street)**



COMPREHENSIVE PLAN:

Land Use Plan:

The Future Land Use Plan designates the land use of the subject property as future Neighborhood Services (NS). The requested Specific Use Permit is for an indoor commercial use, which is compatible with the Future Land Use Plan.

Thoroughfare Plan:

Grove Street is designated as a collector (Type C; 2 – 3 lanes), with an ultimate right-of-way of 80' – 100'. The existing right-of-way is approximately 50 feet, which is consistent with the typical standards for a residential street section. The City does not anticipate improvements to Grove Street at this time, as Mulberry Street (SH 243), one block to the south, handles regional east-west circulation through this area.

DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS

Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening, and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all 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 <u>may be</u> 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.

<u>PROPERTY OWNER RESPONSES:</u>
The City of Kaufman mailed out notification letters to 40 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 1
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 39

If 20% of the area within 200 feet of the request objects to the application, then a favorable vote of ¾ 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.

One property owner submitted a response opposing the request, but indicated they would not have a concern if the operations of the business would be conducted indoors and if the applicant had a system to control air emissions, fumes, or pollutants to the exterior.

<u>RECOMMENDATION:</u>
Staff recommends approval of Z-03-22, a Specific Use Permit (SUP-51) for an Auto Painting or Body Repair Shop located at 502 E. Grove St., 0.230 acres comprising the northwest quarter of Block 2 of the NT Nash Addition (PID 32125) with the following conditions:

1. Revise the plans to show six (6) dedicated/striped parking spaces (9' x 18' each); specify that all parking and vehicle maneuvering will be on concrete surface.
2. To ensure there is adequate parking to meet the business needs, specify that business operations will be by appointment only and specfiy the maximum number of employees working on the premises at any given time (no more than 5).
3. Revise the plans to show the location of the proposed R panel metal fencing and gates; indicate the height of the fence.
4. Revise the plans to specify that there will be no outside storage of materials or vehicles.
5. Revise the plans to show the location of the trash cart storage area. If the proposed trash cart storage area is not behind the metal fence, it will need its own separate enclosure to fully screen the trash cart.
6. Specify on the plans that all operations of the business will be limited to powder coating and conducted entirely indoors.
7. Specify on the plans that an adequate ventilation system will be in place to ensure fumes or pollutants generated by the business operation will not be projected to the exterior.
8. Limit the hours of operation from 8:00 am – 6:00 pm, Monday – Friday.

ATTACHMENTS:

1. Location Map
2. Site Plan/Survey
3. Building Photos
4. Applicant Response Letter
5. Powder Coating Business Plan
6. Powder Coating Information

Andrew Bogda, AICP, Planning Manager
972-932-2216 ext. 117 abogda@kaufmantx.org

Location Map

502 E. Grove St.



3/30/2022, 11:44:31 AM

Abstracts

Parcels

1:1,128

0 0.01 0.01 0.03 mi

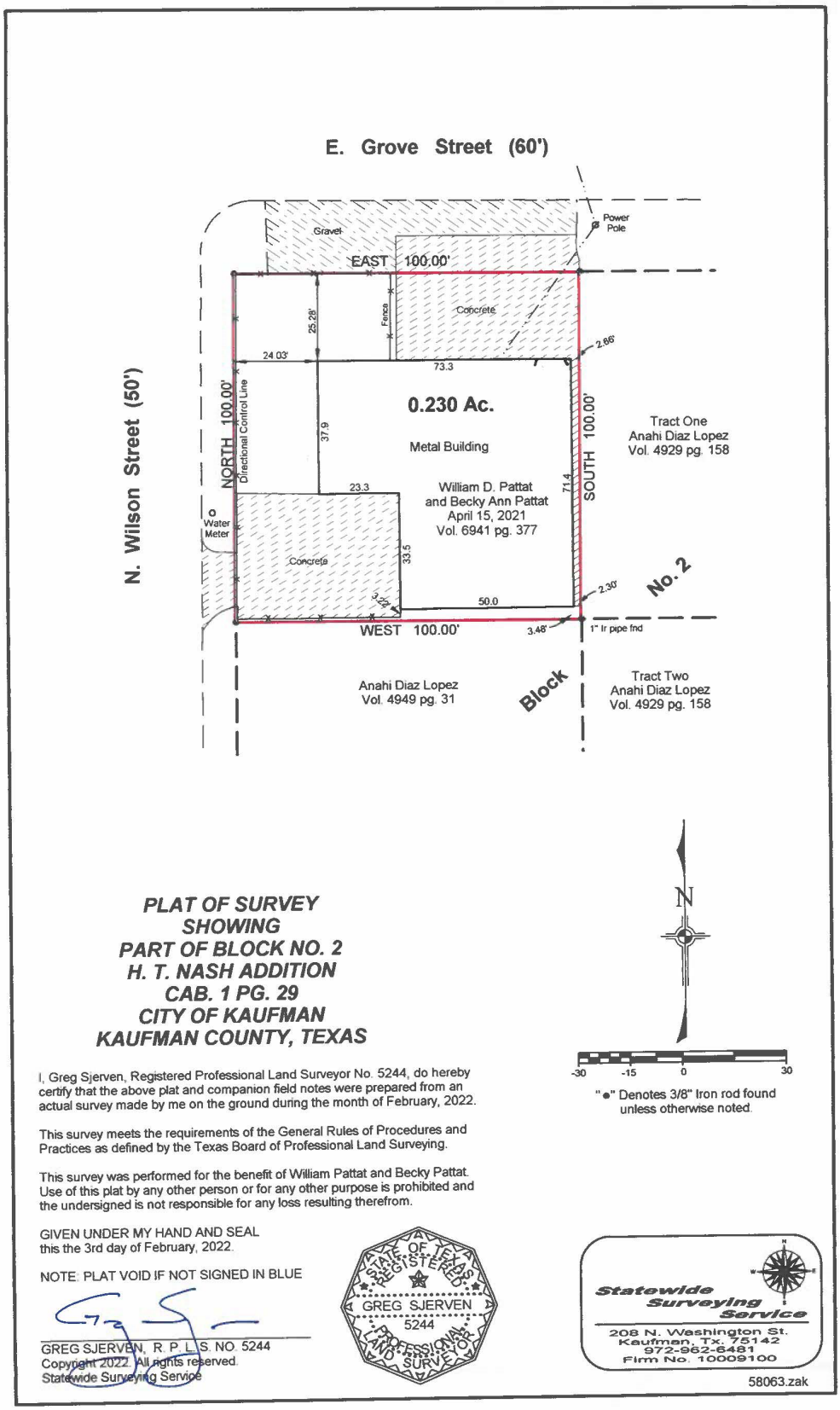
0 0.01 0.03 0.05 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Site Plan/Survey



STATEWIDE SURVEYING SERVICES
REGISTERED PROFESSIONAL LAND SURVEYORS

GREG SJERVEN, R. P. L. S.
208 N. WASHINGTON KAUFMAN, TEXAS 75142
METRO PHONE: (972) 962-6481
FAX: (972) 962-6480

FIELD NOTES FOR WILLIAM AND BECKY PATTAT
PART OF BLOCK NO. 2
H. T. NASH ADDITION
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of Block No. 2 of the H. T. Nash Addition to said City of Kaufman, shown by plat of same, recorded in Cabinet 1 page 29 of the Plat Records of Kaufman County, Texas and being all of that certain tract conveyed to William D. Pattat and Becky Ann Pattat on April 15, 2021, recorded in Vol. 6941 page 377 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod found at the Northwest corner of the above mentioned Block No. 2 and being at the intersection of the East line of N. Wilson Street with the South line of E. Grove Street.

THENCE EAST, with the North line of said Block No. 2 and with the South line of E. Grove Street, a distance of 100.00 ft. to a 3/8" Iron rod found at the Northwest corner of the Anahi Diaz Lopez Tract One, recorded in Vol. 4929 page 158 of the Deed Records of Kaufman County, Texas.

THENCE SOUTH, with the West line of said Tract One, a distance of 100.00 ft. to a 1" Iron pipe found at the Southwest corner of same, at the Northwest corner of that certain Tract Two, recorded in said Vol. 4929 page 158 of the Deed Records of Kaufman County, Texas and being at the Northeast corner of the Anahi Diaz Lopez tract, recorded in Vol. 4949 page 31 of the Deed Records of Kaufman County, Texas.

THENCE WEST, with the North line of said tract, recorded in Vol. 4949 page 31, a distance of 100.00 ft. to a 3/8" Iron rod found at the Northwest corner of same, in the West line of the above mentioned Block No. 2 and being in the East line of N. Wilson Street.

THENCE NORTH, with the West line of said Block No. 2 and with the East line of N. Wilson Street, a distance of 100.00 ft. to the point of beginning, containing 0.230 of an acre of land.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that the above field notes and companion plat were prepared from an actual survey made by me on the ground during the month of February, 2022.

This survey was performed for the benefit of William Pattat and Becky Pattat. Use of these field notes by any other person or for any other purpose is prohibited and the undersigned is not responsible for any loss resulting therefrom.

GIVEN UNDER MY HAND AND SEAL this the 3rd day of February, 2022.

NOTE: FIELD NOTES VOID IF NOT SIGNED IN BLUE.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5244

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Statewide Surveying Service
pattat.wp2

Building Photos









PATTAT POWDER COATING

502 E. Grove St. Kaufman, TX 75124

Prepared by, Becky Pattat

SUP RESPONSES

1. Building is 4,524sf lot size is 10,001sf
2. Building consists of 1 walk-in entrance and garage door located at front entrance facing grove St, we also have 2 garage doors on side of building facing N. Wilson St. that are service doors not for public entrance.
3. We have 4 parking spots located in the front and 2 additional located on side facing Wilson St
4. No pole sign, only sign will be located on front of building
5. Dumpster not needed, only poly cart (republic trash services)
6. We would like to use R panel fencing and likewise for the needed gates.
7. Proposed fencing will not affect visibility of grove and Wilson, intending to replace what's already in use.
8. Concrete parking is already located at both suggested parking sites.
9. No landscaping
10. No additional outside lighting
11. We would like to use our building for powder coating purposes and all work would be performed indoors. Automotive repairs consist of personal property only/ no auto body repairs offered to the public.
12. No vehicles or materials are to be stored outside as most of our work will be pickup and delivery or appointment only.
13. 8-6pm Monday-Friday
14. All work conducted indoors
15. No need for office or vehicle service area
16. No planned improvements on exterior besides power washing to clean it.
17. There should be no noise as all work performed indoors and baked in an oven.

[Pick the Date]

Pattat Powder Coating
BUSINESS PLAN

Prepared by:

Becky Pattat, William Pattat

502 E Grove St
Kaufman, Texas 75142
214-364-2802
BeckyPattat@att.net

New Service

The company is prepared to introduce the following service to the market.

Powdercoating: We will powdercoat anything from a metal flower pot to a flatbed trailer

TARGET MARKETS;

The companies major target markets are as follows.

Residential and commercial

The estimated number of potential clients within our geographic scope is 0.

Services;

First-rate service is intended to be the focus of our company and a cornerstone of the brands success. All clients will receive conscientious, one-on-one timely service in all capacities, being the transactions, conflicts, or complaints. This is expected to create a loyal brand following return business.

Powder Coating Information

Powder coating is a finishing process in which dry, free-flowing, thermoplastic or thermoset powder material is applied to a surface, melted, and hardened into an even coating. This finishing process is suitable for various materials, including metals, plastics, glass, and medium density fiberboard (MDF), and can provide both functional and decorative surface coatings in a wide range of colors, finishes, and textures that are not readily achievable by conventional liquid coating methods.

There are two main methods of powder coating—electrostatic spray deposition (ESD) and fluidized bed application. Either process can produce an even, hard finish which is generally more durable, cost-effective, and environmentally-friendly than a comparable liquid coating. However, while powder coatings demonstrate some advantages over liquid coatings, especially in thick or high traffic coating applications, they are not suitable for all manufacturing applications, such as for thin film or large part coatings. The requirements and specifications demanded by a particular powder coat—e.g., application environment, substrate materials, sizing, costs, turnaround times, etc.—help determine the type of coating process most suitable for use.

While each coating process has its advantages and disadvantages, this article focuses on powder coating, outlining the basics and the necessary components and mechanics of powder coating technology. Additionally, the article explores the benefits and limitations of the process and provides some of the considerations manufacturers must keep in mind when choosing a coating service provider.

The Powder Coating Process

Powder coating is a multi-step surface finishing process suitable for metal and non-metal substrates. The method includes a preparation, application, and curing stage, and, at a minimum, utilizes a spray gun, spray booth, and curing oven.

Overview of Powder Coat Process and Equipment

In contrast to the liquid coating process, which utilizes a liquid coating suspension, powder coating is a dry finishing process which employs powdered coating material. During the process, the powder is applied to a substrate's pretreated surface, melted, and then dried and hardened into a protective/decorative coating. There are three stages: surface preparation, coating application, and heat curing.

Preparation Stage

Before the application of any powder coating material, the surface of the substrate must be cleaned and treated to ensure that the part is free of dust, dirt, and debris. If a surface is not sufficiently prepared, any remaining residues and deposits could affect the adhesion of the powder and the quality of the final finish. A complete preparation treatment is mainly dependent on the material being coated. However, some of the steps that are commonly employed during this stage include cleaning, rinsing, etching, blasting,

and drying, and the most widely used equipment include wash stations, blast rooms, and dry-off ovens.

Oil, grease, solvent, and residue can be removed from a part's surface with weak alkali and neutral detergents in dip tanks or with wash stations. Wash stations are capable of spraying parts with hot water, steam, detergent, and other pretreatment solutions to clean, chemically prepare, and rinse the surface before coating.

If the component design requires certain sections to remain uncoated, masking products (e.g., masking dots) are applied to the substrate prior to the application stage. These aforementioned products are available in a variety of standard and custom shapes and forms. However, generally, they are constructed of paper or plastic film coated with a pressure sensitive adhesive, which allows them to adhere to the substrate and protect the covered area from coming into contact with powder material during powder coating operations.

Application Stage

As discussed in the next section, there are two types of powder coating materials that can be applied. The type of coating material being used in a coating application, in part, determines the application method. There are two main methods employed by manufacturers and finishing service providers—electrostatic deposition (ESD) and fluidized bed powder coating.

- Electrostatic deposition (ESD): For most metal parts, the coating material is applied via electrostatic spray deposition. This application method employs a powder spray booth, powder feeder, electrostatic spray gun, and, depending on the type of gun used, a power unit.
- The spray booth serves as a work area for applying powder material onto a part, and can also act as an air filter and powder overspray containment and recovery system. Fluidized powder material is distributed from the feeder unit to the powder coat gun, which is used to both impart an electrical charge onto the powder and apply it to the substrate. There are three types of electrostatic guns commonly used—Corona, Tribo, and Bell. The electrically-charged particles can then adhere to the part's electrically grounded surface and will remain adhered as long as they maintain some of their charge. Any overspray material can be collected by the recovery and retrieval systems and reused in future coating applications.
- Fluidized bed powder coating: Unlike in ESD where the liquid paints materials are electrostatically sprayed and adhered onto a surface, in fluidized bed powder coating, preheated parts are dipped into the powder material within a fluidized bed. There is also an alternative option called electrostatic fluidized bed powder coating, which generates a cloud of electrically charged powder particles above the fluidized bed through which a part is passed to be coated.

Curing Stage

The particularities and characteristics of the powder coating process's curing stage are mainly determined by the method in which the dry powder is applied, as well as the type of powder coating material employed.

- Curing ESD coated parts: Parts that are powder coated via ESD must be cured in a powder curing oven. While the cure schedule for a part is mostly dependent on its size, shape, and thickness, generally a curing oven operating between 325 to 450 degrees Fahrenheit will result in cure times that range between ten minutes to over an hour. Accordingly, smaller powder coated parts require less curing time and lower volumes of heated air to cure fully, and larger parts need more. As the ESD coated part reaches the optimum curing temperature within the oven, the powder particles melt and flow together to form a continuous film over the part's surface.
- Curing fluidized bed coated parts: For parts that are coated within a fluidized bed, the parts are heated before the coating application stage in ovens similar to those used to cure ESD coated parts. As the preheated part is immersed in the coating material, the powder particles melt and flow together upon contact with the part's heated surface. Parts that are coated via electrostatic fluidized bed powder coating can be either preheated before being passed through the powder coating cloud—in which case the powder coating formed would be to those produced by the regular fluidized bed method—or the part can be heated and cured in a curing oven after it has been coated, like with the ESD coating method.

Once the powder coated part is cool enough to handle, the part can be, if necessary, assembled, packaged, and shipped.

Powder Coating Material Considerations

As indicated in the previous section and Table 1, below, the powder coating process utilizes two main types of coating materials—thermosets and thermoplastics. Each type can be similarly applied, but undergoes and experiences the curing stage differently, as well as demonstrates distinct physical and mechanical characteristics.

Table 1 – Comparisons between Types of Powder Coating Material

Thermosets	Thermoplastics
Capable of withstanding high temperatures	May soften/melt if subjected to high temperatures
Cannot be remelted, reformed, and recycled	Can be remelted, reformed, and recycled
Higher scratch and mar resistance	Higher impact resistance
Susceptible to brittleness and over-hardening (especially in thick coatings)	More flexible in thick coatings
Requires a cure cycle to harden	Does not require a cure cycle to harden
Undergoes an irreversible chemical reaction	Does not chemically change
Applied only via the ESD method (generally)	Applied via both ESD and fluidized bed method

Thermoset Powders

When first applied to a substrate, a thermoset powder coating has short polymer molecules. However, during the curing process, the powder undergoes an irreversible chemical cross-linking reaction, which bonds together long chains of polymer molecules. This reaction changes the physical properties and chemistry of the material and allows it to harden into a thin, even, hard finish, if the proper cure schedule is followed.

Thermoplastic powders do not require a cure cycle. Instead, the thermoplastic material only requires the time and temperature necessary to melt, flow out, and create the film-like coating. Unlike with thermoset material, which undergoes a chemical reaction during the curing stage, thermoplastic materials do not change their physical or chemical properties when heat is applied. Therefore, they can be remelted, reformed, and recycled for future coating applications.

Thermoplastic Coatings

Some considerations to keep in mind when choosing between thermoset and thermoplastic coatings are the application method and the intended application for the coating. Generally, thermoset powders are only applied via the ESD method. This limitation exists because dipping preheated parts into thermoset powder can cause any excess powder to cross-link due to built-up and residual heat within the fluid bed. As the cross-linking reaction causes permanent changes to the powder material, such occurrences would lead to excessive coating powder waste. The curing process enables thermosets to attain harder coatings than thermoplastics, thus allowing them to withstand higher temperatures and demonstrate greater scratch and mar resistance. However, the harder finish can also limit the impact resistance of thermoset coatings, and over-hardening can cause the coating to become brittle, particularly in thicker coatings. Thermoplastic powder can be applied via both the ESD and the fluidized bed coating method, and generally can produce thicker, more flexible and impact-resistant coatings than thermoset powder. While the ability to be remelted offers some advantage in regards to material costs, it also makes thermoplastic powder coatings less suitable for high and intense heat applications as the coating material may soften or melt off.

Substrate Material Considerations

Powder coatings are primarily applied to a metal surface, such as steel, stainless steel, and aluminum. However, they can also be applied to non-metal substrates, such as glass, wood, or medium density fiberboard. The range of suitable materials for the powder coating process is limited to materials that can withstand the temperatures required to melt and cure the coating powder without melting, deforming, or burning itself.

The chosen material also helps determine the coating method employed. Since metals can be electrically grounded, the coating material is generally applied to metal substrates via the electrostatic spray deposition method, but they can also be applied via the fluidized bed method. On the other hand, since non-metals cannot be sufficiently grounded, they require that the powder coatings be applied through the fluidized bed powder coating method.

Powder Coating Finishes and Capabilities

Powder coatings can be applied in a wide range of colors, finishes, textures, and thicknesses that are not readily achievable through conventional liquid coating methods. Capable of being manufactured in virtually any color, coating powder can be formulated

for both protective and decorative applications. The final finish achieved ranges from matte to glossy, and clear to metallic. Various textures are also available for decorative purposes or hiding surface imperfections.

This process allows for a wider range of coating thicknesses. Compared to the liquid coating process, powder coating can more readily produce thicker, even coatings, especially when using the fluidized bed coating method. Using the ESD method, it is also possible to achieve thin, even coatings, albeit, not as thin as the coatings achieved via the liquid coating process.

Benefits of Powder Coatings

The powder coating method offers several advantages over conventional liquid coating methods, including increased durability, capabilities for more specialized finishes, less environmental impact, faster turnaround time, and lower material costs.

In addition to being available with a wide range of finish options, powder coatings are generally more long-lasting and durable than liquid paints. They demonstrate higher resistance to impact, moisture, chemicals, and wear, and offer greater protection from scratches, abrasion, corrosion, fading, and general wear. These characteristics make them well-suited for high use and high traffic applications.

Another advantage of powder coatings is the lack of solvent and carbon dioxide emissions, hazardous waste material that requires disposal, and, generally, surface primer requirements. These exclusions limit the amount of toxic and carcinogenic substances being released into the environment throughout the process and contribute to the recognition of the powder coating industry as a more environmentally-friendly alternative to liquid coatings.

The process can have much lower long-term costs compared to the liquid coating process due to its generally quicker turnaround and greater coating material utilization. Since the curing stage of powder coating allows parts to be assembled, packaged, and shipped immediately after the part is cool, parts spend less time in inventory which enables manufacturers and finishing service providers to have a faster turnaround and less storage space requirements. The process also allows for overspray material to be collected and recycled instead of wasted, which decreases the amount of waste product requiring disposal, increases the coating material utilization rate, and lowers the cost of materials over time.

Limitations of Powder Coating

Although the dry powder coating process offers several important advantages over liquid coating, there are also limitations to the process. Limitations of powder coating include a restricted range of suitable substrate materials, difficulty producing even, thin coatings,

longer lead times for color changing coatings, longer dry and cure times for large parts, and higher start-up costs.

As mentioned previously, substrate materials must be able to withstand the temperature requirements of the curing stage to be suitable for powder coating applications. Even if a material can withstand the heat, achieving an even coating can still prove to be problematic, especially for thin or multi-color coatings. Thin coatings are difficult to produce as it is challenging to control the amount of powder material that is applied to the substrate during the application stage while still ensuring an even coating. Multi-color powder coatings are difficult to produce quickly because any overspray must be thoroughly gathered and cleaned from the spray area between color changes; otherwise, it may cause cross-contamination in recycled or reused materials.

While the powder coating process can have lower costs over time, for specific coating applications, it may be more cost-effective to use liquid coatings. For example, while powder coated parts typically have faster turnaround, large, thick, or heavy parts tend to require higher temperatures and more extended curing and drying times; not only would these lengthened cure schedules delay the production process, they would also lead to higher energy costs. For manufacturers and finishing services providers starting up, the initial investment in powder coating equipment also tends to be higher than with liquid coating as the process requires a spray gun, specialized spray booth, and a curing oven.

Planning and Zoning Commission Report

Meeting Date: April 5, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Eric Bowman of Cope Equities on approximately 101.016 acres (PIDs 54862 and 54860) to rezone property from Planned Development (PD-3) for Retail, Office and Multi-Family Residential to **Planned Development (PD-22)** for Commercial/Retail/Flex Office uses on 15.35 acres (Sub-District "A"), Multi-Family Residential uses on 15.5 acres (Sub-District "B"), Single-Family Build-to-Rent uses on 9.20 acres (Sub-District "C"), Townhouse Residential uses on 10.54 acres (Sub-District "D"), and Single-Family Residential uses on 35.88 acres (Sub-District "E"). The proposed development is known as Five Points and is generally located northwest of S. Washington St. at Five Points Dr. in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX. (Case No. Z-04-22)

BACKGROUND/SUMMARY:
The applicant, Eric Bowman of Cope Equities, is requesting to table this agenda item until the May 3, 2022 Planning and Zoning Commission meeting.

PROPERTY OWNER RESPONSES:
The City of Kaufman mailed out notification letters to 8 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 8

If 20% of the area within 300 feet of the request objects to the application, then a favorable vote of ¾ 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.

RECOMMENDATION:
Staff recommends tabling until May 3, 2022 the consideration of Z-04-22, a zoning request for Planned Development (PD-22) of the property known as Five Points, 101.016 acres generally located northwest of S. Washington St. at Five Points Dr. in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX.