



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 3, 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](https://www.zoom.us/join) OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 890 0513 4280
PASSWORD: 636705**

PLEDGE OF ALLEGIANCE US FLAG

TEXAS FLAG

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

INVOCATION

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

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

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

1. Consider and take appropriate action on the minutes of the April 5, 2022 Planning and Zoning Commission meeting.
2. Consider and make a recommendation to City Council on the **Final Plat of Georgetown at Kings Fort Phase 2B**, being a tract of land containing 14.312 acres (Property ID 5239 &

5240), 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 approximately 475 feet east of Tabor Parkway. The final plat is for 72 residential lots. (Case No. FP-05-22)

END OF CONSENT AGENDA

PUBLIC HEARING

3. 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 (Property ID 54862 & 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

4. Consider and take appropriate action regarding the applicant's written request for an extension of the 30-day period for Planning and Zoning Commission consideration on the **Preliminary Plat of Windsor Park 2**, being a tract of land containing approximately 134.12 acres (Property ID 5270 & 198786), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX. The property is located within the City of Kaufman's Extra-Territorial Jurisdiction (ETJ) and the Town of Oak Grove. The proposed preliminary plat will contain 488 residential lots and 10 common area lots. (Case No. PP-01-22)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

BOARD INQUIRY If a member of the board makes a spontaneous inquiry about a subject not on this agenda, then the board or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the 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 FRIDAY, APRIL 29, 2022 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, APRIL 5, 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 6:01pm, Tuesday, April 5, 2022. Commissioners present were chairman Patrick Cardoza, Vice-Chairman Richard Dunn, Commissioner Burton Brown, Commissioner Porfilo Lopez, Commissioner Darril Deaton, and Commissioner Kathy Thorpe. Commissioner Dennis Berry was absent. Staff members present were Planning Manager Andrew Bogda 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 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

Commissioner Dunn made a motion to approve consent agenda items 1 through 4 as presented. The motion was seconded by Commissioner Lopez and carried by a vote of 6-0.

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)

The Public Hearing was opened at 6:09 pm.

Andrew Bogda presented the Commission with the item report.

Clayton Kelley, 401 E Grove St, Kaufman, TX 75142, stated that outdoor sand-blasting was occurring on the property.

The Public Hearing was closed at 6:17 pm.

Commissioner Dunn asked about sand blasting in the outside area.

Becky Pattat, 809 S 4th St, Crandall, TX 75114, stated that the sand-blasting was for a personal project and that sand-blasting would not be conducted on the premises going forward. All sand-blasting will be done off-site by another contractor.

Commissioner Brown asked about the noise level for the body shop.

Ms. Pattat responded that there will be no loud noise generated by the business.

Commissioner Dunn made a motion to approve 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. 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 specify 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.
9. Prohibit on-street parking on surrounding streets by the business or their patrons.

The motion was seconded by Commissioner Deaton and carried by a vote of 6-0.

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)

The Public Hearing was opened at 6:23pm.

Andrew Bogda stated that the applicant has requested to table consideration of the item until the May 3, 2022 Planning & Zoning Commission meeting.

The Public Hearing was closed at 6:24pm.

Commissioner Dunn made a motion to table the item until the May 3, 2022 Planning & Zoning Commission meeting. The motion was seconded by Commissioner Lopez and carried by a vote of 6-0.

DISCUSSION/ACTION ITEMS

No discussion or action items.

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES

No comments were given.

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.

No comments were given.

ADJOURNMENT

There being no further business, Chairman Cardoza requested a motion to adjourn.

Commissioner Thorpe made a motion to adjourn. The motion was seconded by Commissioner Lopez and carried by a vote of 6-0.

The meeting was adjourned at 6:27 p.m.

PATRICK CARDOZA
CHAIRMAN

ATTEST:

MYRA MANRIQUEZ
DEVELOPMENT SERVICES ASSISTANT



Planning and Zoning Commission Report

Meeting Date: May 3, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Georgetown at Kings Fort Phase 2B**, being a tract of land containing 14.312 acres (Property ID 5239 & 5240), 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 approximately 475 feet east of Tabor Parkway. The final plat is for 72 residential lots. (Case No. FP-05-22)

SUMMARY:

The subject property includes 14.312 acres for the development of 72 single-family residential lots. The property is located in the northern portion of Georgetown at Kings Fort, situated approximately 475 feet east of Tabor Parkway.

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 77 lots to 72 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. The lots range in size from 6,000 sq. ft. – 7,800 sq. ft. and the average lot size is 6,590 sq. ft.

THOROUGHFARE PLAN:

The nearest roadway on the Thoroughfare Plan is Tabor Parkway, which is approximately 475 feet west of the subject property. Tabor Parkway 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, most of which are 50'. King Street has a right-of-way of 60' to accommodate potential school traffic, as the property immediately to the west (across King Street) is designated for a potential school site.

RECOMMENDATION:

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

ATTACHMENTS:

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

Location Map

Georgetown at Kings Fort Ph 2B



4/28/2022, 9:45:52 AM

-  Abstracts
 Parcels

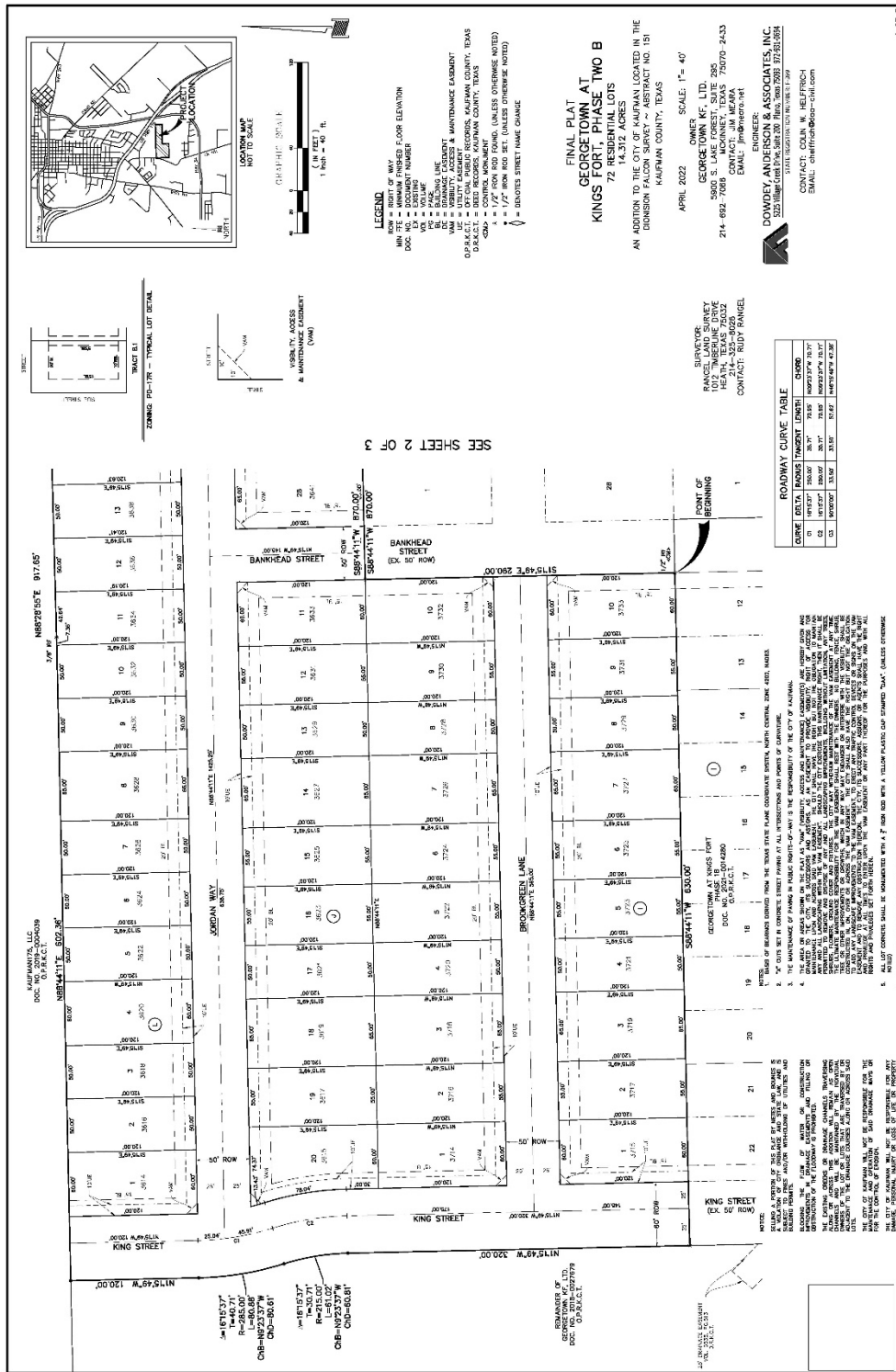
0 0.05 0.1 0.2 mi
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1:9,028

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

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.

[illegible]

Final Plat of Georgetown at Kings Fort, Phase 2B







Planning and Zoning Commission Report

Meeting Date: May 3, 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 (Property ID 54862 & 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:

This item was previously tabled from the April 5, 2022 Planning & Zoning Commission meeting to the May 3, 2022 meeting. The applicant, Eric Bowman of Cope Equities, is requesting to table this agenda item until the June 7, 2022 Planning and Zoning Commission meeting to give the applicant more time to address the staff review comments and develop revised plans. The applicant recently brought on an additional consultant and continues to actively work with staff.

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 $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

RECOMMENDATION:

Staff recommends tabling until June 7, 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.

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



Planning and Zoning Commission Report

Meeting Date: May 3, 2022

SUBJECT: Consider and take appropriate action regarding the applicant's written request for an extension of the 30-day period for Planning and Zoning Commission consideration on the **Preliminary Plat of Windsor Park 2**, being a tract of land containing approximately 134.12 acres (Property ID 5270 & 198786), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX. The property is located within the City of Kaufman's Extra-Territorial Jurisdiction (ETJ) and the Town of Oak Grove. The proposed preliminary plat will contain 488 residential lots and 10 common area lots. (Case No. PP-01-22)

BACKGROUND/SUMMARY:

On April 4, 2022, Kevin Webb of Oak National Development, LLC made an application for the preliminary plat referenced in the subject line (Windsor Park 2). Chapter 212 of the Texas Local Government Code requires the Planning and Zoning Commission to consider plats within 30 days of their application. On April 28, 2022, the applicant submitted a written request for a 30-day extension of the 30-day period for Planning and Zoning Commission consideration.

RECOMMENDATION:

Staff recommends approval of a 30-day extension of the 30-day period for Planning and Zoning Commission consideration of the Preliminary Plat of Windsor Park 2, being a tract of land containing approximately 134.12 acres (Property ID 5270 & 198786), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX.

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