



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JUNE 7, 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 May 3, 2022 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Continue the 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

3. 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 447 residential lots and 10 common area lots. (Case No. PP-01-22)
4. Consider and take appropriate action on a request to hold a special Planning and Zoning Commission meeting on June 27, 2022 at 5:00pm and cancel the July 5, 2022 Planning and Zoning Commission meeting.

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, JUNE 3, 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](https://www.zoom.us/join) OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 890 0513 4280 PASSWORD: 636705**

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



**MINUTES
PLANNING AND ZONING COMMISSION
MEETING TUESDAY, 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:
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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.

Vice-Chairman Dunn called the meeting to order at 6:00 p.m. on Tuesday, May 3, 2022. Commissioners present were Vice-Chairman Richard Dunn, Commissioner Dennis Berry, Commissioner Darril Deaton, Commissioner Porfilo Lopez, and Commissioner Kathy Thorpe. Chairman Richard Cardoza and Commissioner Burton Brown were absent. City of Kaufman staff present were Planning Manager Andrew Bogda and Planning Technician Joy Henderson.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES)

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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

The motion to approve the consent agenda for items 1 – 2 was made by Commissioner Berry and seconded by Commissioner Lopez, with all members voting Aye. The motion passed 5-0.

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)

The Public Hearing was opened at 6:03 p.m.

Planning Manager Andrew Bogda requested this item be tabled until the June 7, 2022 Planning and Zoning Commission meeting.

The Public Hearing was closed at 6:04 p.m.

The motion was made by Commissioner Berry to table this item until the June 7, 2022 Planning and Zoning Commission meeting. The motion was seconded by Vice-Chairman Deaton. The motion passed 5-0.

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)

Planning Manager Andrew Bogda stated the application was made, but it is taking longer to complete.

The motion was made by Vice-Chairman Deaton to table this item until the June 7, 2022 Planning and Zoning Commission meeting. The motion was seconded by Commissioner Berry. The motion passed 5-0.

ANNOUNCEMENTS AND REPORTS FROM PLANNING MANAGER

No announcements or reports at this time.

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

The motion to adjourn at 6:10 pm was made by Vice-Chairman Deaton and seconded by Commissioner Berry. The motion passed 5-0.

PATRICK CARDOZA
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNING TECHNICIAN



Planning and Zoning Commission Report

Meeting Date: June 7, 2022

SUBJECT: Continue the 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 and then again to the June 7, 2022 meeting. During this time, the applicant brought on an additional consultant and actively worked with staff to make revisions to the plans that addressed staff comments and concerns.

The property is currently zoned PD-3 for Retail, Office, and Multi-Family Residential uses. In order to allow the applicant more flexibility in creating a mixed-use development to allow a greater variety of land uses as well as a re-orientation of the locations and sizes of the different components, the applicant is requesting a new Planned Development, PD-22, to allow for a mix of commercial/retail/office, high-density multi-family residential, low-density multi-family residential (single-family build-to-rent), townhouse residential, and single-family residential uses as shown in the plans.

The plans include the extensions of Five Points Drive and Vista Lane through the development, as well as a realignment of Lakeside Drive through the development out to S. Washington Street, off-site improvements to S. Washington Street, and the construction of a portion of a street along the west perimeter of the development.

Commercial Sub-District:

The commercial sub-district comprises 15.35 net acres located along the west side of S. Washington Street and the east side of Five Points Drive on either side of Lakeside Drive. The commercial sub-district allows for mostly retail, dining, personal service, office, medical, educational, and civic uses. Some uses require Specific Use Permit approval to ensure compatibility with the surrounding area and mitigate any potential impacts. The sub-district generally follows the C Commercial zoning district regulations with respect to lot dimensions, setbacks, lot coverage, and building height. The minimum amount of parking for a particular use

shall be the lesser of 1 space per 200 sq. ft. or the parking space requirement set forth in the Zoning Ordinance. In addition, up to 10% of the parking spaces may be compact spaces. Shared parking arrangements are also allowed, subject to City review and approval.

High-Density Multi-Family Residential Sub-District:

The high-density multi-family residential portion of the development will be divided into two sections. The western section is 6.81 net acres and will be located on the north side of Vista Lane and the east side of the western perimeter road in the southwestern corner of the development. The eastern section is 8.39 net acres and will be located on the west side of S. Washington Street and the east side of Five Points Drive. The multi-family sub-district will allow for a maximum density of 24 dwelling units per acre and a maximum building height of three stories. The plans conceptually show 156 units (spread across four buildings) in the western section and 199 units (spread across five buildings) in the eastern section, for a total of 355 units. Each section will also include a clubhouse with pool, outdoor kitchen, and lounge & table seating. The minimum dwelling sizes are 550 sq. ft. for efficiency units, 600 sq. ft. for one-bedroom units, 800 sq. ft. for two-bedroom units, and 1,000 sq. ft. for three-bedroom units. The minimum amount of parking will be 1.75 spaces per dwelling unit. At least 15% of the spaces will be covered parking or enclosed in attached or detached garages. In addition, up to 10% of the parking spaces may be compact spaces.

Low-Density Multi-Family Residential Sub-District (Single-Family Build-to-Rent):

The low-density multi-family residential sub-district comprises 9.22 net acres located immediately north of the western section of high-density multi-family, with access off Five Points Drive and the western perimeter road. This sub-district is intended to accommodate a single-family build-to-rent product, wherein each unit is a detached dwelling that is leased for residential use, with all of the dwellings located on a single lot. The sub-district will allow a maximum density of 12 dwelling units per acre. The plans conceptually show 93 dwelling units, as well as a clubhouse with pool, outdoor kitchen, and lounge & table seating. The minimum dwelling sizes are 550 sq. ft. for efficiency units, 750 sq. ft. for one-bedroom units, 900 sq. ft. for two-bedroom units, and 1,100 sq. ft. for three-bedroom units. The maximum building height is 30 feet. The minimum amount of parking will be 1.75 spaces per dwelling unit. At least 50% of the units will include an attached garage or covered parking area that accommodates at least one car. In addition, up to 10% of the parking spaces may be compact spaces.

Townhouse Residential Sub-District:

The townhouse residential sub-district comprises 10.91 net acres located on the north side of Five Points Drive and the south side of Lakeside Drive. This sub-district will allow for a maximum of 12 dwelling units per acre. The plans conceptually show 93 dwelling units, spread across 14 buildings, as well as a clubhouse with pool, outdoor kitchen, and lounge & table seating. Adjacent to the clubhouse area, a small park will be provided, which will include a playground, open play lawn, bench & table seating, grilling stations, and shade structure. The townhome area has been designed to have the units along Five Points Drive and Lakeside Drive front on the streets, with the garages located in the rear of the units, to be served by internal streets. The interior units will face the park and clubhouse area. In addition, the townhomes backing up to the single-family residential area will share an alley with the adjacent row of single-family homes. The orientation of the units will help to blend the different uses in the development and provide for a more open feel throughout. The minimum dwelling size of the townhomes will be 1,100 sq. ft. and the townhomes will have a maximum height of 45 feet, except for units backing up to the single-family homes which shall have a maximum height of 30 feet. Each townhome unit will be on an

individual lot with front and rear yards. The townhomes will be at least 22' wide and the typical depth is 100'. The buildings conceptually range in size from 4 to 8 units. The townhouse district will provide for a minimum of two spaces per unit, with at least 1 space enclosed within the unit; other spaces will be accommodated in the form of additional enclosed spaces within the unit or tandem spaces in the driveways. Parallel and head-in parking spaces will also be provided to accommodate guests.

Single-Family Residential Sub-District:

The single-family residential sub-district comprises 34.53 net acres located in the northwest part of the development, with access from Five Points Drive and the western perimeter road. The single-family residential sub-district will also connect directly to the townhouse residential sub-district. The sub-district will provide for a mix of 50'-wide and 60'-wide lots, with eighty-nine 50'-wide lots and forty-five 60'-wide lots conceptually shown on the plans, for a total of 134 single-family lots. At least 25% of the lots will be required to be at least 60' in width. The lots will generally follow the standards for the SF-6 zoning district, with some reductions to some of the setbacks and an increase to the maximum lot coverage. In addition, the minimum home sizes will be larger, with a minimum dwelling area of 1,500 sq. ft. for the homes on the 50'-wide lots and a minimum dwelling area of 1,800 sq. ft. for the homes on the 60'-wide lots. The garages on the homes will generally be front-loaded, except that the row of homes that back up to the townhomes will be served by an alley to be shared with the adjacent townhomes. The single-family residential sub-district will also include two amenity areas at the main entrance to the development off Five Points Drive that will be centrally-located to the entire development; possible amenities include playgrounds, sports courts, outdoor games, table and bench seating, shade structures, open lawn, and a pool area. Three mini parks with table and bench seating will also be interspersed in the interior of the single-family residential sub-district.

Landscaping and Amenities:

Exhibits have been provided showing the planned distribution of landscaping, screening, amenities, and trails throughout the development, as well as inspiration images of the planned amenities and reference images of the screening devices. Potential programming of the amenity areas is also provided.

The largest amenity areas are located near the entrance to the single-family residential sub-district off of Five Points Drive and are centrally located to the entire development. Mini parks are also interspersed throughout the single-family sub-district and smaller parks are located in the townhome area and around the cemetery. The multi-family, townhome, and build-to-rent sub-districts will also each have their own clubhouse and pool.

A 10'-wide landscape easement will be provided along S. Washington Street. In addition, landscaping will be provided around the perimeter of the commercial areas and throughout the multi-family, townhome, and build-to-rent sub-districts, as shown on the plans.

Screening:

A screening wall will be located along the rear of lots that back up to the right-of-way along the north perimeter of the property. In lieu of a screening wall behind the commercial development, an earthen berm with landscaping will be provided. This is to help foster a more open mixed-use development and allow greater interaction between the land uses and avoid a development where different land uses are walled off from one another, while still ensuring the proper screening of service areas. Elsewhere, where lots back up to a right-of-way, a board-on-board wood fence

(with cap rail) and masonry columns shall be provided. In addition, where screening is desired between land uses, open-style fencing (i.e. wrought iron or decorative steel) with masonry columns shall be used. All dumpsters will be screened by a 6'-tall masonry screening wall (with finishes consistent with the primary building(s)) with painted steel-framed gates.

Trails:

In adherence to the Kaufman Trail Concept Master Plan, perimeter trails will be provided along the west boundary of the development (adjacent to and/or within the Oncor easement) and along the portion of Lakeside Drive located within the development. An 8'-wide trail will also be constructed along the north side of Five Points Drive, which will provide for a trail connection through the development to connect the different sub-districts and also provide convenient access to the park amenity areas in the center of the development. Additional trail connections will connect the perimeter trails and provide cross-access between sub-districts and to amenities.

Signage:

An overall monument sign exhibit has been provided, showing the freestanding signage planned for the development. A tower monument multi-tenant sign is planned for the commercial area along Washington Street. In addition, blade monument signs are proposed for the main entrances to the development at Washington Street & Lakeside Drive and at Washington Street & Five Points Drive. Column monument signs will be located at entrances to each of the sub-districts off of Five Points Drive, Vista Lane, Lakeside Drive, and the west perimeter road. Signage shall be in accordance with City sign regulations, except that no pole or pylon signs shall be permitted.

Elevations:

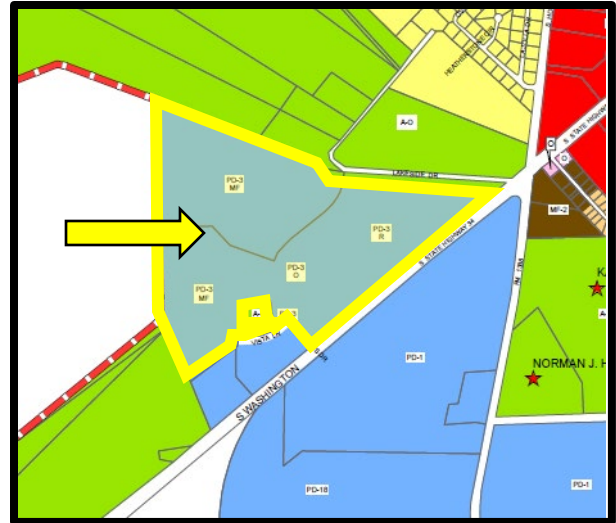
Inspiration imagery for the design of the architecture of the different sub-districts has been provided, as well as some conceptual floor plans for the single-family homes and the build-to-rent homes. The architecture for the residential product generally depicts a modern farmhouse style with mostly board-and-batten siding, wood and metal accents, black-and-white color schemes, and small areas of masonry along the base of the structures. Covered front porches are shown on many of the homes and decorative windows are provided on the garage doors. The elevations for the commercial sub-district show more use of masonry materials and stucco, large storefront windows with awnings, and tower elements with upper-story decorative windows.

Phasing:

A phasing plan has been provided, showing the intended phasing of the development. Phase 1 will include the eastern multi-family residential area, as well as the construction of Five Points Drive and Lakeside Drive within the development, and the off-site improvements to Washington Street. Phase 2 will include the townhouse residential sub-district. Phase 3 will include the single-family residential sub-district and the construction of the western perimeter road up to the western access point. Phase 4 will include the low-density multi-family residential (build-to-rent) sub-district. Phase 5 will include the western multi-family residential area. Phase 6 will include the commercial sub-district, but the plans note that this phase could start developing sooner subject to market conditions.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	A-O	Lakeside Dr. (CR 160); vacant land and single-family residential
West:	ETJ & A-O	Vacant land
South:	PD	Multi-family residential
East:	PD	S. Washington St.; Kaufman County Fairgrounds, former Justice Center, and vacant land (across the street)



COMPREHENSIVE PLAN:

Land Use Plan:

The Future Land Use Plan designates the land use of the subject property as a mixture of high-density multi-family and commercial uses. The requested Planned Development zoning for a mixed-use development with high-density multi-family residential, low-density multi-family residential, townhouse residential, single-family residential, and commercial uses is compatible with the Future Land Use Plan.

Thoroughfare Plan:

S. Washington Street is designated as a “Type A” major arterial (4 – 6 lanes), with an ultimate right-of-way of 120’; this 120’ right-of-way is already existing. The western perimeter thoroughfare and Lakeside Drive are designated as “Type C” collectors (2 – 3 lanes), with an ultimate right-of-way of 80’ – 100’.

For the western perimeter road, the developer is dedicating a right-of-way of 60’, which will accommodate a 39’-wide road to allow two travel lanes and one center turn lane. For Lakeside Drive, the developer is dedicating a right-of-way of 80’ for the portion located entirely within their development, which will accommodate a 44’-wide road to allow two travel lanes and one median or four travel lanes. As Lakeside Drive turns to the west, the developer will dedicate 40’ of right-of-way along the north boundary of their development; the additional 40’ will need to be dedicated by the property to the north when it develops.

Five Points Drive and Vista Lane are not included on the Thoroughfare Plan, but both streets will have 60’ of right-of-way with a 39’ road to accommodate two travel lanes and one center turn lane. Internal residential streets in the single-family and townhouse residential sub-districts will be standard residential street sections with 50’ of right-of-way and a 31’-wide street. Parallel and head-in parking will also be provided along some streets in the townhouse residential sub-district and the alley between the single-family and townhouse residential sub-districts will be a 14’ paved section within a 20’ easement.

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 approval 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, with the following conditions:

1. The uses permitted in the commercial sub-district "Alcohol beverage sales in conjunction with a restaurant" and "Car washes" should be revised to be subject to SUP approval.
2. Remove the dog park and other park amenities from the right-of-way for the western perimeter thoroughfare.
3. Identify all locations where gated vehicular access is allowed; these locations should be limited to the multi-family and build-to-rent sub-districts.
4. Show and label a screening wall or wood fence with masonry columns along the single-family residential lots that back or side to the western perimeter thoroughfare, as well as along the western and eastern frontages of the build-to-rent sub-district where units back up to or side to public streets.
5. Show and label a steel fence with masonry columns along the frontage of all detention ponds/open space lots adjacent to a public street or right-of-way, around all clubhouse areas, and anywhere else where perimeter fencing is sought.
6. Provide definitions, specifications (materials, max. dimensions, etc.), and conceptual design images for the tower monument, blade monument, and column monument signs.
7. Provide a sidewalk along the north side of Lakeside Drive within the limits of the property.
8. Clarify whether duplexes are permitted or not permitted.
9. Provide minimum standards to require front porches with a minimum area of 60 sq. ft. (not including the entryway) on at least 25% of dwellings in the single-family residential sub-district and the low-density multi-family residential (build-to-rent) sub-district.
10. Provide minimum standards to require elevated front stoops (at least 30 inches above finished grade) on a certain percentage of the townhomes.
11. Provide standards requiring enhancements to all front-facing garage doors (i.e. paneled residential garage doors with windows, carriage-style doors, or wood-stained doors).
12. Ensure that some of the items listed in the single-family amenity areas are required (i.e. playground, tables and bench seating, and shade structures) and that other amenities are subject to design at the site planning stage.
13. Revise the phasing plan to require the extension of Vista Lane with Phase 3 (the single-family residential sub-district).
14. Provide standards to require foundation landscaping around buildings in the commercial, multi-family, and townhome sub-districts; and along the front façade of each single-family home and build-to-rent dwelling.

Exhibit “A”

Legal Description of Planned Development District No. 22



Exhibit "A"

Legal Description of Planned Development District No. 22 (PD 22)

Being a 99.052 acre (4,335,086.9 square feet) tract of land situated in the Dionision Falcon Survey, Abstract No. 151 and the Thomas Jefferson Survey, Abstract No. 255, City of Kaufman, Kaufman County, Texas, and being a portion of a called 103.92 acre tract of land, described as Tract 6, conveyed to American Liberty Oil Company, LP as recorded in Instrument No. 2016-0021566 of the Official Public Records of Kaufman County, Texas, said 99.052 acre (4,335,086 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap (illegible) found for the southwest corner of Lot 2AR, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 3, Sleeve 448 of the Plat Records of Kaufman County, Texas, said 1/2 inch iron rod with cap (illegible) being the southeast corner of a called 3,447.76 acre tract of land conveyed to SBR Land, LLC as recorded in Instrument No. 2018-0024156 of said Official Public Records of Kaufman County, Texas, said 1/2 inch iron rod with cap (illegible) also being in the northwest line of SH 34 (a 120.0' right-of-way); **THENCE** North 23 degrees 52 minutes 53 seconds West, with the southwest line of said Lot 2AR and with the northeast line of said called 3,447.76 acre tract of land, a distance of 497.60 feet to a 1/2 inch iron rod with cap (illegible) found for corner; **THENCE** North 23 degrees 50 minutes 45 seconds West, with the southwest line of said Lot 2AR and with the northeast line of said called 3,447.76 acre tract of land, a distance of 152.35 feet to a 1/2 inch iron rod with cap stamped "McCULLAH SURVEYING" found for corner; **THENCE** North 26 degrees 16 minutes 10 seconds West, with the southwest line of said Lot 2AR and with the northeast line of said called 3,447.76 acre tract of land, a distance of 232.42 feet to a 1/2 inch iron rod with cap (illegible) found for the **POINT OF BEGINNING**, said 1/2 inch iron rod with cap (illegible) being the northwest corner of said Lot 2AR, said 1/2 inch iron rod with cap (illegible) also being in the southwest line of said Tract 6;

THENCE North 26 degrees 16 minutes 05 seconds West, with a southwest line of said Tract 6 and with the northeast line of said called 3,447.76 acre tract of land, a distance of 263.72 feet to a 5/8 inch iron rod with cap stamped "Gorrrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 01 degrees 04 minutes 43 seconds West, with the west line of said Tract 6 and with the east line of said called 3,447.76 acre tract of land, a distance of 521.84 feet to a 5/8 inch iron rod with cap stamped "Gorrrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 03 degrees 20 minutes 26 seconds West, with the west line of said Tract 6 and with the east line of said called 3,447.76 acre tract of land, a distance of 598.81 feet to a 5/8 inch iron rod with cap stamped "Gorrrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 03 degrees 21 minutes 44 seconds West, with the west line of said Tract 6 and with the east line of said called 3,447.76 acre tract of land, a distance of 986.30 feet to a 5/8 inch iron rod with cap stamped "Gorrrondona & Associates, Inc. Fort Worth, Texas" set

Exhibit "A"

Legal Description of Planned Development District No. 22 (PD 22)

for the northwest corner of said Tract 6 and a northeast corner of said called 3,447.76 acre tract of land, said 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" being in the southwest line of a called 70.551 acre tract of land, described as Tract No. I, conveyed to Tamara Stahlman as recorded in Instrument No. 2011-0012997 of said Official Public Records of Kaufman County, Texas;

THENCE South 69 degrees 56 minutes 08 seconds East, with the northeast line of said Tract 6 and with the southwest line of said called 70.551 acre tract of land, a distance of 865.43 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE South 64 degrees 09 minutes 02 seconds East, with the northeast line of said Tract 6 and with the southwest line of said called 70.551 acre tract of land, a distance of 856.36 feet to a 1/2 inch iron rod found for the southeast corner of said called 70.551 acre tract of land and the southwest corner of a called 23.341 acre tract of land conveyed to Montgomery Lee Stahlman and wife Tamara Stahlman as recorded in Volume 1345, Page 911 of said Official Public Records of Kaufman County, Texas, from which a 1/2 inch iron rod found for the northwest corner of said called 23.341 acre tract of land bears North 40 degrees 22 minutes 29 seconds East, a distance of 969.08 feet, said 1/2 inch iron rod being the approximate center of CR 160 (an undedicated right-of-way);

THENCE South 63 degrees 59 minutes 32 seconds East, with the northeast line of said Tract 6 and with the southwest line of said called 23.341 acre tract of land, a distance of 64.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 86 degrees 01 minutes 16 seconds East, with the north line of said Tract 6, with the south line of said called 23.341 acre tract of land and with the approximate center of said County Road 160, a distance of 1,719.00 feet to a 5/8 inch iron rod found for the northeast corner of said Tract 6 and the southeast corner of said called 23.341 acre tract of land, said 5/8 inch iron rod being the intersection of the approximate center of said County Road 160 with the northwest line of said SH 34, from which a TXDOT Type I concrete monument found for corner in the easterly line of said called 23.341 acre tract of land bears North 49 degrees 44 minutes 34 seconds East, a distance of 213.39 feet, said TXDOT Type I concrete monument being the intersection of the west line of FM 1388 with the northwest line of said SH 34;

THENCE South 50 degrees 00 minutes 20 seconds West, with the southeast line of said Tract 6 and with the northwest line of said SH 34, a distance of 2,382.99 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for the intersection of the northwest line of said SH 34 with the northeast line of Five Point Drive (a variable width right-of-way), from which a 1/2 inch iron rod with cap (illegible) found for the east corner of Lot 1A, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 2, Sleeve 715 of said Plat Records of Kaufman County, Texas bears South 49 degrees 57 minute 54 seconds West, a distance of 80.00 feet;

Exhibit "A"

Legal Description of Planned Development District No. 22 (PD 22)

THENCE North 40 degrees 02 minutes 09 seconds West, with the northeast line of said Five Points Drive, a distance of 190.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 54 degrees 32 minutes 40 seconds West, with the northeast line of said Five Points Drive, a distance of 39.92 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 40 degrees 02 minutes 09 seconds West, with the northeast line of said Five Points Drive, a distance of 115.38 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for the north corner of said Five Points Drive;

THENCE South 49 degrees 57 minutes 51 seconds West, with the northwest line of said Five Points Drive, passing at a distance of 60.00 feet, a calculated point for the west corner of said Five Points Drive and the north corner of said Lot 1A, in all, a distance of 135.94 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 463.00 feet, a delta of 40 degrees 40 minutes 25 seconds, and whose chord bears South 70 degrees 18 minutes 04 seconds West, a chord distance of 321.82 feet;

THENCE Southwesterly, with said curve to the right and with the northwest line of said Lot 1A, an arc distance of 328.68 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 21 minutes 44 seconds West, with the north line of said Lot 1A, a distance of 85.73 feet to a 1/2 inch iron rod found for the most northerly northwest corner of said Lot 1A;

THENCE South 00 degrees 38 minutes 16 seconds West, with a west line of said Lot 1A, a distance of 59.80 feet to a calculated point for the most northerly northeast corner of said Lot 2AR, from which a 1/2 inch iron rod with cap stamped "USA INC" found for reference bears South 28 degrees 33 minutes 51 seconds East, a distance of 0.72 feet;

THENCE North 89 degrees 22 minutes 01 seconds West, with the north line of said Lot 2AR, a distance of 588.92 feet to the **POINT OF BEGINNING**, and containing 4,400,249 square feet or 101.016 acres of land, more or less.

SAVE AND EXCEPT a 1.405 acre (61,217 square feet) tract of land (called 1.41 acre tract of land for cemetery) described in Volume 1692, Page 248 of the Official Public Records of Kaufman County, Texas, and being the same called 1.55 acre tract of land described in Volume 1636, Page 20 of said Official Public Records of Kaufman County, Texas, said 1.405 acre (61,217 square feet) tract of land being more particularly described by metes and bound as follows:

COMMENCING at a 1/2 inch iron rod found for the most northerly northwest corner of Lot 1A, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 2, Sleeve 715 of said Plat Records of Kaufman County, Texas;

Exhibit "A"

Legal Description of Planned Development District No. 22 (PD 22)

THENCE North 38 degrees 37 minutes 12 seconds East, a distance of 105.02 feet to a 1/2 inch iron pipe found for the **POINT OF BEGINNING**, said 1/2 inch iron pipe being the southwest corner of said cemetery and the southeast corner of a tract of land conveyed to Kaufman County, Texas as recorded in Volume 666, Page 339 of said Official Public Records of Kaufman County, Texas;

THENCE North 00 degrees 29 minutes 19 seconds East, a distance of 197.56 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 74 degrees 04 minutes 33 seconds East, a distance of 252.87 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE South 05 degrees 10 minutes 38 seconds East, a distance of 278.09 feet to a point for corner, from which a 1/2 inch iron pipe found for reference bears South 85 degrees 03 minutes 17 seconds East, a distance of 2.07 feet;

THENCE North 87 degrees 52 minutes 21 seconds West, a distance of 270.13 feet to the **POINT OF BEGINNING**, and containing 61,217 square feet or 1.405 acres of land, more or less.

ALSO SAVE AND EXCEPT a 0.091 acre (3,946 square feet) tract of land, described as Tract 2, conveyed to Kaufman County, Texas as recorded in Volume 666, Page 339 of the Official Public Records of Kaufman County, Texas:

COMMENCING at a 1/2 inch iron rod found for the most northerly northwest corner of Lot 1A, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 2, Sleeve 715 of said Plat Records of Kaufman County, Texas; **THENCE** North 38 degrees 37 minutes 12 seconds East, a distance of 105.02 feet to a 1/2 inch iron pipe found for the **POINT OF BEGINNING**, said 1/2 inch iron pipe being the southwest corner of said cemetery and the southeast corner of said 0.091 acre tract of land;

THENCE North 85 degrees 30 minutes 41 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 00 degrees 34 minutes 53 seconds East, a distance of 196.79 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 79 degrees 29 minutes 19 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

Exhibit "A"

Legal Description of Planned Development District No. 22 (PD 22)

THENCE South 00 degrees 29 minutes 19 seconds West, a distance of 202.00 feet to the **POINT OF BEGINNING**, and containing 3,946 square feet or 0.091 acres of land, more or less.

Total net acreage = 4,335,086 square feet or 99.520 acres of land, more or less.

Exhibit “B”

Development Standards Planned Development District No. 22



Exhibit “B”
Planned Development District No. 22 (PD 22) Standards
Five Points Colony Development

1. GENERAL PURPOSE AND DESCRIPTION:

The boundaries of Planned Development District No. 22 (“PD 22”) are described by the metes and bounds included as **Exhibit “A”** to this ordinance, for an area of approximately 99.520 acres of land being generally developed north and adjacent to S. Washington St (HWY 34) and generally southwest and adjacent to Country Road 160 (Lakeside Drive). The purpose of this planned development district is to accommodate a mix of master-planned land uses, the phasing of development within subdistricts within the District, and to allow for flexibility of owners to develop the land while ensuring high-quality standards and amenities.

2. DISTRICT REGULATIONS (GENERAL):

- A. Development occurring within PD 22 shall be subject to all building codes, State laws, procedures, and applicable zoning ordinances as they presently exist as of the approval date of this ordinance, or amended in the future, except as modified herein. If any information conflicts, this PD 22 shall govern.
- B. Any Concept Plan adopted for PD 22 shall be illustrative of the planned developments and land uses described herein. However, in the event that (i) the requirements of this PD 22, (ii) any PD 22 subdistrict regulation or standard, (iii) any subsequently approved preliminary plat, (iv) any subsequently approved site plan, or (v) approved variance conflicts with the Concept Plan or depictions thereof, the conflicting provision shall govern.

3. ESTABLISHMENT OF SUBDISTRICTS:

- A. PD 22 hereby establishes subdistricts, each subject to the standards set forth in PD 22. Each subdistrict is governed by a specified base zoning and will be developed under the applicable zoning regulations, along with the regulations and modifications established herein. In the event of conflict between city code, this PD 22, and any subdistrict standards, the subdistrict standards shall govern.
- B. Subdistrict areas are described and depicted in the approved Concept Plan for PD 22.
- C. The following subdistricts are hereby established for PD 22:
 - 1. **PD 22-A** (Commercial/Retail Subdistrict)
 - 2. **PD 22-B** (High Density Multi-family subdistrict)
 - 3. **PD 22-C** (Lower Density Multi-family/Build-to-Rent subdistrict)
 - 4. **PD 22-D** (Townhomes subdistrict)
 - 5. **PD 22-E** (single-family subdistrict)

Exhibit “B”
Planned Development District No. 22 (PD 22) Standards
Five Points Colony Development

D. Subdistrict regulations and standards are provided herein as follows:

1. Exhibit “B-1” Subdistrict PD 22-A Regulations and Standards
2. Exhibit “B-2” Subdistrict PD 22-B Regulations and Standards
3. Exhibit “B-3” Subdistrict PD 22-C Regulations and Standards
4. Exhibit “B-4” Subdistrict PD 22-D Regulations and Standards
5. Exhibit “B-5” Subdistrict PD 22-E Regulations and Standards

4. MINIMUM DEVELOPMENT STANDARDS APPLICABLE:

- A. Along S. Washington Street, a 10-foot-wide landscaping easement shall be required between the right-of-way line and any constructed fence, wall, vertical screening element, or parking area. Landscaping shall be maintained by the applicable property owner or property owner’s association. All landscaping shall conform to city code requirements.
- B. Any additional required landscaping areas are not required unless depicted on an approved Concept Plan for the PD 22 or a subdistrict thereof.
- C. In no case shall outside storage be allowed in PD 22.
- D. Unless limited by specific PD 22 subdistrict regulations and standards, the maximum length of any building in this District is 250 feet.
- E. Building height shall be determined by measuring the distance between the top of the building foundation slab (or bottom framing plate, if pier-and-beam construction) and the top plate of the tallest vertical building wall.
- F. Unless specified in PD-22 subdistrict standards herein, parking requirements shall be determined for each subdistrict based on the base zoning and use, in accordance with the city’s applicable off-street parking requirements. Shared parking in non-residential Subdistricts shall be permitted subject to City approval, pursuant to Chapter 35 of the city zoning ordinance.
- G. Subdistricts A, B and C shall be subject to the non-residential site lighting and glare standards set forth in Section 42.2 of the city zoning code.
- H. No artwork or decorative mural placed on an exterior building wall shall be considered a sign, provided that such artwork or mural does not advertise or promote a product or service.
- I. Minimum building façade requirements that require masonry shall include Hardie brand cementitious siding (board/batten, lap) as an acceptable masonry application. EIFS shall not be allowed.

Exhibit "B"
Planned Development District No. 22 (PD 22) Standards
Five Points Colony Development

5. PROPERTY OWNER'S ASSOCIATIONS

- A. One or more property owners associations (each a "POA") may be established for PD 22 pursuant to the requirements of the City and State of Texas. POAs may be the responsible entity for the maintenance of the common areas, greenbelt easements, and general quality and character of the developments with PD 22. Each POA entity must be established before the first building permit issued for the respective subdistrict.
- B. All public rights-of-way and alleys dedicated for public and municipal use shall be maintained by city.

6. SIGNAGE

- A. Signage Shall be in accordance with City sign regulations.
- B. No pole or pylon signs shall be permitted within PD 22.

7. LANDSCAPING AND TREE PRESERVATION

- A. All development in PD 22 shall comply with the city landscape regulations, unless noted herein or in specific subdistrict standards.
- B. All development in PD 22 shall comply with the city tree preservation regulations.
- C. Screening walls otherwise required between subdistricts and land uses shall not be required but are expressly permitted. Between uses, open-style fence (i.e., wrought iron, decorative steel, etc.) with masonry columns shall be used.
- D. Screening walls shall be required between all lots and rights-of-way (excluding alleys) where the rear façade of the building is directly adjacent (within 50 feet of the closest right-of-way boundary), unless otherwise authorized in a particular subdistrict, and shall be either masonry or board-on-board wood fences (with cap rail) with masonry columns.
- E. For permitted or required masonry screening walls within this PD 22, "masonry" shall include pre-cast wall panels designed to mimic stone or brick appearance.
- F. All screening walls (including living screening walls) depicted and/or described on the approved Concept Plan for this PD 22 or any subdistrict regulations and standards are hereby authorized.

Exhibit "B"
Planned Development District No. 22 (PD 22) Standards
Five Points Colony Development

8. USABLE OPEN SPACE

- A. Except as provided below, all development in PD 22 required to provide usable open space shall comply with the requirements of Section 18.5 of the city zoning code.
- B. All development in PD 22 required to provide usable open space may achieve standards in Section 18.5(D)(4), by alternatively preserving or planting trees (greater than three caliper inches) within the usable open space so that the minimum number of cumulative caliper inches of preserved or planted trees shall be 3 inches or greater per 1,000 square-foot of open space area.

9. TRANSPORTION

- A. All gated access points shall comply with federal, State, and local requirements pertaining to turnarounds, vehicle stacking, gate locations and standards, emergency access, and similar design requirements. In the event that an approved Concept Plan for PD 22 depicts gated access points, and such depiction(s) is/are in conflict with these design requirements, this conflicting provision shall prevail over the Concept Plan. Gate materials shall reflect the design aesthetic of the closest primary building of the development.

10. TEMPORARY STRUCTURES

- A. Temporary structures for the construction of the developments, sales, leasing, and other marketing and development uses are an allowed use in this PD 22, in accordance with City codes.

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Exhibit “B-1”

Subdistrict PD 22-A Regulations and Standards (*commercial*)



Exhibit "B-1"
Subdistrict PD 22-A Standards
(commercial)

- 1) **Base Zoning:** Subdistrict PD 22-A is established with the base zoning district **Commercial (C)** as established by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this subdistrict shall be governed by city codes and regulations applicable to this base zoning district.

- 2) **Land Uses Permitted:** All of the following land uses shall be permitted within Subdistrict PD 22-A, by right. Where indicated below, or with respect to other allowable land uses permitted in Commercial (C) districts, such use shall require a specific use permit or authorization from city.
 - A. Retail stores, general merchandise, or services
 - B. Food stores
 - C. Convenience stores without gasoline sales
 - D. Convenience stores with gasoline sales – subject to SUP approval
 - E. Dry cleaners
 - F. Donut, bakery or confectionery shop
 - G. Consignment shop (indoors)
 - H. Antiques (indoors)
 - I. Appliance sales and repair (no outside storage) – subject to SUP approval
 - J. Appliance, tool or furniture rental (indoors)
 - K. Building materials, hardware/home improvement (indoor only)
 - L. Building materials, hardware/home improvement (outdoor storage) – subject to SUP approval
 - M. Laundromat/washateria self-service
 - N. Personal service uses (barber/beauty shop, tailor, shoe repair, seamstress, etc.)
 - O. Massage therapist (state-licensed) – subject to SUP approval
 - P. Pet shop and grooming (no outside kenneling, no overnight boarding)
 - Q. Pharmacy/drug store
 - R. Restaurant with or without drive-through service
 - S. Alcoholic beverage sales in conjunction with a restaurant (by right)
 - T. Private club (restaurant alcohol sales) – subject to SUP approval
 - U. Studio for decorator, artist, or photographer
 - V. Studio for music, dance, or drama
 - W. Used merchandise or secondhand thrift store (inside)

Exhibit “B-1”
Subdistrict PD 22-A Standards
(commercial)

- X. General business and professional office use
- Y. Medical, dental, or optician clinic, laboratory, or office
- Z. Financial institution with or without drive-through service
- AA. Telemarketing agency
- BB. Day care center (childcare for 7+ unrelated children) or day camp for children
- CC. School (business or commercial trade) – subject to SUP approval
- DD. School (private, public, or parochial)
- EE. Church, rectory or temple
- FF. Civic/community center (public)
- GG. Theater or playhouse (indoor)
- HH. Commercial amusement (indoor) or amusement arcade
- II. Health, fitness, sports club (indoors only)
- JJ. Auto parts or accessory sales (indoor)
- KK. Car Washes.

3) Development Standards of Subdistrict PD 22-A:

	Base Zoning District	Subdistrict PD 22-A
Minimum Lot Area	10,000 sf	10,000 sf
Minimum Dwelling Size	Not applicable	- Not applicable
Minimum Lot Width	100 ft	100 ft
Minimum Lot Depth	100 ft	100 ft
Minimum Front Yard	25 ft	25 ft
Minimum Rear Yard	20 ft	20 ft
Minimum Side Yard	15 ft	15 ft
Maximum Height	3 Stories/45 feet	3 Stories/45 feet
Maximum Lot Coverage	50%	55%

4) Special District Development Standards and Requirements:

A. Required Off-Street Parking:

1. The number off-street parking spaces required for a particular use shall be the lesser of: (a) 1 space per 200 sf, or (b) the parking space requirement set forth in Section 35.6 of the zoning code. Shared parking spaces may be permitted subject to City review and approval to accommodate multiple uses that may operate at different peak parking times. Up to ten percent (10%) of parking spaces may be compact parking spaces in this Subdistrict.

Exhibit "B-1"
Subdistrict PD 22-A Standards
(commercial)

B. Screening:

1. A living screen or living screen with berm at least 6 feet in height is expressly permitted as a substitute method of screening commercial loading docks and delivery areas from public streets, provided that planting material conforms to city permitted plant list and meets the applicable requirements of Section 35.4 of the zoning code.
2. Refuse dumpsters shall be enclosed by a 6' high masonry screen wall with finishes consistent with the primary building(s) on the lot. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit “B-2”

Subdistrict PD 22-B Regulations and Standards (*high density multifamily*)



Exhibit “B-2”
Subdistrict “PD 22-B” Standards
(high-density multifamily)

- 1) **Base Zoning:** Subdistrict PD 22-B is established with the base zoning district, **Multifamily (MF-2)**, as described by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this subdistrict shall be governed by city codes and regulations applicable to this base zoning district.
- 2) **Land Uses Permitted:** Within this Subdistrict PD 22-B, land uses authorized in the city multifamily (MF-2) zoning districts are permitted with a maximum density of 24 dwelling units per acre.

3) **Development Standards of Subdistrict PD 22-B:**

	Base Zoning District	Subdistrict PD 22-B
Minimum Lot Area	1 acre/lot; 1,800 sf/unit	1 acre/lot
Minimum Dwelling Size	550 sf (efficiency unit) 600 sf (1 bedroom unit) 800 sf (2-bedroom unit) 1,000 sf (3+ bedroom unit)	550 sf (efficiency unit) 600 sf (1 bedroom unit) 800 sf (2-bedroom unit) 1,000 sf (3+ bedroom unit)
Minimum Lot Width	100 feet	100 feet
Minimum Lot Depth	125 feet	125 feet
Minimum Front Yard	30 feet	30 feet
Minimum Rear Yard	20 feet	15 feet
Minimum Side Yard ¹	15 feet	10 feet
Maximum Height	3 stories/45 feet	3 stories/45 feet
Maximum Lot Coverage ²	50% Max.	65% Max

Notes to development standards table above:

- 1 - No extended side yard shall be required based on the height of adjacent buildings if site developed in accordance with this Concept Plan.
- 2 - Maximum lot coverage refers to maximum impervious cover including main building, accessory buildings, driveways, and parking areas, as per code.

4) **Special District Development Standards and Requirements:**

- A. **Parking Spaces:** The minimum of parking spaces required in this District shall be 1.75 spaces per dwelling unit. Fifteen percent (15%) of parking spaces shall be covered parking or enclosed in attached or detached garages. Covered carports shall provide columns constructed from materials that complement the multi-family buildings. Up to ten percent (10%) of parking spaces may be compact parking spaces in this Subdistrict.
- B. **Parkland Dedication and Improvements Requirements:** In lieu of dedicating land for park use (as provided by city code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with city ordinances. For purposes of

Exhibit “B-2”
Subdistrict “PD 22-B” Standards
(high-density multifamily)

calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by city per city code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board.

- C. **Screening:** Refuse dumpsters shall be enclosed by a 6’ high masonry screen wall on three sides with finishes consistent with the primary building(s) within the respective subdistrict. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit “B-3”

Subdistrict PD 22-C Regulations and Standards (*lower density multifamily/ Build-to-Rent*)



Exhibit “B-3”
Subdistrict PD 22-C Standards
(lower density multi-family/Build-to-Rent)

- 1) **Base Zoning:** Subdistrict PD 22-C is established with the base zoning district, **Multifamily (MF-1)**, as described by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this subdistrict shall be governed by city codes and regulations applicable to this base zoning district.
- 2) **Land Uses Permitted:** Within this Subdistrict PD 22-C, land uses authorized in the city multifamily (MF-1) zoning districts with a maximum of 12 dwelling units per acre are permitted and shall expressly permit the following:
 - a. Build to Rent Dwellings and accessory uses to same shall be permitted in this subdistrict by right.
 - b. Townhomes and accessory uses to same shall be permitted in this subdistrict by right.
 - c. For purposes of this section, “Build to Rent Dwelling” is defined as: a single-family attached dwelling, single-family detached dwelling, a townhouse, or combination thereof, that have been designed and constructed with the intention to be leased for residential use. Build to Rent Dwellings may be located on a single lot or tract with multiple other Build to Rent Dwellings. No Build to Rent Dwelling shall be occupied by more than six (6) persons unrelated by blood, marriage, or adoption.
 - d. Uses and location of permitted uses in this subdistrict may be authorized by specific use permit if not developed in strict compliance with the approved concept plan.

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Exhibit “B-3”
Subdistrict PD 22-C Standards
(lower density multi-family/Build-to-Rent)

3) Development Standards of Subdistrict:

	Base Zoning District	Subdistrict PD 22-C
Minimum Lot Area	9,000 sf per lot; 3,000 sf/unit	9,000 sf per lot
Minimum Dwelling Size	550 sf (efficiency unit) 600 sf (1 bedroom unit) 800 sf (2-bedroom unit) 1,000 sf (3+ bedroom unit)	550 sf (efficiency unit) 750 sf (1 bedroom unit) 900 sf (2-bedroom unit) 1,100 sf (3+ bedroom unit)
Minimum Lot Width	90 feet	90 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Front Yard	25 feet	10 feet
Minimum Rear Yard	15 feet	15 feet
Minimum Side Yard	15 feet	15 feet
Maximum Height of building	30 feet	30 feet
Maximum Lot Coverage ¹	50% Max	50% Max

Notes to development standards table above:

1 – Maximum lot coverage refers to maximum impervious cover including main building, accessory buildings, driveways, and parking areas.

5) Special District Development Standards and Requirements:

- A. **Parking Spaces:** The minimum of parking spaces required in this District shall be 1.75 spaces per dwelling unit. At least 50 percent of units shall include an attached garage or covered parking area that accommodates at least one car. Up to ten percent (10%) of parking spaces may be compact parking spaces in this Subdistrict.
- B. **Parkland Dedication and Improvements Requirements:** In lieu of dedicating land for park use (as provided by city code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with city ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by city per city code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board.
- C. **Screening:** Refuse dumpsters shall be enclosed by a 6’ high masonry screen wall on three sides with finishes consistent with the primary building(s) within the respective subdistrict. Painted steel framed gates shall be installed to provide access to the dumpsters.

Exhibit “B-4”

Subdistrict PD 22-D Regulations and Standards (*townhouse residential*)



Exhibit “B-4”
Subdistrict PD 22-D Standards
(townhouse residential)

- 1) **Base Zoning:** Subdistrict PD 22-D is established with the base zoning district, **Townhouse Residential (TH)**, as described by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this subdistrict shall be governed by city codes and regulations applicable to this base zoning district.
- 2) **Land Uses Permitted:** Within this Subdistrict PD 22-D, the following land use(s) authorized in the city’s townhouse residential (TH) zoning districts are permitted and shall expressly permit:
 - A. single-family attached townhomes with a maximum density of 12 units/acre.
 - B. Duplex with a maximum density of 12 units/acre.
- 3) **Land Uses Not Permitted:** Duplex housing units shall not be allowed within this Subdistrict.

4) Development Standards of Subdistrict PD 22-D:

	Base Zoning District	Subdistrict PD 22-D
Minimum Lot Area	(see notes) ¹	1,400 sf (see note) ²
Minimum Dwelling Size	1,000 sf	1,100 sf
Minimum Lot Width	(see notes) ³	(see notes) ⁴
Minimum Lot Depth	100 feet	50 feet
Minimum Front Yard	25 feet	(see notes) ⁵
Minimum Rear Yard	15 feet	(see notes) ⁵
Minimum Side Yard	15 feet	5 feet
Maximum Height of building	30 feet	(see notes) ⁶
Maximum Lot Coverage ⁷	50%	70%
Parking Requirements ⁸	2 per unit (w/ 1 enclosed)	2 per unit (w/ 1 enclosed)

Notes to Development Standards table:

- 1 – Code minimum lot area varies by type of housing unit type. Patio home requires 4,500 sf/lot; single-family attached unit requires 3,000 sf/lot and duplex unit requires 3,500 sf/lot.
- 2 – Permitted minimum lot area shall be as follows: 2,200 sq. ft. for single-family attached townhome building.
- 3 – Code minimum lot width varies by type of housing unit type. Patio home requires 45’ wide lot. Single-family attached requires 30’ wide lot. Duplex requires 35’ wide lot.
- 4 – Permitted minimum lot widths shall be as follows: twenty feet (22’) for a single-family attached townhome building. (Lot lines shall be shown with demising walls)
- 5 – In this Subdistrict, a 15’ minimum front yard shall be provided, when the front façade faces a public or private street. The rear yard may vary depending on final right-of-way design but shall provide no less than 20’ of driveway length between the rear garage and the edge of the sidewalk in order to provide driveway parking that does not interfere with pedestrian access.
- 6 – Townhouse buildings on lots adjacent to single-family residential uses shall be limited to 30 feet in height. All other townhouse buildings in this Subdistrict have a maximum height of 45 feet.
- 7 – Maximum lot coverage refers to maximum impervious cover including main building, accessory buildings, driveways, and parking areas.
- 8 – Enclosed parking areas shall be located behind the front building line and on the same lot as the main structure, as per code.

Exhibit "B-4"
Subdistrict PD 22-D Standards
(townhouse residential)

6) **Special District Development Standards and Requirements:**

- A. Right-of-Way Design: Within this Subdistrict, atypical street/right-of-way sections may be proposed to provide for variable widths and parking areas along the streets, subject to city approval by a preliminary plat. If necessary, parking, utilities and sidewalks may be located in public easements outside of the paved road widths.
- B. Parkland Dedication and Improvements Requirements: In lieu of dedicating land for park use (as provided by city code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with city ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by city per city code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board.
- C. Screening: In this subdistrict, screening walls shall not be required or permitted between rights-of-way and the rear of townhome buildings.
- D. Dumpster screening: Refuse dumpsters shall be enclosed by a 6' high masonry screen wall on three sides with finishes consistent with the primary building(s) within the respective subdistrict. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit “B-5”

Subdistrict PD 22-E Regulations and Standards *(single-family homes)*



Exhibit “B-5”
Subdistrict PD 22-E Standards
(single-family residential)

- 1) **Base Zoning:** Subdistrict PD 22-E is established with the base zoning district, **Single-Family (SF-6)**, as described by the City of Kaufman Zoning Ordinance and subject to the general PD regulations. Unless specified herein, all development located within this subdistrict shall be governed by city codes and regulations applicable to this base zoning district.
- 2) **Land Uses Permitted:** Within this Subdistrict PD 22-E, land uses authorized in the city single-family (SF-6) zoning districts are permitted, with a maximum density of six (6) units/acre.

3) **Development Standards of Subdistrict PD 22-E:**

	Base Zoning District	Subdistrict PD 22-E
Minimum Lot Area	6,000 sf	6,000 sf
Minimum Dwelling Size	1,200 sf	1,500 sf (50' wide lots) 1,800 sf (60' wide lots)
Minimum Lot Width	60 ft	50 ft, provided that at least 25% of all platted lots meet or exceed 60 ft in width
Minimum Lot Depth	100 ft	(See Notes) ¹
Minimum Front Yard	25 ft	20 ft ²
Minimum Rear Yard	25 ft	15 ft
Minimum Side Yard	6 ft	5 ft ³
Maximum Height of building	30 ft	30 ft
Maximum Lot Coverage ⁴	45%	60%
Parking ⁵	2 spaces per lot, enclosed	2 spaces per lot, enclosed

Notes to Development Standards table:

- 1 – 60 ft. wide lots shall have minimum lot depth of 100 feet, but 50 ft. wide lots shall have a minimum lot depth of 120 feet. Corner lots shall be permitted to have 100 ft. deep lots.
- 2 – Porches and awnings may protrude up to ten feet into the established front yard.
- 3 – Minimum side yard shall be 15 feet when side yard is adjacent to a dedicated public right-of-way.
- 4 - Maximum lot coverage refers to maximum impervious cover including main building, accessory buildings, driveways, and parking areas.
- 5 – Enclosed parking areas shall be located behind the front building line and on the same lot as the main structure, as per code.

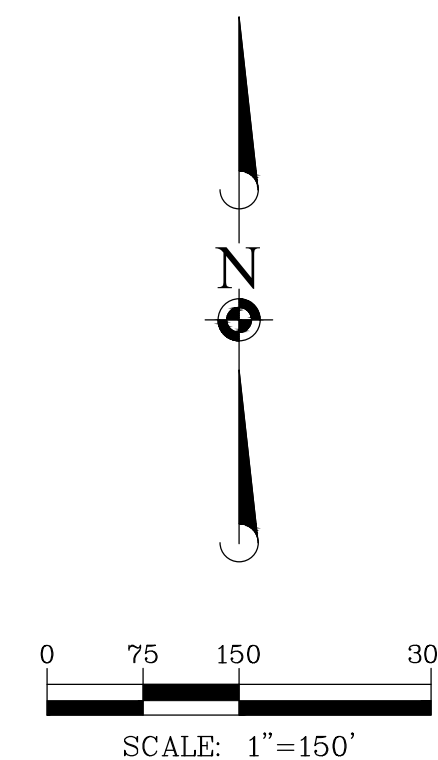
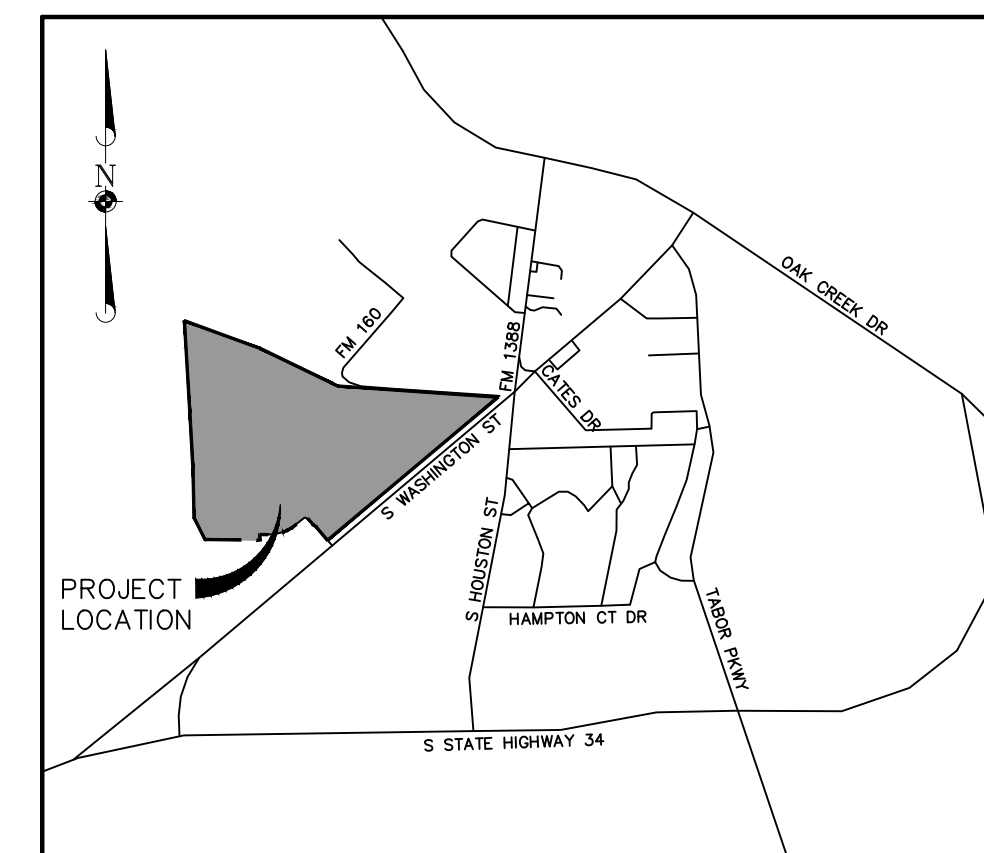
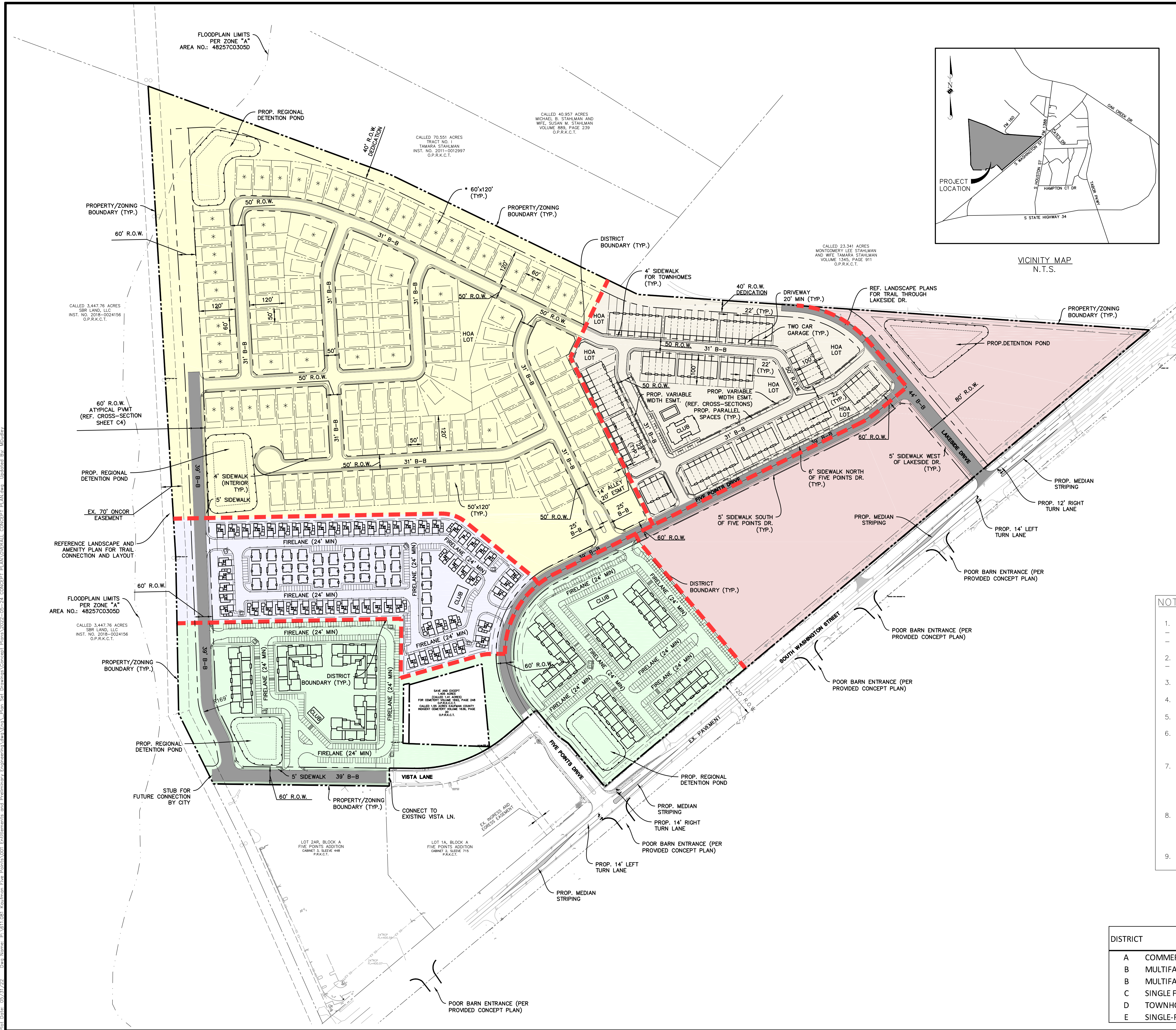
4) **Special District Development Standards and Requirements:**

- A. **Parkland Dedication and Improvements Requirements:** In lieu of dedicating land for park use (as provided by city code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with city ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail

Exhibit "B-5"
Subdistrict PD 22-E Standards
(single-family residential)

system within the Subdistrict shall be credited against any Park Development Fees assessed by city per city code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board.

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- | | |
|---|--|
|  | SUBDISTRICT A
COMMERCIAL/RETAIL |
|  | SUBDISTRICT B
MULTIFAMILY
(HIGH-DENSITY) |
|  | SUBDISTRICT C
SINGLE FAMILY
BUILD FOR RENT |
|  | SUBDISTRICT D
TOWNHOMES |
|  | SUBDISTRICT E
SINGLE-FAMILY
HOMES |
|  | MAJOR PUBLIC
THOROUGHFARE |
|  | SUBDISTRICT
BOUNDARY |
|  | PROPOSED 60' LOT |

- | NOTES | |
|-------|--|
| 1. | SUBDISTRICT E CONCEPTUAL LOT COUNT |
| — | 60' SINGLE-FAMILY LOTS: 45 |
| — | 50' SINGLE-FAMILY LOTS: 89 |
| 2. | SUBDISTRICT D CONCEPTUAL |
| — | TOWNHOMES: 93 |
| 3. | TYPICAL SUB-DISTRICT E SINGLE-FAMILY LOT SIZES ARE 50'x120' AND 60'x120'. |
| 4. | TYPICAL SUBDISTRICT D TOWNHOME TYPICAL LOT SIZES ARE 22'x100' MINIMUM. |
| 5. | REFERENCE LANDSCAPE PLAN FOR TRAIL LAYOUT AND AMENITY PACKAGE |
| 6. | LOT COUNTS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON APPROVED PRELIMINARY PLAT AND SUBJECT TO ADHERE TO ALL ZONING REGULATIONS SPECIFIED WITHIN THIS PD. |
| 7. | CONCEPT PLAN IS SUBJECT TO FINAL APPROVAL OF SITE PLAN FOR ALL MULTIFAMILY AND COMMERCIAL USES, AND PRELIMINARY PLAT FOR ALL RESIDENTIAL ATTACHED AND DETACHED USES. LAYOUT IS SUBJECT TO CHANGES BASED ON STAFF REVIEW OF PROPOSED DESIGNS AT TIME OF PERMITTING. |
| 8. | REFERENCE SHEET C4 FOR EXAMPLE CROSS-SECTIONS WITHIN TOWNHOME DEVELOPMENT ILLUSTRATING VARIABLE WIDTH EASEMENT FOR PARALLEL AND ON-STREET PUBLIC PARKING TO PROVIDE FOR ADDITIONAL VISITOR PARKING THROUGHOUT THE COMMUNITY AND ADJACENT TO AMENITY CENTER. |
| 9. | REFERENCE PD DOCUMENT FOR ALL REQUIRED SETBACKS AND LANDSCAPE BUFFERS. |

DISTRICT	DESCRIPTION	GROSS (AC)	NET w/o ROW (AC)
A	COMMERCIAL/RETAIL	17.06	15.35
B	MULTIFAMILY (HIGH-DENSITY) (EAST)	8.96	8.39
B	MULTIFAMILY (HIGH-DENSITY) (WEST)	9.05	6.81
C	SINGLE FAMILY FOR RENT	10.16	9.22
D	TOWNHOMES	12.57	10.91
E	SINGLE-FAMILY DETACHED	40.40	34.53

[illegible]

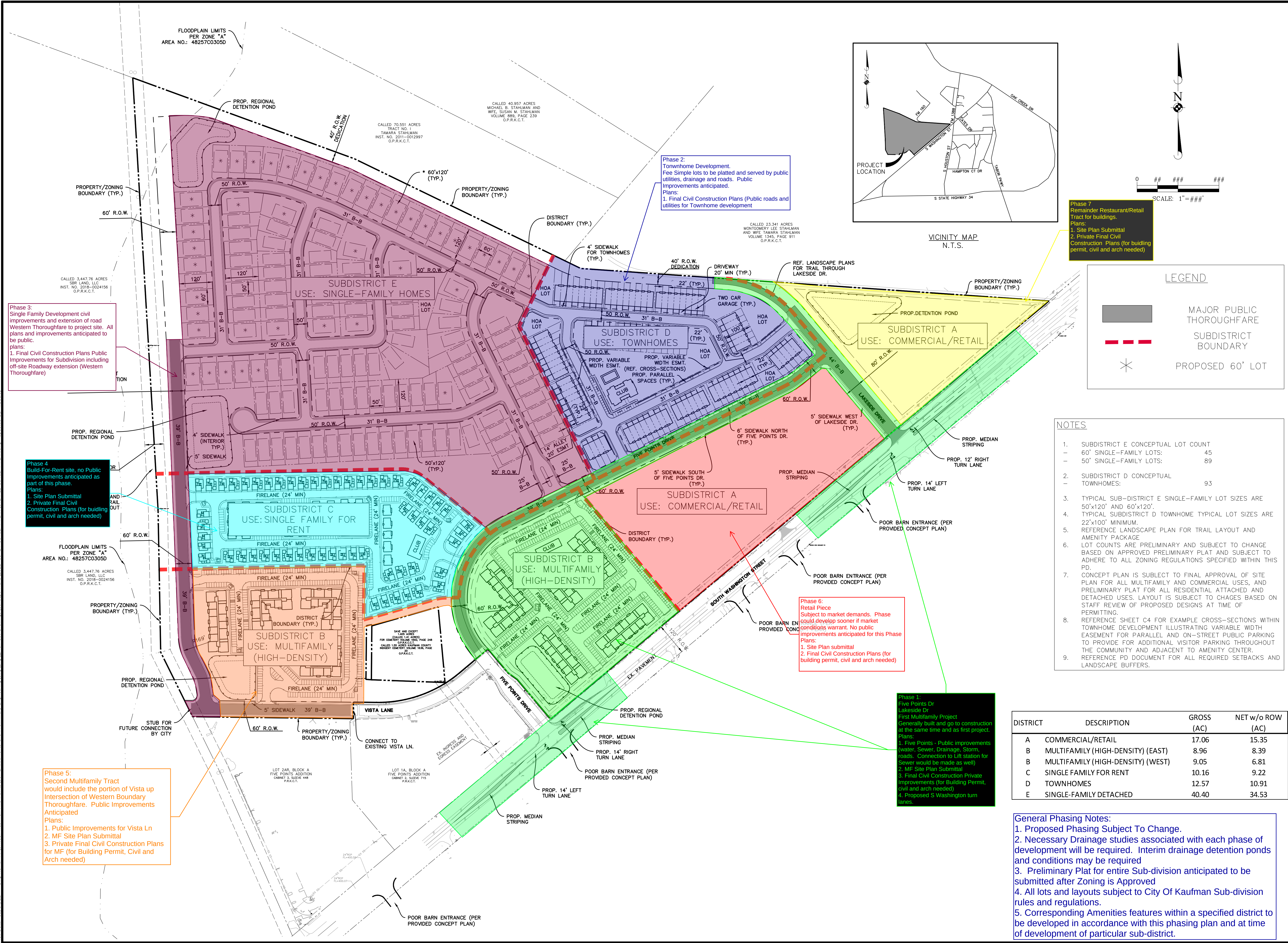
PD-22 FIVE POINTS

ENGINEERING PD-22 CONCEPT PLAN - OVERALL

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THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES
REECE N. BIERHALTER, P.E.
TEXAS P.E. No. 131981
ISSUED THIS DATE:
5/31/2022

PROJ. MGR.: RNB
PROJ. ASSOC.: KLH
DRAWN BY: KLH
DATE: 5/31/2022

SHEET
C1
611.08100



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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-21732

PD-22 FIVE POINTS

KAUFMAN, KAUFMAN COUNTY, TEXAS

ENGINEERING PD-22 CONCEPT PLAN - PHASING PLAN

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TEXAS P.E. No. 131981
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5/31/2022

PROJ. MGR.: RNB
PROJ. ASSOC.: KLH
DRAWN BY: KLH
DATE: 5/31/2022

SHEET
C3
611.081000

The diagram illustrates a 50-foot Right-of-Way (R-O-W) layout. The total width is 50 feet, with a centerline (C.L.) marked in the middle. The layout includes the following components from left to right:

- Variable Width Public Access, Utility, Parking, and Pedestrian Access Easement:** Indicated by a dashed line on the far left.
- Build to Line:** A solid line marking the start of the travel area.
- Sidewalk:** 4 feet wide.
- Parallel Parking or Landscape Island:** 8 feet wide.
- Travel Lane:** 15.5 feet wide.
- Centerline (C.L.):** A thick black line in the middle of the travel lanes.
- Travel Lane:** 15.5 feet wide.
- Parallel Parking or Landscape Island:** 8 feet wide.
- Sidewalk:** 4 feet wide.
- Build to Line:** A solid line marking the end of the travel area.
- Variable Width Public Access, Utility, Parking, and Pedestrian Access Easement:** Indicated by a dashed line on the far right.

Additional features and labels include:

- Building:** Represented by a line on the far left and right.
- Traversable Laydown Curb (Typ.):** A curb line shown at the bottom of the travel lanes.
- Arrows:** A downward arrow on the left travel lane and an upward arrow on the right travel lane.
- Refer to Zoning:** Two arrows point to the easement areas with the text "REFER TO ZONING FOR ADDITIONAL INFO REGARDING BUILD TO LINE".
- Vehicle Symbols:** Three car icons are shown: one in the left travel lane and two in the right travel lane.

Diagram illustrating a 50' Right-of-Way (R-O-W) layout, showing various zones and dimensions:

- 50' R-O-W** (Total Right-of-Way)
- VARIABLE WIDTH PUBLIC ACCESS, UTILITY, PARKING, AND PEDESTRIAN ACCESS EASEMENT** (Left and Right)
- VARIABLE BUILD TO LINE** (Left)
- 1' SIDEWALK**
- 4' PARALLEL PARKING OR LANDSCAPE ISLAND**
- 15.5' TRAVEL LANE** (Left)
- 15.5' TRAVEL LANE** (Right)
- 16' HEAD-IN PARKING**
- 4' SIDEWALK**
- 1' TYP. FRONT YARD**
- VARIABLE BUILD TO LINE** (Right)
- REFER TO ZONING FOR ADDITIONAL INFO REGARDING BUILD TO LINE**
- TRaversable LAYDOWN CURB (TYP.)**
- WHEEL STOP**
- C.L.** (Center Line)
- BUILDING**

Diagram illustrating a street cross-section with various zones and dimensions:

- 50' RIGHT OF WAY** (Total width)
- Variable Width Public Access, Utility Parking, and Pedestrian Access Easement** (Left side)
- Variable** (Front Yard)
- 1' 4'** (Side Walk)
- 8'** (Head In Parking)
- 15.5'** (Travel Lane)
- C.L.** (Center Line)
- 15.5'** (Travel Lane)
- 4' 1'** (Side Walk)
- 20' MIN.** (Driveway)
- Traversable Laydown CURB (TYP.)** (Left side)
- WHEEL STOP** (Location)
- BUILDING** (Right side)

Diagram illustrating a 50' RIGHT OF WAY (R-O-W) layout. The total width is 50 feet. The layout includes:

- Variable Width Public Access, Utility, Parking, and Pedestrian Access Easement** (Variable width, adjacent to the building).
- Variable Build to Line** (Variable width, adjacent to the building).
- 1' Sidewalk**.
- 4' Parallel Parking or Landscape Island**.
- 15.5' Travel Lane** (Left lane, with a downward arrow indicating traffic flow).
- 15.5' Travel Lane** (Right lane, with an upward arrow indicating traffic flow).
- 4' Sidewalk**.
- 1' Drive Way**.
- 20' MIN. Drive Way** (Minimum width, adjacent to the building).
- Traversable Laydown Curb (Typ.)** (Typical curb, separating the travel lanes from the sidewalk/driveway).

Labels include: BUILDING, REFER TO ZONING FOR ADDITIONAL INFO REGARDING BUILD TO LINE, 50' R-O-W, VARIABLE, BUILD TO LINE, 1', 4', 8', 15.5', C.L., 15.5', 4', 1', 20' MIN., DRIVEWAY, TRAVEL LANE, PARALLEL PARKING OR LANDSCAPE ISLAND, TRAVEL LANE, SIDEWALK, and TRAVERSABLE LAYDOWN CURB (TYP.).

The diagram illustrates a 50-foot Right-of-Way (R-O-W) layout. The total width is 50 feet. The layout includes:

- Travel Lanes:** Two 15.5-foot travel lanes in the center, separated by a center line (C.L.).
- Sidewalks:** Two 4-foot sidewalks, one on each side of the travel lanes.
- Buildings:** Buildings are shown on both sides of the sidewalk, with a "BUILD TO LINE" indicated.
- Setbacks:** A 1-foot setback is shown between the sidewalk and the building.
- Variable Dimensions:** The area between the building and the sidewalk is labeled "VARIABLE".
- Traversable Laydown Curb (TYP.):** A curb is shown at the edge of the travel lane.
- Refer to Zoning:** Arrows point to the building setback areas with the text "REFER TO ZONING FOR ADDITIONAL INFO REGARDING BUILD TO LINE".

Diagram illustrating a 50' Right of Way (R-O-W) layout. The layout includes a central travel lane (15.5' wide) flanked by sidewalks (4' wide) and driveways (20' MIN wide). A central vertical line (C.L.) separates the travel lanes. A vehicle is shown in the travel lane, and a truck is shown in the driveway. The diagram also shows a 'TRAVERSABLE LAYDOWN CURB (TYP.)' at the edge of the driveway.

1 TURN LANE
ON-STREET SIDEWALK
60' RIGHT OF WAY

60'
R-O-W

15' ONCOR ESMT VARIABLE 10.5' 13' TRAVEL LANE 13' TURN LANE 13' TRAVEL LANE 3' 5' SIDEWALK 2.5' BUILD TO LINE VARIABLE

STANDARD BARRIER CURB (TYP.)

BUILDING

REFER TO ZONING FOR ADDITIONAL INFO REGARDING BUILD TO LINE

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ISSUED THIS DATE:
5/31/2022

PENDING







GENERAL COMMUNITY PARK INSPIRATION



PLAYGROUND



HORSESHOE PITS



BBQ GRILLS & BENCH & TABLE SEATING



HORSESHOE PITS



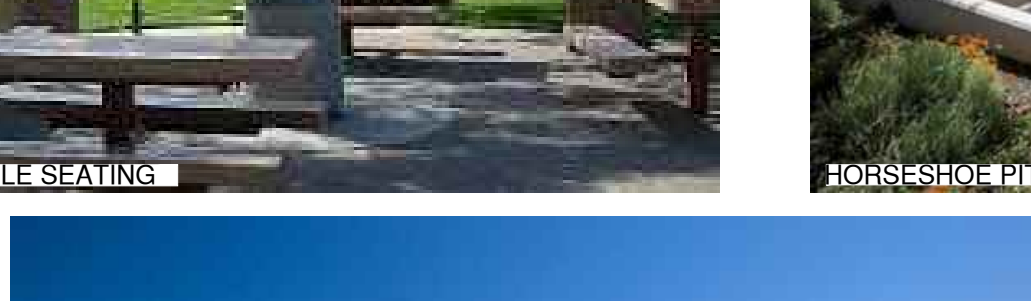
OUTDOOR GAMES



PLAYGROUND



OPEN LAWN AREA, PLAYGROUND, SHADE STRUCTURE & SEATING



WALKING PATHS & SIDEWALKS



OPEN LAWN AREA & WALKING PATHS



OUTDOOR GAMES



PLAYGROUND



OPEN LAWN AREA, PLAYGROUND, SHADE STRUCTURE & SEATING



WALKING PATHS & SIDEWALKS



OPEN LAWN AREA & WALKING PATHS



OUTDOOR GAMES



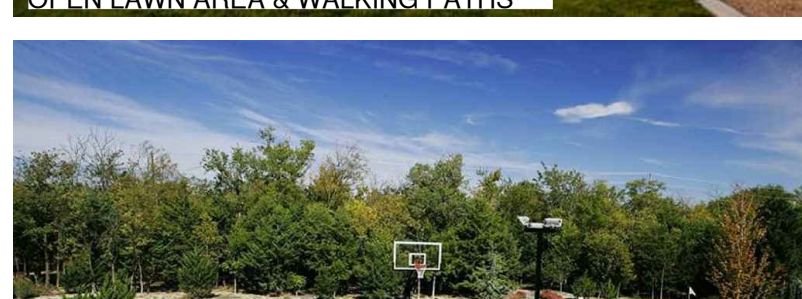
PLAYGROUND



OPEN LAWN AREA, PLAYGROUND, SHADE STRUCTURE & SEATING



WALKING PATHS & SIDEWALKS



OPEN LAWN AREA & WALKING PATHS



OUTDOOR GAMES



PLAYGROUND



OPEN LAWN AREA, PLAYGROUND, SHADE STRUCTURE & SEATING



WALKING PATHS & SIDEWALKS



OPEN LAWN AREA & WALKING PATHS



OUTDOOR GAMES



PLAYGROUND



OPEN LAWN AREA, PLAYGROUND, SHADE STRUCTURE & SEATING



WALKING PATHS & SIDEWALKS



OPEN LAWN AREA & WALKING PATHS



OUTDOOR GAMES



PLAYGROUND



OPEN LAWN AREA, PLAYGROUND, SHADE STRUCTURE & SEATING



WALKING PATHS & SIDEWALKS



OPEN LAWN AREA & WALKING PATHS



OUTDOOR GAMES



INSPIRATION PHOTOS - DOG PARK



PROJECT AMENITY LIST

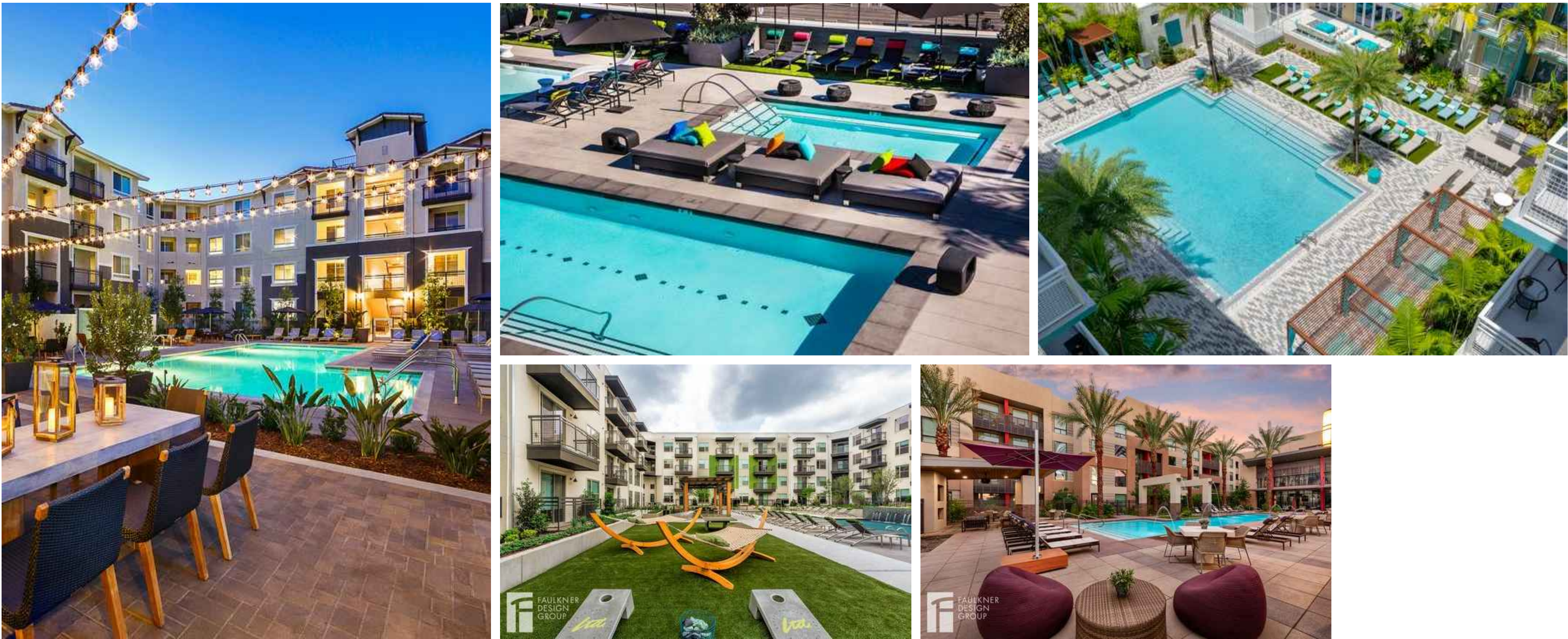
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- PLAYGROUND (AGES 2-5)
 - OPEN PLAY LAWN
 - BENCH & TABLE SEATING
 - BBQ GRILLS
 - SHADE STRUCTURES
 - POOL AREA
- PARK 2**
- SHADE STRUCTURES
 - OPEN LAWN
 - TYPICAL POOLS + CLUBHOUSE
- PARK 3**
- OPEN LAWN
 - WALKING PATHS
- PARK 4**
- PLAYGROUND (AGES 2-5)
 - SHADE STRUCTURES
 - OPEN LAWN
 - TYPICAL POOLS + CLUBHOUSE
- PARK 5**
- SHADE STRUCTURES
 - OPEN LAWN
 - TYPICAL POOLS + CLUBHOUSE
- PARK 6**
- LARGE DOG PARK
 - SMALL DOG PARK
 - PLAYGROUND (AGES 2-5)
 - BBQ GRILLS
 - BENCH & TABLE SEATING

FIVE POINTS

FIVE POINTS MIXED-USE
CITY OF KAUFMAN, TEXAS
PD-22

AMENITY
INSPIRATION
IMAGES

Date	Comment
Project Number	22-308
Date	05/27/2022
Drawn By	MB/BR
Checked By	MB/BR/RM



AMENITY LIST

- TYPICAL POOLS + CLUB HOUSES**
- CLUBHOUSE
 - SWIMMING POOL
 - BBQ GRILLS/OUTDOOR KITCHEN
 - LOUNGE + TABLE SEATING

Owner

FIVE POINTS

Project Name

FIVE POINTS MIXED-USE

CITY OF KAUFMAN, TEXAS
PD-22

PD-22

AMENITY
INSPIRATION
IMAGES

Date	Comment

Project Number	22-308
Date	05/27/2022
Drawn By	MB/BR
Checked By	MB/BR/RM

D4

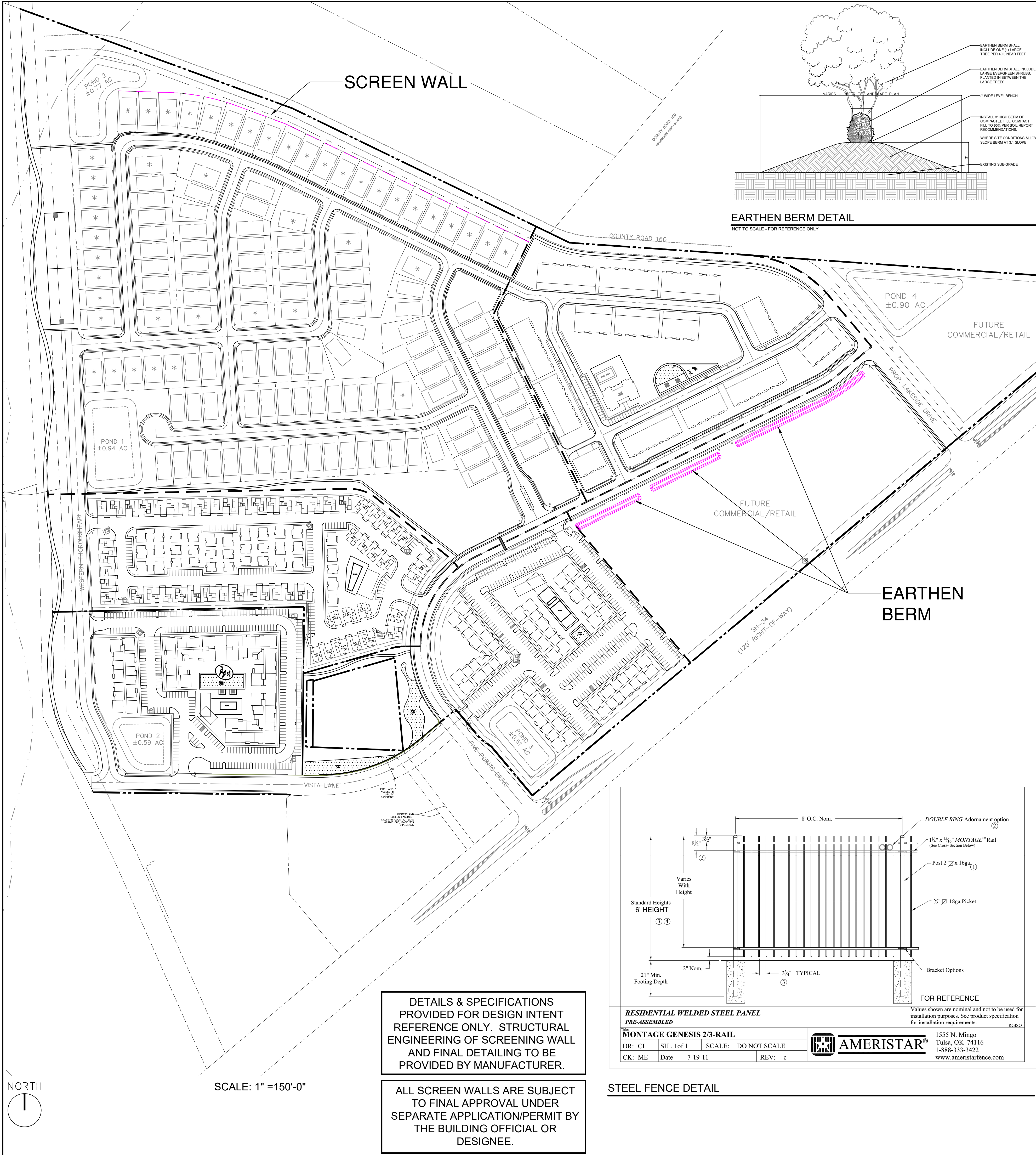


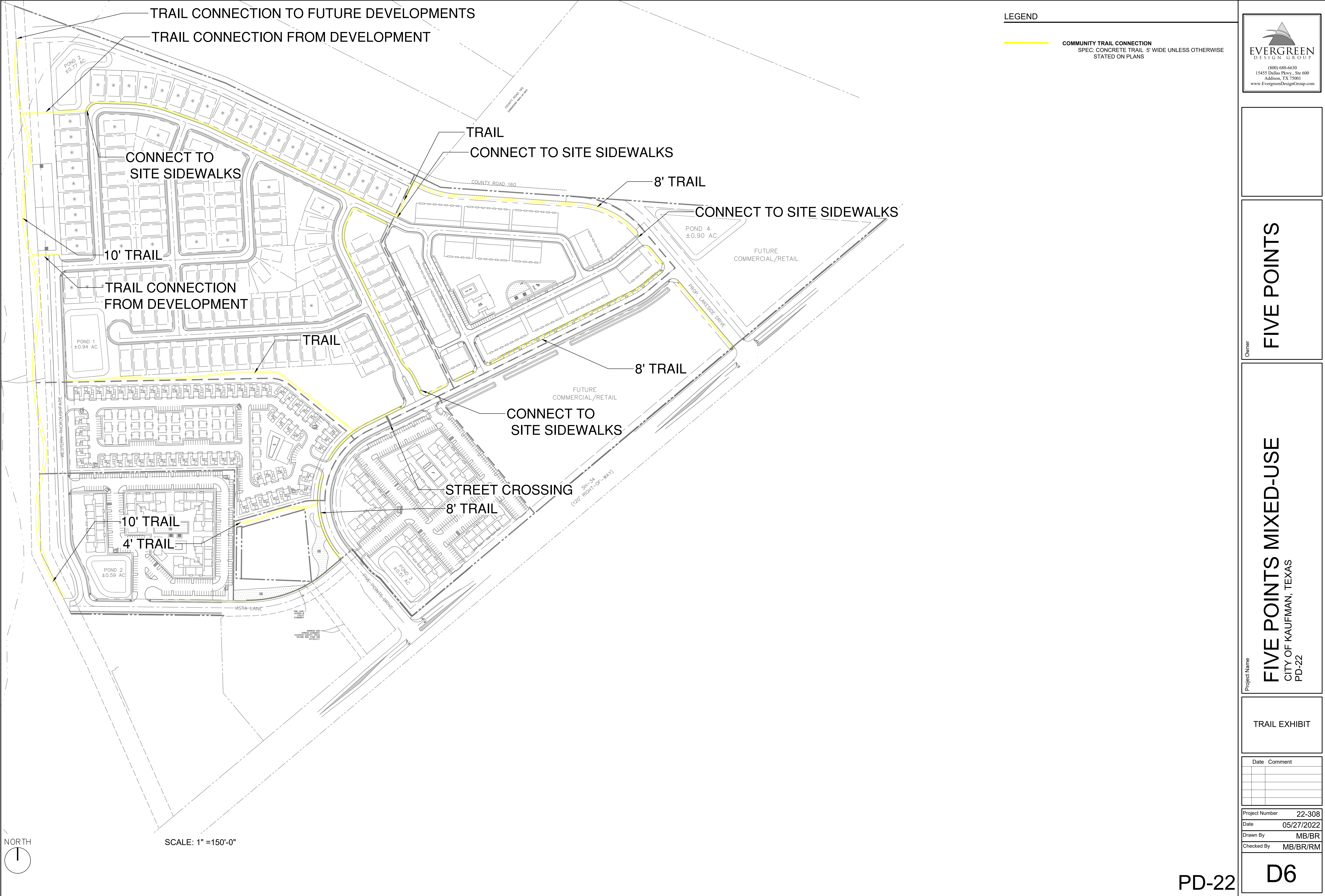
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AMENITY LIST

- TYPICAL MINI-PARKS**
- TABLE AND BENCH SEATING

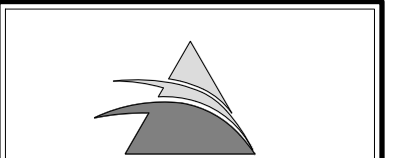
PD-22





LEGEND

COMMUNITY TRAIL CONNECTION
SPEC: CONCRETE TRAIL 5' WIDE UNLESS OTHERWISE
STATED ON PLANS



EVERGREEN
DESIGN GROUP

(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

Owner

FIVE POINTS

Project Name

FIVE POINTS MIXED-USE
CITY OF KAUFMAN, TEXAS
PD-22

TRAIL EXHIBIT

Date	Comment

Project Number	22-308
Date	05/27/2022
Drawn By	MB/BR
Checked By	MB/BR/RM

D6

PD-22

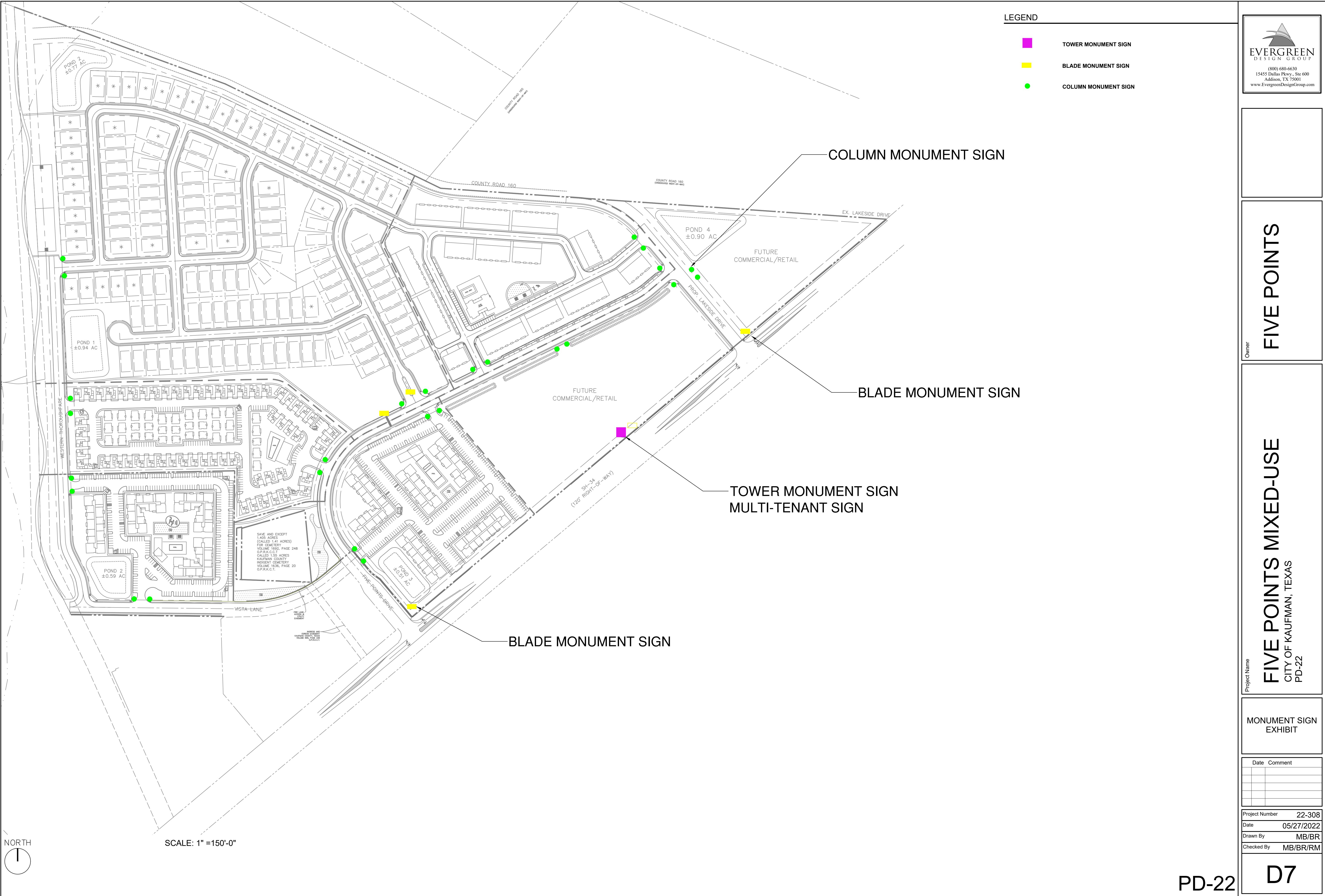


EXHIBIT E



FIVEPOINTS

Inspirational Elevations

Multi Family



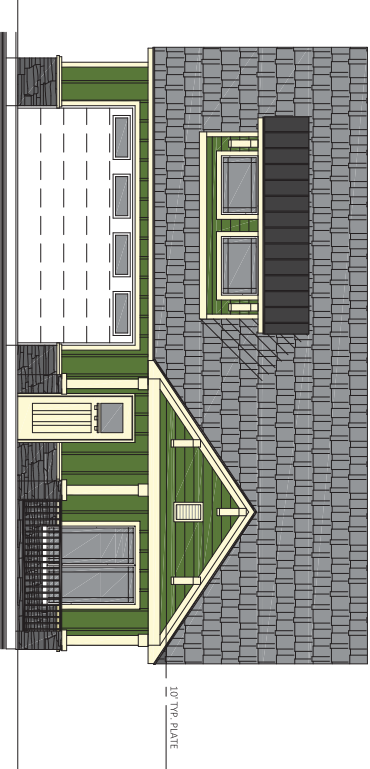
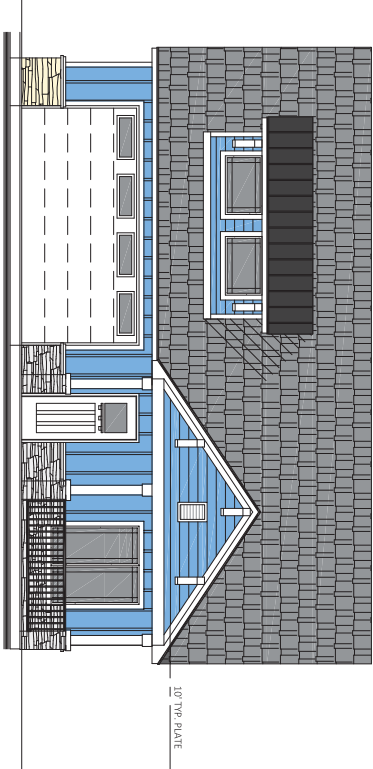
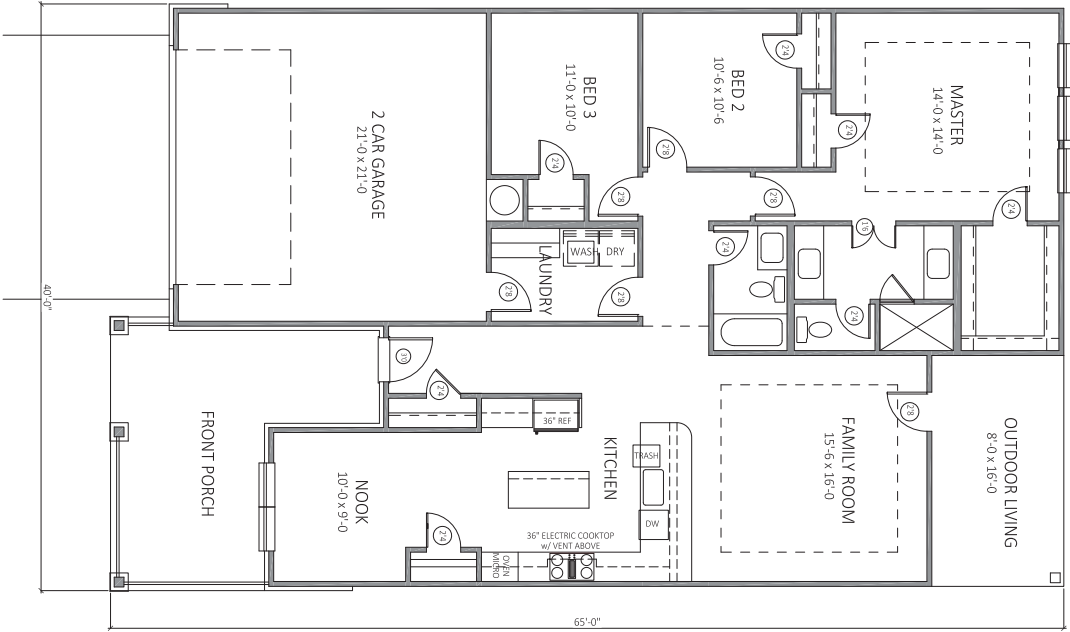
Townhomes



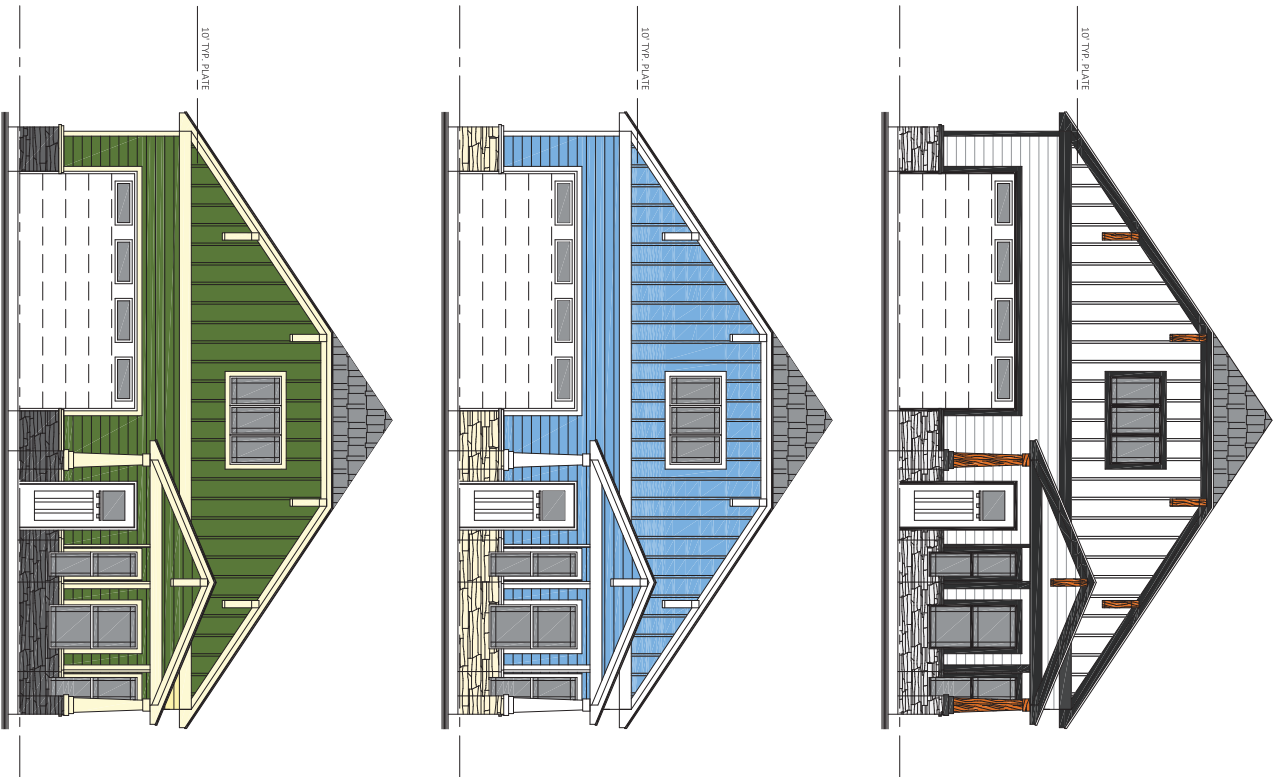
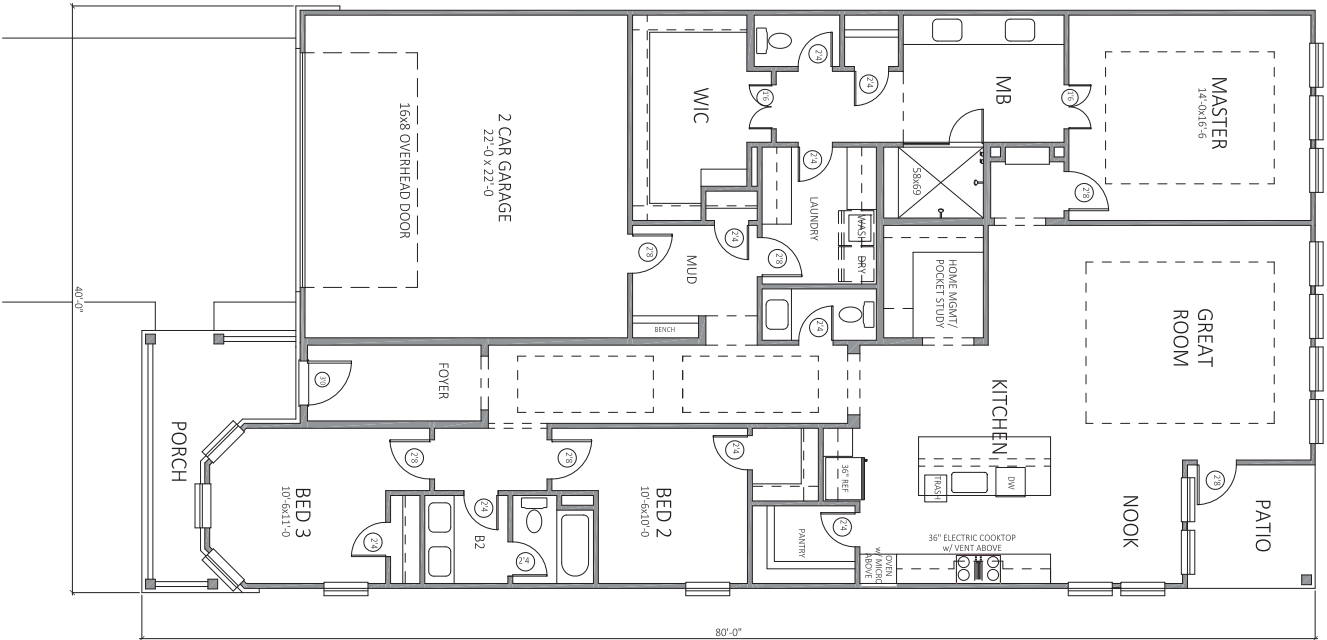
Single Family

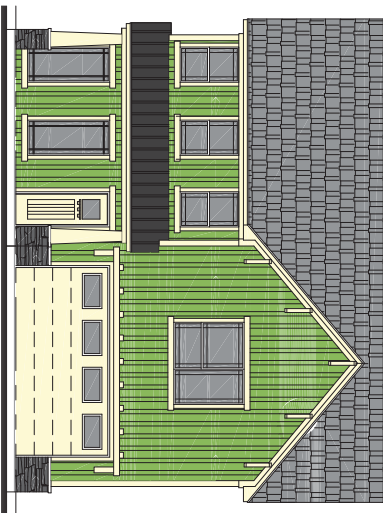
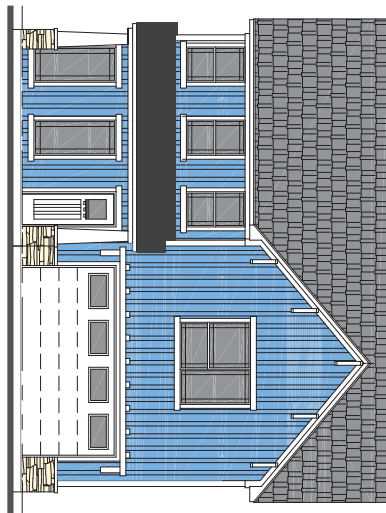
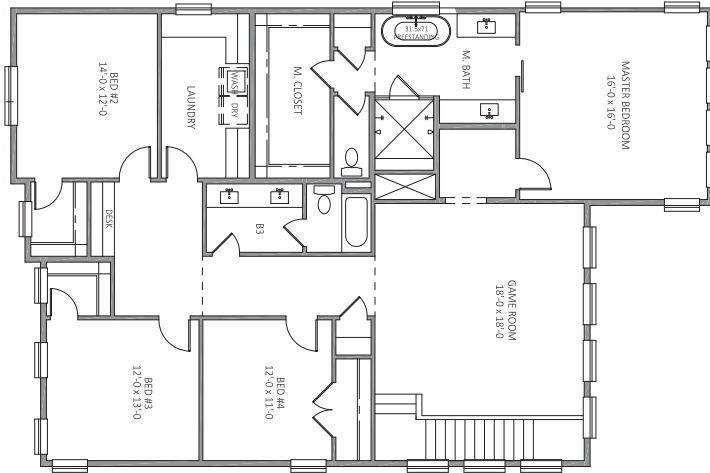
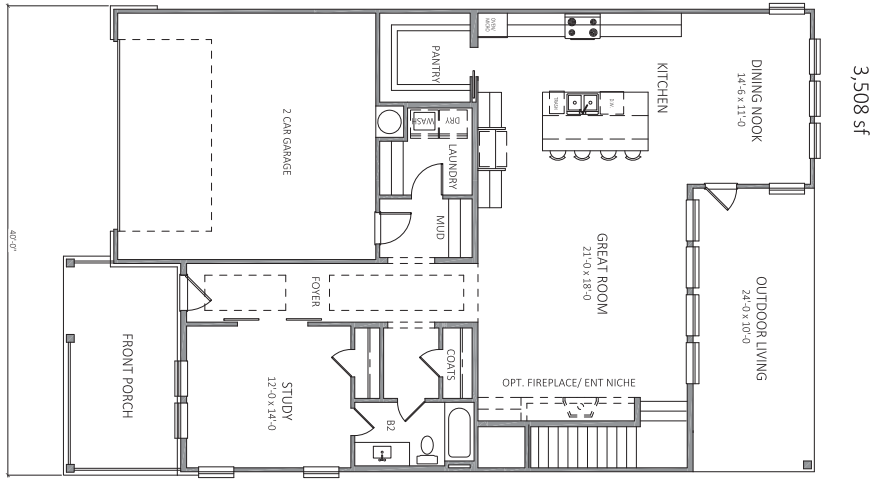


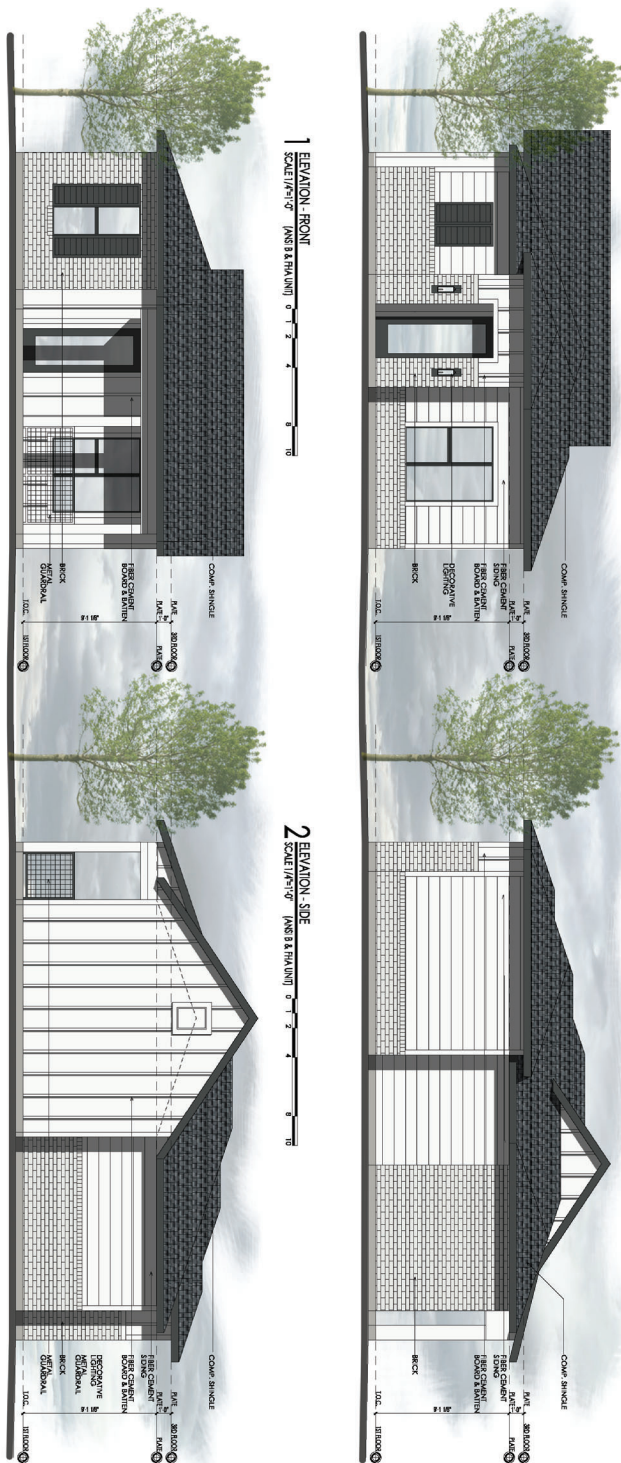
1,622 sf



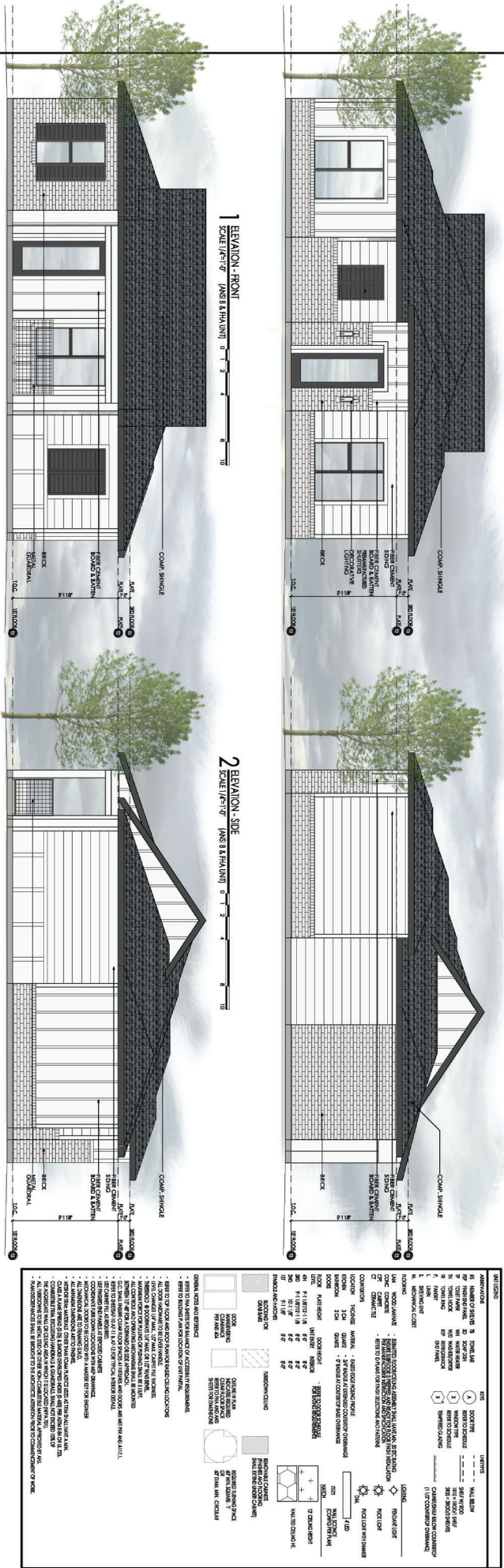
2,194 sf





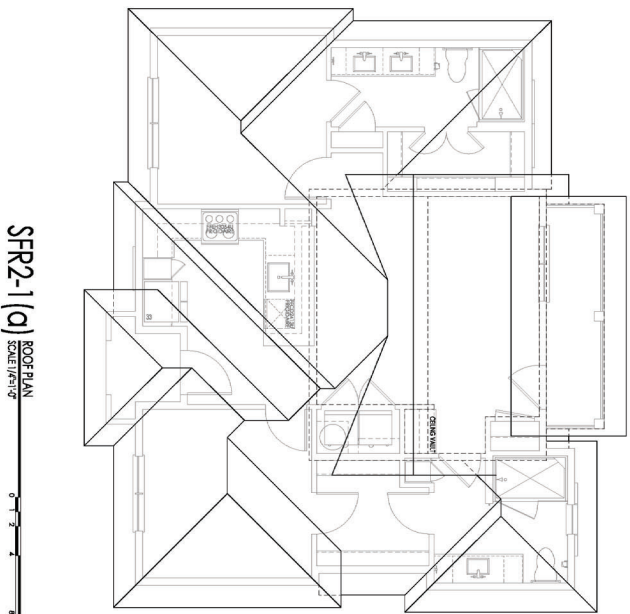


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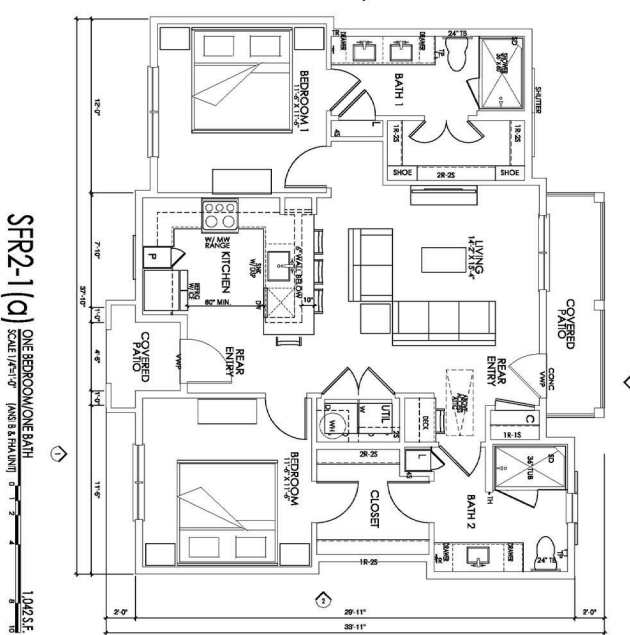


3. ELEVATION - REAR
SCALE 1/4" = 1'-0" (AS SHOWN) 0 2 4 6 8 10

4. ELEVATION - SIDE
SCALE 1/4" = 1'-0" (AS SHOWN) 0 2 4 6 8 10



SFR2-1 (q) ROOF PLAN
SCALE 1/4" = 1'-0" 0 2 4 6 8 10



SFR2-1 (q) ONE BEDROOM/ONE BATH
SCALE 1/4" = 1'-0" (AS SHOWN) 0 2 4 6 8 10

STANDARD FOR REVIEW ONLY NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

REVISION

PROJECT #
22000

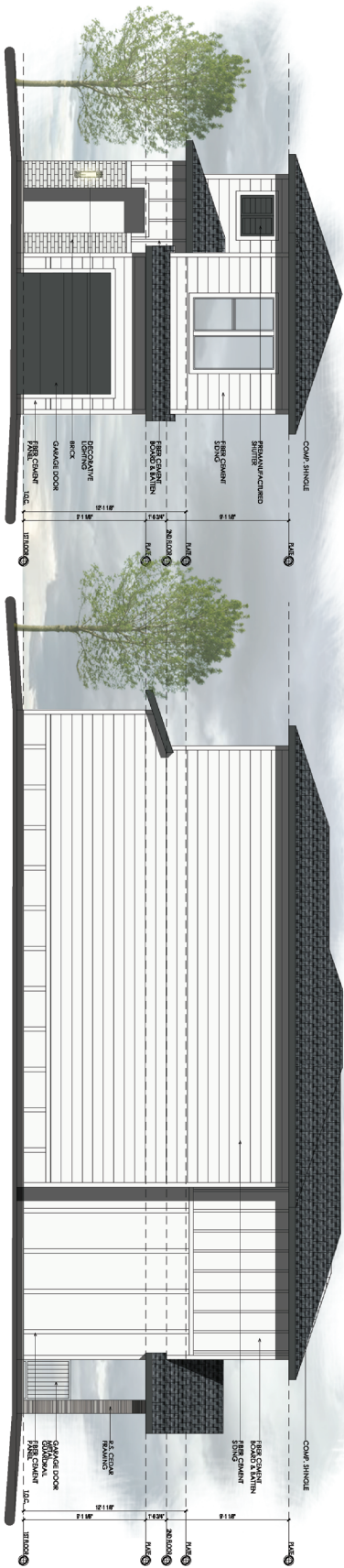
DATE
00-00-2022

SHEET NO.
A.210

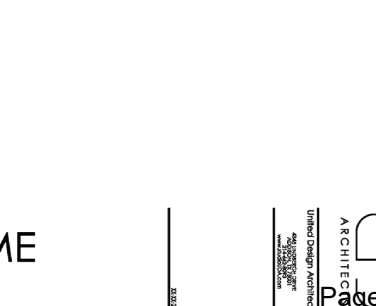
PROJECT NAME

CITY, STATE

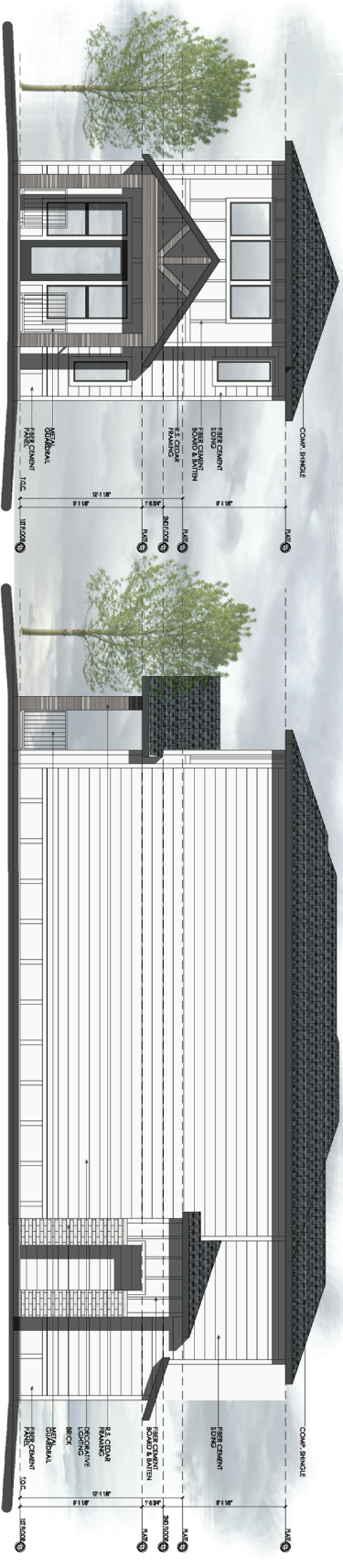
CLIENT NAME



1 ELEVATION - FRONT
SCALE 1/4"=1'-0" (ANSI & FHA UNIT)



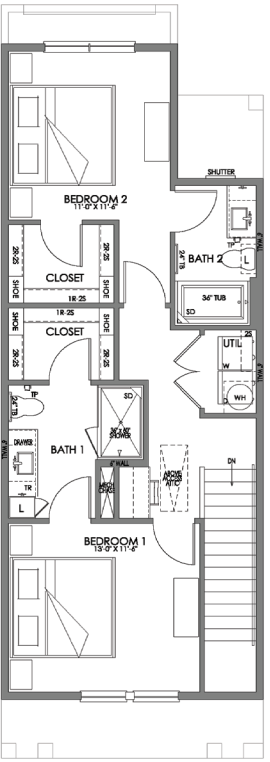
2 ELEVATION - SIDE
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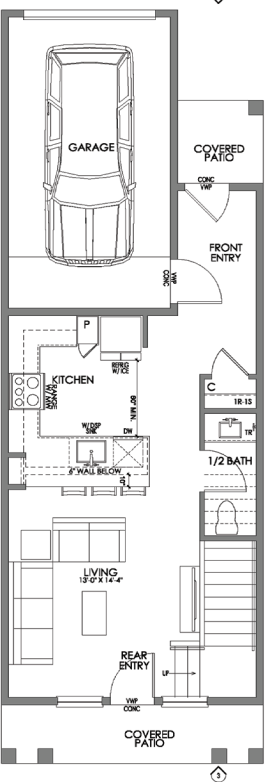
3 ELEVATION - REAR
SCALE 1/4"=1'-0" (ANSI & FHA UNIT)



4 ELEVATION - SIDE
SCALE 1/4"=1'-0" (ANSI & FHA UNIT)



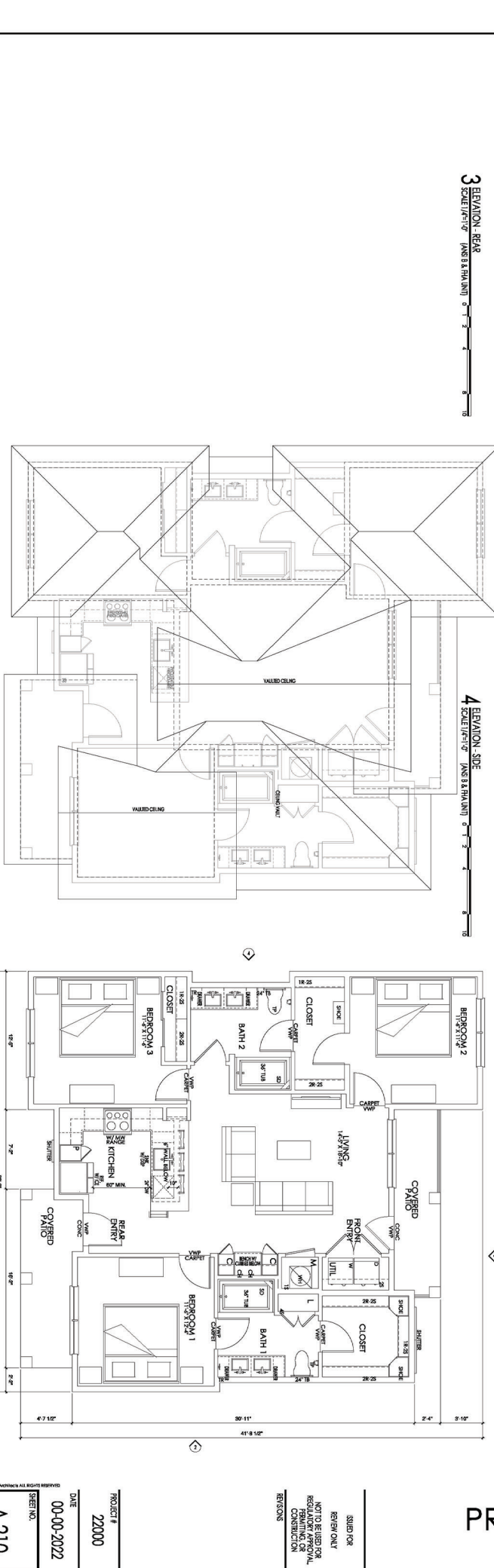
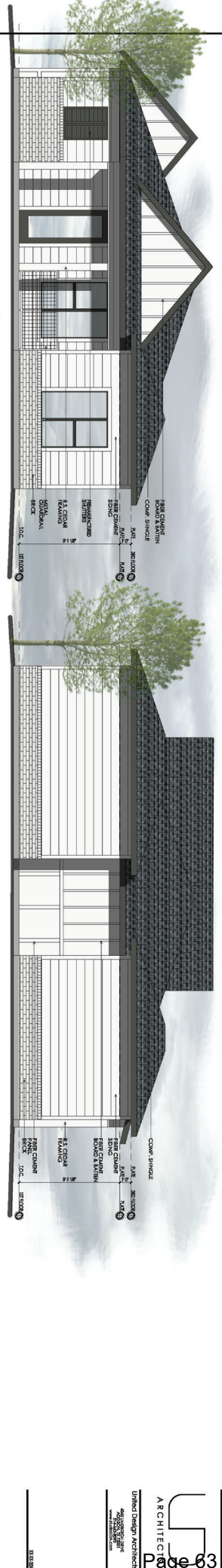
SFR2-2(d) SECOND FLOOR
SCALE 1/4"=1'-0"

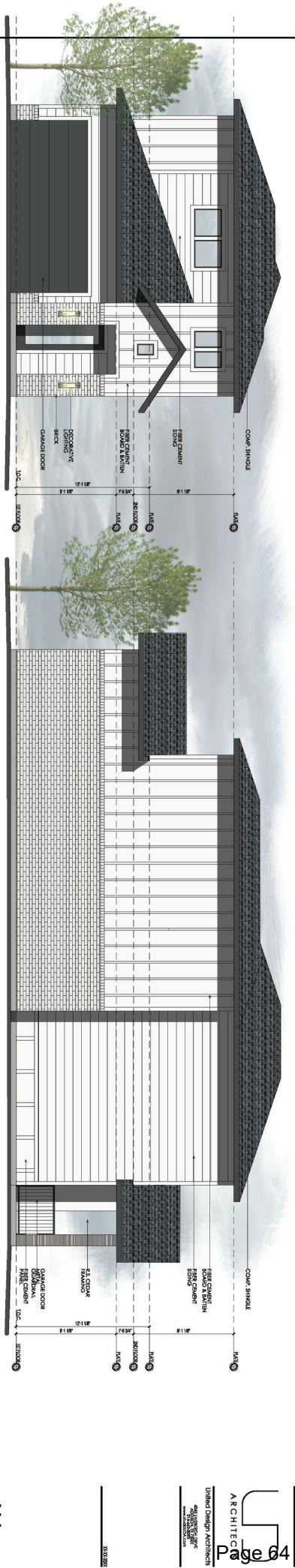


SFR2-2(c) FIRST FLOOR
SCALE 1/4"=1'-0" (ANSI & FHA UNIT)

PROJECT #	22000
DATE	00-00-2022
SHEET NO.	A.210
UNIT	SFR2-2

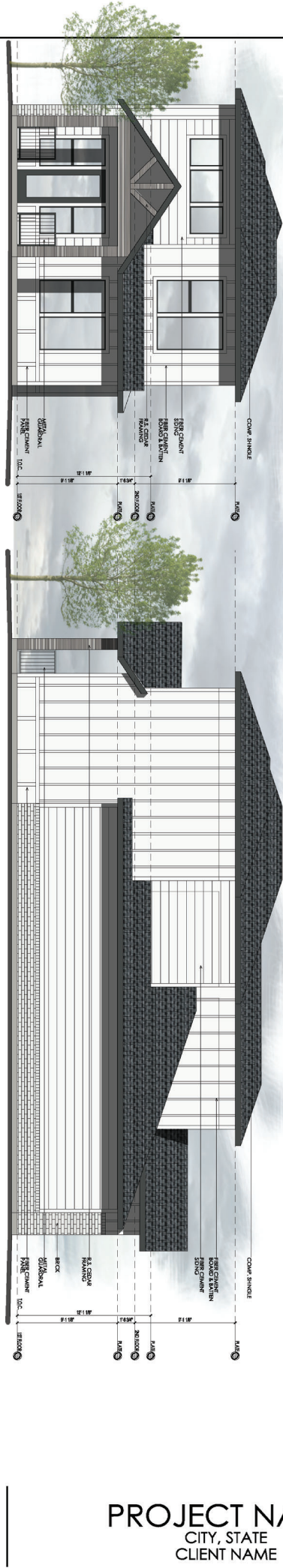
PROJECT NAME
CITY, STATE
CLIENT NAME





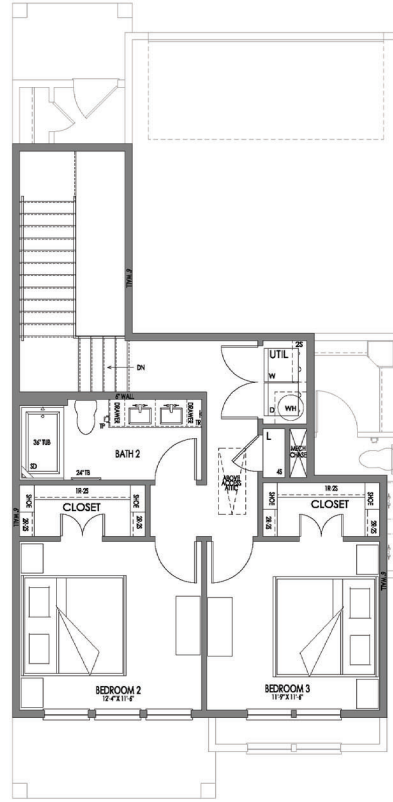
1 ELEVATION - FRONT
SCALE 1/8"=1'-0" (ANSI & FHA UNIT) 0' 2' 4' 6' 8' 10'

2 ELEVATION - SIDE
SCALE 1/8"=1'-0" (ANSI & FHA UNIT) 0' 2' 4' 6' 8' 10'

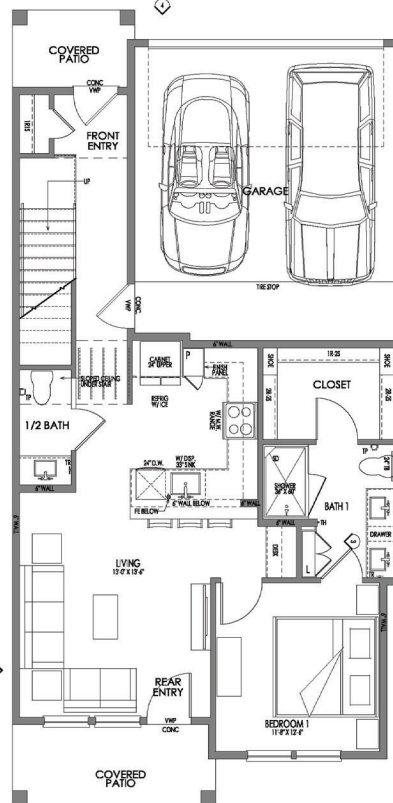


3 ELEVATION - REAR
SCALE 1/8"=1'-0" (ANSI & FHA UNIT) 0' 2' 4' 6' 8' 10'

4 ELEVATION - SIDE
SCALE 1/8"=1'-0" (ANSI & FHA UNIT) 0' 2' 4' 6' 8' 10'



SFR3-2(d) SECOND FLOOR
SCALE 1/8"=1'-0" 0' 2' 4' 6' 8' 10'



SFR3-2(d) THREE BEDROOM/2ND & HALF BATH
SCALE 1/8"=1'-0" (ANSI & FHA UNIT) 0' 2' 4' 6' 8' 10'

PROJECT #	22000
DATE	00-00-2022
SHEET NO.	A.210
UNIT	SFR3-2

DESIGNED FOR
REVIEW ONLY
NOT TO BE USED FOR
RESIDENTIAL ARCHITECTURAL
CONSTRUCTION
REVISION

PROJECT NAME
CITY, STATE
CLIENT NAME

Commercial





Planning and Zoning Commission Report

Meeting Date: June 7, 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 447 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 May 3, 2022, the Planning and Zoning Commission approved a request from the applicant to extend the 30-day period for Planning and Zoning Commission consideration by 30 days. On May 23, 2022, the City Council approved a development agreement between the City and the applicant for the project; the agreement included a requirement for a mix of different lot types and also included a concept plan that showed a reduced residential lot count of 447, necessitating a major revision to the preliminary plat. On June 2, 2022, the applicant submitted another written request to extend the 30-day period for Planning and Zoning Commission to give the applicant more time to make revisions to the plat to adhere to the development agreement.

RECOMMENDATION:

Staff recommends approval of an additional 20-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



Planning and Zoning Commission Report

Meeting Date: June 7, 2022

SUBJECT: Consider and take appropriate action on a request to hold a special Planning and Zoning Commission meeting on June 27, 2022 at 5:00pm and cancel the July 5, 2022 Planning and Zoning Commission meeting.

BACKGROUND/SUMMARY:

Two significant projects of a time-sensitive nature are to be considered at a special Planning and Zoning Commission meeting on June 27, 2022. Holding this special meeting will allow these projects to move forward to City Council for their consideration on the same night, keeping these projects on schedule. In addition, any plats that are applied for on June 6, 2022 could be considered at this meeting, negating the need for a meeting on July 5, 2022.

RECOMMENDATION:

Staff recommends holding a special Planning and Zoning Commission meeting on June 27, 2022 at 5:00pm and canceling the Planning and Zoning Commission meeting on July 5, 2022.

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