



AGENDA
PLANNING AND ZONING COMMISSION MEETING
MONDAY, JUNE 27, 2022 - 5:00 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**

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TEXAS FLAG

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

INVOCATION

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

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

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

1. Consider and take appropriate action on the minutes of the June 7, 2022 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

DISCUSSION/ACTION ITEMS

2. Consider and make a recommendation to City Council on the **Final Plat of South Pointe at Kaufman Sports Village Addition**, being a tract of land containing 51.824 acres (Property ID 56876), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-18 ("PD-18") and is generally located on the north side of SH 34, the west side of FM 1388 (S. Houston St.), and the southeast side of S. Washington St. The final plat is for 2 lots and 10 blocks. (Case No. FP-07-22)
3. Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of Windsor Park 2**, being a tract of land containing approximately 134.12 acres (Property IDs 5270 & 198786), situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Texas. The property is generally located on the south side of SH 34 and the west side of FM 1388 (S. Houston St.) within the City of Kaufman's Extra-Territorial Jurisdiction (ETJ). The preliminary plat is for 447 residential lots and 11 common area lots. (Case No. PP-01-22)
4. Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of the Enclave at Kings Fort**, being a tract of land containing 41.00 acres (Property ID 57208), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-7 ("PD-7") and is generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane. The preliminary plat is for 215 residential lots and 6 common area lots. (Case No. PP-03-22)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

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

ADJOURNMENT

I, ANDREW BOGDA, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON FRIDAY, JUNE 24, 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, 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:
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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.

Vice-Chairman Dunn called the meeting to order at 6:01 p.m. on Tuesday, June 7, 2022. Commissioners present were Vice-Chairman Richard Dunn, Commissioner Burton Brown, Commissioner Darril Deaton, and Commissioner Kathy Thorpe. City of Kaufman staff that were present include: Planning Manager Andrew Bogda and Planning Technician Joy Henderson. Commissioner Porfilo Lopez arrived at 6:05 p.m. Present in the audience were: James Cruser, Drew Hoffman, Eric Bowman, Reece Bierhalter, Cara Stahlman, and Tamra Stahlman.

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

The motion to approve the consent agenda for item 1 was made by Commissioner Deaton and seconded by Commissioner Thorpe, with all members voting Aye. The motion passed 4-0.

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. F. Icon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX. (Case No. Z-04-22)

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

Commissioner Lopez arrived at 6:05 p.m.

Planning Manager Andrew Bogda stated 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. Mr. Bogda provided an overview of the development standards and layouts proposed for each sub-district, as well as the proposed landscaping and amenities, screening, trails, signage, and phasing.

Eric Bowman of Cope Equities stated he is the project manager of this project and that Cope Equities is a family-owned business. He stated that they worked diligently with City staff and with surrounding property owners to come up with the best design for this development. He mentioned that there will be open spaces and walking trails that will connect to the City of Kaufman's walking trails. Mr. Bowman further stated that Cope Equities wants to make sure this development is sustainable for the future and the traffic impact analysis will assist with that decision and development.

Commissioner Brown asked if two entrances onto South Washington Street would be enough for this size of development and asked how many living units there would be.

Reece Bierhalter stated there are 2 streets that will take traffic to South Washington Street and that there is an additional stub-out that will allow the development of a street along the west side of the property, providing an additional access point to South Washington Street in the future. However, the developer does not own the property to the west, so the completion of the street south to South Washington Street will not be possible at this time.

Mr. Bogda stated that a traffic impact analysis will be required at the time of preliminary platting, which will indicate what improvements will need to be made to facilitate the development.

The Public Hearing was closed at 6:26 p.m.

The motion was made by Commissioner Brown to approve the Planned Development (PD-22) with staff recommended conditions as shown in the presentation:

1. The uses 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. Clarify whether duplexes are permitted or not permitted.
8. Provide minimum standards to require front porches with a minimum area of 50 sq. ft. (not including the entryway) in the single-family residential sub-district and the low-density multi-family residential (build-to-rent) sub-district.
9. 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).
10. 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.
11. Revise the phasing plan to remove the phasing coloring from the primary roadways (60'+ ROW); phasing of roadway improvements will be subject to the conditions of the developer's agreement, the actual timing of development phasing, and the need for two spatially-distant points of access as specified in the Fire Code.

12. 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.
13. Provide standards to require at least one tree (at least 3" in caliper at the time of planting) in the front yard of each single-family residential lot.
14. Provide standards to require all landscaping in the commercial sub-district to adhere to the requirements for the "C" Commercial sub-district as stated in the Zoning Ordinance.

The motion was seconded by Commissioner Lopez. The motion passed 5-0.

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)

Planning Manager Andrew Bogda stated there are items that need to be completed before the Preliminary Plat can move forward to the Commission and recommended that item be tabled to the June 27, 2022 special Planning and Zoning Commission meeting.

The motion was made by Commissioner Lopez, to table this item until the June 27, 2022 Special Planning and Zoning meeting. The motion was seconded by Commissioner Deaton. The motion passed 5-0.

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.

Planning Manager Andrew Bogda stated there are items that will need to be presented to the June 27th City Council meeting. In order to present the cases, the Planning and Zoning Commission will need to still give their recommendation to the City Council, which is why Staff is requesting to hold a Special Planning and Zoning meeting on Monday, June 27, 2022 at 5:00 pm. Since this special meeting will occur one week before the regular meeting, it is being requested that the July 5th meeting be canceled.

The motion was made by Commissioner Brown, to have a Special Planning and Zoning meeting on June 27, 2022 at 5:00 pm and to cancel the July 5, 2022 meeting. The motion was seconded by Commissioner Lopez. The motion passed 5-0.

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT PLANNING MANAGER

No announcements or reports from Planning Manager Andrew Bogda.

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 6:50 pm was made by Commissioner Brown and seconded by Vice-Chairman Deaton. The motion passed 5-0.



Planning and Zoning Commission Report

Meeting Date: June 27, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of South Pointe at Kaufman Sports Village Addition**, being a tract of land containing 51.824 acres (Property ID 56876), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-18 ("PD-18") and is generally located on the north side of SH 34, the west side of FM 1388 (S. Houston St.), and the southeast side of S. Washington St. The final plat is for 2 lots and 10 blocks. (Case No. FP-07-22)

SUMMARY:

The subject property includes 51.824 acres for the development of a mixed-use development known as South Pointe at Kaufman Sports Village Addition, the Planned Development (PD-18) zoning for which was approved on May 18, 2020. The subject property is located on the north side of SH 34, the west side of FM 1388 (S. Houston St.), and the southeast side of S. Washington St. The final plat is primarily intended to provide the necessary rights-of-way, easements, and lot dedications for public improvements. The blocks will be subdivided into separate lots upon the approval of site plans for the various uses.

The following two lots will be dedicated to the City for public improvements:

- Lot 1 of Block A for a water tower (0.7255 acres)
- Lot 1 of Block J for a sanitary sewer lift station (0.148 acres)

The preliminary plat for South Pointe at Kaufman Sports Village was approved on April 26, 2021. The final plat substantially conforms to the preliminary plat, with the following notable exceptions:

- The property in the southeast corner is being excluded from the plat
- The blocks are not being subdivided into separate lots at this time (with the exception of the lots to be dedicated to the City)
- Some of the easement locations have shifted

THOROUGHFARE PLAN:

The subject property is located on the north side of SH 34 and the southeast side of S. Washington St. SH 34 is classified as a principal arterial (Type AA; 4 – 6 lanes), with an ultimate right-of-way of 120' – 140'. S. Washington St. is classified as a major arterial (Type A; 4 – 6 lanes), with an ultimate right-of-way of 120'. The necessary rights-of-way already exist for SH 34 and S. Washington St. FM 1388 (S. Houston St.) is classified as a minor arterial (Type B; 3 – 4 lanes), with an ultimate right-of-way of 100' – 120'. 5' of right-of-way is being dedicated along S. Houston St. to accommodate a right-of-way of 100'. This plat also includes the necessary rights-of-way for internal streets. Sportsplex Drive will have a right-of-way of at least 75', while the other streets will have rights-of-way of 60'.

RECOMMENDATION:

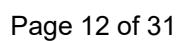
Staff recommends approval of the Final Plat of South Pointe at Kaufman Sports Village Addition with the following condition:

1. The Civil Plan staff review comments noted in a memo from the City Engineer dated June 18, 2022 are addressed to the City Engineer's satisfaction.

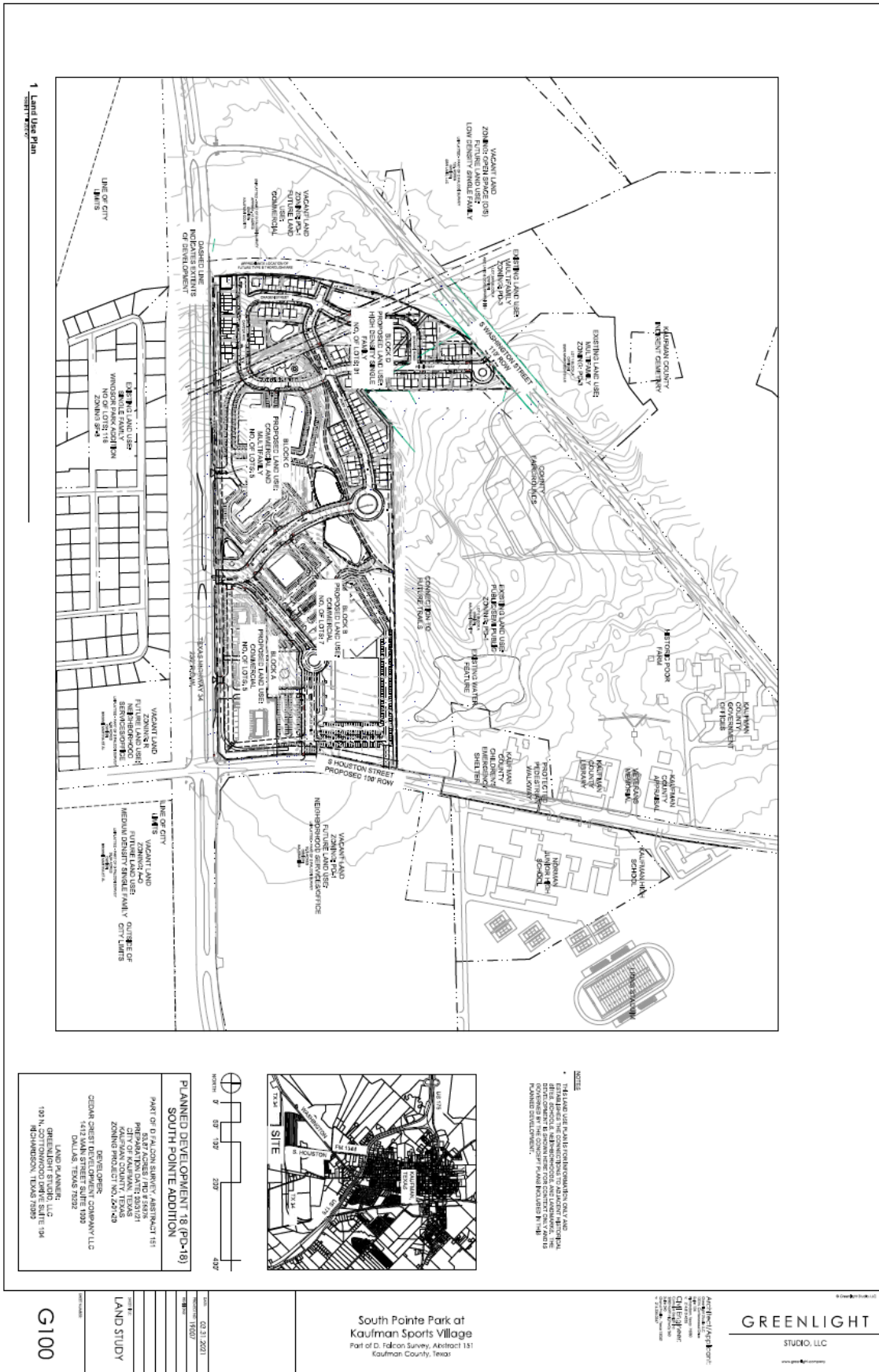
ATTACHMENTS:

1. Location Map
2. Preliminary Plat and Land Study of South Pointe at Kaufman Sports Village Addition
3. Final Plat of South Pointe at Kaufman Sports Village Addition
4. Civil Plan staff review comments dated June 18, 2022

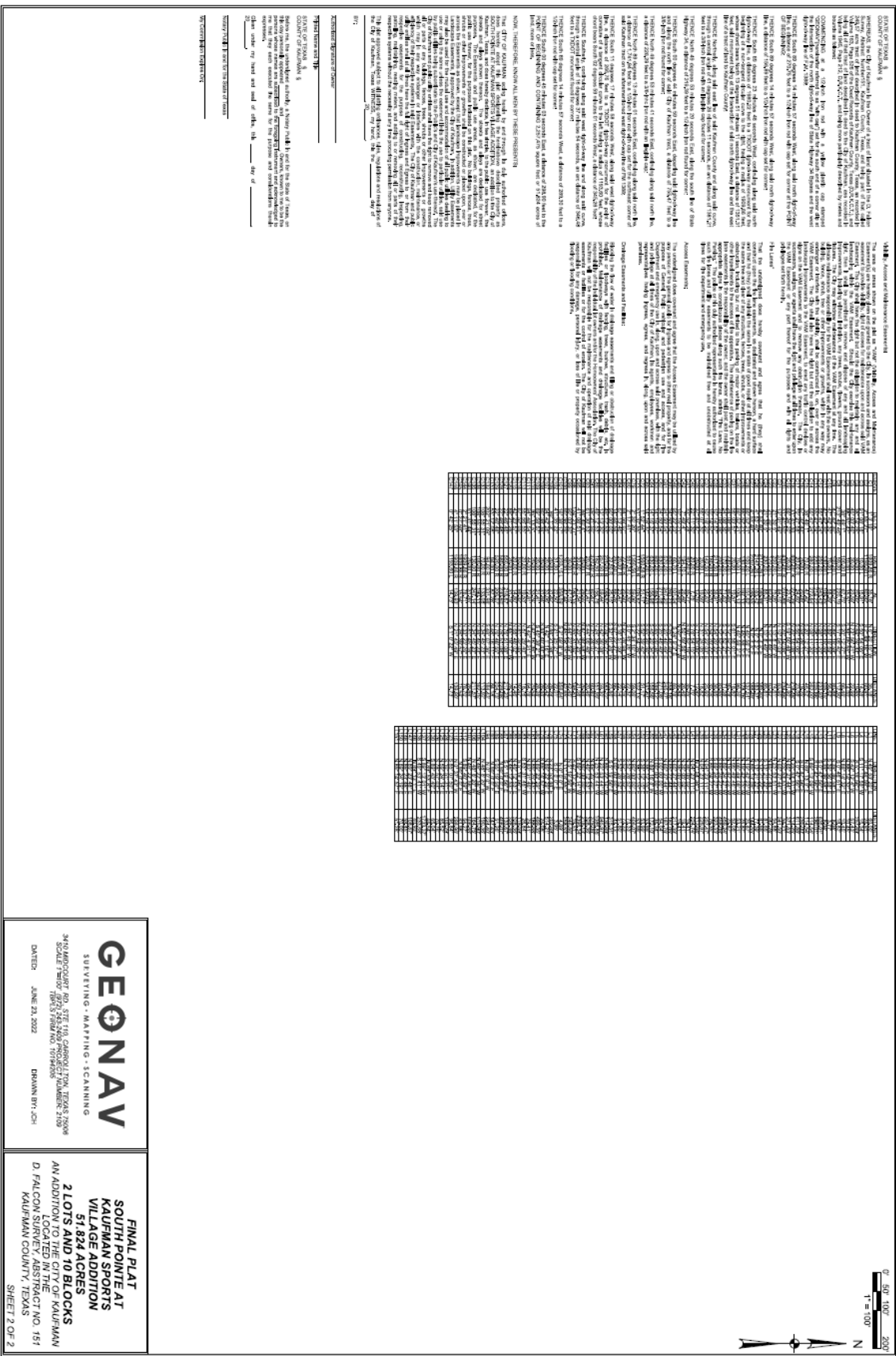
Andrew Bogda, AICP, Planning Manager
972-932-2216 ext. 117 abogda@kaufmantx.org

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Land Study of South Pointe at Kaufman Sports Village Addition



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PLAN REVIEW

To: City of Kaufman
From: Philip C. Varughese, P.E. & Jared Horst, P.E.
Date: June 18, 2022
RE: South Pointe – Public Infrastructure – 3rd Submittal

The following comments represent a review by TNP on the civil construction plans prepared Global Civil Solutions, Inc.. It is the intent of this review to provide the engineer and developer the requirements that are consistent with the City Standards and Regulations for development and construction. In addition, the design engineer must confirm that his design conforms to TCEQ and International Plumbing Code. The comments noted below must be addressed and resubmitted for confirmation.

PLEASE PROVIDE A WRITTEN MEMO WITH THE COMMENTS AND HOW EACH COMMENT HAS BEEN ADDRESSED.

General Comments for All Sheets

1. These comments may not be comprehensive and additional comments may be necessary as a result of addressing the comments noted below.
2. Permission must be obtained for work within the electric company right-of-way.
3. Provide cost estimates for public improvements for verification of City fees (surety and engineering inspection fees) that will be assessed for this project.

Final Plat

1. Reference the separate memo for Final Plat submittal. Make sure all easements and ROW shown on the engineering plan matches in the Final Plat submittal.

Paving Plan & Profile (Sheets 13-23)

1. **Outstanding comment:** Provide approval by Oncor of the improvements crossing their infrastructure and easement. Is the Oncor Easement existing or proposed? Is there an existing easement across the property.

Grading Plans (Sheets 24-33)

1. **Outstanding comment:** Significant offsite grading is shown. Will this be handled with easements or letters of permission? Provide permission letters.

Drainage General Comments:

1. Provide proof of Variance Request for the following items:
 - a. Offsite discharges not calculated for the 100-YR Fully Developed condition.
 - b. Storm drain HGL does not have 1-ft of freeboard in select locations
 - c. No detention pond maintenance ramps
 - d. No detention pond emergency spillways

2. Provide Letter of Permissions for all locations where offsite grading takes place.
3. A Drainage Easement will be needed for all offsite channels/ditches. Please follow the City's criteria for easement delineations.

Drainage Area Maps (Sheets 38-41):

1. A letter of permission for any offsite grading downstream of Outfall A1 will be needed prior to approval. Verify that the graded channel will have adequate capacity for the 100-YR discharge and that it maintains 1-ft of freeboard from the top of bank elevation.
2. Address markups on Sheet 40.
 - a. Please revise drainage basin delineations as they do not match the proposed grading shown in these sheets at Basin A1-3 and A1-1
 - b. Offsite Ditch located in Basin DT1* appears to not have continuous channel grading. Please revise contours 414' and 415' at the upstream end of the channel
 - c. There appears to be a large sump graded in Basin B3-14. Please add a storm drain inlet or regrade to provide positive drainage on lot.
 - d. Basins A2-1 and B6-2 (outlined in BLUE) do not appear to be graded toward the proposed storm drain stub-out. Verify that the stub-out flowlines are set low enough for a future storm drain system to be connected to.
 - e. It is unclear where the northern half of Basin B6-2 (outlined in YELLOW) is intended to drain in ultimate conditions. There does not appear to be enough grade for it to drain back to the stub-out in Ruby Jewel Trail. Please clarify the intentions of this area and revise drainage basins as necessary.
3. Please callout all positive overflow paths at every sag inlet.

Drainage Calculations (Sheets 42-51)

1. Include outlet pipe rating curves for each pond outfall structure on the detention pond sheets. It is unknown what the provided curves represent. Provide a rating curve for the hydraulic performance of each outlet pipe (27" RCP and 30" RCP) which prove that the chosen pipe size can discharge at the allowable release rate shown on the plan sheets. Based on my calculations, a 27" outlet pipe will discharge more than 17 cfs with the headwater of 4'. Similarly, a 30" outlet pipe will discharge far less than 77.5 cfs with a headwater of 7'. Also remember to account for the tailwater acting on the outlet from the downstream storm drain system.

Water Plan/ Profile (Sheets 106-122)

1. Provide a fire hydrant near Sta. 10+50 Water Line 1 (near the southwest corner of Beamon Road and Carter Avenue).
2. Move the fire hydrant at Sta. 4+50 Water Line 2 outside of Oncor Easement and place near Sta. 4+00 along Carter Avenue.
3. Move the fire hydrant at Sta. 7+66 Water Line 2 and place near Sta. 8+80 near the intersection of Ruby Jewel Trail and Carter Avenue.
4. Move the fire line tap at Sta. 15+30 Water Line 3 so that the detector check assembly is out of the pavement. The detector check assembly needs to be in the parkway and not pavement.
5. Move the fire line tap at Sta. 10+55 Water Line 4 so that the detector check assembly is out of the pavement. The detector check assembly needs to be in the parkway and not pavement.

Sanitary Sewer Lift Station (Sheets 123-127)

1. Recommend that the sanitary lift station be submitted as a separate package for review.
2. The proposed lift station and force main improvements will be required to be submitted to TCEQ for review.

Erosion Control (Sheets 190-192)

1. Provide proof and calculations that the concrete apron as part of the TXDOT end treatments are adequate for the velocities at each of the outfall locations. If more erosion protection are needed, then please show on sheets and provide calculations.



Planning and Zoning Commission Report

Meeting Date: June 27, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of Windsor Park 2**, being a tract of land containing approximately 134.12 acres (Property IDs 5270 & 198786), situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Texas. The property is generally located on the south side of SH 34 and the west side of FM 1388 (S. Houston St.) within the City of Kaufman's Extra-Territorial Jurisdiction (ETJ). The preliminary plat is for 447 residential lots and 11 common area lots. (Case No. PP-01-22)

SUMMARY:

The subject property includes approximately 134.12 acres located on the south side of SH 34 and the west side of FM 1388 (S. Houston St.), wrapping around the existing Windsor Park Phase 1 neighborhood. On May 23, 2022, the City Council approved a Development Agreement, which sets the general framework for the development of the subject property. Pursuant to the agreement, the applicant has submitted a preliminary plat that generally conforms to the concept plan and proposed development standards included in the agreement. In addition, the City of Oak Grove has agreed to disannex an approximate 12.9 acre portion of the property located within their city limits. Per the agreement, the applicant will submit an annexation petition to the City of Kaufman within 30 days of the disannexation.

The proposed preliminary plat is for the development of 447 single-family residential lots and 11 common area lots. A corresponding land study was prepared, which provides for a mix of lot sizes and areas of open space that generally matches the concept plan approved with the development agreement. 327 lots (73.2%) will be at least 6,000 sq. ft. in size, 60 lots (13.4%) will be at least 7,200 sq. ft. in size, and 60 lots (13.4%) will have a lot size of 8,400 sq. ft. or greater. The larger lots will be concentrated near the entrances to the development, adjacent to the existing Windsor Park neighborhood (which has wider lots), and adjacent to the large area of open space to the west. The development will have a gross density of 3.34 lots per acre.

The largest open space lot is Lot 1X of Block F (28.785 acres), which is entirely located within the floodplain and is to be dedicated as a detention and drainage easement. Lot 1X of Block B (2.788 acres) is intended to provide some recreational amenities for the neighborhood. Additional open space lots are provided for drainage and sewer facilities, trails, community mailboxes, and landscaping and entryway features.

The property will have five access points:

- One access point on SH 34 at S. Washington St. (80'-wide)
- One access point on FM 1388 (S. Houston St.) (70'-wide)

- Three access points to Windsor Park 1 at Chester Drive/Nottingham Drive, Buckingham Lane, and Canterbury Trail

The property will mostly drain to the west and the necessary open space dedications and easements have been provided to accommodate the drainage.

The development is planned to be completed in six phases, as delineated on the plat. The initial two phases of the development are located in the eastern part of the development, with access provided from FM 1388 (S. Houston St.) and through Windsor Park 1 at Canterbury Trail. Phase 3 will include the access point to SH 34 and additional access points to Windsor Park 1. Phases 4 – 6 will include the western and southern portions of the development. A flood study will be required prior to the development of any phases partially located within the floodplain.

THOROUGHFARE PLAN:

The subject property is located on the south side of SH 34, which is classified as a principal arterial (Type AA; 4 – 6 lanes), with an ultimate right-of-way of 120' – 140'. The subject property is located on the west side of FM 1388 (S. Houston St.), which is classified as a minor arterial (Type B; 3 – 4 lanes), with an ultimate right-of-way of 100' – 120'. The necessary rights-of-way already exist for SH 34 & FM 1388 (S. Houston St.).

On the Thoroughfare Plan, a collector road (Type C; 2 – 3 lanes), with an ultimate right-of-way of 80' – 100' is shown to go through the subject property and the property to the south, connecting SH 34 and FM 1388 (S. Houston St.). The portion of the collector located within the subject property is proposed to be dedicated with this subdivision, with a right-of-way of 80'. This collector is shown to be an extension of S. Washington St.

This plat also includes the rights-of-way for internal streets, which are standard residential streets with a 50' right-of-way.

RECOMMENDATION:

Staff recommends approval of the Land Study and Preliminary Plat of Windsor Park 2.

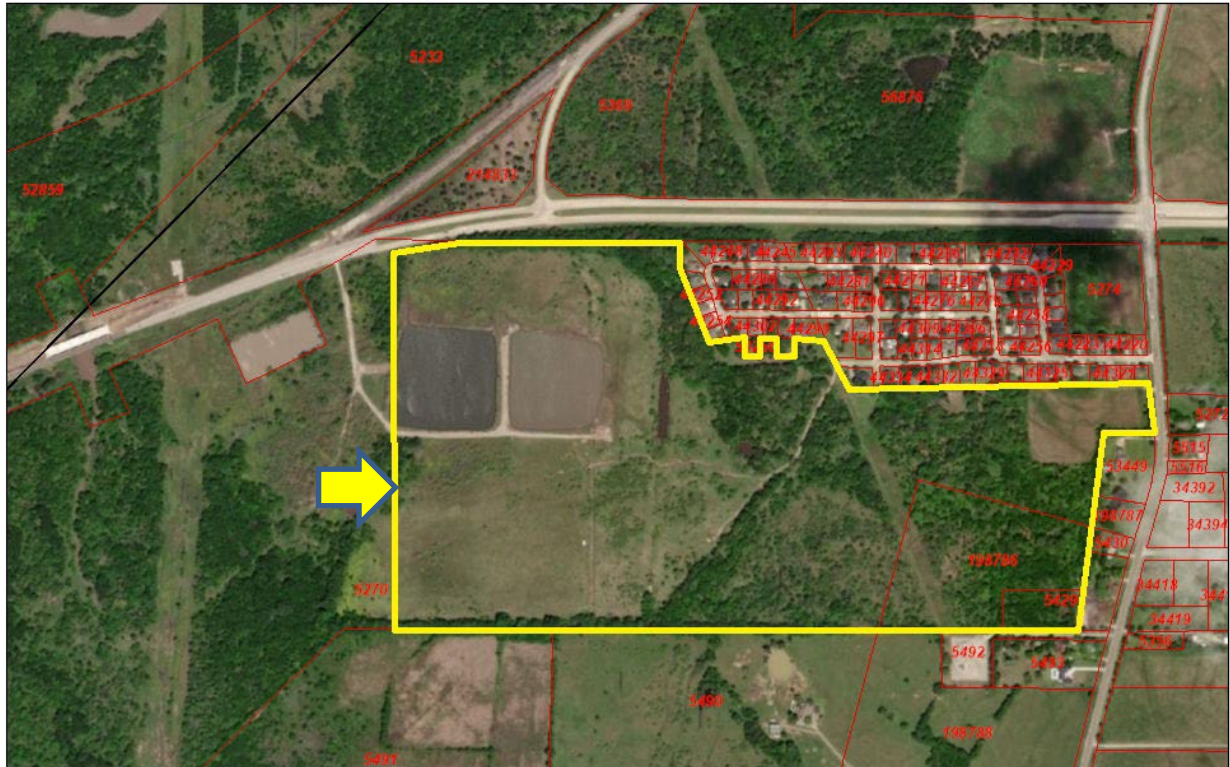
ATTACHMENTS:

1. Location Map
2. Land Study of Windsor Park 2
3. Preliminary Plat of Windsor Park 2

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

Location Map

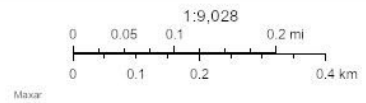
Windsor Park 2



6/24/2022, 10:47:44 AM

Abstracts

Parcels



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

Land Study of Windsor Park 2

134.121 ACRES
447 LOTS

327 Lots @ 50'x120' Typ. Lot
60 Lots @ 60'x120' Typ. Lot
60 Lots @ 70'x120' Typ. Lot

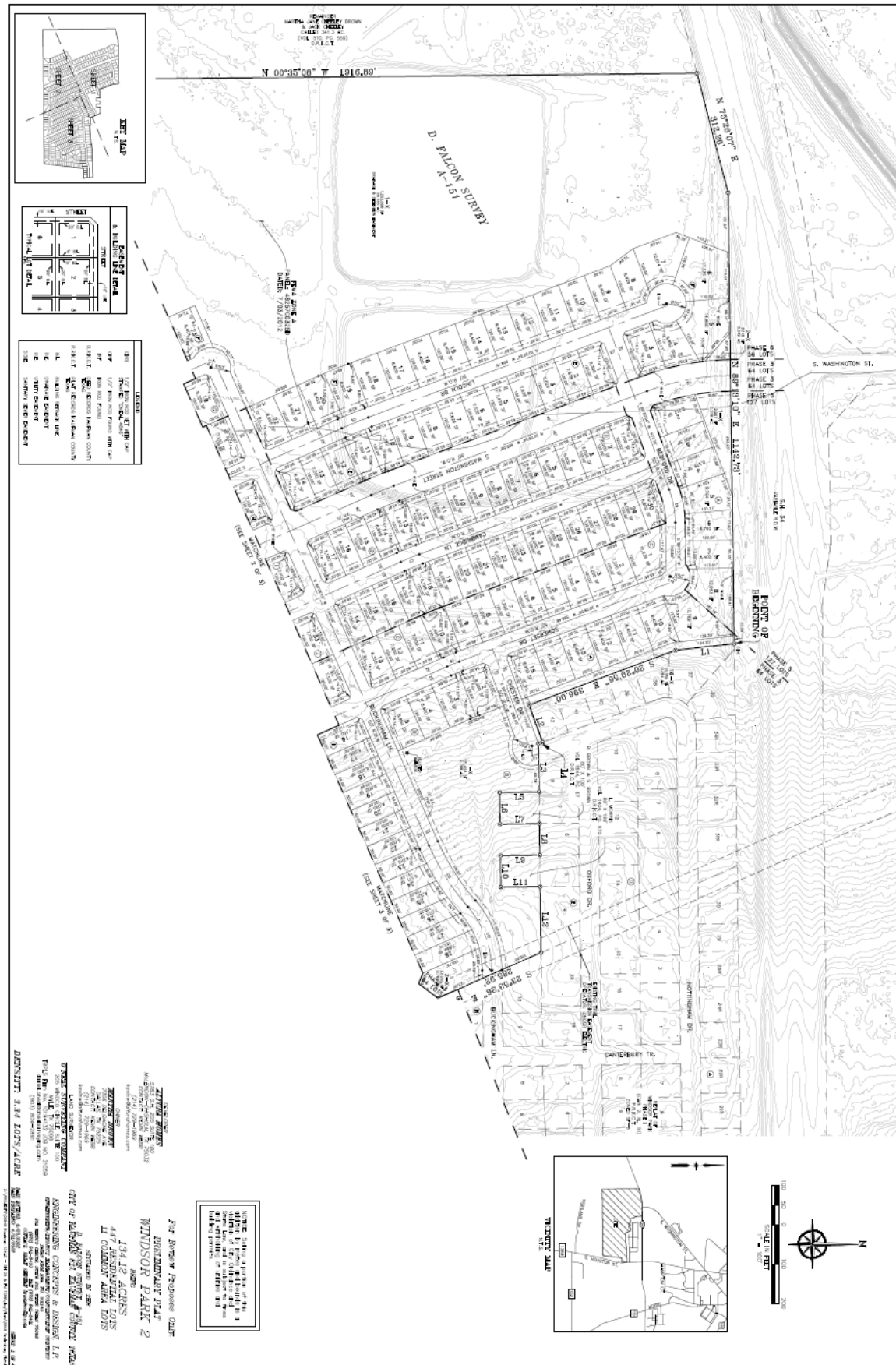


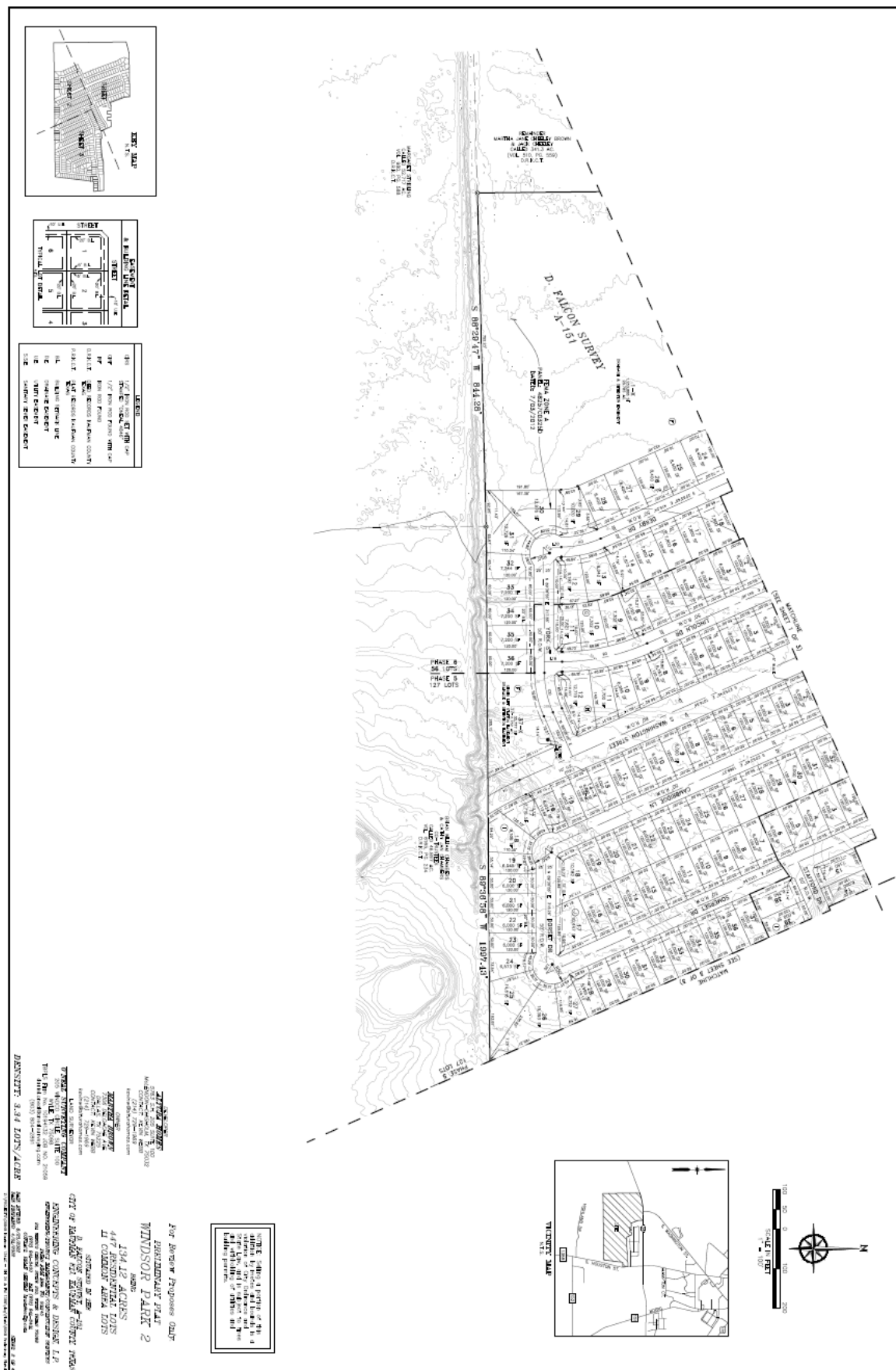
June 23, 2022
SHEET NO. 1 OF 1
PROJECT #08986

CONCEPT PLAN
WINDSOR PARK 2
CITY OF KAUFMAN, TEXAS

Scale: 1" = 100'
N

Preliminary Plat of Windsor Park 2





[illegible][illegible][illegible]

THESE ARE THE SOUTH SIDE OF STATE HIGHWAY 54, THE FOLLOWING TWO (2) CORNERS ARE IDENTIFIED:

(1) NORTH 25° EASTED 20 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 372.8 FEET

(2) NORTH 88° EASTED 10 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 1,142.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.412 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

STATE OF TEXAS
COUNTY OF HARRIS

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

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

Notary Public in and for the State of Texas

[illegible]

STATE OF TEXAS)
COUNTY OF _____)
I, _____, the undersigned authority, a Notary Public in and for the State of Texas, on _____ day of _____, 2022, being duly sworn, depose and say that the person(s) signatory to the foregoing instrument is/are the same as the person(s) who executed the same for the purposes and consideration therein expressed and in the capacity therein specified.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2022.

APPROVED BY PLANNING AND ZONING COMMISSION
CITY OF KILGUS, TEXAS

NEW HAVEN

APPROVED BY CITY COUNCIL
CITY OF KALPANA, TEXAS

CITY SECRETARY _____ DATE _____

NOTICE

1. **4** being drawn here is one based on the Texas State Plane Coordinate System of 1983 (2011, North Central Zone (4302)).
2. A 1/2-inch wide red oil red cap stamped "0024 0070" will be set in boundary corners. In certain parts of easements, parts of surveys or

3. By grafting lettuce, part of the parent dwarfed leaves has withered and a portion of the plant has died. The lettuce is still growing, but it is not as healthy as the parent plant. The lettuce is still growing, but it is not as healthy as the parent plant.

[illegible]

4. The literature for a more easily digestible, *in vitro* digestible, and *in vivo* digestible property.

[illegible]

5. Develop the use of water to generate electricity and other electricity systems or develop self-sustaining systems. Develop energy-efficient buildings, etc. It is difficult to estimate of the size opportunity and energy savings can be the responsibility of the individual in coming under the Hightower Amendment. The City of Portland will not be responsible for the maintenance and operation of such electricity systems.

of "action" or the control of action. The City of London will not be responsible for any hostile inward action, or loss or loss of property sustained by the City of London.

Year	1990		1991		1992		1993		1994		1995		1996		1997		1998		1999		2000		2001		2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055		2056		2057		2058		2059		2060		2061		2062		2063		2064		2065		2066		2067		2068		2069		2070		2071		2072		2073		2074		2075		2076		2077		2078		2079		2080		2081		2082		2083		2084		2085		2086		2087		2088		2089		2090		2091		2092		2093		2094		2095		2096		2097		2098		2099		2100	
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Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

NOTE: Selling a portion of the address by means and boards is a violation of city ordinance and State Law, and is subject to fines and saddling of address and building permits.

[illegible]



Planning and Zoning Commission Report

Meeting Date: June 27, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of the Enclave at Kings Fort**, being a tract of land containing 41.00 acres (Property ID 57208), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-7 ("PD-7") and is generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane. The preliminary plat is for 215 residential lots and 6 common area lots. (Case No. PP-03-22)

SUMMARY:

The subject property includes 41.00 acres located on the east side of Tabor Parkway, south of the Shops at Kings Fort commercial development and north of the Georgetown at Kings Fort single-family residential development. In 2002, the subject property was zoned Planned Development (PD-7), as part of the larger Kings Fort area. For this tract, SF-6 (5,000 sq. ft.) Single-Family Residential zoning was applied, which follows the general parameters for SF-6 zoning, but with certain exceptions, including:

- A reduced lot area of 5,000 sq. ft.
- A reduced lot width of 50 feet
- A reduced interior side yard of 5 feet
- A reduced rear yard of 10 feet
- An increased maximum lot coverage of 50%
- A provision to allow 20% of the lots to have a reduced minimum dwelling area of 1,100 sq. ft.

The proposed preliminary plat is for the development of 215 single-family residential lots and 6 common area lots. A corresponding land study was prepared, which provides for a mix of lot sizes and some open space. 126 lots (58.6%) will be between 5,000 – 6,000 sq. ft. in size, 58 lots (27%) will be between 6,000 – 7,000 sq. ft. in size, and 31 lots (14.4%) will have a lot size of 7,000 sq. ft. or greater. The larger lots will be concentrated along the frontage of the development (along Tabor Parkway) and along the south side of the development adjacent to the Georgetown development. The development will have a gross density of 5.24 lots per acre.

Lot 46X of Block A (28,802 sq. ft.) is intended to provide for a trailhead and corresponding amenities; a pedestrian access easement is included to allow for connection to the public trail proposed to the east as included in the Kaufman Trail Concept Master Plan. Lot 14X of Block E (6,293 sq. ft.) will include the community mail box. The remaining open space lots will provide for landscaping and entryway features along the frontage of the development.

The property will have three access points, two on Tabor Parkway (Alamo Drive and Worth Drive), and one connection to the Georgetown neighborhood (Kings Street). The northernmost access point on Tabor Parkway (Alamo Drive) will include a divided boulevard section.

The property will mostly drain to the east, tying into the existing north-south drainage channel located immediately to the east of the property, with two drainage easements to accommodate the flow.

The development is planned to be completed in one phase.

THOROUGHFARE PLAN:

The subject property is located on the east side of Tabor Parkway, which is classified as a minor arterial (Type B; 3 – 4 lanes), with an ultimate right-of-way of 100' – 120'. 100' of right-of-way for Tabor Parkway already exists and no additional dedication will be required.

This plat also includes the necessary rights-of-way for internal streets. Most streets will have the standard right-of-way of 50'. Kings Street will have a right-of-way of 60', continuing the right-of-way width established in Georgetown at Kings Fort. In addition, the access streets to Tabor Parkway (Alamo Drive and Worth Drive) will have a right-of-way of 80' at the entrances. Alamo Drive will include a divided entryway.

RECOMMENDATION:

Staff recommends approval of the Land Study and Preliminary Plat of the Enclave at Kings Fort.

ATTACHMENTS:

1. Location Map
2. Land Study of the Enclave at Kings Fort
3. Preliminary Plat of the Enclave at Kings Fort

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

Location Map

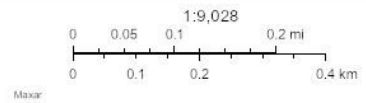
Enclave at Kings Fort



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Abstracts

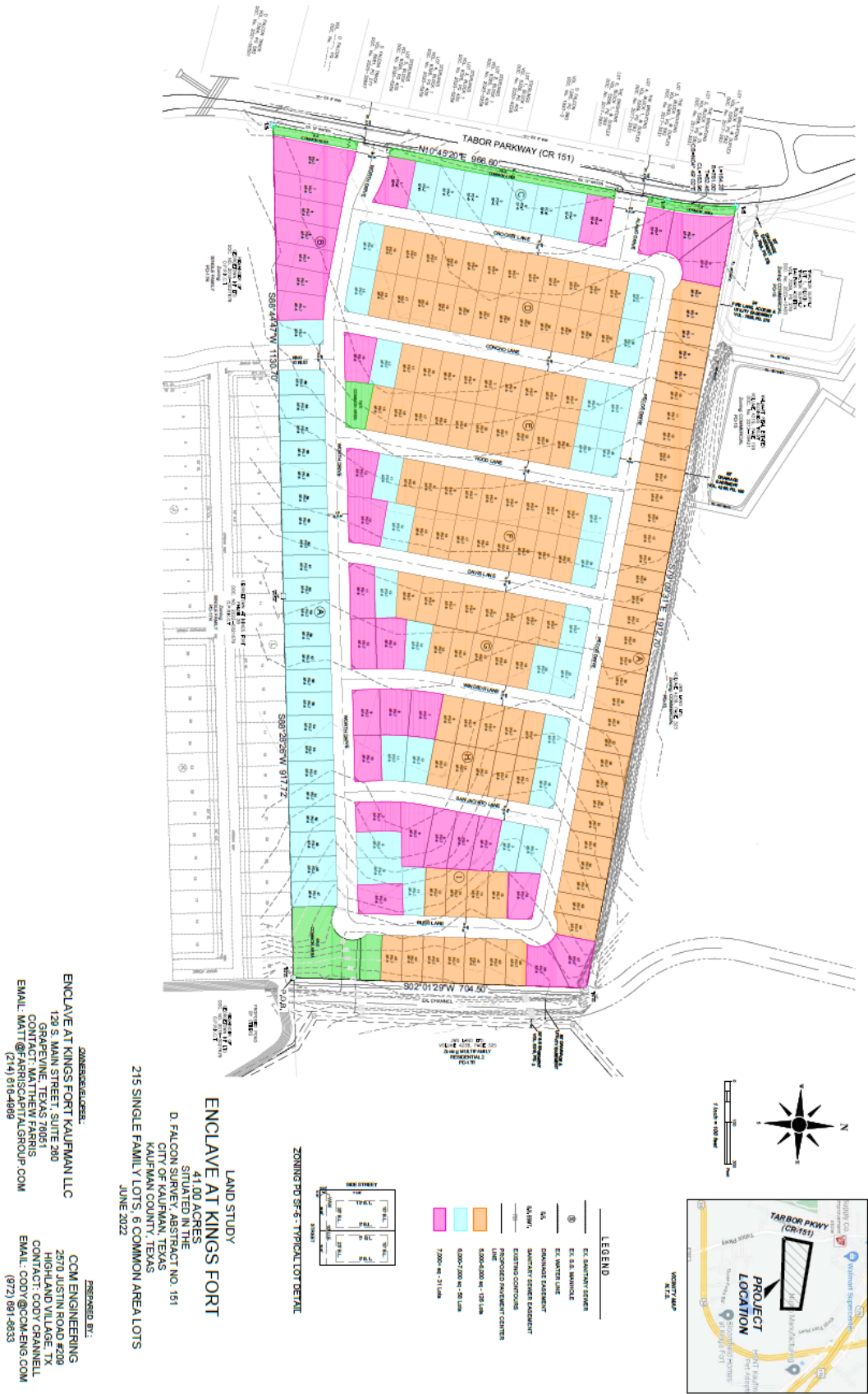
Parcels



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

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Land Study of Enclave at Kings Fort



Case #	Length	Depth	Chord	Chord length	Short length
01	52.58	33.50	69.92	52.7	43.58
02	47.47	33.80	61.91	52.8	44.39
03	50.50	33.50	66.41	54.7	45.88
04	50.47	30.00	72.99	57.7	46.38
05	50.47	30.00	72.99	57.7	46.38
06	50.47	30.00	72.99	57.7	46.38
07	50.47	30.00	72.99	57.7	46.38
08	50.47	30.00	72.99	57.7	46.38
09	49.23	27.00	72.45	56.47	46.86
10	50.63	30.00	72.45	56.47	46.86

JUNE 2022

PREPARED BY:
CCM ENGINEERING
2570 JUSTIN ROAD #209
HIGHLAND VILLAGE, TX
CONTACT: CODY CRANNELL
EMAIL: CODY@CCM-ENG.COM
(972) 891-6633



ZONING PD SF-6 - TYPICAL LOT DETAIL

