



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 2, 2022 - 5:30 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.**

PLANNING AND ZONING COMMISSION TRAINING FROM 5:30 P.M. TO 6:30 P.M.

ADJOURN TO EXECUTIVE SESSION In accordance with the Texas Government Code, Section 551.001, et seq., the Planning and Zoning Commission will recess into Executive Session (closed meeting) to discuss the following: § 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: Planning and Development Processes

RETURN FROM EXECUTIVE SESSION. PLANNING AND ZONING COMMISSION REGULAR MEETING STARTS AT 6:30 P.M.

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 27, 2022 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council on the **Replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B**, being a replat of Lots 1R-1 and 2R-1, Block B of Kings Fort Addition, Phase I. The subject property consists of 2.394 acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas and is generally located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive (Parcel IDs 190025, 190026, 202578). The replat will subdivide 2 lots into a total of 4 lots. The replat includes requests for variances to the side and rear yard setbacks of some of the lots. (Case No. FRP-01-22)
3. Conduct a public hearing and make a recommendation to City Council on a request by Jesus Jimenez for a **Specific Use Permit (SUP-52)** on approximately 0.1148 acres for the sale of alcoholic beverages in conjunction with a restaurant on property zoned Central Business District (CBD). The property is generally located at 101 West Mulberry Street (Parcel ID 28501) on Lot 1 of Block 17 of Kaufman Original, City of Kaufman, Kaufman County, TX. (Case No. Z-05-22)

DISCUSSION/ACTION ITEMS

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, JULY 29, 2022 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



ANDREW BOGDA
PLANNING MANAGER

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING [WWW.ZOOM.US/JOIN](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
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**

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.

Vice-Chairman Dunn called the meeting to order at 5:01 p.m. on Monday, June 27, 2022. Commissioners present were Vice-Chairman Richard Dunn, Commissioner Burton Brown, Commissioner Darril Deaton, and Commissioner Dennis Berry. Chairman Patrick Cardoza and Commissioners Porfilo Lopez and Kathy Thorpe were absent. City of Kaufman staff present were Planning Manager Andrew Bogda and Planning Technician Joy Henderson. Present in the audience were Elaine Frosch, Todd Wintters, Chantry McMahan, Don Moffit, Sam Dam, John Snow, Wan Muwaght, James Crase, Celimar Bracho, Jalan Cole, Jared Hornsby, Merineh Getachew, Sharon Bailey, Sharon Eley, Deric Salser, Ben Penfold, Neatherly Waltz, Michael Anders, Stephanie Ruiz, Warren Martin, Suzanne Brown, Julie Berry, Shawn Berry, Jerry McPhail, Dr. David Willis and Shelia.

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.

There were no citizens comments.

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

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

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)

Planning Manager Andrew Bogda presented a report on the Final Plat of South Pointe at Kaufman Sports Village Addition. Details of the case can be found in report FP-07-22 dated 06-27-2022.

Commissioner Brown asked if the developer would build the water tower at their expense. Mr. Bogda stated they would.

Commissioner Berry asked if the development was going to include sidewalks and walking trails. Mr. Bogda stated they would.

Commissioner Brown made a motion to approve the Final Plat of South Pointe at Kaufman Sports Village Addition with the condition that 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. The motion was seconded by Commissioner Deaton. The motion passed 4-0.

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)

Planning Manager Andrew Bogda presented a report on the Land Study and Preliminary Plat of Windsor Park 2. Details of the case can be found in report PP-01-22 dated 06-27-2022.

Julie Berry stated she was concerned about the additional traffic that will be going through the subdivision. She stated that the two new access points are not going to be enough for the amount of proposed houses. She expressed concern about Section 8 housing and a possible increase in the crime rate. She also expressed concern about the wildlife on the property.

Susan Brown stated when the original subdivision was built, it wasn't built to handle the traffic that exists now. She stated the new subdivision will allow traffic to come through her neighborhood and cause additional problems. In addition, she stated that one of the subdivision entrances will be on a blind curve. She also stated that the existing water drainage flows downhill to the where the new homes will be. She stated that there are currently a wide variety of birds that come to their yards and asked if a wildlife study will be conducted before the subdivision is developed. She also stated that 50'-wide lots are small compared to the lots in the original subdivision.

Stephanie Ruiz expressed concern about a need to expand the Police and Fire Departments to serve the additional homes in the area. She also stated that entering and exiting into the new subdivision could potentially be hazardous and that this could cause a danger to people walking and kids riding their bikes in the street, since they do not have sidewalks. She also stated that the school district can't handle the additional houses or traffic.

Neatherly Waltz stated she grew up in Rowlett, watched as the George Bush Turnpike was being built, and is used to development. She expressed concern for kids because there are no sidewalks and that kids playing, people walking their dogs, and joggers all have to use the streets. She stated that a new subdivision that will connect to theirs would increase the chance for accidents to happen.

Commissioner Brown asked if the new development has the infrastructure available for the development. Mr. Bogda stated that there was adequate capacity in the system to

serve the development and that the developer would be responsible for making the necessary connections and providing infrastructure within the development.

Commissioner Berry stated that this is set up with less property per lot than the existing subdivision. Mr. Bogda noted that the lots in Windsor Park 1 are generally wider but shallower than the lots in Windsor Park 2. He further stated that the density and lot sizes proposed for Windsor Park 2 are in compliance with the medium-density residential classification designated in the Future Land Use Plan and that the developer worked to provide larger lots adjacent to the existing subdivision.

The motion was made by Commissioner Brown to table the Land Study and Preliminary Plat of Windsor Park 2 until they have a Traffic Impact Analysis completed. The motion was seconded by Commissioner Berry. The motion passed 4-0.

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)

Planning Manager Andrew Bogda presented a report on the Land Study and Preliminary Plat of Windsor Park 2. Details of the case can be found in report PP-03-22 dated 06-27-2022.

Deric Salser stated they are a developer that specializes in development with work, play, eat and live in mind.

Matt Farris stated he is part of the ownership group and that they worked with staff to provide bigger lots and quality homes.

Commissioner Berry asked if this development was going to have sidewalks. Mr. Bogda stated it would.

The motion was made by Commissioner Berry to approve the Land Study and Preliminary Plat of the Enclave at Kings Fort. The motion was seconded by Commissioner Brown. The motion passed 4-0.

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT PLANNING MANAGER

Andrew Bogda stated there will be no Planning and Zoning Commission meeting on July 5th, 2022.

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.

There were no board inquiries.

ADJOURNMENT

A motion to adjourn was made by Commissioner Berry and seconded by Commissioner Deaton. The motion passed 4-0. The meeting adjourned at 5:56 pm.

APPROVED:

**RICHARD DUNN
VICE-CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNING TECHNICIAN**



Planning and Zoning Commission Report

Meeting Date: August 2, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council on the **Replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B**, being a replat of Lots 1R-1 and 2R-1, Block B of Kings Fort Addition, Phase I. The subject property consists of 2.394 acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas and is generally located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive (Parcel IDs 190025, 190026, 202578). The replat will subdivide 2 lots into a total of 4 lots. The replat includes requests for variances to the side and rear yard setbacks of some of the lots. (Case No. FRP-01-22)

SUMMARY:

The subject property is located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive in the Kings Fort development. The property includes 2.394 acres developed with four commercial buildings. The purpose of the replat is to subdivide the property from two lots into a total of four lots (with each building on its own lot) and relocate easements. In addition, the replat will ensure that the required amount of parking for each building/use is provided on each lot. The applicant has provided a site plan showing the building and parking locations relative to lot lines. The previous replat was approved in October 2018, while the site plan for the development was approved in March 2020.

The replat includes the following variances from the zoning regulations:

- Variance to allow a 10' rear yard setback for Lot 1R-1A, a 5' rear yard setback for Lot 2R-1A, and a 15' rear yard setback for Lot 2R-1B (the requirement is 20')
- Variance to allow 5' side yard setbacks for Lots 2R-1A and 2R-1B (the requirement is 15')

Staff notes that the building arrangement is in conformance with the approved site plan and that 10' of building separation is maintained to comply with building and fire codes.

THOROUGHFARE PLAN:

The subject property is located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive. Tabor Parkway is classified as a Minor Arterial (Type B; 3 – 4 lanes), with an ultimate right-of-way of 100' – 120'. Kings Fort Parkway is classified as a collector (Type C; 2 – 3 lanes), with an ultimate right of way of 80' – 100'. Walton Drive is not classified. The necessary rights-of-way already exist for the surrounding streets at this location.

RECOMMENDATION:

Staff recommends approval of the Replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B with the following variances:

1. Variance to allow a 10' rear yard setback for Lot 1R-1A, a 5' rear yard setback for Lot 2R-1A, and a 15' rear yard setback for Lot 2R-1B (the requirement is 20')
2. Variance to allow 5' side yard setbacks for Lots 2R-1A and 2R-1B (the requirement is 15')

ATTACHMENTS:

1. Location Map
2. Replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B
3. Previously Approved Replat
4. Site Plan

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

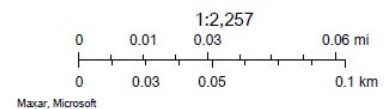
Location Map

Kings Fort Addition, Phase II

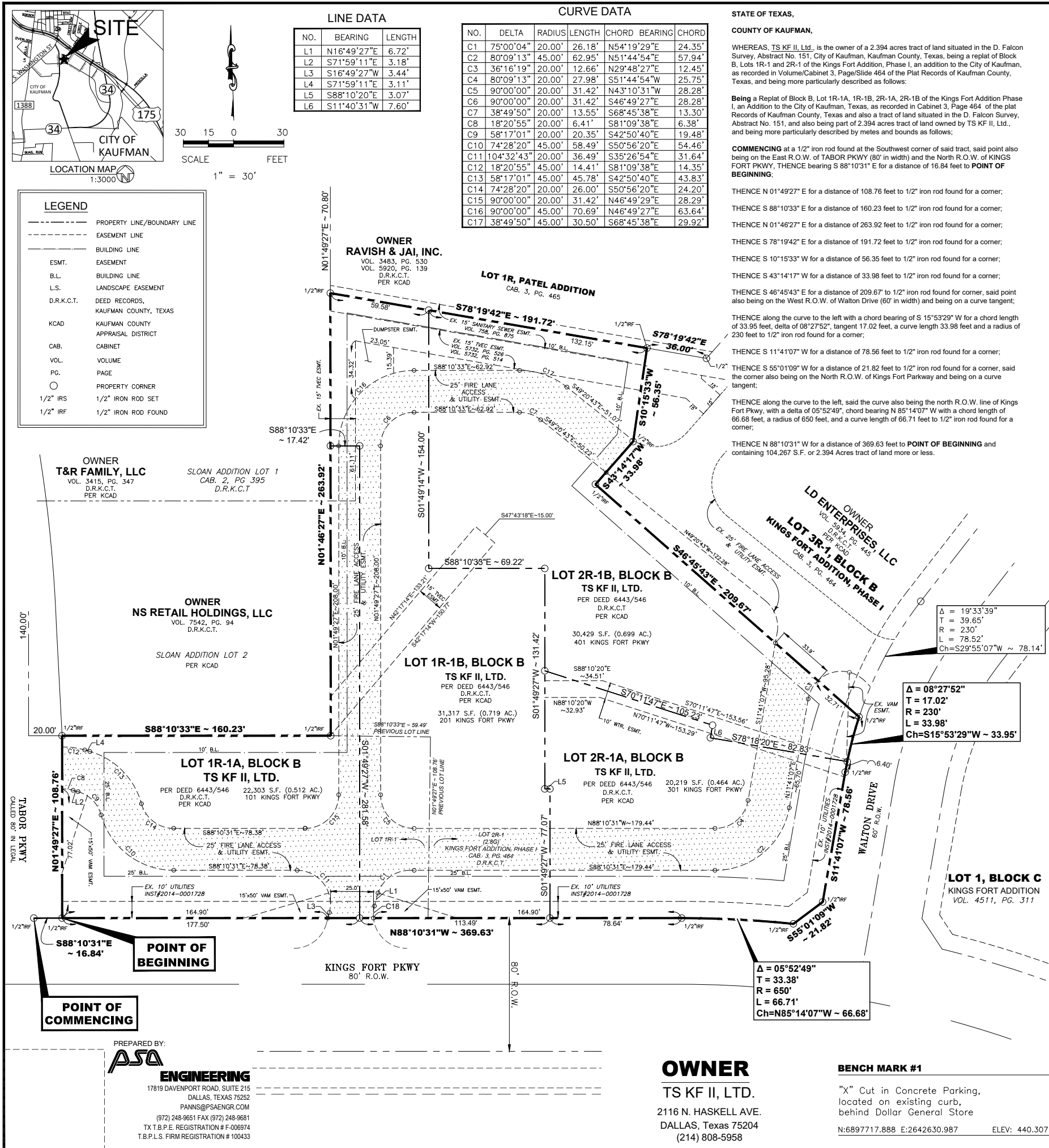


7/29/2022, 1:29:17 PM

- ☐ 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.



NOTES:

- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Kaufman County, Texas, Map No. 4804110200B, Panel 200 of 300, effective date: September 4, 1991. All of the subject property is not shown to be located in the flood plain area.
- Basis of bearing from Texas State Plan Coordinate System, NAD 83 Ground scaled from grid at North 6895081.6033 East 2644930.7939 with a surface adjustment factor of 1.00010845.
- Fire Lane - That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of mother vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, state "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
- Access Easements - The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along upon and across said premises, with the right and privilege at all time of the City of Kaufman, its agents employees, workmen and representatives having ingress, egress in, along upon and across said premises.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The fire lane, access, and utility easement is for the use of Lots 1R-1A, 1R-1B, 2R-1A, 2R-1B, and 3R-1 of Block B of the Kings Fort Addition, Phase I. No improvements shall be made, nor shall any obstructions be allowed to occur, that impede ingress or egress on the fire lane, access, and utility easement.
- The fire lane, access, and utility easement shall be maintained by the property owners.

APPROVED BY: Planning and Zoning Commission
City of Kaufman

BY: _____
Chairman Date

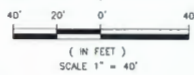
APPROVED BY: City Council
City of Kaufman

BY: _____
Mayor

ATTEST: _____
City Secretary Date

The County Tax Assessor hereby certifies that all taxes and assessments have been made, and all taxes paid.

BY: _____
County Tax Assessor, Kaufman County, Texas Date



FLOODPLAIN NOTE:
BASED ON FEMA FIRM MAP, NO FLOOD PLAIN DESIGNATED ON THIS PROPERTY. "AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOOD PLAIN" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48257C0310D, EFFECTIVE DATED JULY 03, 2012, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.82	S55°01'09"W
L2	52.36	S46°45'43"E
L3	56.35	N10°15'33"E
L4	33.98	N43°14'17"E
L5	31.29	N39°42'17"E
L6	06.02	S49°20'43"E
L7	27.48	S39°42'17"W
L8	12.66	S50°18'02"E
L9	12.16	S50°18'02"E
L10	70.51	S39°41'56"W
L11	25.00	S39°41'56"W
L12	29.49	N88°10'31"W
L13	25.00	N88°10'31"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C1	28°01'39"	230.00'	112.51'	57.40'	S25°41'07"W
C2	05°52'48"	650.00'	67.65'	33.38'	N85°14'07"W
C3	90°00'00"	25.00'	39.27'	25.00'	N46°49'26"E
C4	46°25'23"	50.00'	40.51'	21.44'	N68°36'46"E
C5	90°57'00"	25.00'	39.68'	25.42'	N85°10'47"E
C6	90°00'00"	25.00'	39.27'	25.00'	N43°10'32"W
C7	84°50'41"	25.00'	37.02'	22.85'	N44°14'50"E
C8	38°47'25"	25.00'	16.93'	8.80'	S04°49'13"E
C9	89°03'00"	25.00'	38.86'	24.59'	S25°41'07"W
C10	57°35'55"	25.00'	25.91'	14.17'	S68°57'33"W
C11	92°35'00"	25.00'	40.40'	26.15'	N03°03'13"W
C12	86°27'41"	25.00'	37.73'	23.50'	N86°28'08"E
C13	50°15'10"	25.00'	21.93'	11.73'	S25°10'27"E
C14	48°17'17"	50.00'	22.41'	42.14'	S24°11'30"E
C15	84°50'45"	50.00'	47.04'	45.69'	N44°14'47"E
C16	43°59'07"	50.00'	38.38'	20.19'	S71°20'17"E
C17	87°24'60"	25.00'	38.14'	23.90'	N86°56'47"E
C18	86°27'41"	50.00'	75.45'	47.00'	N86°28'08"E
C19	50°15'10"	50.00'	43.85'	23.45'	S25°10'27"E
C20	47°28'26"	25.00'	20.71'	11.00'	S23°47'05"E
C21	08°13'18"	230.00'	33.00'	16.53'	N35°35'17"E
C22	06°21'23"	230.00'	25.52'	12.77'	N28°17'57"E

STATE OF TEXAS

COUNTY OF KAUFMAN

WHEREAS, Ravish & Jai, Inc., JWS Land, Ltd. and KF Starbucks, Ltd. are the Owners of a tract of land situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Texas and being out a 3.54 acre tract of land, previously platted as Block B of Kings Fort Addition, Phase 1 and Lot 1 of Patel Addition and being more particularly described as follows:

METES & BOUNDS DESCRIPTION

BEING a part of Lot 3R, Lot 2R, and Lot 1R in Block B of Kings Fort Addition, an addition to the City of Kaufman, Kaufman County, Texas, being a replat of Lot 3R, Lot 2R, and Lot 1R Block B according to the plat thereof recorded in Cabinet 3, Page 199, Plat Records, Kaufman County, Texas, and Lot 1 of Patel Addition according to the plat thereof Recorded in Cabinet 2, Page 319 and being more particularly described below:

BEING a tract of land situated in the D. Falcon Survey, Abstract No. 151 and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron rod found at the Northeast corner of this tract, said point is also being on the South Right-of-Way line of US Highway 175 and North Walton Drive;

THENCE S39°41'56"W, along the Northwest line of 60 feet Right-of-Way of Walton Drive, for a distance of 188.34 feet to a 1/2" iron rod found for a corner, said point also being on a curve tangent;

THENCE along the curve to the left with a chord bearing of S25°41'07"W for a distance of 111.39 feet, delta of 28°01'39", tangent of 57.40 feet, a curve length of 112.51 feet and a radius of 230.00 feet to 1/2" iron rod found for a corner, said the corner also being on the West 60 feet Right-of-Way of Walton Drive;

THENCE S11°41'07"W, for a distance of 78.56 feet to a 1/2" iron rod found for a corner, said the corner also continuing on the West 60' Right-of-Way of Walton Drive;

THENCE S55°01'09"W, along the Right-of-Way between Walton Drive and Kings Fort Parkway for a distance of 21.82 feet to a 1/2" iron rod found for a corner;

THENCE along the curve to the left with a chord bearing of N85°14'07"W for a distance of 66.68 feet, delta of 05°52'48", tangent of 33.38 feet, a curve length of 67.65 feet and a radius of 650.00 feet to 1/2" iron rod found for a corner, said corner also being on the North side of 80 feet Right-of-Way of Kings Fort Parkway;

THENCE N88°10'31"W, for a distance of 369.63 feet to a 1/2" iron rod found for a corner, said corner also continuing on the North 80' Right-of-Way of Kings Fort Parkway;

THENCE N01°49'27"E, for a distance of 108.76 feet to a 1/2" iron rod found for a corner, said corner also being on the East 100' Right-of-Way of Tabor Parkway;

THENCE S88°10'33"E, for a distance of 160.00 feet to a 1/2" iron rod found for a corner, said corner also being on the South side of Sloan Addition Lot 2, Cabinet 2, Page 395;

THENCE N01°49'27"E, for a distance of 263.92 feet to a 1/2" iron rod set for a corner, said corner also being on the East side of Sloan Addition Lot 1, Cabinet 2, Page 395;

THENCE S78°19'42"E, for a distance of 227.72 feet to a 1/2" iron rod set for a corner, said corner also being on the South side of Patel Addition, Cabinet 2, and Page 319;

THENCE N43°14'17"E, for a distance of 158.03 feet to a 1/2" iron rod found for a corner, said corner also being on the East side of Patel Addition, Cabinet 2, and Page 319;

THENCE S46°45'43"E, for a distance of 52.36 feet to a 1/2" iron rod found for a corner, said corner also being on South side of US Highway 175;

THENCE S50°18'02"E, for a distance of 127.93 feet to POINT OF BEGINNING and contain 154,417 S.F. or 3.54 Acres less of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ravish & Jai, Inc., JWS Land, Ltd. and KF Starbucks, Ltd., acting herein by and through his duly authorized officers, does hereby adopt this plat designating the herein above described property as KINGS FORT ADDITION, PHASE 1, an addition to the City of Kaufman, Texas, and does hereby dedicate, in a fee simple, to the public use forever, the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Kaufman. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Kaufman's use thereof. The City of Kaufman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Kaufman and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this 18 day of Jan, 2019

By: *Ravish Patel*, President
Ravish & Jai, Inc.
By: *Kelly Cannell*, Trustee
JWS Land, Ltd.
By: *Jim Meera*, Trustee
KF Starbucks, Ltd.

STATE OF TEXAS,
COUNTY OF KAUFMAN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kelly Cannell, Trustee of JWS Land, Ltd. and Jim Meera, Trustee of KF Starbucks, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given upon my hand and seal of office, this 15 day of Nov, 2018

Isaac Williams Jr.
Notary Public in and for the State of Texas

My Commission Expires on

STATE OF TEXAS,
COUNTY OF KAUFMAN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ravish Patel, President of Ravish & Jai, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given upon my hand and seal of office, this 18 day of Jan, 2019

Joy Henderson
Notary Public in and for the State of Texas

My Commission Expires on

Copy-Not Compared
To Original

2019-0002403
Filed for Record in Kaufman County
On: Fri Feb 01 09:10:02 CST 2019

NOTARY ID: 13143602-5
OCTOBER 02, 2018

KNOW ALL MEN BY THESE PRESENTS:

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



STATE OF TEXAS

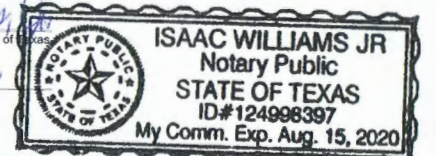
COUNTY OF KAUFMAN

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

Given upon my hand and seal of office, this 15 day of Nov, 2018

Isaac Williams Jr.
Notary Public in and for the State of Texas

My Commission Expires on



NOTES:

1. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Kaufman County, Texas, Map No. 48257C0310D, effective date: July 03, 2012. All of the subject property is not shown to be located in the flood plain area.

2. Basis of bearing from Texas State Plan Coordinate System, NAD 83 Ground S 46°45'43" E along south R.O.W. of U.S. 175.

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

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

5. Fire Lane - That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, state "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

6. Access Easements - The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along upon and access said premises, with the right and privilege at all time of the City of Kaufman, its agents employees, workmen and representatives having ingress, egress in, along upon and access said premises.

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

APPROVED BY: Planning and Zoning Commission
City of Kaufman

By: *[Signature]* Date: 1-18-19

APPROVED BY: City Council
City of Kaufman

By: *[Signature]* Date: 1/18/19
By: *[Signature]* Date: 1/18/19

The County Tax Assessor hereby certifies that all taxes and assessments have been made, and all taxes paid.

By: _____
County Tax Assessor, Kaufman County, Texas Date _____

PLAT RECORDED IN
CABINET _____ DRAWER _____
DATE _____

REPLAT

BLOCK B, LOTS 1R-1, 2R-1 AND 3R-1, OF
KINGS FORT ADDITION, PHASE 1

AN ADDITION TO THE CITY OF KAUFMAN, TEXAS

A SUBDIVISION OF 3.54 ACRES TRACT OF LAND

IN THE D. FALCON SURVEY, ABSTRACT NUMBER 151

CITY OF KAUFMAN

KAUFMAN COUNTY, TEXAS

OCTOBER 02, 2018

SHEET 1 of 1

PREPARED BY:

ASA ENGINEERING
PANN S. SRIBHEN, P.E.
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252, (972) 248-9651
TX T.B.P.E. REGISTRATION #006974
T.B.P.L.S. FIRM REGISTRATION #100433

BENCH MARK #1

"X" Cut in Concrete Parking on the Southeast corner of existing restaurant Bldg. next to Best Bail Bonds

N: 6897672.286
E: 2644500.290
ELEV: 424.550

BENCH MARK #2

"X" Cut in Concrete Parking, located on existing curb, behind Dollar General Store

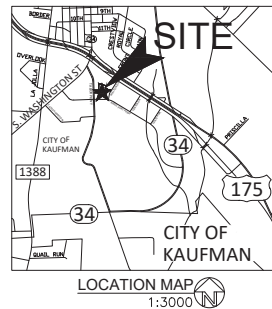
N: 6897717.888
E: 2642630.987
ELEV: 440.307

OWNER

Ravish & Jai, Inc.
200 E. HWY 175,
Kaufman, Texas 75142
(469) 213-3000

OWNER

JWS LAND, Ltd.
5900 S. LAKE FOREST DR., STE 295
McKINNEY, TX 75070
(214) 692-7006



- NOTES:**
1. ALL DIMENSIONS ARE FC-FC.
 2. REFER TO STRUCTURAL PLANS FOR ACTUAL DIMENSIONS OF BUILDING FOUNDATION.
 3. REFER TO UTILITY & STORM SEWER PLANS FOR UTILITY LAYOUT.
 4. REFER TO M.E.P. ELECTRICAL PLANS FOR SITE LIGHTING LEVELS AT ALL PROPERTY LINES ARE 1 FOOT-CANDLE OR LESS.
 5. ALL CONTRACTORS TO VERIFY LOCATION OF EXISTING UTILITIES.

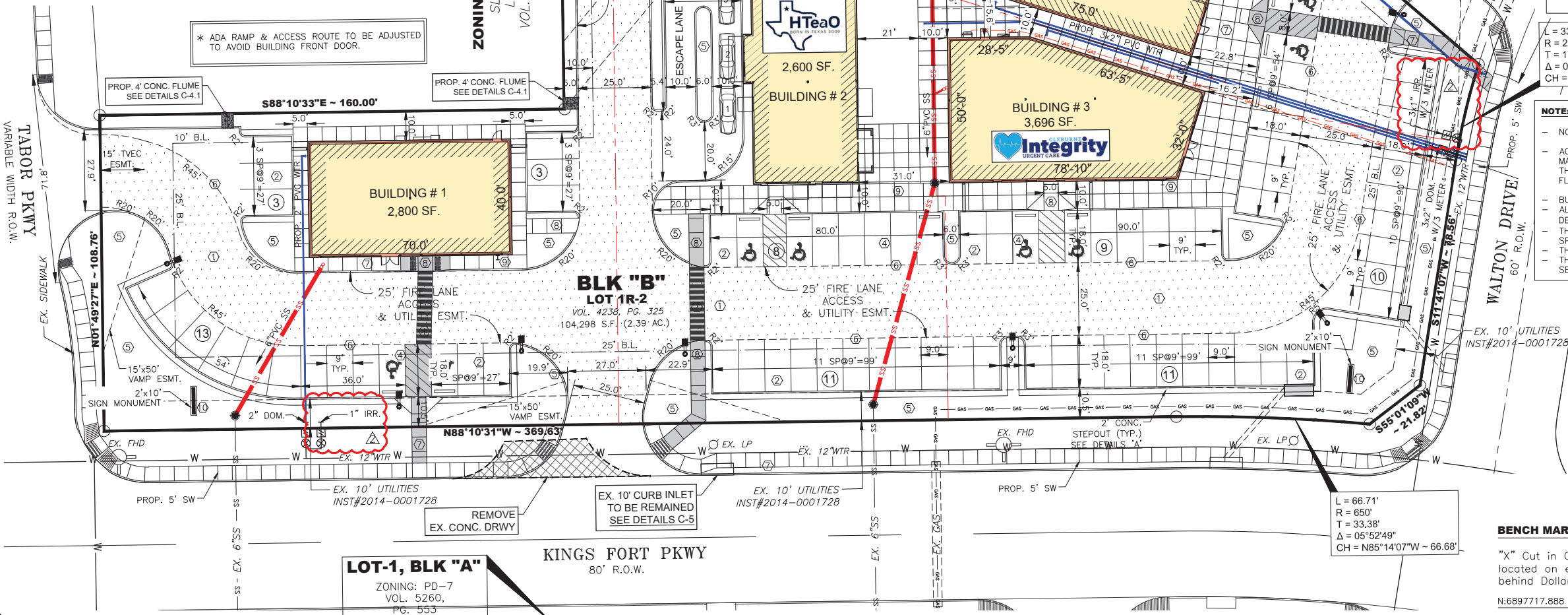
LEGEND

---	PROPERTY LINE/BOUNDARY LINE	⊕	GAS METER
---	EASEMENT LINE	⊕	ELECTRIC PANEL
---	WATER LINE	⊕	HOSE BIBB
---	SANITARY SEWER LINE	⊕	VOLUME
---	BUILDING LINE	⊕	PG. PAGE
⊕	1/2" IRF	⊕	EX. FIRE HYDRANT
⊕	CRS	⊕	EX. LIGHT POLE
⊕	IRON ROD FOUND	⊕	PROP. LIGHT POLE
⊕	IRS	⊕	PROP. FIRE HYDRANT
⊕	UTIL.	⊕	PROP. FIRE DEPARTMENT CONNECTION
⊕	EASEMENT	⊕	PROP. 5' DIA. MANHOLE
⊕	XFRM	⊕	PROP. 5' DIA. TRANSFORMER
⊕	EX.	⊕	PROP. FIRE LANE
⊕	IRFC.	⊕	

CONSTRUCTION LEGEND & NOTES

1. 8" - 3,600 PSI REINFORCE CONCRETE PAVEMENT WITH #4 REBAR @ 15" C-C BOTH WAYS.
2. 5" - 3,600 PSI REINFORCE CONCRETE PAVEMENT WITH #4 REBAR @ 15" C-C BOTH WAYS.
3. A DOUBLE TRASH ENCL. ON 10" P.C.C. PAD WITH BLOCK WALL TO MATCH BUILDING PER CITY STD. (SEE NOTE 1 BELOW)
4. HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND.
5. LANDSCAPE AREA WITH IRRIGATION SYSTEM. (SEE LANDSCAPE PLAN FOR DETAILS)
6. 6" WIDE SOLID STRIPE(RED) WITH "NO PARKING FIRE LANE" (WHITE).
7. 5' SIDEWALK PER CITY STANDARD
8. P.C.C. RAMP - MAX. SLOPE 8.33% (2% CROSS SLOPE) PER ADA STD. AND TAS STD.
9. HOSE BIBB PER CITY STANDARD
10. MONUMENT SIGN (BY OTHER, SEPARATE PERMIT, SEE NOTE NO. 2 BELOW)

* ADA RAMP & ACCESS ROUTE TO BE ADJUSTED TO AVOID BUILDING FRONT DOOR.



LOT INFORMATION

ZONING	PD-14 (C)
PROPOSED USE	RETAIL / OFFICE / REST.
SITE AREA	104,298 SF. OR 2.39 AC.
LEGAL DESCRIPTION	KAUFMAN PHASE-2
BUILDING DATA	4 BLDG
BUILDING # 1	2,800 SF.
BUILDING # 2	2,600 SF.
BUILDING # 3	3,696 SF.
BUILDING # 4	4,468 SF.
BUILDING TOTAL AREA	13,564 SF.
MAXIMUM LOT COVERAGE (%)	50%
PROVIDED LOT COVERAGE (%)	14.60%
REQUIRED LANDSCAPE (%)	15%
PROVIDED LANDSCAPE	26,488 SF.
IMPERVIOUS AREA #1 (%)	19.63%
IMPERVIOUS AREA #2 (%)	16.03%
IMPERVIOUS AREA #3 (%)	14.30%
IMPERVIOUS AREA #4 (%)	22.63%
PARKING REQUIREMENT	
PARKING RATIO	1SP/200 G.F.A.B., 1SP/100 REST.
PARKING REQUIRED	85 SP
PARKING HANDICAP REQUIRED	6 SP
TOTAL PARKING PROVIDED	127 SP
HANDICAP PARKING PROVIDED	8 SP
SURFACE PARKING PROVIDED	119 SP

LAND USE:

- A. LOT 3R-1, BLOCK B, KINGS FORT ADDITION, PHASE 1 IS DEVELOPED AS A STARBUCKS AND VERIZON AND ZONED PD-14 COMMERCIAL.
- B. TO THE EAST LOT 1, BLOCK C, KINGS FORT ADDITION, PHASE 1, DEVELOPED AS A WHATABURGER IS ZONED PD-13 HIGHWAY COMMERCIAL.
- C. TO THE SOUTH LOT 1, BLOCK A, KINGS FORT ADDITION, PHASE 1, DEVELOPED AS A RETAIL STRIP CENTER IS ZONED PD-7 COMMERCIAL.
- D. TO THE WEST LOT 2, SLOAN ADDITION, DEVELOPED AS FRESNENUS KIDNEY DIALYSIS IS ZONED COMMERCIAL.
- E. TO THE WEST LOT 1, SLOAN ADDITION, DEVELOPED AS FAMILY DENTAL OFFICE IS ZONED COMMERCIAL.
- F. TO THE NORTH, LOT 1R, PATEL ADDITION, DEVELOPED AS A BEST WESTERN MOTEL IS ZONED COMMERCIAL.

LOT-1, BLK "C" KINGS FORT ADDITION

ZONING: PD-14
VOL. 451, PG. 311
WHATABURGER

NOTE:

- NO EXISTING TREE ON SITE
- ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP NO. 48257C0310D, PANEL NO. 0310D DATE JULY 3, 2012, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.
- BUILDING AREA MEASURING INSIDE WALL TO INSIDE WALL
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH PLANNED DEVELOPMENT - 14 - COMMERCIAL (ORDINANCE 0-19-14).
- THE DUMPSTER'S ENCLOSURE SHALL BE ONE GATE PER SPECIFICATION
- THE MAXIMUM HEIGHT OF LIGHT POLES IS 35 FEET.
- THE DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH SECTION 38.6

NOTE:

ALL IMPROVEMENTS, SUCH AS WATER, SEWER, STORM, AND OTHER UTILITIES THAT HAVE BEEN CONSTRUCTED SHALL BE MAINTAINED, LABELED, AND PROTECTED UNTIL SUCH TIMES AS FUTURE PAVEMENT OR FINISHED GRADE HAS BEEN ESTABLISHED. CONTRACTOR SHALL MAINTAIN ACCESS TO VALVES, MANHOLES, METERS, ETC. TO THE SATISFACTION OF THE CITY INSPECTOR. DURING CONSTRUCTION, ITEMS SUCH AS STORM INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THE SWPPP. ITEMS NOT INSTALLED OR COMPLETED PER THE PLANS, SUCH AS WITHIN PHASE TWO SHALL BE ACCURATELY REFLECTED ON THE CONSTRUCTION RECORD DRAWINGS.

!! NOTE !!

ALL CONTRACTORS TO VERIFY LOCATION OF EXISTING UTILITIES

BENCH MARK #1

"X" Cut in Concrete Parking, located on existing curb, behind Dollar General Store

N:6897717.888 E:2642630.987

ELEV: 440.307



CIVIL SET

NO.	DATE	BY
1	08/21/20	PSA
2	08/27/20	PSA

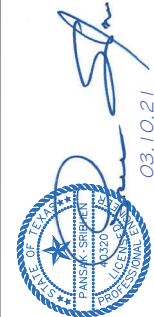
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

SITE PLAN

FOR KAUFMAN PHASE 2
SITUATED AT
250 E HWY 175
CITY OF KAUFMAN, TEXAS

OWNER/DEVELOPER
TSKT II, Ltd.

2116 N HASSELL AVENUE
DALLAS, TEXAS 75204
(214) 888-5658



SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: MP

CHECKED: PSS

PROJECT NO. 22002.KFR2

DATE: 05/18/2022

SHEET: C-1.0

Page 13 of 22



Planning and Zoning Commission Report

Meeting Date: August 2, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request by Jesus Jimenez for a **Specific Use Permit (SUP-52)** on approximately 0.1148 acres for the sale of alcoholic beverages in conjunction with a restaurant on property zoned Central Business District (CBD). The property is generally located at 101 West Mulberry Street (Parcel ID 28501) on Lot 1 of Block 17 of Kaufman Original, City of Kaufman, Kaufman County, TX. (Case No. Z-05-22)

BACKGROUND/SUMMARY:

Jesus Jimenez submitted a Specific Use Permit application for alcoholic beverage sales in conjunction with a restaurant, on the property located at 101 West Mulberry Street, which is situated at the southwest corner of Mulberry and Washington Streets. The building is located in the Central Business District (CBD) and contains 4,975 square feet on the first floor and 3,980 square feet on the second floor. The property was previously developed as a retail floor store and has been vacant since June 2013. The building was originally built in the late 1800s or early 1900s.

The first floor of the building is proposed to be converted to a restaurant called Jesse's Fajitas and will have alcoholic beverage sales in conjunction with food. Part of the first floor will have a party room that is adjacent to the restaurant. The restaurant will also have a fully stocked bar for on-premise consumption. The restaurant will have seating for approximately 100 persons and the party room will have seating for approximately 45 persons. The restaurant will be primarily accessed from an entrance off Mulberry Street, while the party room will be primarily accessed from an entrance off Washington Street.

While a floor plan has been provided, the Specific Use Permit request does not include the second floor. The second floor will have two separate apartments with approximately 1,260 square feet of living space each, as well as a bathroom and additional storage rooms for the restaurant downstairs. The apartments have two different ways to exit out of the building without having to go through the restaurant or party room, with the primary second-floor entrance being off Mulberry Street.

The applicant has added notes to the plans regarding compliance with alcohol sales requirements, grease trap requirements, architectural regulations in the CBD, and operating hours. Trash service will be handled by trash carts, which will be stored inside the building until a more feasible solution is achieved; the applicant would like to have a shared dumpster with other neighbors in the block.

The exterior of the building will be improved with awnings, a wall sign to replace the existing wall sign, and a new blade sign at the corner of the building (which will be visible to both Mulberry and Washington Streets).

There are no parking regulations in the CBD. All of the parking is shared parking and can't be designated as to belonging to one business or another. With the relocation of the county judicial offices to a new facility on US 175, staff expects the availability of parking to improve in downtown.

SURROUNDING FUTURE LAND USES AND EXISTING LAND USES:

	Existing Zoning	Existing Land Use
North:	CBD	Kaufman County Courthouse and Annex building
South:	CBD	Judo and Computer Store
East:	CBD	CVS
West:	CBD	Vacant building – formerly Daisy's



COMPREHENSIVE PLAN:

Land Use Plan:

The 2009 Future Land Use Plan designated the land use of the subject property as Future Neighborhood Services. The Central Business District (CBD) zoning complies with the 2014 Future Land Use Plan because it allows a variety of office, retail, and commercial uses. Special Use Permits are allowed if approved by City Council.

Thoroughfare Plan:

The Thoroughfare Plan designates West Mulberry Street as a "Type A", Major Arterial, requiring a maximum right-of-way width of 120 feet and South Washington Street as "Type B", Minor Arterial, requiring a maximum right-of-way width of 100 feet. The existing right-of-way is developed and maintained by TxDOT.

DETERMINATIONS NECESSARY FOR CONSIDERING SUP'S

Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

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

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
2. The activities requested by the applicant are normally associated with the permitted uses in the base district;

3. The nature of the use is reasonable;
 4. Any negative impact on the surrounding area has been mitigated; and/or
 5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.
- B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 20 property owners within 300 feet of the property. The results are as follow:

- Number of property owners who returned letter in agreement of the request: 1
- Number of property owners who returned letter in opposition of the request: 1
- Number of property owners have not responded: 18

The 20% percent rule for rezoning is if 20% of the area (located within the city limits) within 200 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 zoning change 20% rule is a State law.

RECOMMENDATION:

Staff recommends approval of Z-05-22 for a Specific Use Permit-52 (SUP-52) for a private club in conjunction with a restaurant at 101 West Mulberry Street with the following restrictions:

1. Applicant must have, and keep, a current Texas Alcoholic Beverage Commission (TABC) Private Club license for this property.
2. Applicant must have, and keep, a current City of Kaufman Alcohol Permit for this property.
3. All sales of alcoholic beverages are for on-premise consumption only.
4. No building, premise, or land used under SUP-52 (alcoholic beverage sales in conjunction with a restaurant) may be enlarged, modified, structurally altered, or otherwise significantly changed unless an amendment to SUP-52 is first approved by City Council. The current size of the first floor of the establishment is 4,975 SF.
5. Not less than fifty percent (50%) of sales shall be from food.
6. Owner will obtain an agreement with the connecting property owner giving them access to the back of the building for removal of grease from the grease trap on a regular basis.

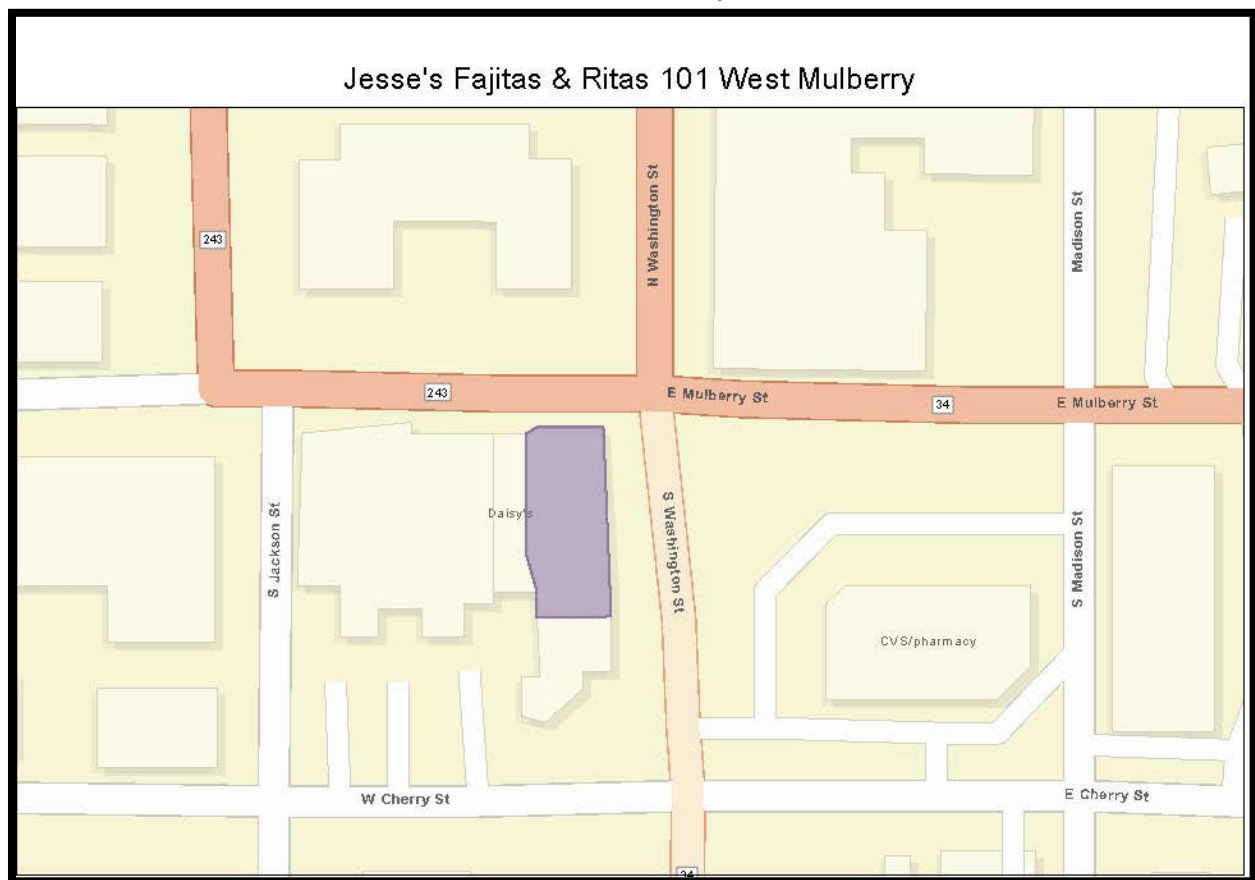
7. The owner will participate in coming to a solution with the Downtown Committee regarding the location of dumpsters.

ATTACHMENTS:

1. Location Map
2. Property Owner Response
3. Survey
4. Site & Egress Plans
5. Floor Plan – Level 1
6. Floor Plan – Level 2
7. Exterior Elevation and Details

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

Location Map



Property Owner Response FOR

DETACH ON DOTTED LINE

Date: 7-12-2022

Name: Jess + Janice Murrell

Address: 106 West Allen St

City & State: Kaufman, TX 75142

Phone #: 972-932-2885

COMMENTS:

RE: Conduct a public hearing and make a recommendation to City Council on a request by Jesus Jimenez for a Specific Use Permit (SUP-52) on approximately 0.1148 acres for the sale of alcoholic beverages in conjunction with a restaurant on property zoned Central Business District (CBD). The property is generally located at 101 West Mulberry (PID# 28501) in the Kaufman Original, Lot 1 of Block 17, Kaufman County, Kaufman, TX. (Case #Z-05-22)

☒ I AM IN FAVOR ☐ I OBJECT

Email Address: jmur1951@centurylink.net

Jess + Janice Murrell Jess + Janice Murrell
NAME PRINTED SIGNATURE

Property Owner Response AGAINST

DETACH ON DOTTED LINE

Date: June 12, 2022

Name: Glen M. Ashworth

Address: 107 + 109 W. Mulberry St

City & State: Kaufman, TX 75142

Phone #: (214) 632-6211

COMMENTS: The subject property has 0 parking and the sale of alcohol will require enhanced law enforcement to protect the neighboring property owner

RE: Conduct a public hearing and make a recommendation to City Council on a request by Jesus Jimenez for a Specific Use Permit (SUP-52) on approximately 0.1148 acres for the sale of alcoholic beverages in conjunction with a restaurant on property zoned Central Business District (CBD). The property is generally located at 101 West Mulberry (PID# 28501) in the Kaufman Original, Lot 1 of Block 17, Kaufman County, Kaufman, TX. (Case #Z-05-22)

☐ I AM IN FAVOR ☒ I OBJECT

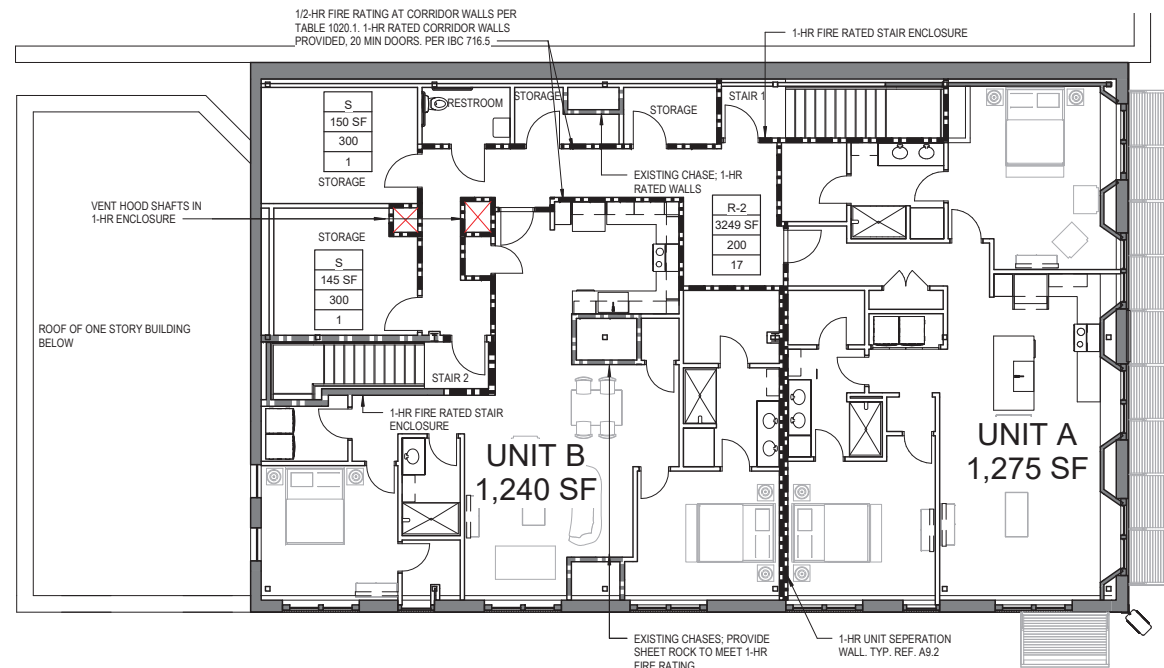
Email Address: emalraven@aol.com

Glen M. Ashworth Glen M. Ashworth
NAME PRINTED SIGNATURE

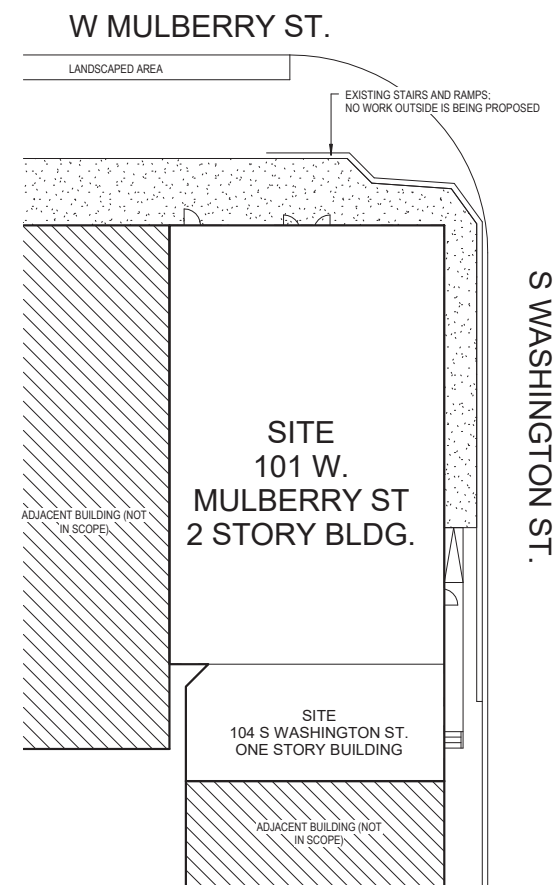


Studio HMA LLC
Dardan Hoxha
dardan.hoxha.ra@gmail.com
469-463-4845

NOT FOR CONSTRUCTION.
PERMITTING OR REGULATORY
APPROVAL. ISSUED FOR Z-05-22 -
SPECIFIC USE PERMIT.



2 LIFE SAFETY PLAN - LEVEL 2
1/8" = 1'-0"



3 SITE PLAN
1/16" = 1'-0"

LIFE SAFETY LEGEND

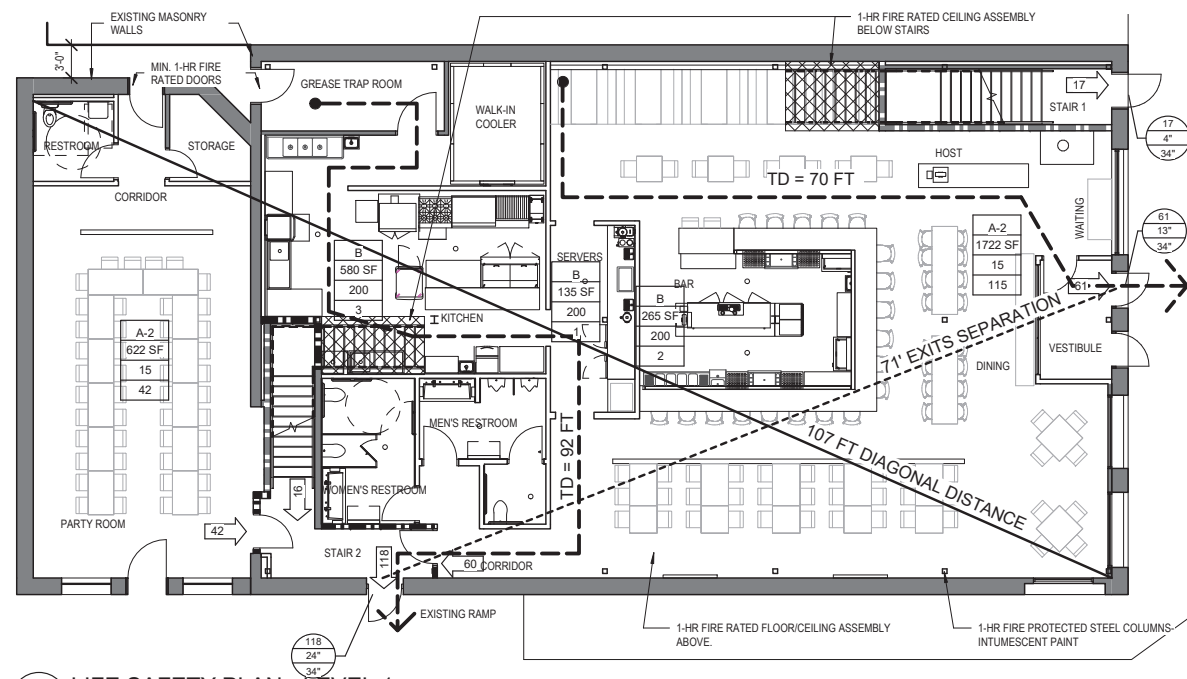
SYMBOL KEY	
	WALL MOUNTED EXIT SIGN, 80" AFF
	CEILING MOUNTED EXIT SIGN
	NUMBER OF OCCUPANTS EXIT WIDTH REQUIRED EXIT WIDTH PROVIDED
	OCCUPANCY CLASSIFICATION SQUARE FOOTAGE
	OCCUPANT LOAD FACTOR
	NUMBER OF OCCUPANTS
	COMMON PATH OF TRAVEL
	TRAVEL DISTANCE
	NO. OF OCCUPANTS EXITING
	FIRE EXTINGUISHER, WHERE REQUIRED.
	EMERGENCY LIGHT; REF. ELECTRICAL DRAWINGS
	EMERGENCY EGRESS LIGHT; REF. ELECTRICAL DRAWINGS
	1 HOUR RATED PARTITION
	NON-RATED PARTITION
	EXISTING CONSTRUCTION

PARKING ANALYSIS

ZONING ORDINANCE: CITY OF KAUFMAN, TEXAS
SECTION 25 CENTRAL BUSINESS DISTRICT (CBD)

E. PARKING REGULATIONS:

1. FOR EXISTING STRUCTURES/USES (IN EXISTENCE PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE) - ANY EXISTING PARKING, OR LACK OF SAME, FOR ANY EXISTING STRUCTURE/USE WITHIN THE CBD DISTRICT SHALL BE CONSIDERED A CONFORMING PARKING ARRANGEMENT.



1 LIFE SAFETY PLAN - LEVEL 1
1/8" = 1'-0"

Project

JESSE'S
FAJITAS

101 W. MULBERRY ST.
KAUFMAN, TX 75142

Prepared for:

Frankie Jimenez &
Jesse Jimenez
101 W. Mulberry St.
Kaufman, TX 75142

ISSUE/REVISION		
No.	Description	Date
	SUP	07.22.2022

Sheet Title:

SITE & EGRESS
PLANS

Original is 36 x 24. Do not scale contents of this drawing.
Sheet Number

SUP - 1



Studio HMA LLC
Dardan Hoxha
dardan.hoxha.ra@gmail.com
469-463-4845

NOT FOR CONSTRUCTION.
PERMITTING OR REGULATORY
APPROVAL. ISSUED FOR Z-05-22 -
SPECIFIC USE PERMIT.

Project

JESSE'S
FAJITAS
101 W. MULBERRY ST.
KAUFMAN, TX 75142

Prepared for:
Frankie Jimenez &
Jesse Jimenez
101 W. Mulberry St.
Kaufman, TX 75142

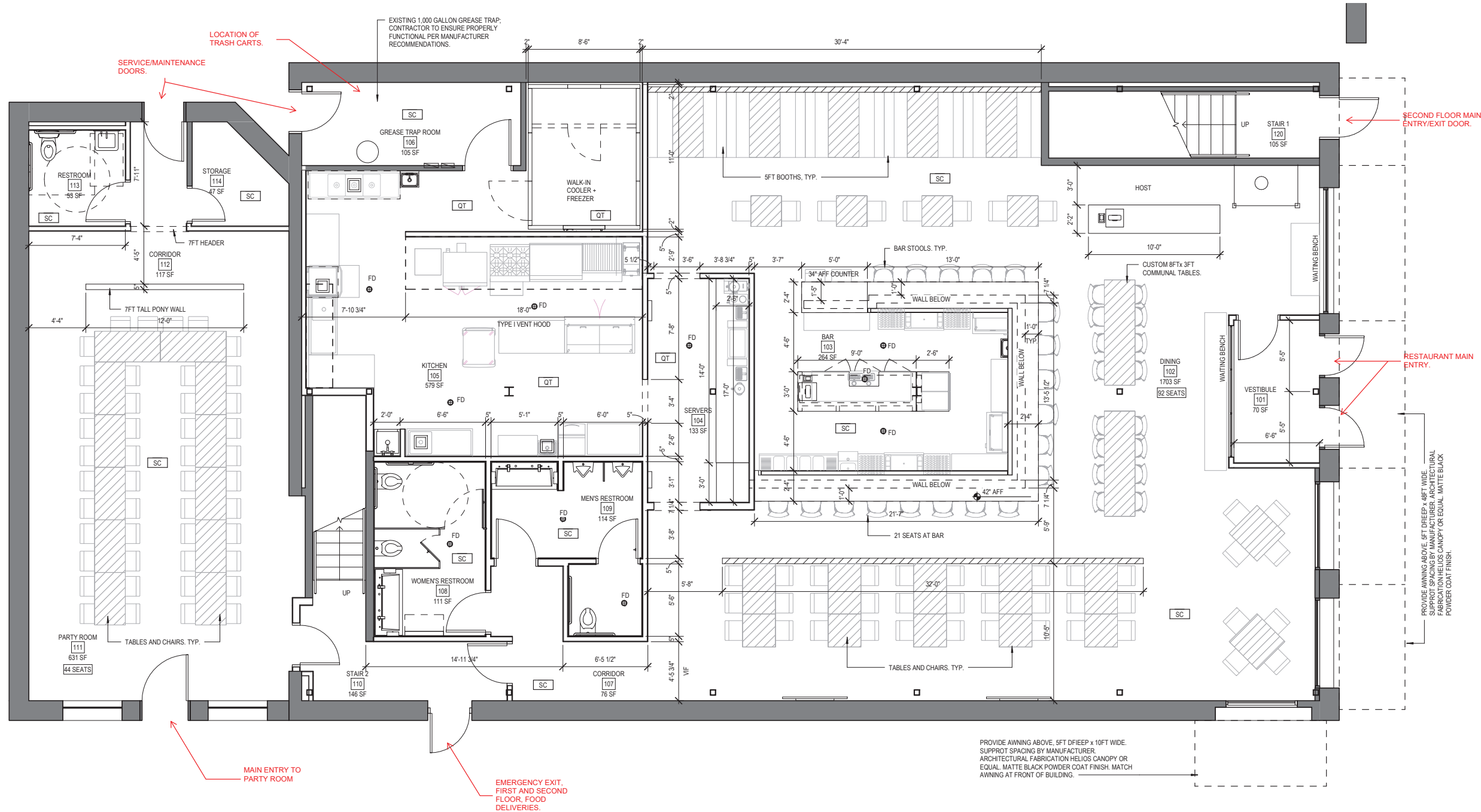
ISSUE/REVISION		
No.	Description	Date
	SUP	07.22.2022

Sheet Title:

FLOOR PLAN - LEVEL
1

Original is 36 x 24. Do not scale contents of this drawing.
Sheet Number

SUP - 2



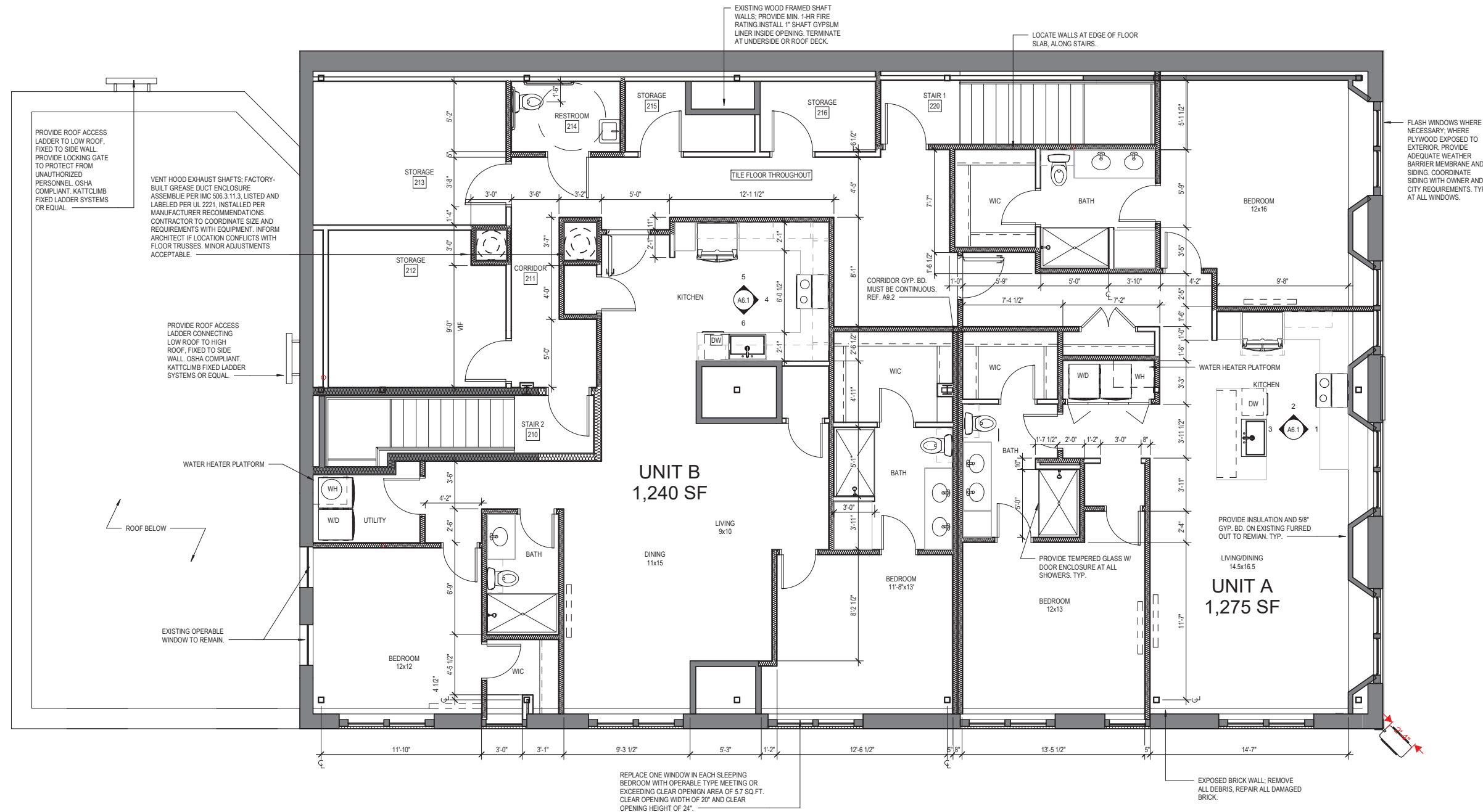
1 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"

NOTES:
ALL LOCAL GREASE TRAP REQUIREMENTS WILL BE ADHERED TO.
FOOD SALES SHALL REPRESENT AT LEAST FIFTY PERCENT (50%) OF THE TOTAL SALES AT THE ESTABLISHMENT.
ALL TEXAS ALCOHOLIC BEVERAGE COMMISSION (TABC) REGULATIONS WILL BE FOLLOWED THROUGHOUT THE PREMISES.
BUSINESS OPERATING HOURS (ESTIMATED):
MONDAY-THURSDAY 11AM - 9PM
FRIDAY & SATURDAY 11AM - 10PM
SUNDAY - CLOSED
CHANGES TO, AND MAINTENANCE OF, THE EXTERIOR OF THE BUILDING SHALL BE IN COMPLIANCE WITH THE ZONING REGULATIONS FOR THE CENTRAL BUSINESS DISTRICT (CBD) AND SHALL BE SUBJECT TO CITY REVIEW AND APPROVAL.

FLOOR FINISHES

SC STAINED CONCRETE WITH POLYURETHANE CLEAR COAT.
QT QUARRY TILE, RED FLASH, MATTE/ABRASIVE WITH INTEGRATED 6" COVE BASE.

FINISH SCHEDULE						
RM. #	NAME	FLOOR	BASE	WALL	CEILING	COMMENTS
101	VESTIBULE	SEALED CONCRETE	WOOD	WOOD PANEL TO 4FT, PTD GYP. ABOVE.	PTD. GYP. BD.	PAINT DARK COLOR
102	DINING	SEALED CONCRETE	WOOD& EXPOSED BRICK	WOOD PANELING, PTG GYP. & EXPOSED BRICK	PTD. GYP. BD.	PAINT DARK COLOR
103	BAR	SEALED CONCRETE	COVERED TILE (6-INCH)	FRP, RECLAIMED WOOD	RECLAIMED WOOD	
104	SERVERS	QUARRY TILE ****	COVERED TILE (6-INCH)	FRP, FULL HEIGHT	2x2 ACT VINYL FACE	
105	KITCHEN	QUARRY TILE ****	COVERED TILE (6-INCH)	FRP, FULL HEIGHT	2x2 ACT VINYL FACE	
106	GREASE TRAP ROOM	SEALED CONCRETE	COVERED TILE (6-INCH)	FRP, FULL HEIGHT	2x2 ACT VINYL FACE	
107	CORRIDOR	SEALED CONCRETE	WOOD	WOOD PANEL TO 4FT, PTD GYP. ABOVE.	PTD GYP. BD.	
108	WOMEN'S RESTROOM	SEALED CONCRETE	COVERED TILE	SUBWAY TILE; FULL HEIGHT	2x2 ACT VINYL FACE	
109	MEN'S RESTROOM	SEALED CONCRETE	COVERED TILE	SUBWAY TILE; FULL HEIGHT	2x2 ACT VINYL FACE	
110	STAIR 2	SEALED CONCRETE	WOOD	PTD. GYP. BD.	PTD GYP. BD.	
111	PARTY ROOM	SEALED CONCRETE	WOOD	WOOD PANELING, PTG GYP. & EXPOSED BRICK	EXPOSED TO STRUCTURE	
112	CORRIDOR	SEALED CONCRETE	WOOD	WOOD PANEL TO 4FT, PTD GYP. ABOVE.	EXPOSED TO STRUCTURE, PAINTED GYP. BD.	
113	RESTROOM	SEALED CONCRETE	COVERED TILE (6-INCH)	SUBWAY TILE; FULL HEIGHT	PAINTED GYP. BD.	
114	STORAGE	SEALED CONCRETE	WOOD	PTD. GYP. BD.	PAINTED GYP. BD.	
120	STAIR 1	SEALED CONCRETE	WOOD	PTD. GYP. BD.	PTD GYP. BD.	
137	OFFICE / RESIDENTIAL	SEALED CONCRETE	WOOD	PTD GYP. BD. & EXPOSED BRICK	EXPOSED TO STRUCTURE	CONTINGENT ON OPTION SELECTED.
210	STAIR 2	SEALED CONCRETE	WOOD	PTD. GYP. BD.	PAINTED GYP. BD.	
220	STAIR 1	SEALED CONCRETE	WOOD	PTD. GYP. BD.	PAINTED GYP. BD.	
Grand total: 18						



1 LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"

ROOM FINISH SCHEDULE								
	ROOM NAME	FLOOR	BASE	WALLS		CEILING		HEIGHT
				MAT	FIN	MAT	FIN	
TYPICAL UNIT	UNIT ENTRY	TILE	WD	GWB	P-1	GWB	P-2	VARIES
	LIVING	TILE	WD	GWB	P-1	GWB	P-2	VARIES
	DINING	TILE	WD	GWB	P-1	GWB	P-2	VARIES
	KITCHEN	TILE	WD	GWB	P-1	GWB	P-2	VARIES
	W/D CLOSET	TILE	WD	GWB	P-1	GWB	P-2	VARIES
	BEDROOM	TILE	WD	GWB	P-1	GWB	P-2	VARIES
	BATHROOM	TILE	WD	GWB	P-1	GWB	P-2	VARIES
	CLOSET	TILE	WD	GWB	P-1	GWB	P-2	VARIES

*** CONFIRM ALL FINISHES WITH OWNER.

FINISH NOTES:

1. INSTALL TILE FLOORING PER MANUFACTURER RECOMMENDATIONS.
2. INSTALL GYP. BD. CEILING ON RESILIENT CHANNELS ATTACHED TO BOTTOM OF ROOF TRUSS.
3. PREPARE SURFACES TO RECEIVE FINISHES AS REQUIRED BY MANUFACTURERS RECOMMENDATIONS OR INDUSTRY STANDARDS.
4. WORKMANSHIP JUDGED LESS THAN FIRST QUALITY BY THE ARCHITECT SHALL BE REJECTED.
5. ALL GYPSUM WALL BOARD (GWB) WALLS TO BE PAINTED PT-1 USING LATEX EGG SHELL FINISH, TYPICAL UNO. PROVIDE ONE COAT OF PRIMER AND TWO COATS OF FINISH COLOR.
6. ALL METAL SURFACES TO BE PAINTED SHALL BE PRIMED AND PAINTED USING AN ACRYLIC FINISH.
7. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES FOR THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER.

TOILET ACCESSORY NOTES:

1. ALL TOILET ACCESSORIES TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. COLOR OF TOILET ACCESSORIES TO BE DETERMINED BY OWNER FROM MANUFACTURER'S COLORS.
2. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL WOOD BLOCKING IN STUD PARTITIONS FOR THE PROPER ANCHORAGE OF ALL WALL MOUNTED ITEMS: I.E. GRAB BARS AND TOILET ACCESSORIES, COORDINATE LOCATION OF WALL HUNG ITEMS WITH OWNER.
3. GENERAL CONTRACTOR SHALL MOUNT ALL TOILET ACCESSORIES ACCORDING TO MANUFACTURER'S HEIGHT RECOMMENDATIONS.
4. PROVIDE MIRROR, TOWEL BAR, TOWEL RING, TOILET PAPER HOLDER, SHOWER GLASS W/ DOOR.

TYPICAL UNIT NOTES:

1. UNIT WASHER / DRYER LOCATIONS. WASHER SHALL BE LOCATED ON LEFT SIDE OF LAUNDRY ROOM AND DRYER SHALL BE LOCATED ON RIGHT SIDE OF LAUNDRY ROOM, REGARDLESS OF UNIT ORIENTATION.
2. PROVIDE WATER HEATER PLATFORM OVER WASHER / DRYER.
3. PROVIDE CLOSET STEEL HANGING ROD WITH WOOD SHELF ABOVE. TYPICAL IN ALL CLOSETS. COORDINATE W/ ARCHITECT AND OWNER LAYOUT.
4. PROVIDE AT MINIMUM ONE OPERABLE WINDOW IN EACH SLEEPING BEDROOM MEETING OR EXCEEDING CLEAR OPENING AREA OF 5.7 SQ. FT. CLEAR OPENING WIDTH OF 20" AND CLEAR OPENING HEIGHT OF 24".
5. DASHED LINES INDICATE ACCESSIBILITY REQUIREMENTS. REF. A0.3 FOR ADDITIONAL INFORMATION.
6. ALL DIMENSIONS MARKED "CLEAR" OR "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES.
7. REFER. TO A9.2 FOR INTERIOR WALL TYPES.

ISSUE/REVISION		
No.	Description	Date
	SUP	07.22.2022

Sheet Title:

FLOOR PLAN - LEVEL
2

Original is 36 x 24. Do not scale contents of this drawing.
Sheet Number

SUP - 3



Studio HMA LLC

Dardan Hoxha
dardan.hoxha.ra@gmail.com
469-463-4845

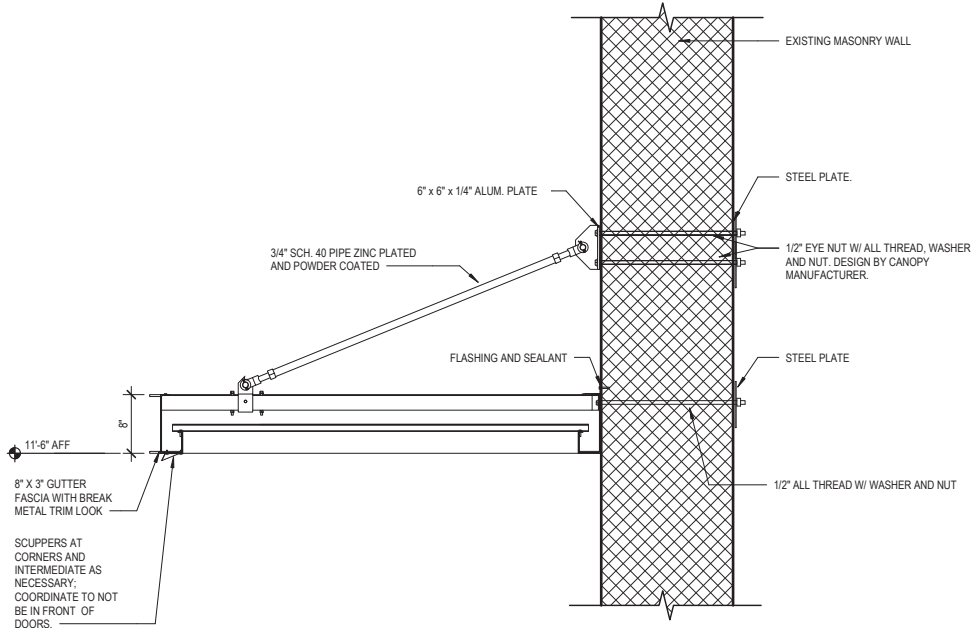
NOT FOR CONSTRUCTION.
PERMITTING OR REGULATORY
APPROVAL. ISSUED FOR Z-05-22 -
SPECIFIC USE PERMIT.



4 STREET VIEW



3 AXONOMETRIC



2 AWNING SECTION
1" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

Project
**JESSE'S
FAJITAS**
101 W. MULBERRY ST.
KAUFMAN, TX 75142

Prepared for:
Frankie Jimenez &
Jesse Jimenez
101 W. Mulberry St.
Kaufman, TX 75142

ISSUE/REVISION		
No.	Description	Date

Sheet Title:

**EXTERIOR
ELEVATION AND
DETAILS**

Original is 36 x 24. Do not scale contents of this drawing.
Sheet Number

SUP - 4