



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, OCTOBER 4, 2022 - 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE US FLAG

TEXAS FLAG

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

INVOCATION

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

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

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

1. Consider and take appropriate action on the minutes of the September 6, 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 Belmont** to create 5 lots for the development of 10 duplex units on 2.055 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located at the northwest corner of

Tabor Parkway and Lions Den Trail (Property ID 5321). The property is zoned TH Townhouse Residential District. (Case No. FP-09-22)

3. Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of Five Points**, which will create 134 single-family residential lots, 93 townhome residential lots, 3 multi-family residential lots, 2 commercial lots, open space lots, and right-of-way on 99.520 acres out of the T. Jefferson Survey, Abstract No. 255 and the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located on the northwest side of S. Washington St. at Five Points Dr. (Property ID 54860 & 54862). The property is zoned PD-22 Planned Development-22. (Case No. PP-04-22)
4. Consider and make a recommendation to City Council on the **Preliminary Plat of Kings Fort Addition, Block A, Lots 5-A, 5-B and 5-C**, being a partial tract of land containing 4.18 acres (Property ID 5404), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-15 ("PD-15") and is generally located on Kings Fort Parkway, south of Meara Drive. The preliminary plat is for 3 commercial lots. (Case No. PP-05-22)
5. Consider and make a recommendation to City Council on the **Site Plan for two hotels and one restaurant**, situated on 4.18 acres out of D. Falcon Survey, Abstract No. 407, City of Kaufman, said property being located on the southwest side of Kings Fort Parkway at Meara Drive (Property ID 5404). The property is zoned PD-15-C Planned Development-15-Commercial. (Case No. SP-04-22)
6. Consider and make a recommendation to City Council on the **Site Plan of J.R. Phillips Elementary School**, situated on 85.213 acres out of the W.M. Peters Survey, Abstract No. 407, City of Kaufman, said property being located on the north side of SH 243 and the west side of FM 2727 (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District. (Case No. SP-01-22)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

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

ADJOURNMENT

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

AT 5:00 P.M. ON FRIDAY, SEPTEMBER 30, 2022 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

A handwritten signature in black ink, appearing to read "Andrew Bogda", is written over a horizontal line.

ANDREW BOGDA
PLANNING MANAGER

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, SEPTEMBER 6, 2022 - 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

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 Richard Dunn called the meeting to order at 6:03 p.m. on Tuesday, September 6, 2022. Commissioners present are Vice-Chairman Richard Dunn, Commissioner Dennis Berry, Commissioner Burton Brown, Commissioner Darril Deaton and Commissioner Porfilo Lopez. City of Kaufman staff present were City Manager Mike Slye, Planning Manager Andrew Bogda, and Planning Technician Joy Henderson. Present in the audience were Jason Warren, Scott Smith, Alvaro Vargas, and Betty Vargas.

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 August 2, 2022 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

Commissioner Brown made a motion to approve the consent agenda for item 1. The motion was seconded by Commissioner Deaton. The motion passed 5-0, with all members voting Yes.

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council on the **Replat of Kaufman Original, Block 33, Lots 4 – 6**, being a replat of a portion of Block 33 of Kaufman Original to create 3 residential lots. The subject property consists of 0.557 acres situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, generally located on the east side of N. Madison St., the south side of E. 1st North St., and the west side of N. Monroe St. (Parcel ID 28567) and currently addressed as 406 N. Madison St. (Case No. FRP-02-22)

The Public Hearing was opened at 6:05 p.m.

Planning Manager Andrew Bogda presented a report on the Replat of Kaufman Original, Block 33, Lots 4 – 6, to create 3 residential lots currently addressed as 406 N. Madison Street. Details of the case can be found in report FRP-02-22 dated 09-06-2022.

Commissioner Berry asked if there would be an easement located between the lots 1-3 and 4-6.

Mr. Bogda stated they would not be required to have an easement between the properties but they will need to add a 5' right-of-way dedication for East 1st North.

The Public Hearing was closed at 6:07 p.m.

Commissioner Berry made a motion to approve the Replat of Kaufman Original, Block 33, Lots 4 – 6, to create 3 residential lots generally located on the east side of N. Madison St., the south side of E. 1st North St., and the west side of N. Monroe St. (Parcel ID 28567) and currently addressed as 406 N. Madison Street. The motion was seconded by Commissioner Lopez. The motion passed 5-0, with all members voting Yes.

3. Conduct a public hearing and make a recommendation to City Council on a request to **rezone** approximately 1.3 acres from A-O Agriculture/Open District to HC Highway Commercial District. The property is generally located at **3533 East Highway 175** (Parcel ID 407), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case No. Z-07-22)

The Public Hearing was opened at 6:09 p.m.

Planning Manager Andrew Bogda presented a report on the rezoning of approximately

1.3 acres from Agriculture/Open District to Highway Commercial District for property located at 3533 East Highway 175. Details of the case can be found in report Z-07-22 dated 09-06-2022.

Commissioner Berry asked if the owner is going to lease the building or use it themselves, if the building was stone or brick, and if sewer was provided to this area.

Mr. Bogda responded that the owners intend to lease the building to a commercial user, that the building is mostly metal with some brick, and that sewer does not currently serve the area.

City Manager Slye stated the sewer was extended on the south side of the highway.

Commissioner Brown asked what the width of the property was on the right side of the building.

Mr. Bogda stated that the width of the side yard on the left side of the building was 18' and 6' on the right side.

The Public Hearing was closed at 6:13 p.m.

Commissioner Lopez made a motion to approve the rezoning of approximately 1.3 acres from Agriculture/Open District to Highway Commercial District for property generally located at 3533 East Highway 175 (Parcel ID 407). The motion was seconded by Commissioner Deaton. The motion passed 5-0, with all members voting Yes.

4. Conduct a public hearing and make a recommendation to City Council on a request to **rezone** approximately 3.626 acres from A-O Agriculture/Open District to C Commercial District. The property is generally located at **3260 East Highway 175** (Parcel ID 49003), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case No. Z-08-22)

The Public Hearing is opened at 6:18 p.m.

Planning Manager Andrew Bogda presented a report on the rezoning of approximately 3.626 acres from Agriculture/Open District to Commercial District for property located at 3260 East Highway 175. Details of the case can be found in report Z-08-22 dated 09-06-2022.

Commissioner Berry stated this is an odd shaped lot and asked if all of the lots would face Fair Road?

Commissioner Brown stated the survey shows a connection to County Road 151 that is located in Kaufman County.

Mr. Bogda indicated that the survey shows an appendage that is not included in the zoning change and that the property to be rezoned would only have frontage on US 175,

but that access could be extended to Fair Road in the future through the other property.

The Public Hearing was closed at 6:21 p.m.

Commissioner Brown made the motion to approve the rezoning of approximately 3.626 acres from Agriculture/Open District to Commercial District for property generally located at 3260 East Highway 175 (Parcel ID 49003). The motion was seconded by Commissioner Lopez. The motion passed 5-0, with all members voting Yes.

5. Hold a public hearing, discuss and make a recommendation to City Council for a text amendment to the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, to allow **murals and ghost signs in the Central Business District (CBD)** by amending Section 25.4 "Central Business District (CBD) – Design Criteria", Section 44.3 "Sign Regulations – Definitions", and Section 44.8 "Attached Sign Regulations" (Case No. Z-06-22)

The Public Hearing was opened at 6:24 p.m.

Planning Manager Andrew Bogda presented a report on the text amendment to the City of Kaufman Zoning Ordinance to allow murals and ghost signs in the Central Business District (CBD) by amending Section 25.4 "Central Business District (CBD) – Design Criteria", Section 44.3 "Sign Regulations – Definitions", and Section 44.8 "Attached Sign Regulations". Details of the case can be found in report Z-06-22 dated 09-06-2022.

Commissioner Brown asked if this pertains to just the 9 block area in the CBD district, if it would include the windows of the building or around the windows, and who would maintain the mural. He also mentioned that Plano has silos that had murals painted on them.

Mr. Bogda responded that yes, for now, murals and ghost sign restoration would only be allowed in the 9-block CBD zoning district, that windows are not currently included as allowable surfaces in the guidelines but that they could be considered in the future, and that the property owners would be responsible for the maintenance of the murals.

Commissioner Berry asked if City Council will approve this request. He also mentioned that the City of Carrollton had a silo that was not appropriate and asked who will control the content of the murals. He also indicated that he used to paint signs all around the square when he had his sign company.

Mr. Bogda responded that City Council would need to adopt the guidelines and approve the ordinance amendments and that the Downtown Development Advisory Board would review the murals and issue a Certificate of Appropriateness prior to the installation of any mural.

Vice-Chairman Dunn stated that he is excited to see the murals in Kaufman. He and his wife go on road trips to see different towns with murals.

City Manager Slye stated that the merchants are excited to display the unique talents of the downtown to the citizens. There are signs that are inappropriate, but the murals will have to be approved by the Downtown Development Advisory Board before they are installed.

The Public Hearing was closed at 6:36 p.m.

Commissioner Deaton made a motion to approve a text amendment to the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, to allow murals and ghost signs in the Central Business District (CBD) by amending Section 25.4 "Central Business District (CBD) – Design Criteria", Section 44.3 "Sign Regulations – Definitions", and Section 44.8 "Attached Sign Regulations". The motion was seconded by Commissioner Lopez. The motion passed 4-0-1, with Vice-Chairman Dunn, Commissioner Brown, Commissioner Deaton and Commissioner Lopez voting Yes and Commissioner Berry abstaining.

DISCUSSION/ACTION ITEMS

6. Consider the resignation of the Planning and Zoning Commission Chairman and consider and take appropriate action to select a new Chairman.

Chairman

Commissioner Brown made the motion to approve Richard Dunn as Chairman. The second was made by Commissioner Berry. The motion passed 5-0, with all members voting Yes.

Vice-Chairman

Commissioner Berry made the motion to approve Burton Brown as Vice-Chairman. The second was made by Commissioner Lopez. The motion passed 5-0, with all members voting Yes.

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

A motion to adjourn was made by Commissioner Berry and seconded by Commissioner Lopez. The motion passed 5-0, with all members voting Yes. The meeting adjourned at 6:56 pm.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNING TECHNICIAN**



Planning and Zoning Commission Report

Meeting Date: October 4, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Belmont** to create 5 lots for the development of 10 duplex units on 2.055 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located at the northwest corner of Tabor Parkway and Lions Den Trail (Property ID 5321). The property is zoned TH Townhouse Residential District. (Case No. FP-09-22)

SUMMARY:

The subject property includes 2.055 acres for the development of 5 residential lots for the development of 5 duplexes, to include a total of 10 dwelling units. The property is located on Lions Den Trail and backs up to Tabor Parkway.

The property was rezoned from Agricultural/Open Space District (A/O) to Townhouse Residential District (TH) on March 21, 2022. The minimum lot size for that zoning district is 7,000 s.f., which each of the 5 lots meet. A 25' building setback is included adjacent to each right-of-way, as required by the zoning.

A site plan, floor plans, and elevations have been provided to show how the duplexes will fit on the lot, how they will be laid out, and how they will appear.

EASEMENTS:

The final plat includes the following easements:

- 30' Drainage Easement – Located between lots 4 and 5.
- Variable Width Drainage Easement – Located at the back of lots 3, 4, and 5.
- 15' Utility Easement – Located in the front of each lot.
- 10' Utility Easement – Located at the back of lot 1.
- 15' Utility Easement and Wall Maintenance Easement – Located at the back of lots 3, 4, and 5 and on the side of lot 1.
- 5' Electric Easement – Located in the front of each lot.
- 10' Electric Easement – Located between lots 2 and 3.

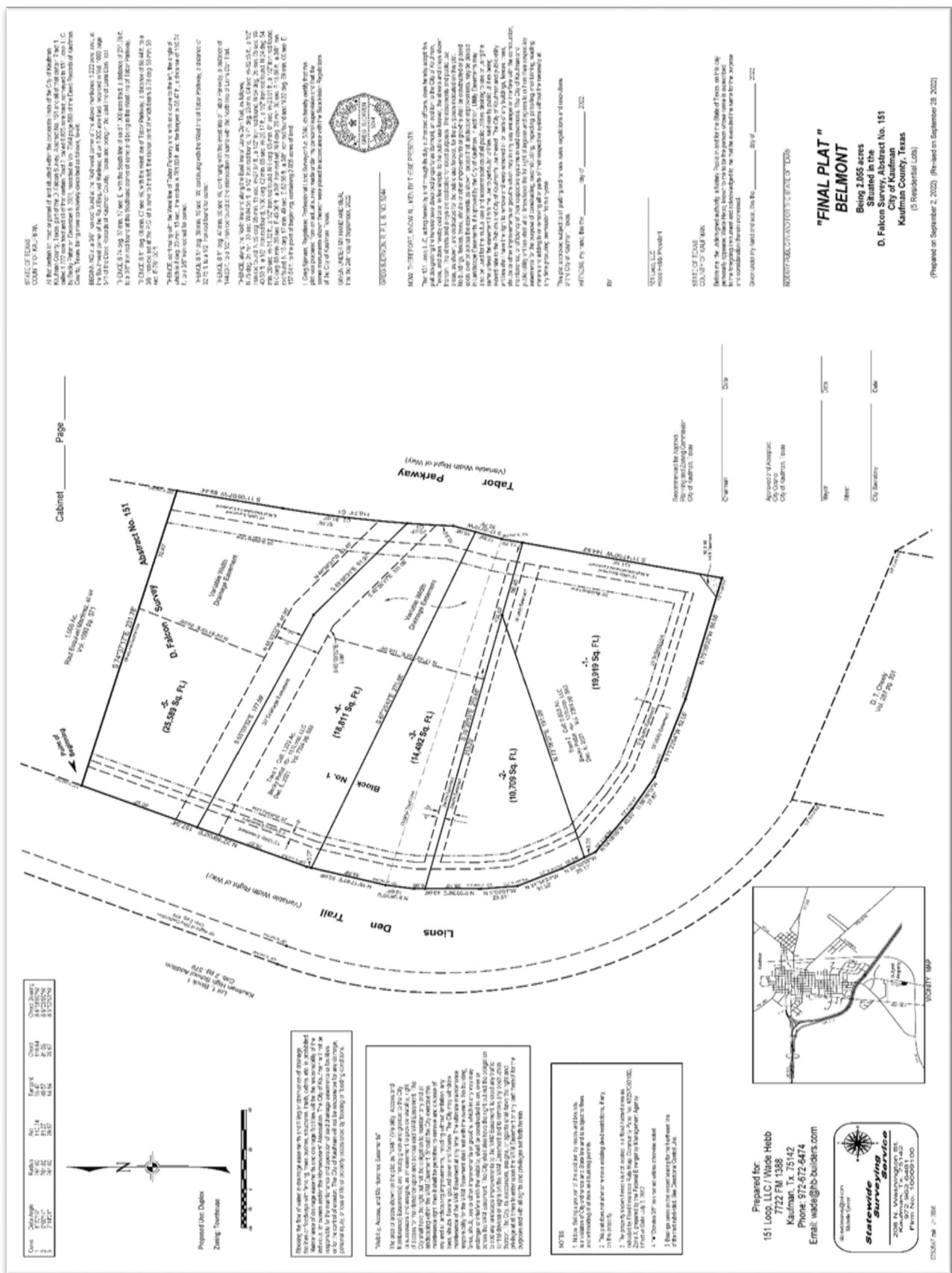
THOROUGHFARE PLAN:

The Thoroughfare Plan designates Tabor Parkway as a "Type B", Minor Arterial, requiring a future right-of-way width of 100 feet. Tabor Parkway is part of the realignment of CR 151 / Old Kemp Highway, which was completed in 2018. Lions Den Trail is not a designated thoroughfare.

COMPREHENSIVE PLAN:

The property is zoned TH Townhouse Residential for duplex development and designated as Future High-Density Multi-Family Residential in the 2014 Future Land Use Plan. The

Final Plat of Belmont



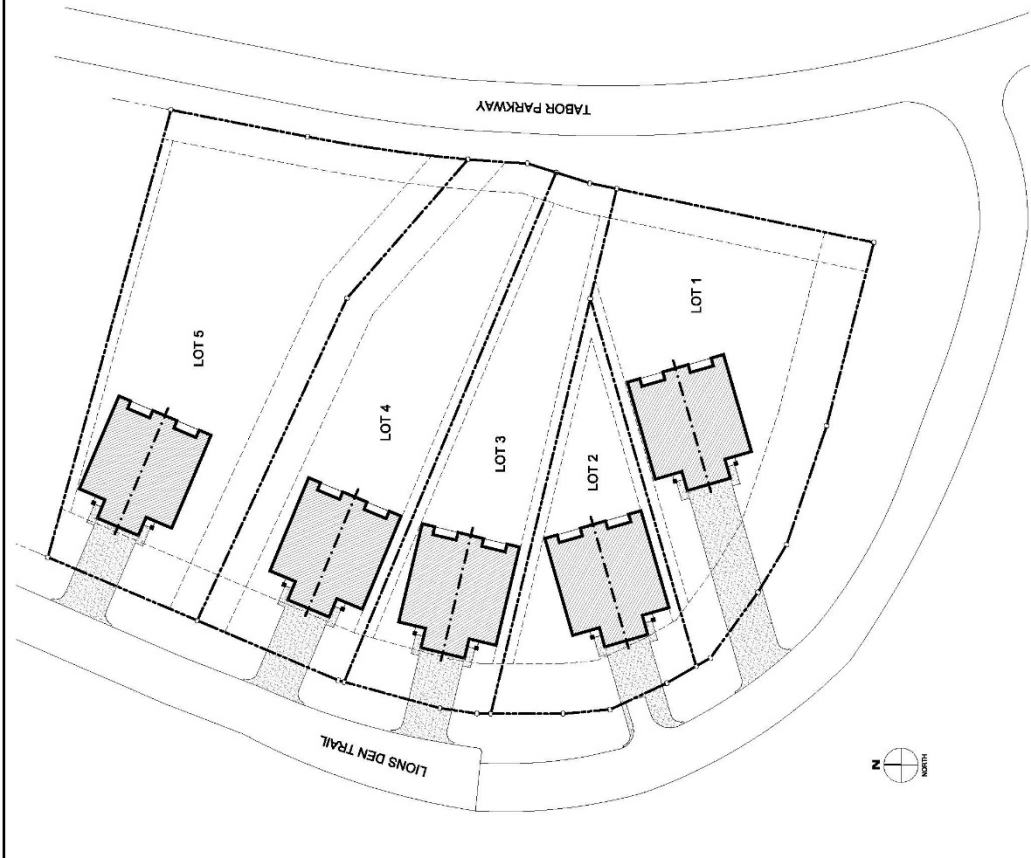
Site Plan

Belmont

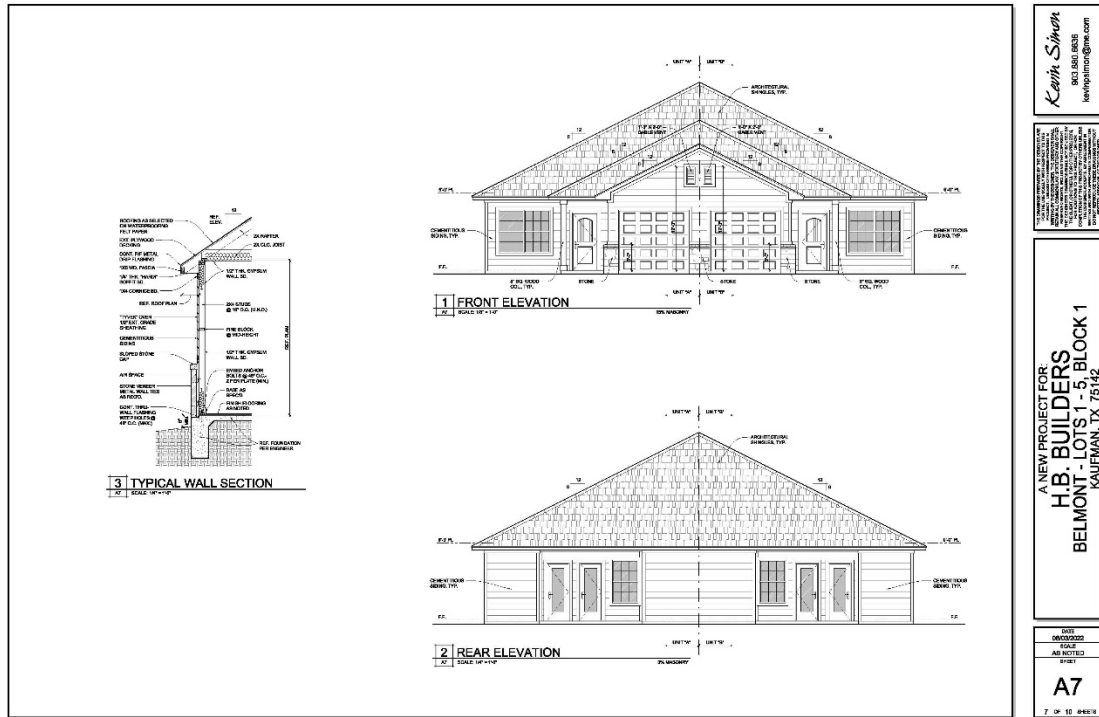
1-STORY TOWNHOMES

LOTS 1 - 5 - BLOCK 1
LIONS DEN TRAIL
KAUFMAN, TX 75142

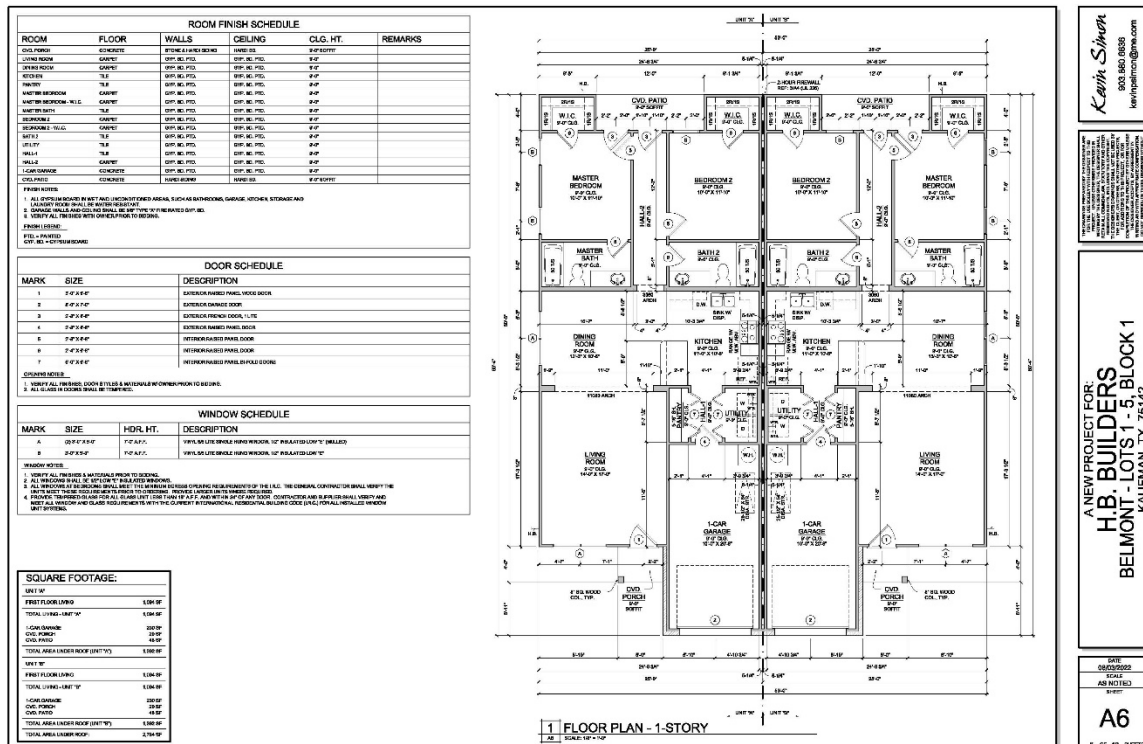
Kevin Simon
903.880.6636
kevin@simonme.com



Proposed Elevations



Proposed Floor Plan



PLAT REVIEW

To: City of Kaufman
From: Philip C. Varughese, P.E.
Date: September 28, 2022
RE: **Belmont, Final Plat, Final Review**

Final Plat comments were addressed and the plat can proceed to P&Z. There are outstanding civil review comments that need to be addressed. We recommend conditional approval of the Final Plat subject to satisfactorily addressing the civil engineering comments.



Planning and Zoning Commission Report

Meeting Date: October 4, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of Five Points**, which will create 134 single-family residential lots, 93 townhome residential lots, 3 multi-family residential lots, 2 commercial lots, open space lots, and right-of-way on 99.520 acres out of the T. Jefferson Survey, Abstract No. 255 and the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located on the northwest side of S. Washington St. at Five Points Dr. (Property ID 54860 & 54862). The property is zoned PD-22 Planned Development-22. (Case No. PP-04-22)

SUMMARY:

The subject property includes 99.52 acres located on the northwest side of S. Washington St. at Five Points Dr. The property has a gross acreage of 101.016, but a 1.405 acre tract and 0.091 acre tract located in the southwestern portion of the development have been excepted and excluded from the plat; these properties are owned by Kaufman County and include a cemetery.

In June 2022, the subject property was rezoned Planned Development-22 (PD-22) to allow 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, with sub-districts established for each use.

The proposed preliminary plat is in general conformance with the conceptual plans approved with the Planned Development zoning and is also in compliance with the lot area, dimensions, and setbacks established for each sub-district. The preliminary plat will include 134 single-family residential lots spread across 34.45 acres in the northwestern portion of the development, 93 townhome residential lots on 11.08 acres in the northeastern portion of the development, two commercial lots (9.821 acres and 5.524 acres) at S. Washington St. and Lakeside Dr. in the northeastern portion of the development, and three multi-family residential lots (9.021 acres, 9.421 acres, and 8.403 acres) in the southwestern portion of the development at Five Points Dr. and Vista Dr.

The plat will include the necessary rights-of-way for the extension of Five Points Dr., the extension of Vista Ln., and a perimeter road along the western boundary of the development, all of which will include 60'-wide rights-of-way to accommodate collector roads. The plat also includes the right-of-way for Lakeside Dr., which will be 80' for the portion located entirely within the development where Lakeside intersects S. Washington St. and Five Points Dr.; this right-of-way dedication will taper to 40' along the northern boundary of the property, with the additional 40' to be required to be dedicated by the property owner to the north when that property develops. In addition, the plat includes the necessary rights-of-way for internal streets in the

single-family residential and townhouse residential sections. The townhouse residential sections will include some non-standard street sections to accommodate on-street parking, alleys, and a denser urban-style design as approved with the Planned Development zoning. Narrower-than-typical rights-of-way flanked by public parking and access easements accommodate these atypical street sections.

The plat also includes several open space lots (to be maintained by a homeowners' association), mostly located in the single-family and townhouse residential areas; these open space lots will mostly include landscaping, recreational amenities, and drainage elements. A water easement will traverse the property's frontage on S. Washington St. as well as between the multi-family and commercial lots, while a sanitary sewer easement will extend around the west and north sides of the cemetery. A wall maintenance easement will be provided along the western and northern boundaries of the single-family residential area.

The single-family residential, multi-family residential, and commercial areas will mostly drain to the west and south, while the townhouse residential and 5.524-acre commercial lot will drain to the north and east. A series of proposed ponds will provide on-site detention.

The development is planned to be completed in seven phases, with the first phase to include the 8.403-acre multi-family residential lot and the extension of Five Points Dr., Vista Ln., and the portion of Lakeside Dr. up to Five Points Dr.

THOROUGHFARE PLAN:

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

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

Five Points Drive and Vista Lane are not included on the Thoroughfare Plan, but both streets will have 60' of right-of-way with a 39' road to accommodate two travel lanes and one center turn lane. Internal residential streets in the single-family and townhouse residential sub-districts will be standard residential street sections with 50' of right-of-way and a 31'-wide street. The townhouse residential sub-district will include atypical street sections (as approved with the zoning) with narrower rights-of-way, flanked by parallel and head-in parking to be located in public parking and access easements. The alley between the single-family and townhouse residential sub-districts will be a 14' paved section within a 20' easement.

RECOMMENDATION:

Staff recommends approval of the Land Study and Preliminary Plat of Five Points, with the following condition:

1. The plat review comments noted in a memo from Andrew Bogda dated September 28, 2022 are addressed before the preliminary plat goes to City Council.

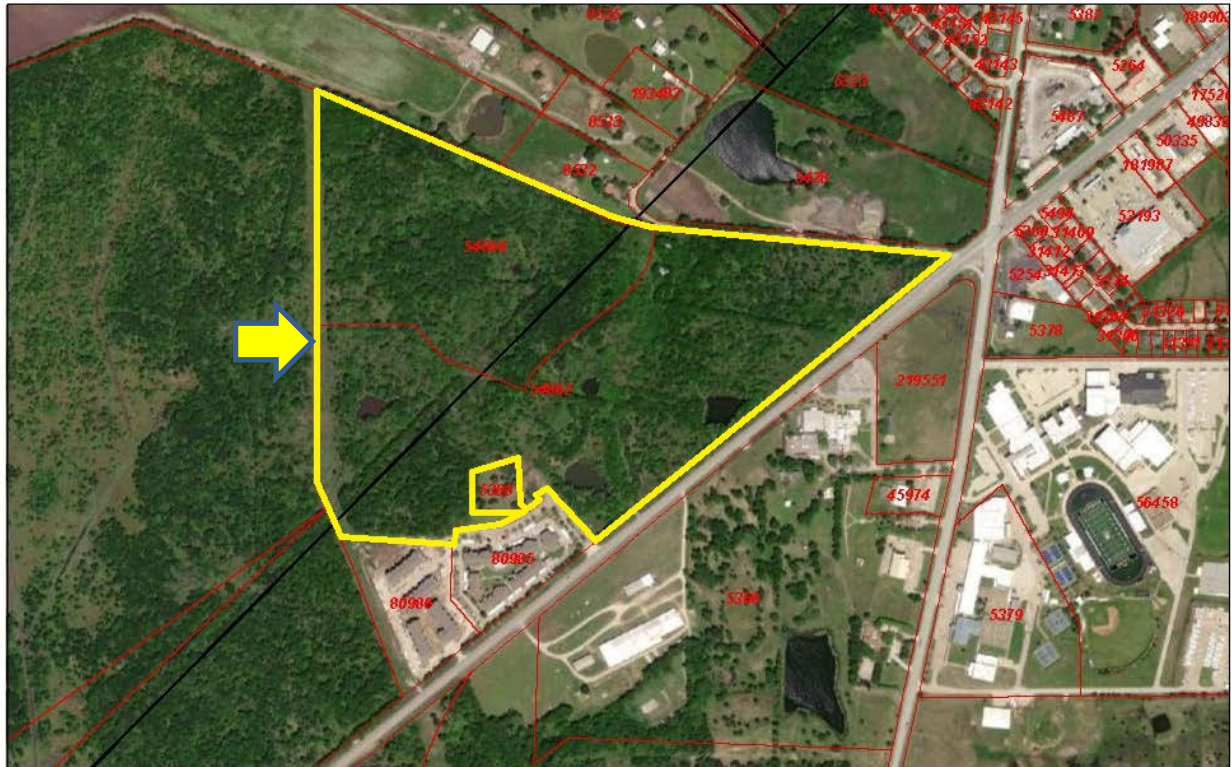
ATTACHMENTS:

1. Location Map
2. Approved Conceptual Plan (PD-22)
3. Land Study of Five Points
4. Preliminary Plat of Five Points
5. Phasing Plan of Five Points
6. Memo from Andrew Bogda dated September 28, 2022

Andrew Bogda, AICP, Director of Development Services
972-932-2216 ext. 117 abogda@kaufmantx.org

Location Map

Five Points



6/3/2022, 10:00:24 AM

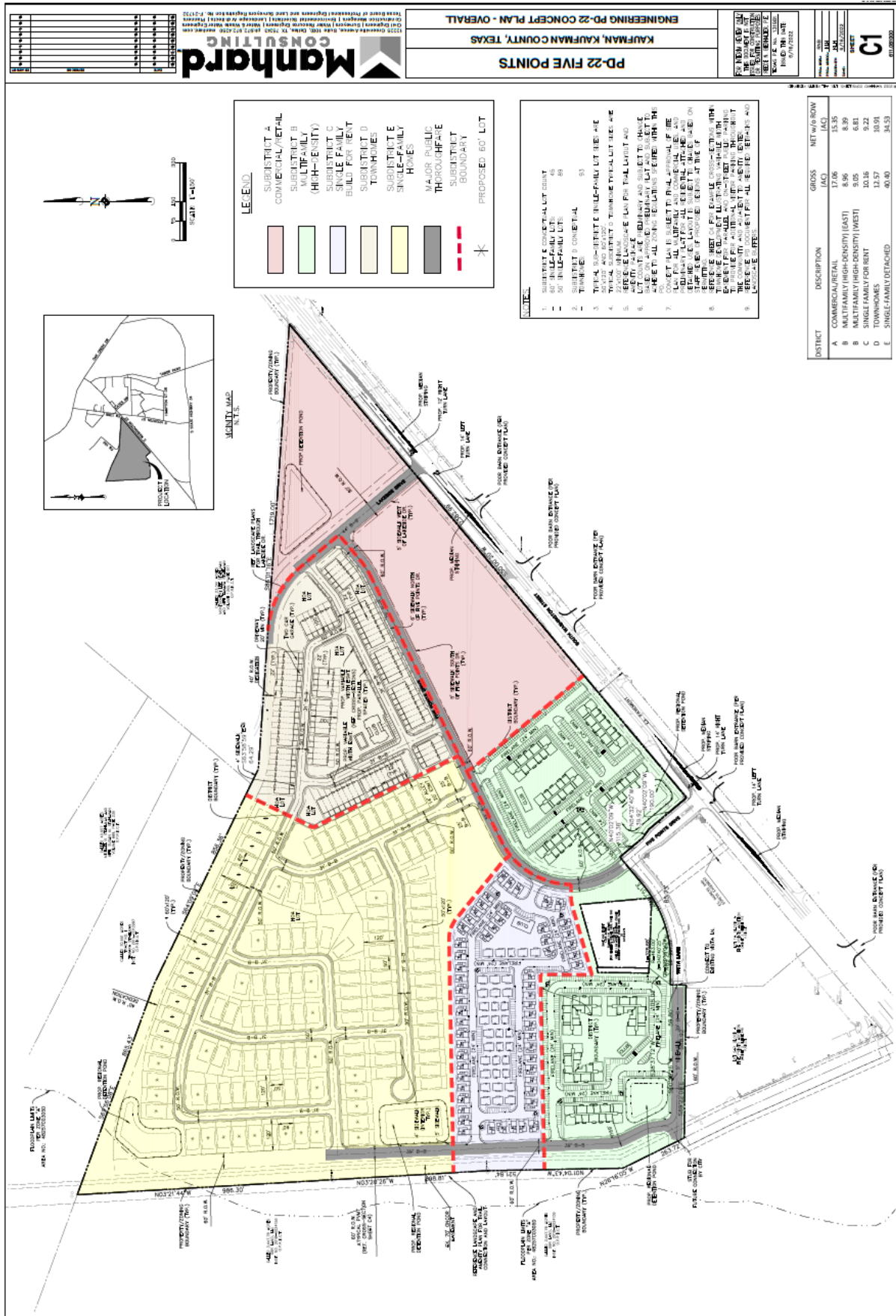
Abstracts

Parcels

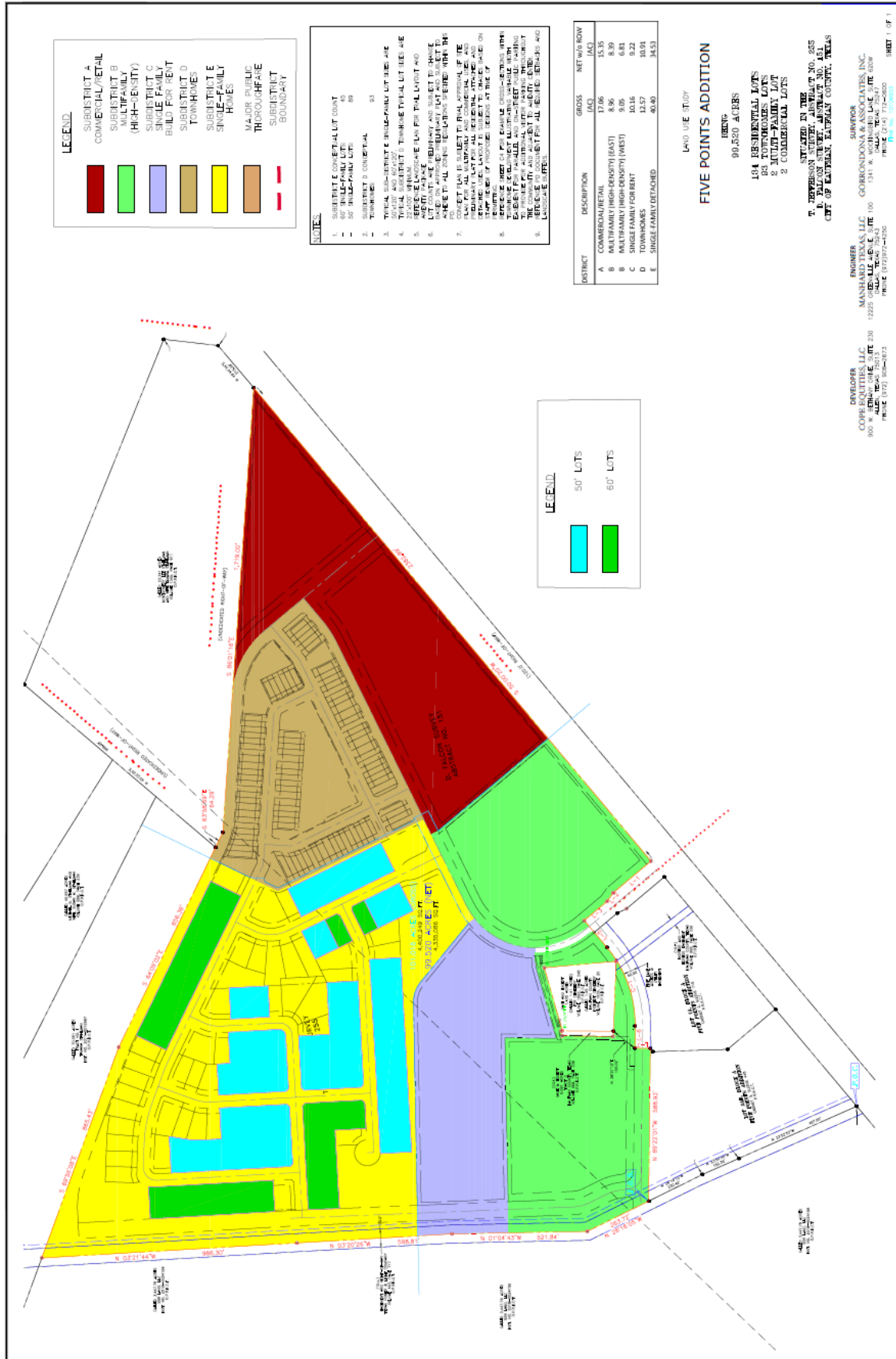
1:9028
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

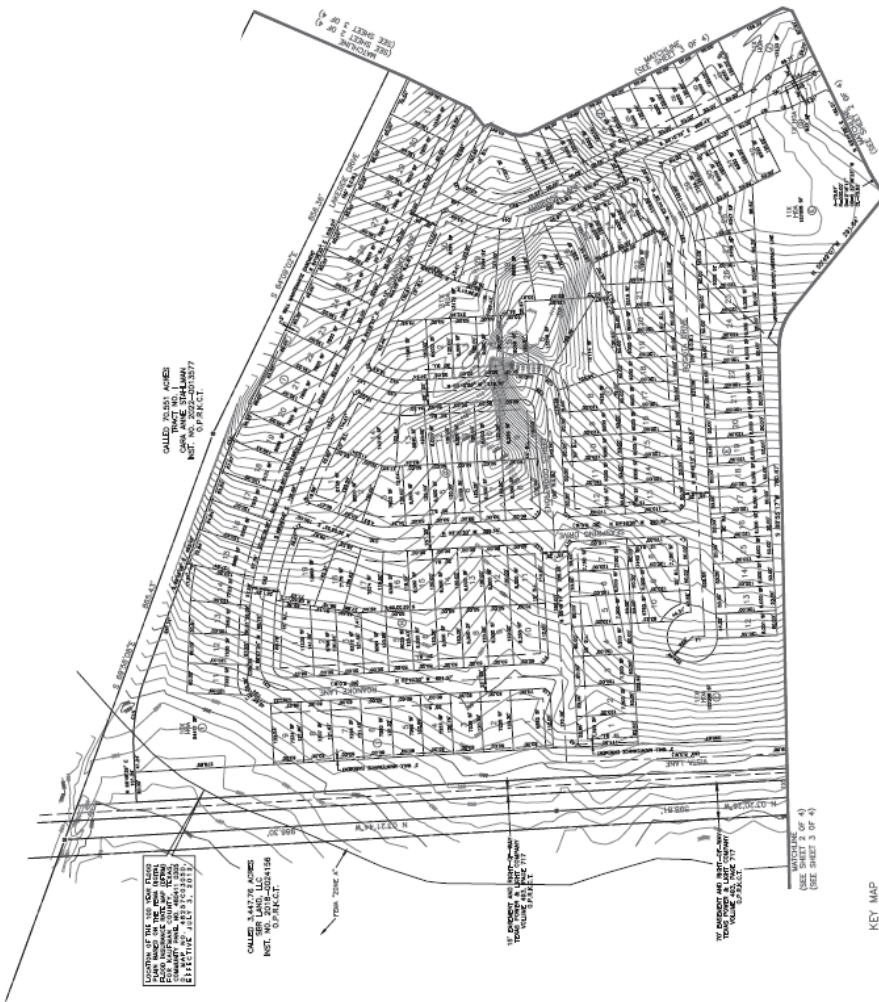
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent a on-the-ground survey and represents only the approximate relative location of the features.

Approved Conceptual Plan (PD-22)



Land Study of Five Points





COURSE	NEW	RENTALS	COST	PROFIT	SPRING COST	COST		TOTAL	MARKUP
						RENTALS	PROFIT		
C01	18.00	8.00	8.00	0.00	18.00	8.00	26.00	1.00	27.00
C02	18.00	8.00	8.00	0.00	18.00	8.00	26.00	1.00	27.00
C03	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C04	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C05	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C06	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C07	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C08	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C09	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C10	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C11	18.00	8.00	8.00	0.00	18.00	8.00	26.00	1.00	27.00
C12	18.00	8.00	8.00	0.00	18.00	8.00	26.00	1.00	27.00
C13	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C14	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C15	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C16	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C17	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C18	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C19	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C20	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C21	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C22	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C23	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C24	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C25	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C26	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C27	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C28	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C29	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C30	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
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C32	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C33	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C34	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C35	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
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C39	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
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C59	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C60	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C61	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
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C91	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
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C94	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
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C96	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C97	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C98	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C99	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00
C100	22.00	10.00	10.00	0.00	22.00	10.00	32.00	1.00	33.00

PRELIMINARY PLAT

FIVE POINTS ADDITION

99-520 ACRES

BEING 90.520 ACRES
SITUATED IN THE
T. JEFFERSON SURVEY, ABSTRACT NO. 235
D. FALCON SURVEY, ABSTRACT NO. 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

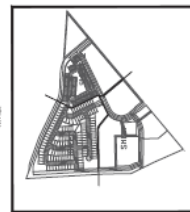
KAUFMAN, KAUFMAN COUNTY, TEXAS
134 RESIDENTIAL LOTS
93 TOWNHOMES LOTS
3 MULTI-FAMILY LOT
2 COMMERCIAL LOTS
- OPEN SPACE LOTS
SEPTEMBER 21, 2022

SURVEYOR
ONA & ASSOCIATES, INC.
DOCKENBERG LANE, SUITE 820W
DALLAS, TEXAS 75247
HOME (214) 712-0600
FAX: (214) 712-0600
charly@ona-inc.net
FIRM NO. 10108003

DEVELOPER
SCOPE EQUITIES, LLC
W. ILLIENY DRIVE, SUITE 250
ALLEN, TEXAS 75013
PHONE (972) 968-2673
CONTACT: EUG BRYMAN
eibryman@scopefw.com

ENGINEER
MANHARD TEXAS
12225 GREENHILL AVENUE
DALLAS, TEXAS 75244
PHONE (972) 992-2222
CONTACT: ROSE HENNING
rhenning@mta.com

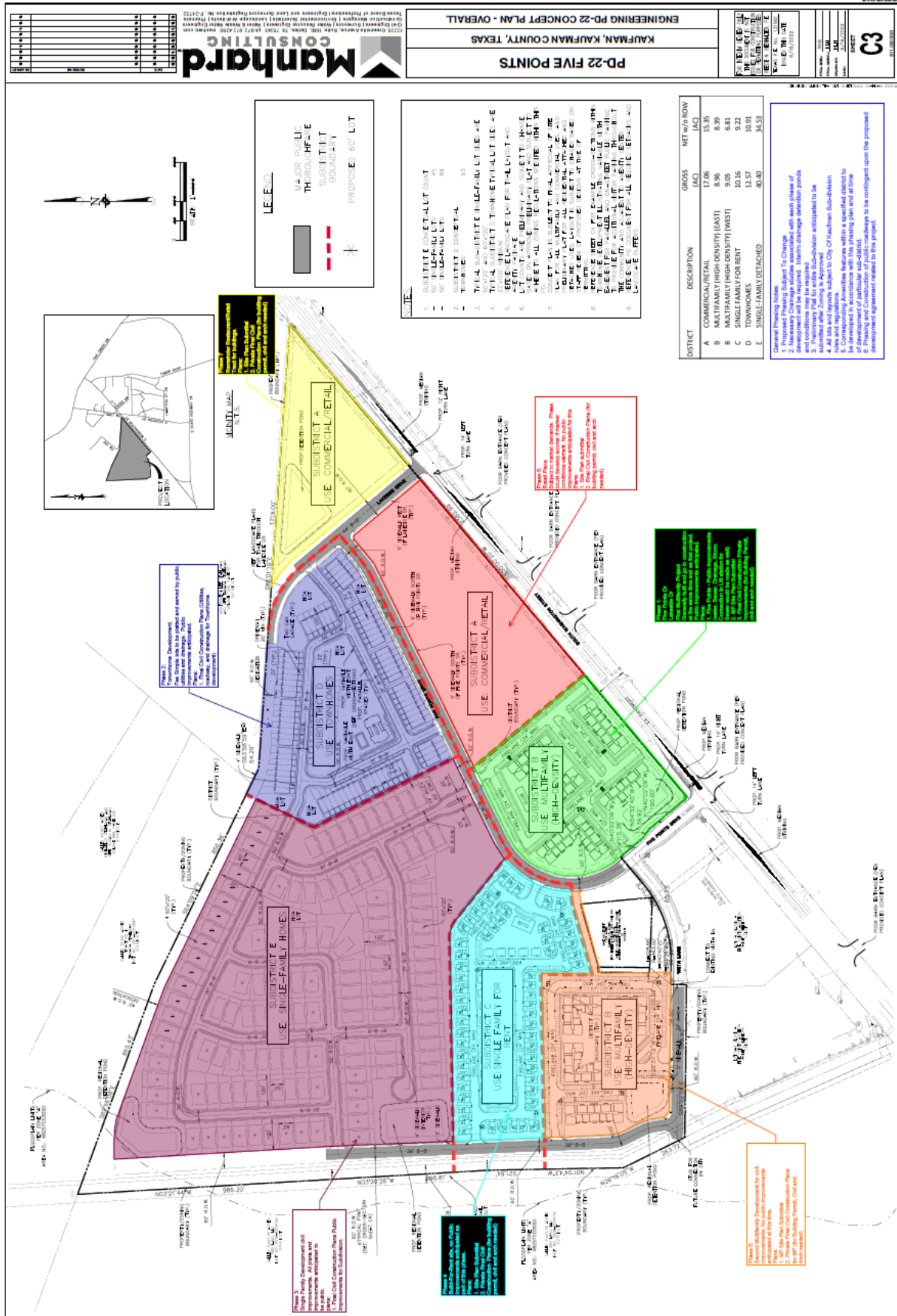
PRICE: SELLING A PORTION OF THIS
TITUTION BY METES AND BOUNDS IS A
ATION OF CITY ORDINANCE AND STATE
, AND IS SUBJECT TO FINES AND
HOLDING OF UTILITIES AND BUILDING
OFFICE

[illegible]KEY MAP
NYC

[illegible]

[illegible]

Phasing Plan of Five Points



Memo from Andrew Bogda dated September 28, 2022

PP-04-22 – Preliminary Plat – 2nd Review
Five Points

September 28, 2022
Eric Bowman & Stephen Cope, Cope Equities
Reece Bierhalter, Manhard Consulting
Elliott Busby, Gorrondona & Associates, Inc.

Mr. Bowman, Mr. Cope, Mr. Bierhalter, and Mr. Busby:

Below are the review comments for the Preliminary Plat of Five Points. **This preliminary plat will be considered by the Planning & Zoning Commission on Tuesday, October 4, 2022 at 6:00pm** in the City Council Room of City Hall and **by the City Council on Monday, October 24, 2022** at the same time and place. **Please make plans to attend the meetings to respond to any questions or concerns that may come up.**

Staff offers the following review comments regarding the 2nd Submittal of the preliminary plat. Unfortunately, it is too late to make revisions for the P&Z Commission agenda packet, so the staff recommendation will be conditioned on the following comments being addressed. Please make revisions and **provide the revised plat and comment response letter no later than Friday, October 7 at 12 Noon.** This will allow staff time to review your revisions and prepare the City Council agenda packet. Any comments that are not adequately addressed may move forward as recommended conditions.

1. On the land study, the color coding of the 50'-wide and 60'-wide single-family residential lots is not displaying properly. The color is obscuring the lot line work and some of the lots are not color-coded.
2. Improve the legibility of sheet labels on the key map.
3. What is the no-man's land between Vista Lane and the 15' easement and right-of-way for Texas Power & Light Company? This area should either be made an open space lot or dedicated as additional right-of-way.
4. Provide edge-to-centerline dimensions for the west perimeter road.
5. Add the label for South Washington Street to Sheet 2.
6. Provide a different name for the west perimeter road since it is technically a different road from Vista Lane.
7. Revise any additional street names, as necessary, per the dialogue with the Kaufman County 911 addressing coordinator.
8. The build-to-rent lot and the westernmost multi-family lot should be numbered separately, with one of them being Lot 1 of Block D and the other being Lot 2 of Block D.
9. Provide all missing lot, right-of-way, and easement dimensions.
10. Change "20' Proposal Water Easement (by this plat)" to "20' Water Easement (by this plat)".
11. In Block N, there appears to be some line work (that is not topography) on the western portion of Lot 1. Is this an easement? If so, it needs to be labeled appropriately.
12. In the townhome lot summary, change Lot 1 of Block L to Lot 1X of Block L, change Lot 17 of Block M to Lot 17X of Block M, and change Lots 23 and 29 of Block N to Lots 23X and 29X of Block N.
13. In areas where townhome lots back to public parking, access, utility, and drainage easements, dimension the area between the building line and the easement to ensure there is at least 20' of depth for driveway parking as required by the PD zoning regulations.
14. Provide additional pedestrian access easements or trail easements for any trail sections that cannot fit in a right-of-way or open space lot (if necessary).

15. Revise the bottom lines of the title block to:

134 single-family residential lots
93 townhome residential lots
3 multi-family residential lots
2 commercial lots
_ open space lots [Indicate total number of open space lots]
[Date of Preparation/Revision]

16. Address any outstanding or additional review comments on the preliminary plat, preliminary engineering plans, and traffic impact analysis from City Engineer Philip Varughese.

Please provide a written memo with the comments and how each comment has been addressed and make the necessary revisions no later than Friday, October 7 at 12 Noon. Any comments that are not adequately addressed may move forward as recommended conditions. Provide a digital PDF of the revised preliminary plat, supporting documents, and comment response letter via email to abogda@kaufmantx.org. Contact Andrew Bogda by email or by phone at 972-932-2216 x 117 with any questions regarding these review comments.

Sincerely,
Andrew Bogda, AICP
Planning Manager

Files Needed by October 7 at 12 noon:

- Revised Preliminary Plat (PDF)
- Revised Land Study & Phasing Plan (PDF)
- Revised Preliminary Engineering Plans (PDF)
- Response Letter (PDF)
- Any other supporting documents (PDF)

Meeting Dates:

A representative for this case must be present at both meetings:

- Planning & Zoning Commission Meeting: **Tuesday, October 4, 2022, at 209 S. Washington Street - City Council Room - 6:00 pm**
- City Council Meeting: **Monday, October 24, 2022, at 209 S. Washington Street - City Council Room - 6:00 pm.**

The link to the agenda packet will be emailed to you the Friday before the meetings. The applicant or their representative must be physically present at each meeting.



Planning and Zoning Commission Report

Meeting Date: October 4, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Preliminary Plat of Kings Fort Addition, Block A, Lots 5-A, 5-B and 5-C**, being a partial tract of land containing 4.18 acres (Property ID 5404), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-15 ("PD-15") and is generally located on Kings Fort Parkway, south of Meara Drive. The preliminary plat is for 3 commercial lots. (Case No. PP-05-22)

SUMMARY:

The applicant is requesting to develop three separate lot, on Lot **Lots 5-A, 5-B and 5-C**, Block A, Kings Fort Addition, which contains 182,080 square feet or 4.18 acres. Currently, the property is zoned Planned Development 15 –Commercial (PD-15-C).

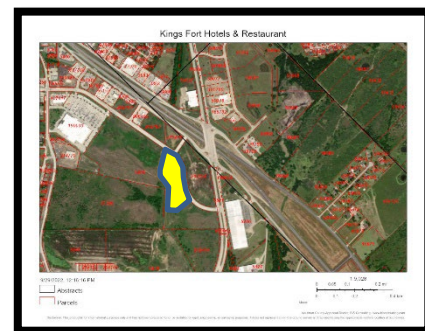
The subject property includes 4.18 acres located on the south side of Kings Fort Parkway, south of Meara Drive. In 2017, the property was zoned Planned Development Commercial (PD-15), as part of the larger tract. PD-15 has minor special regulations to the Kaufman Zoning Ordinance for Commercially zoned property.

The proposed preliminary plat is for the development of 3 separate lots, which includes two hotels and one restaurant. Each lot meets the minimum width of 100', depth of 100', and square footage 10,000 requirements. Separate driveway access and lot frontage is provided from Kings Fort Parkway for each lot.

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

SURROUNDING ZONING AND EXISITNG LAND USES:

	Zoning	Existing Land Use
North:	PD-15 (HC)	Lone Star Credit Union
South:	PD-15 (C)	Vacant
East:	PD-15 (C)	Vacant
West:	PD-15 (C)	Vacant



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the land use of the subject property as Future Commercial Use. The property is zoned Planned Development 15 – Commercial (PD-15-C) for commercial development. The Planned Development 15 – Commercial (PD-15-C) zoning complies with the 2014 Future Land Plan.

Thoroughfare Plan:

Kings Fort Parkway is designated as a Type C, Major Collector, which requires a minimum 80 foot wide right of way width and has already been dedicated.

RECOMMENDATION:

Staff recommends conditional approval of the Final Plat of Kings Fort Addition, Block A, Lots 4-A, 4-B and 4-C with the following condition:

1. The plat review comments noted in a memo from Andrew Bogda dated September 28, 2022 are addressed before the site plan goes to City Council.
2. The plat review comments noted in a memo from the City Engineer dated September 29, 2022 are addressed to the City Engineer's satisfaction before the Final Plat goes to City Council.

ATTACHMENTS:

1. Location Map
2. Previously Approved Preliminary Plat
3. Preliminary Plat of Kings Fort
4. Preliminary Site Plan for Reference
5. Memo from Andrew Bogda dated September 28, 2022

Andrew Bogda, AICP, Director of Development Services
972-932-2216 ext. 117 abogda@kaufmantx.org

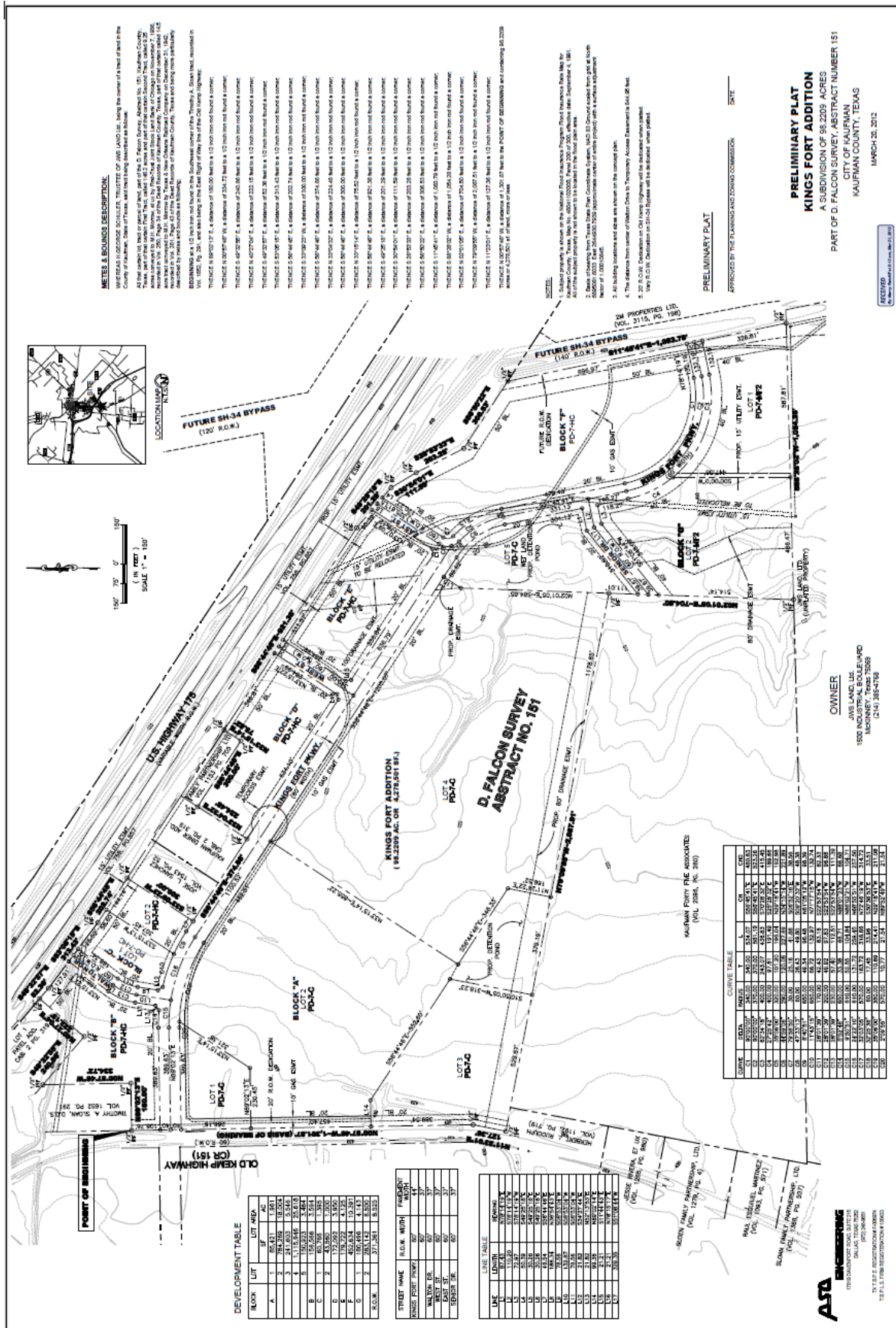
Joy Henderson, Planner I
972-932-2216 ext. 115 jhenderson@kaufmantx.org

Location Map

Kings Fort Hotels & Restaurant



Previously Approved Preliminary Plat



Z:\2022\222240\KFFH Kings Fort Hotels at Kauffman\CURRENT\5HEET SET\SITE PLAN\01 L 1 LANDSCAPE PLAN.dwg, 9/8/2022 3:39:37 PM, DWG To PDF.pc3



PP-05-22 – Preliminary Plat – 2nd Review
Kings Fort Addition, Block A, Lots 5A – 5C

September 28, 2022
Jim Meara, The Meara Company
Kelly Cannell, Schuler Development
Pann Sribhen and Net Yupadee, ASA Engineering

All:

Below are the 2nd Submittal review comments for the Preliminary Plat of Kings Fort Addition, Block A, Lots 5A – 5C. **This preliminary plat will be considered by the Planning & Zoning Commission on Tuesday, October 4, 2022 at 6:00pm** in the City Council Room of City Hall and **by the City Council on Monday, October 24, 2022** at the same time and place. **Please make plans to attend the meetings to respond to any questions or concerns that may come up.**

Staff offers the following review comments regarding the 2nd Submittal of the preliminary plat. Unfortunately, it is too late to make revisions for the P&Z Commission agenda packet, so the staff recommendation will be conditioned on the following comments being addressed. Please make revisions and **provide the revised plat and comment response letter no later than Friday, October 7 at 12 Noon.** This will allow staff time to review your revisions and prepare the City Council agenda packet. Any comments that are not adequately addressed may move forward as recommended conditions.

1. Indicate the area of each lot (in acres and square feet).
2. In addition to the full-length width dimensions, provide the edge-to-centerline dimensions for the right-of-way for Kings Fort Parkway and Meara Drive.
3. More clearly indicate the location of the 25' drainage easement and the 10' hike-and-bike trail. The leaders indicate the easements may be overlapping and the 10' hike-and-bike trail easement looks to be only 5' based on how it is shown.
4. Provide documentation that the gas pipeline operator has consented to the parking lot and landscaping over the easement as shown. If consent is not granted, this will significantly impact the development of Lots 5B and 5C.
5. Provide confirmation from City Engineer Philip Varughese or Public Works Director Tim Hopwood that the City will allow the existing sanitary sewer easement along the south side of the property to be developed over. If consent is not granted, this will significantly impact the development of Lot 5C.
6. In the body of the legal description, correct the portion "Being part of a 4.18 acres tract of land of Lot 5, Block A, of the Kings Fort Kaufman, an addition to the City of Kaufman, Texas, as recorded..." to "Being part of a called 242.86 acre tract of land described in deed, as recorded...". The preliminary plat was not recorded and the 242.86 acre tract of land is what is described in the referenced deed as recorded in Volume 4238, Page 325 of the Official Public Records of Kaufman County.
7. Address any comments from City Engineer Philip Varughese.

Please provide a written memo with the comments and how each comment has been addressed and make the necessary revisions no later than **Friday, October 7 at 12 Noon.** Any comments that are not adequately addressed may move forward as recommended conditions. Provide a digital PDF of the revised preliminary plat, supporting documents, and comment response letter via email to abogda@kaufmantx.org. Contact Andrew Bogda by email or by phone at 972-932-2216 x 117 with any questions regarding these review comments.

Sincerely,
Andrew Bogda, AICP
Planning Manager

Files Needed by October 7 at 12 noon:

- Revised Preliminary Plat (PDF)
- Revised Utility Plan & Drainage Plan (PDF)
- Response Letter (PDF)
- Any other supporting documents (PDF)

Meeting Dates:

A representative for this case must be present at both meetings.

- Planning & Zoning Commission Meeting: **Tuesday, October 4, 2022, at 209 S. Washington Street - City Council Room - 6:00 pm**
- City Council Meeting: **Monday, October 24, 2022, at 209 S. Washington Street - City Council Room - 6:00 pm.**

The link to the agenda packet will be emailed to you the Friday before the meetings. The applicant or their representative must be physically present at each meeting.



Planning and Zoning Commission Report

Meeting Date: October 4, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan for two hotels and one restaurant**, situated on 4.18 acres out of D. Falcon Survey, Abstract No. 407, City of Kaufman, said property being located on the southwest side of Kings Fort Parkway at Meara Drive (Property ID 5404). The property is zoned PD-15-C Planned Development-15-Commercial. (Case No. SP-04-22)

BACKGROUND/SUMMARY:

The subject property includes 4.18 acres located on the southwest side of Kings Fort Parkway at Meara Drive; a drainage easement is located on the western boundary of the property. The property was zoned PD-15-C Planned Development-15-Commercial in June 2017. The zoning generally allows for commercial uses with some special regulations as noted in the PD. The property consists of a portion of an unplatted tract that was preliminary platted as Lot 5 in 2012.

A site plan and accompanying updated preliminary plat has been prepared to accommodate a three-lot development to include two hotels and a restaurant. Since full details (i.e. architectural elevations, precise building dimensions, number of rooms in the hotel and number of seats in the restaurant, exterior details, etc.) are not yet finalized, more detailed site plans will be required for each lot at the time of final platting.

While each of the hotels and the restaurant will be on separate lots, the development is proposed to have a shared driveway and parking arrangement, with three access points off Kings Fort Parkway. Lot 5A (the northern lot) will include a 4,738 sq. ft. restaurant, Lot 5B (the central lot) will include a 4-story 90,582 sq. ft. hotel, and Lot 5C (the southern lot) will include a 4-story 59,922 sq. ft. hotel. 163 parking spaces are provided, which is 21 parking spaces short of the requirement. The shared parking arrangement will help mitigate the shortfall, but additional off-site parking will be needed to accommodate peak demand, which the owner plans to provide.

The hotels will include covered drop-off areas at the main entrances and a fenced outdoor pool will be provided between the two hotels and will allow for usage by guests of both hotels. The restaurant and the hotel on Lot 5B will also include outdoor patio areas. Masonry trash enclosures will be provided near the rear of each building. A lighting plan has also been provided, which shows the site will not cause light trespass onto surrounding properties.

A pedestrian sidewalk already exists along Kings Fort Parkway and new sidewalk connections will provide pedestrian access to the development, with sidewalks located around each building and ample pedestrian connections through the parking lot. To accommodate the City's recently-approved master hike-and-bike trail system, a 10' trail will be provided along the western boundary of the development adjacent to the drainage channel.

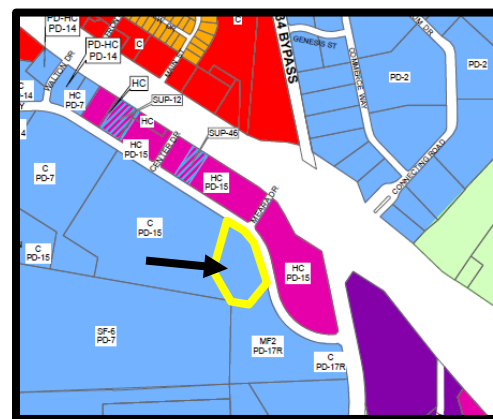
The landscape plan includes a mix of canopy and ornamental trees in the parking areas, abundant shrubs to screen the parking areas from Kings Fort Parkway, shrubs around ground equipment, and foundation plantings around the buildings and the pool area.

The building elevations are not finalized, but conceptual perspectives and elevations have been provided, which show a more traditional brick-stone-and-stucco design for one of the hotels and a more modern glazing system on the other hotel.

Two monument signs will be provided, one near the northernmost access point and one near the southernmost access point. The monument signs will adhere to City regulations and will allow for shared signage amongst the three businesses.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-15-HC	Lone Star Credit Union
South:	PD-17R-MF2	Vacant land
East:	PD-15-HC	Vacant land
West:	PD-15-C	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the land use of the subject property as Future Commercial Use. The property is zoned Planned Development 15 – Highway Commercial (PD-15-HC) for commercial development. The Planned Development 15 – Highway Commercial (PD-15-HC) zoning complies with the 2014 Future Land Plan.

Thoroughfare Plan:

All the rights of way required for E. Highway 175, Kings Fort Parkway, Center Drive, and Meara Drive have already been dedicated. Center Drive and Meara Drive are not designated thoroughfares. Kings Fort Parkway is designated as a Type C, Major Collector, which requires a minimum 80 foot wide right of way width and has already been dedicated.

RECOMMENDATION:

Staff recommends approval of the Site Plan for the hotels and restaurant at Kings Fort with the following condition:

1. The site plan review comments noted in a memo from Andrew Bogda dated September 28, 2022 are addressed before the site plan goes to City Council.

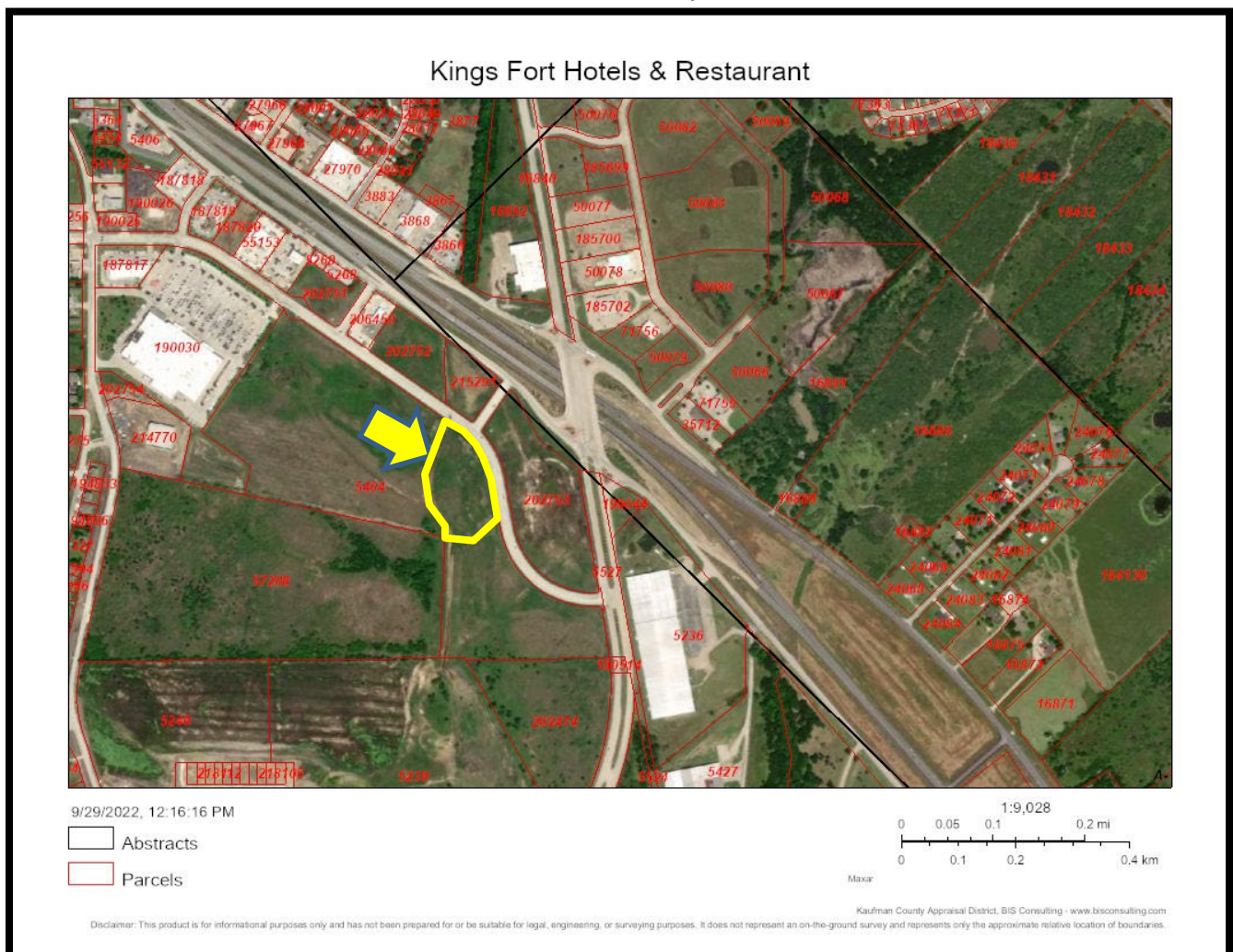
ATTACHMENTS:

1. Location Map
2. Site Plan
3. Phasing Plan

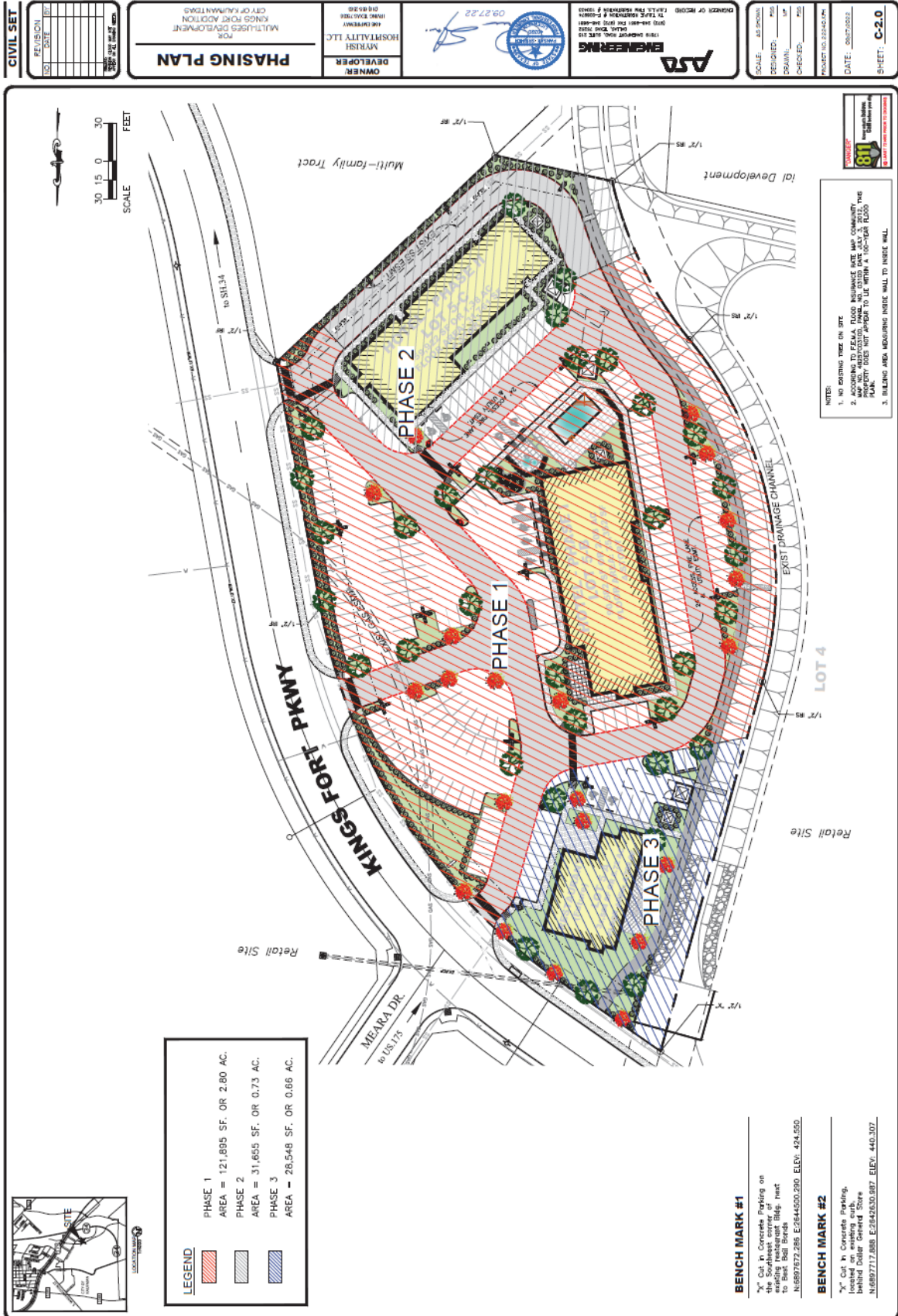
4. Perspectives and Elevations
5. Landscape Plan
6. Lighting Plan
7. Dumpster Details
8. Memo from Andrew Bogda dated September 28, 2022

Andrew Bogda, AICP, Director of Development Services
 972-932-2216 ext. 117 abogda@kaufmantx.org

Location Map



[illegible]



Perspectives and Elevations

CIVIL SET

NO.	DATE	BY

**PERSPECTIVE PLAN
OF HOTEL PHASE 1**

FOR
MULTI-USE DEVELOPMENT
KINGS FORT ADDITION
CITY OF KANSAS CITY

OWNER:
MYRAH
HOSPITALITY LLC

DEVELOPER:
MYRAH
HOSPITALITY LLC

DESIGNED BY:
ASD
ENGINEERING

DATE:
08/14/2022

**ASD
ENGINEERING**

1000 S. W. 10TH AVE. SUITE 100
MIAMI, FL 33135
(305) 444-1111 FAX (305) 444-1112
WWW.ASDENGINEERING.COM

DESIGNED BY: ASD
CHECKED BY: ASD
DATE: 08/14/2022

PROJECT NO: 22042-PM

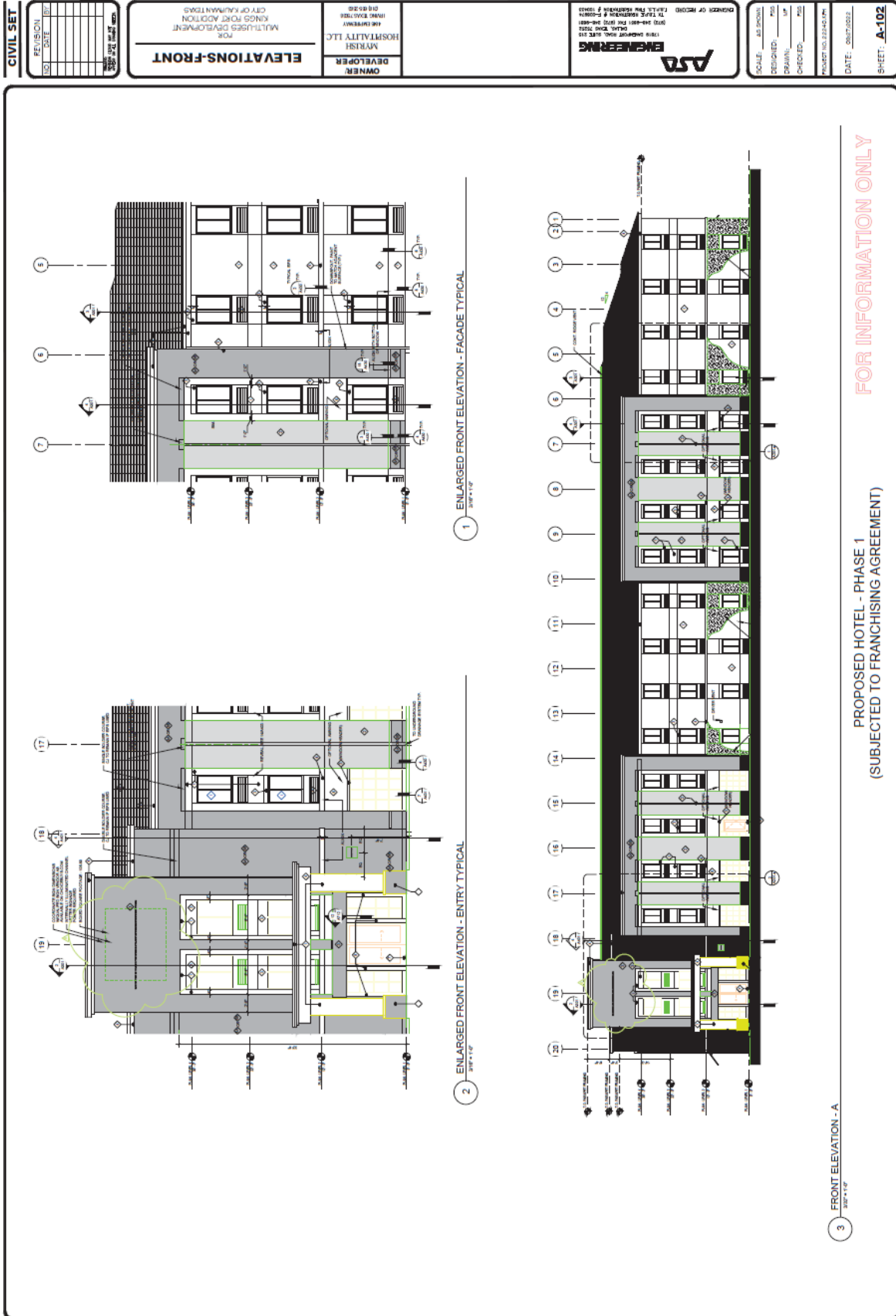
DATE: 08/14/2022

SHEET: **A-101**

FOR INFORMATION ONLY

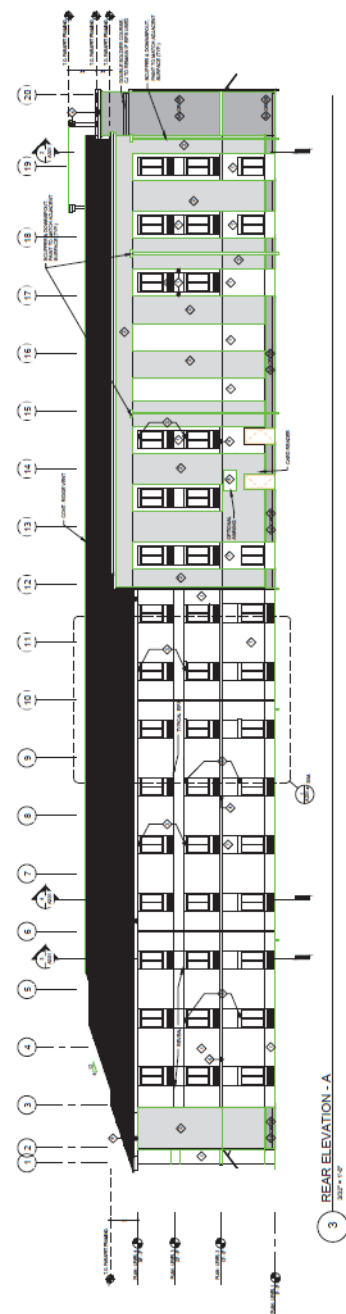
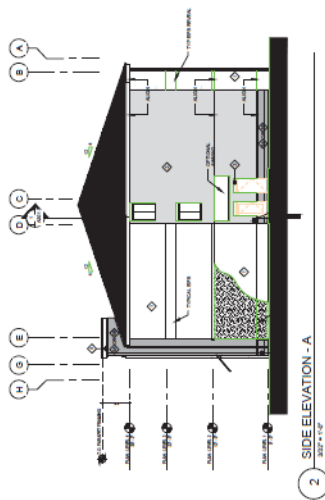
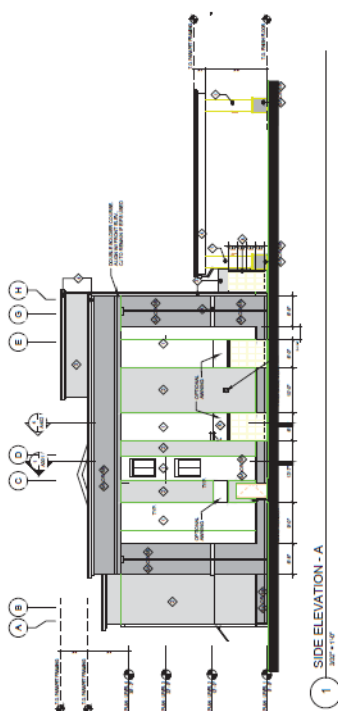
PROPOSED HOTEL - PHASE 1
(SUBJECT TO FRANCHISING AGREEMENT)

Perspectives and Elevations



Perspectives and Elevations

CIVIL SET	REVISION NO. DATE BY		OWNER DEVELOPER MARSH HOSPITALITY LLC 10000 W. 10th Ave. DENVER, CO 80202	DESIGNER ARCHITECT HKS 10000 W. 10th Ave. DENVER, CO 80202	DATE 08/17/2012	SHEET: A-103
	PROJECT NO. 12-0000					



PROPOSED HOTEL - PHASE 1
(SUBJECT TO FRANCHISING AGREEMENT)

Perspectives and Elevations

CIVIL SET

NO.	REVISION	DATE	BY

PERSPECTIVE PLAN
OF HOTEL PHASE 2

FOR
MULTI-USE DEVELOPMENT
KINGS FORT/ADDITION
CITY OF KANSAS CITY

OWNER:
MYRISH
HOSPITALITY LLC

DESIGNER:
KING ENGINEERING
INCORPORATED
KANSAS CITY, MO

ASD ENGINEERING

DESIGNED BY: ASD
DRAWN BY: ASD
CHECKED BY: ASD
PROJECT NO.: 2019-04-22

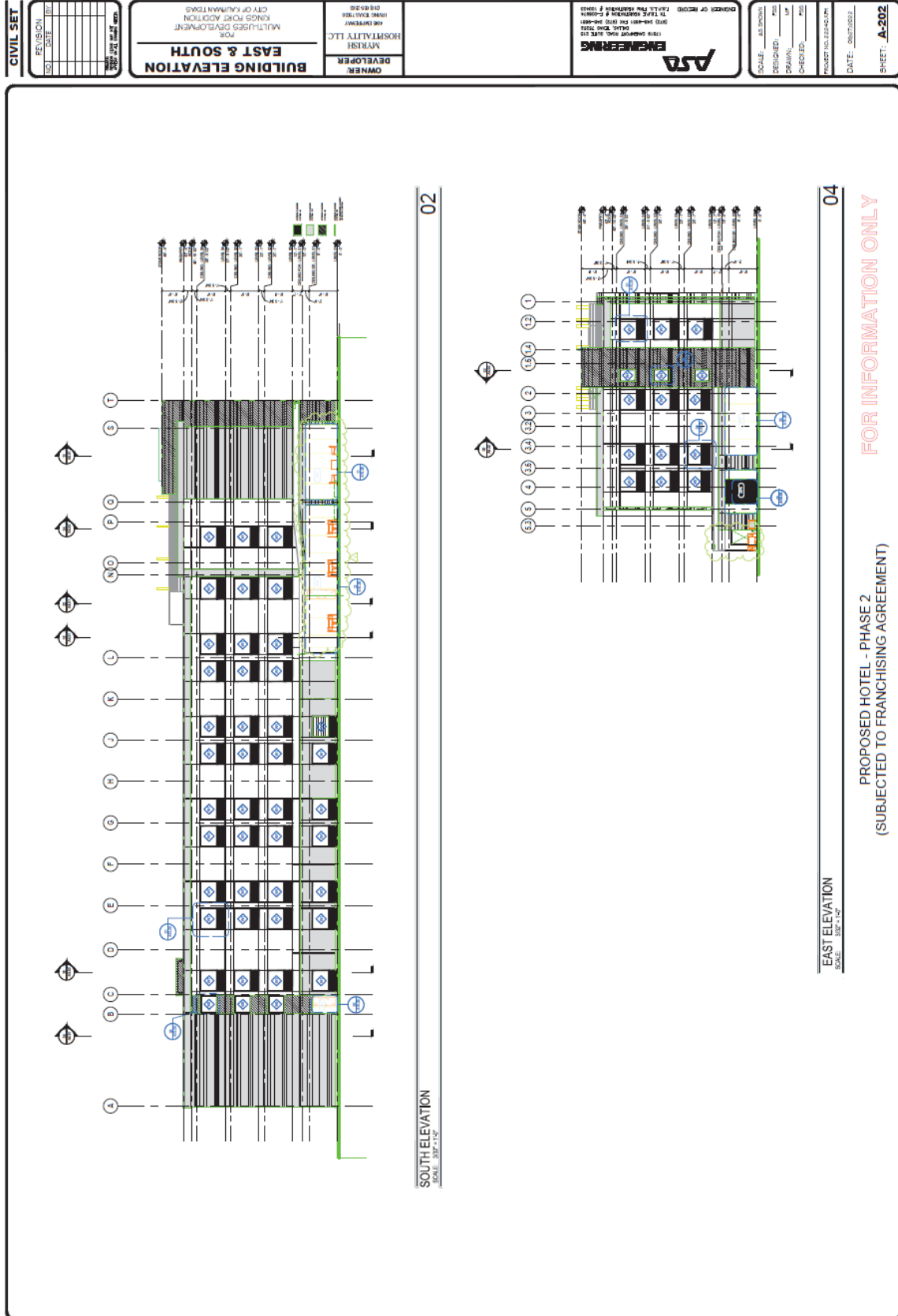
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SHEET: **A-201**

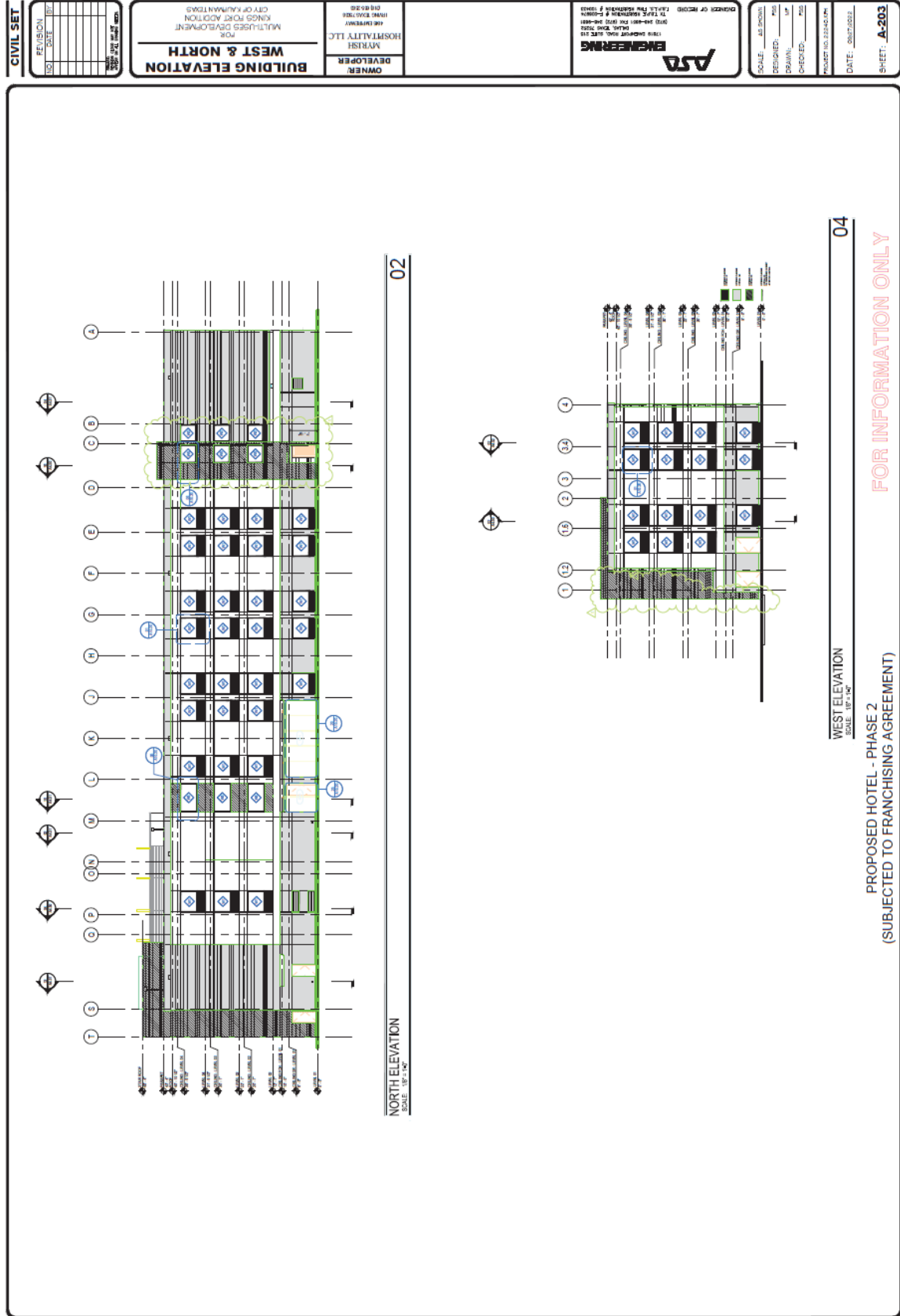
FOR INFORMATION ONLY

PROPOSED HOTEL - PHASE 2
(SUBJECT TO FRANCHISING AGREEMENT)

Perspectives and Elevations



Perspectives and Elevations

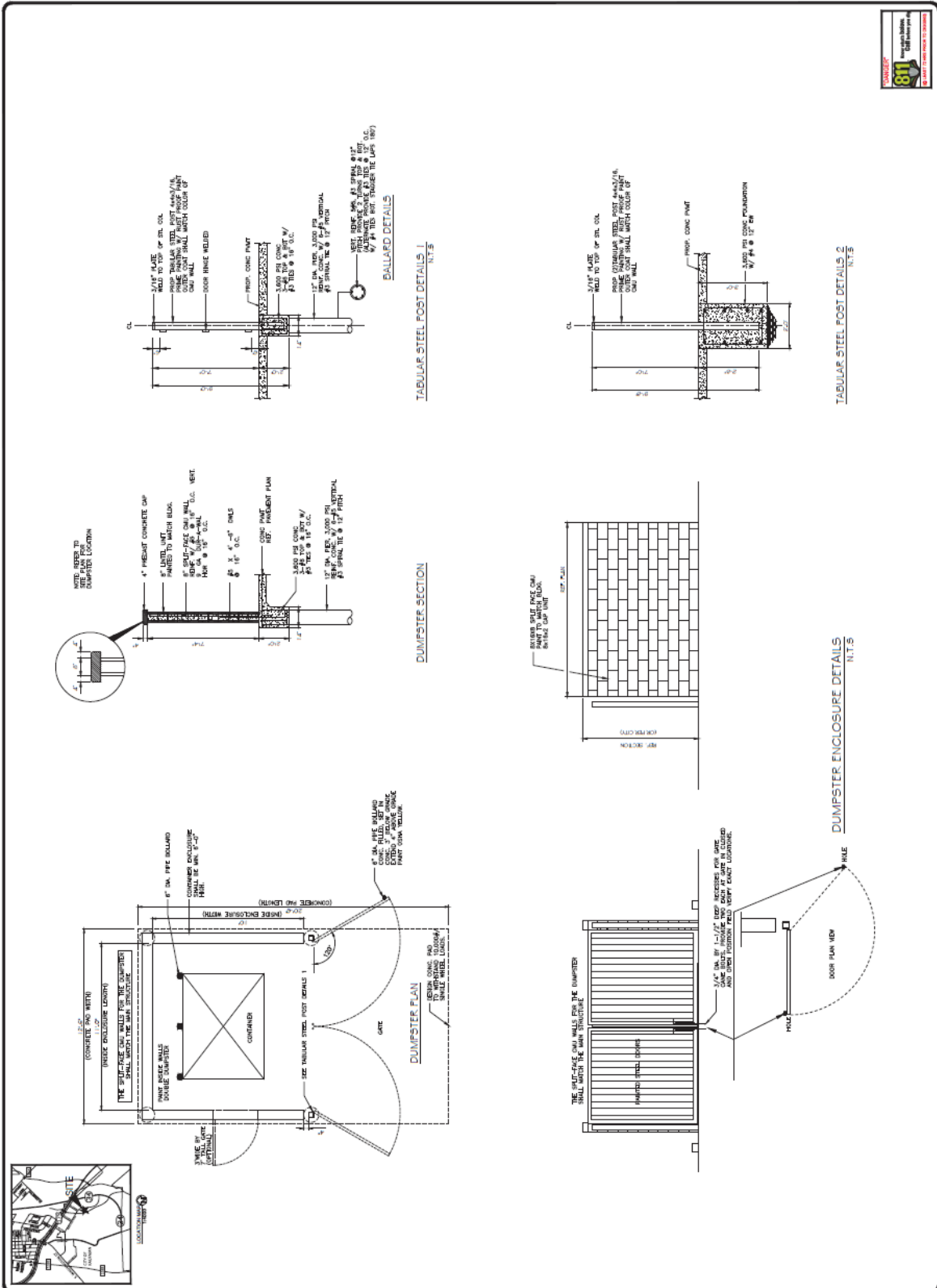


Page 48 of 78

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Dumpster Details

CIVIL SET	NO.	REVISION	DATE	BY				PROJECT NO. 22-04-074 DATE: 08/17/2022	SHEET: C-7.0
	1								
DUMPSTER DETAILS					FOR MULTISTEP DEVELOPMENT KING'S FORT ADDITION CITY OF FURNACE TMS				
OWNER DEVELOPER NATHAN'S HOSPITALITY LLC					09.27.22				





SP-04-22 – Site Plan – 2nd Review
Hotels & Restaurant at Kings Fort

September 28, 2022
Jim Meara, The Meara Company
Kelly Cannell, Schuler Development
Pann Sribhen and Net Yupadee, ASA Engineering

All,

Below are the 2nd Submittal review comments for the of the Site Plan for the Hotel & Restaurant Development on Lots 5A – 5C of Block A at Kings Fort Addition. **This Site Plan will be considered by the Planning & Zoning Commission on Tuesday, October 4, 2022 at 6:00pm** in the City Council Room of City Hall **and by the City Council on Monday, October 24, 2022** at the same time and place. **Please make plans to attend the meetings to respond to any questions or concerns that may come up.**

Staff offers the following review comments regarding the 2nd Submittal of the site plan. Unfortunately, it is too late to make revisions for the P&Z Commission agenda packet, so the staff recommendation will be conditioned on the following comments being addressed. Please make any revisions to your plans and **provide the requested information and revised plans no later than Friday, October 7 at 12 Noon**. This will allow staff time to review your revisions and prepare the City Council agenda packet. Any comments that are not adequately addressed may move forward as recommended conditions.

1. Provide full contact information for the owner, developer, engineer, and any other professionals involved in the preparation of plans (such as architect or landscape architect) directly on the site plan, elevations, and landscape plan. Full contact information should include business names, contact names, addresses, phone numbers, and email addresses.
2. Label the internal property line dimensions on the site plan.
3. Provide an additional sidewalk/crosswalk connection from the hike and bike trail to the hotel area.
4. Connect the hike-and-bike trail to the existing sidewalk along Kings Fort Parkway.
5. Increase the setback for the monument signs to 10' per the requirements for the Commercial zoning district.
6. Per a discussion with Jim Meara, many of the outstanding site details can be addressed at the time of preparation of a final site plan for each lot to be processed and considered concurrently at the time of final platting. As such, remove notes 1 and 3 and provide a new note to read: "Prior to the development of each lot, a final site plan will need to be submitted, to include final site, building, and landscape details, and to be considered by the Planning & Zoning Commission and City Council at the time of final platting."
7. Provide a note indicating that "Off-site overflow parking to accommodate parking shortfalls and peak periods will be provided by the developer."
8. Provide documentation that the gas pipeline operator has consented to the parking lot and landscaping over the easement as shown. If consent is not granted, this will significantly impact the development of Lots 5B and 5C.

9. Provide confirmation from City Engineer Philip Varughese or Public Works Director Tim Hopwood that the City will allow the existing sanitary sewer easement along the south side of the property to be developed over. If consent is not granted, this will significantly impact the development of Lot 5C.
10. Address any comments from City Engineer Philip Varughese.
11. The following items will need to be addressed at the time of the final site plan review for each lot (Additional comments may be generated at the time of final site plan review):
 - a. Label the hotel brands on the site plan for ease of reference.
 - b. Label the dimensions of the buildings and building appendages on the site plan.
 - c. Indicate the distances of the buildings (and other improvements such as patios and trash enclosures) to surrounding property lines.
 - d. Indicate the location of all building entrances and exits on the site plan. Also indicate what each entrance/exit is used for (i.e. public entrance, service/maintenance, emergency exit, etc.).
 - e. In the table, indicate the number of rooms in each hotel, as well as the maximum seating capacity of the restaurant and/or the size of the seating/waiting area, so that we can better determine the parking requirements.
 - f. Provide detail for the fencing and gates, showing the planned design and also indicating materials, height, picket spacing, etc. Ensure the fencing and gates are designed to meet building code requirements for commercial swimming pools.
 - g. Indicate the location of any building-mounted lighting. Maximum mounting height shall not exceed 35'.
 - h. Indicate the location of any rooftop mechanical equipment and ensure they are screened by building parapets.
 - i. Indicate the delivery/loading/service areas for each building and provide appropriate screening as necessary.
 - j. Provide foundation plantings around the restaurant.
 - k. Provide benches and trash receptacles near the main entrances to each building.
 - l. The building elevations and perspectives don't appear to match the site plan. Things appear to be transposed. The perspectives also don't match the elevations. Everything needs to match and we need to see the architectural details for what is actually going to be built.
 - m. Label the materials on the building elevations. There appear to be numeric notations, but there is no legend. Direct labeling is preferred.
 - n. In addition to the perspectives, show the building elevations in color, if possible.
 - o. Stronger use of brick and stone materials is encouraged throughout the development, with some areas of stucco, as shown in the perspective for the Comfort Inn & Suites.
 - p. Indicate the location and sizes of the grease trap for the restaurant(s) and provide a note stating "All local grease trap requirements will be adhered to."

Please provide a written memo with the comments and how each comment has been addressed and provide the revised plans no later than Friday, October 7 at 12 Noon. Any comments that are not adequately addressed may move forward as recommended conditions. Provide a digital PDF of the revised plans and comment response letter via email to abogda@kaufmantx.org. Contact Andrew

Bogda by email or by phone at 972-932-2216 x 117 with any questions regarding these review comments

Sincerely,
Andrew Bogda, AICP
Planning Manager

Files Needed by October 7 at 12 Noon:

- Property Description/Survey (PDF)
- Site Plan (PDF)
- Elevations and Perspectives (PDF)
- Landscape Plan (PDF)
- Response Letter (PDF)

Meeting Dates:

A representative for this case must be present at both meetings.

- Planning & Zoning Commission Meeting: **Tuesday, October 4, 2022, at 209 S. Washington Street - City Council Room - 6:00 pm**
- City Council Meeting: **Monday, October 24, 2022, at 209 S. Washington Street - City Council Room - 6:00 pm.**

The link to the agenda packet will be emailed to you the Friday before each meeting. The applicant or their representative must be physically present at each meeting.



Planning and Zoning Commission Report

Meeting Date: October 4, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of J.R. Phillips Elementary School**, situated on 85.213 acres out of the W.M. Peters Survey, Abstract No. 407, City of Kaufman, said property being located on the north side of SH 243 and the west side of FM 2727 (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District. (Case No. SP-01-22)

BACKGROUND/SUMMARY:

The subject property includes 85.213 acres located on the north side of SH 243 and the west side of FM 2727. In May 2021, the property was annexed and zoned to accommodate future development of a school campus. Since that time, City staff have been working diligently with the applicant on plans to extend and improve off-site infrastructure to serve the property, as well as a nearby proposed residential development. A site plan has been prepared for Phillips Elementary School, which is to be the initial development on the site. Future plans could include a middle school and other buildings.

The elementary school will be situated on the southwestern portion of the property. Along the western and northern boundaries of the property, new collector roads will be built, tentatively labeled as Street A (western boundary) and Street B (northern boundary). Each street will have a right-of-way width of 60' and a paved width of 37'. Street A will also serve the future City parkland to the west and will extend across SH 243 to serve a proposed residential development to the south. Off-site intersection improvements (turn lanes) are also planned at the intersections of SH 243 & Street A, SH 243 & FM 2727, and FM 2727 & Street B. Future signal improvements are likely at the intersections of SH 243 & Street A and SH 243 & FM 2727.

The school will be served by an internal driveway system with three points of access off Street A. Future drive extensions to the east will be made as additional buildings are developed on the property. Parking areas will be located on the north and south sides of the building, with the parent drop-off area located on the south side. Per the City requirements for a school building with up to 800 students, 54 parking spaces would be required. 195 parking spaces will be provided, far exceeding the requirements. However, it should be noted that the parking will also allow for some overflow parking for the future City park to the west. In addition, unlike the existing elementary campuses where on-street parking is readily available and where it is easier to walk to school, this campus' location will require the vast majority of parents, teachers, and visitors to drive and for adequate off-street parking to be provided, necessitating the additional parking.

A pedestrian sidewalk will be constructed along the east side of Street A, with three internal sidewalk connections to the building and parking areas, and sidewalks around the building to allow for easier pedestrian access from one side of the building to the other.

The building will have a footprint size of 58,140 sq. ft. and will be two stories, with a total floor area of 89,550 sq. ft. The overall height of the building will be 39'. Floor plans have been provided, showing the gymnasium, cafeteria, and art, music, and science rooms on the north side of the building, with the media center in the middle, and the offices and classrooms on the south side of the building; first and second grade classrooms will be on the ground floor and the third, fourth, and fifth grade classrooms will be on the second floor. A fenced, outdoor play area will be located on the east-central side of the school, flanked by both building wings. The service area will be located on the northeast corner of the building; the trash enclosure, grease trap, and transformers will all be located in this area.

The building elevations show a gray and blue color scheme and include a mix of brick, concrete masonry units, and a metal panel system. Long vertically-oriented windows will be provided around the building and the main entrance to the building will be accentuated by a tower element with abundant windows. The trash enclosure will be screened by a concrete masonry wall to match the building.

The landscape plan shows canopy trees to be provided along Street A, in the parking lot islands, and around the west side of the building. Additional trees will provide shade in the play area and accentuate the southwest side of the southernmost parking lot. In lieu of a screening wall, dense evergreen shrubs will be provided to screen the adjacent residential homes from the school. In addition, dense shrubs will also screen the parking areas from Street A and Drive C. Foundation plantings will accentuate the south side of the building, while ornamental trees will accentuate and provide additional shade along the west and north sides of the building. Various shrubs and groundcover will accentuate the play area, while shrubs will provide screening around ground mechanical equipment and accentuate the monument sign. A detention pond will be located on the southwest side of the building.

In addition to building signage, a monument sign will be provided at the intersection of Street A and Drive C. The monument sign will be setback 24' from Street A and will be 7'-8" in overall height and 15'-4" in overall width. It will include the name of the school, the KISD logo, and a 25 sq. ft. video display screen.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	ETJ	Vacant land
South:	ETJ	Single-family residential homes, vacant land
East:	ETJ	Single-family residential homes, convenience store/gas station
West:	A/O	Vacant parkland



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Low-Density Single-Family Residential. School campuses are generally allowed in any zoning district and elementary schools are generally most appropriate in residential areas. The proposed elementary school in an area designated for low-density single-family residential is therefore consistent with the 2014 Future Land Use Plan.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 243 as a “Type A” Major Arterial” requiring a right-of-way width of 120 feet. FM 2727 is designated as a “Type B” Minor Arterial requiring a right-of-way width of 100 feet. Street A is designated as a “Type D”, Minor Collector, requiring a right-of-way width of 60 feet. An additional “Type D” Minor Collector (right-of-way width of 60 feet) between Street A and FM 2727 is shown on the Thoroughfare Plan and Street B provides for this connection.

RECOMMENDATION:

Staff recommends approval of the Site Plan for Phillips Elementary School.

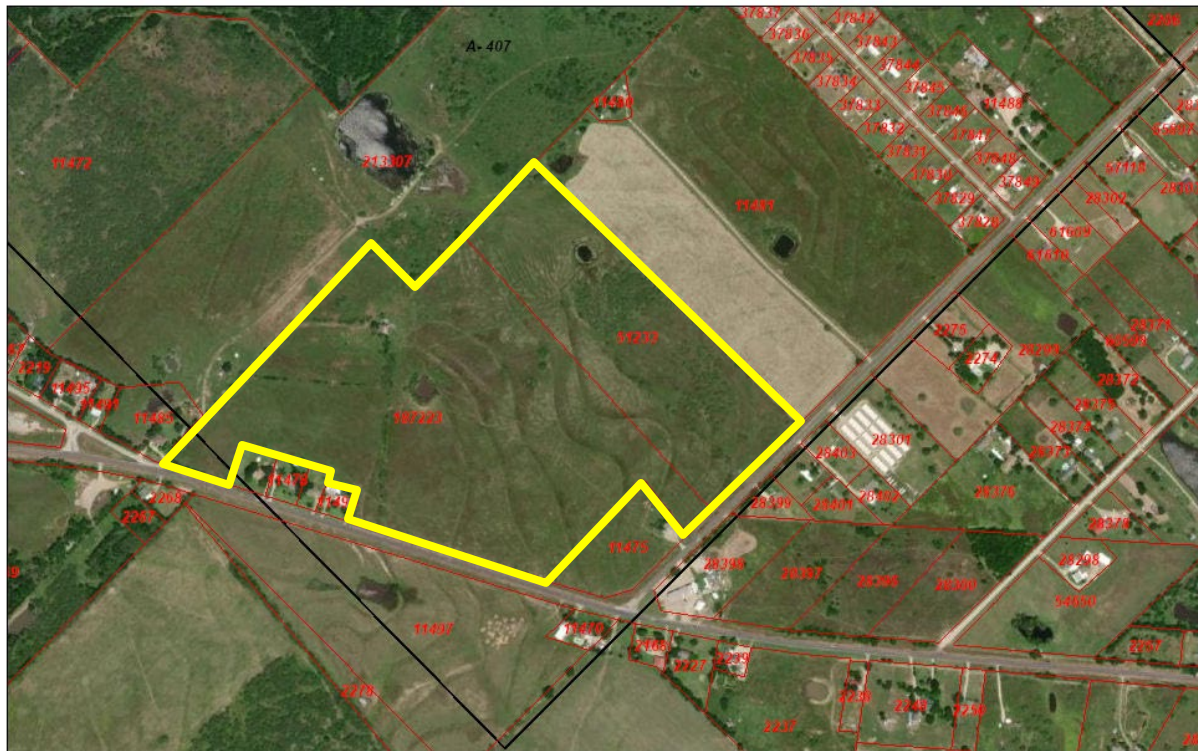
ATTACHMENTS:

1. Location Map
2. Survey
3. Overall Project Plan
4. Site Plan
5. Site Plan Details
6. Floor Plans
7. Mechanical Plan
8. Plumbing Plan
9. Exterior Elevations
10. Landscape Plan

Andrew Bogda, AICP, Director of Development Services
972-932-2216 ext. 117 abogda@kaufmantx.org

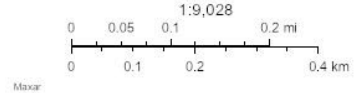
Location Map

Phillips Elementary School



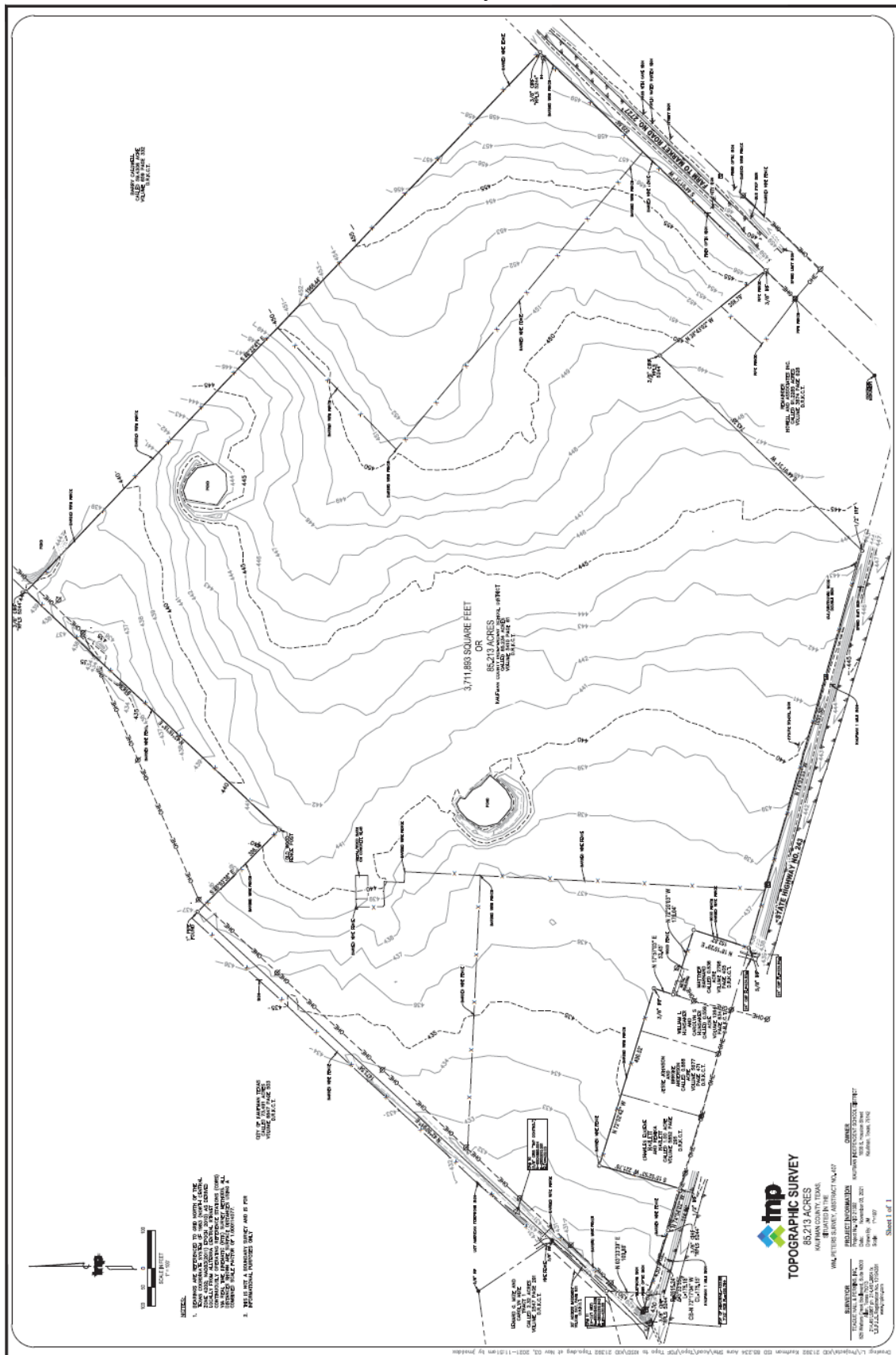
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- Abstracts
- Parcels

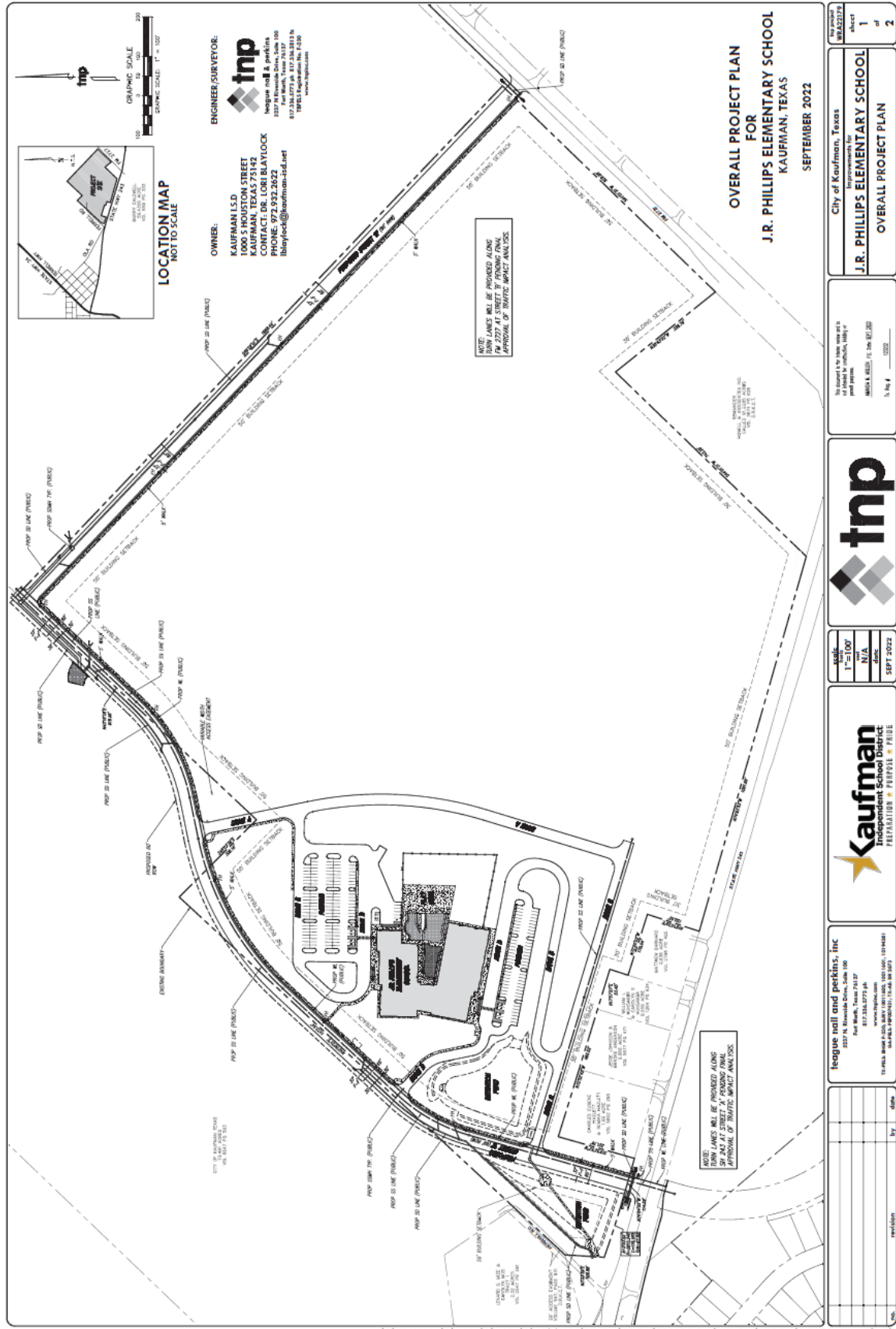


Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com
 Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate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

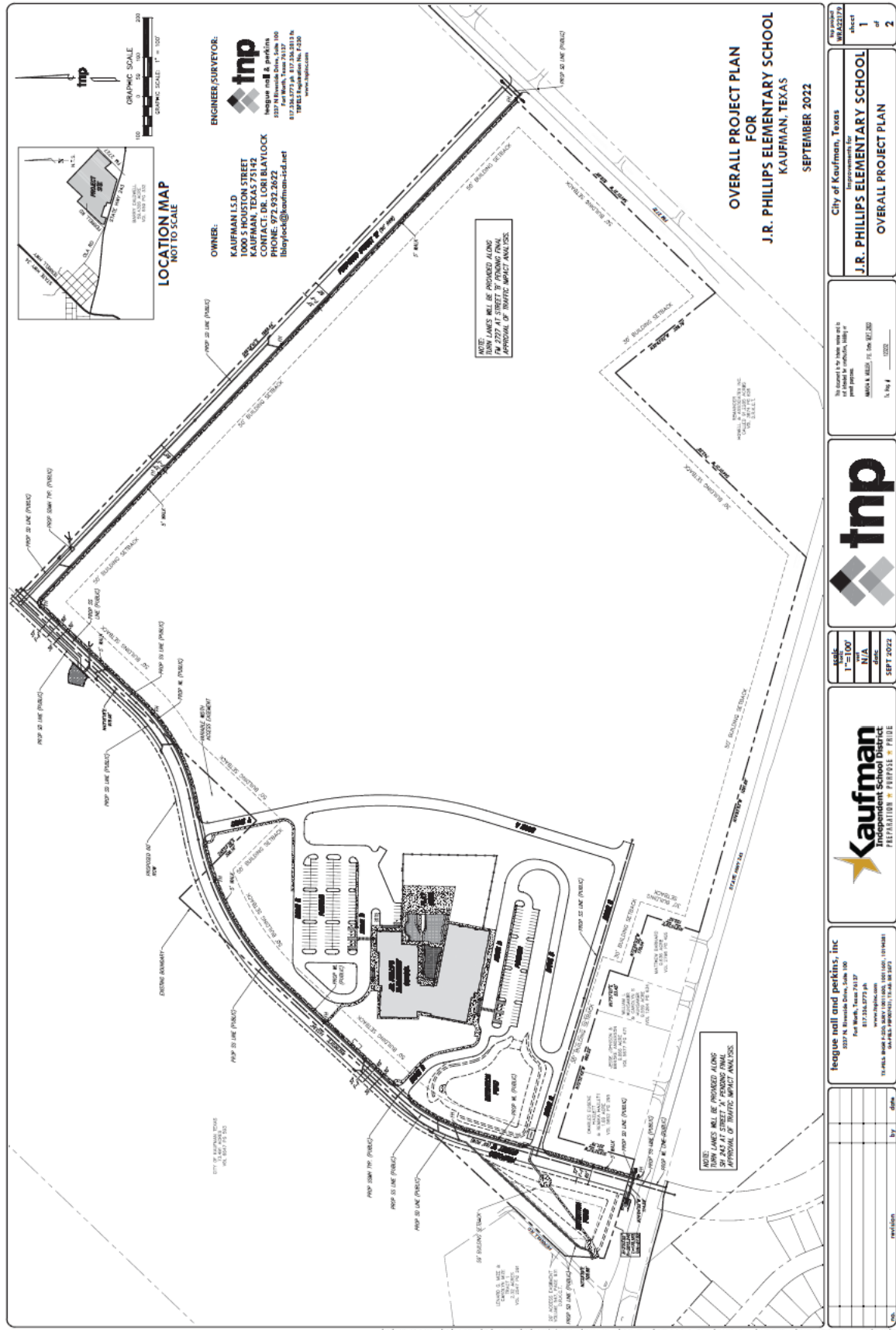
Survey



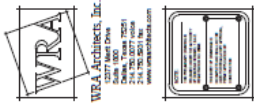
Overall Project Plan



Site Plan



Site Plan Details

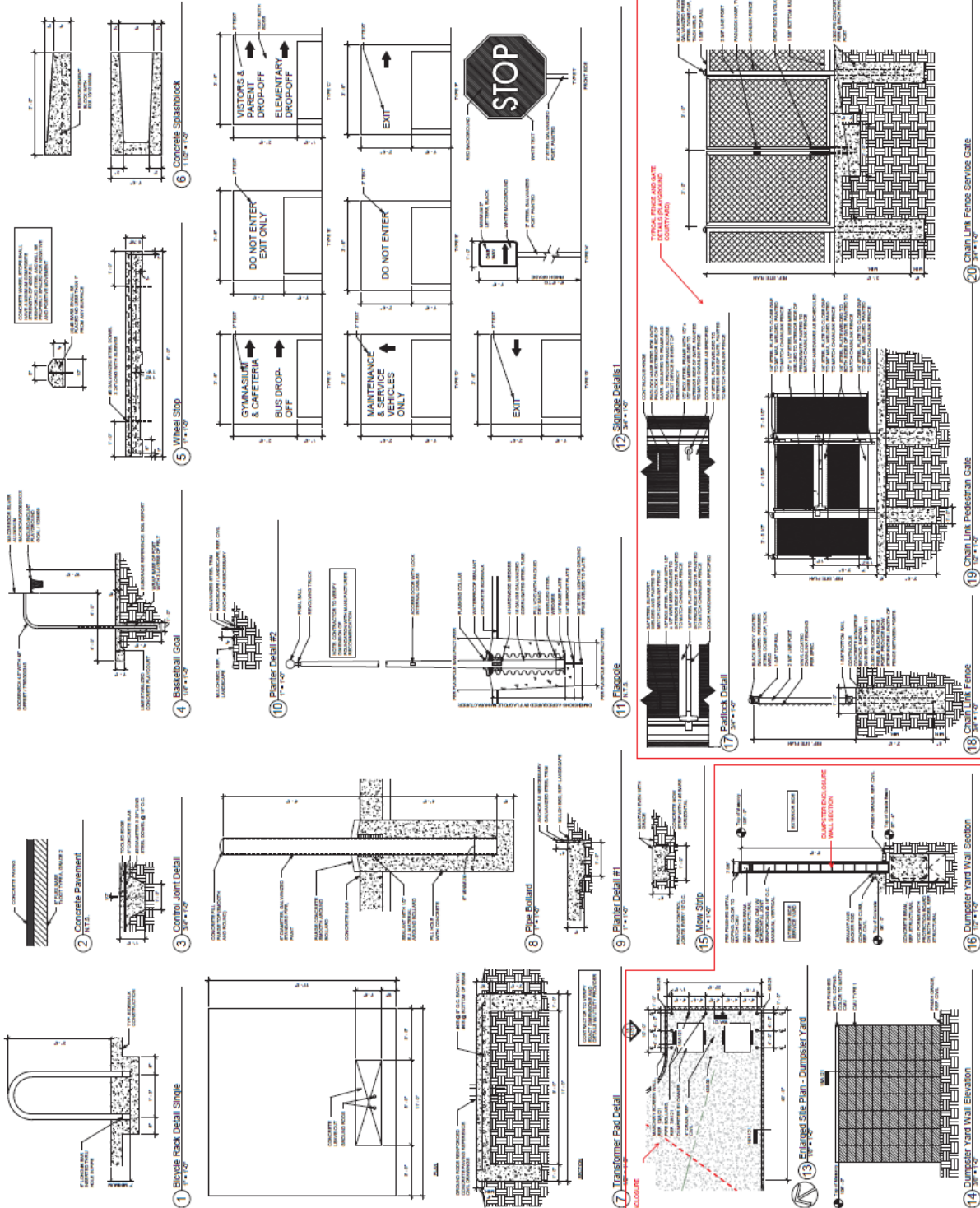


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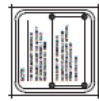
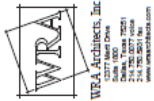
J.R. PHILLIPS ELEMENTARY SCHOOL

TBD

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No.		
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CATV	MARKETS	
<u>Site Plan Details</u>		
A121		



Site Plan Details

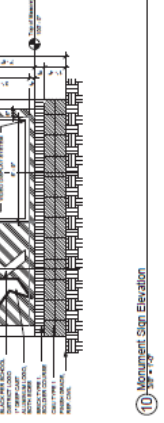
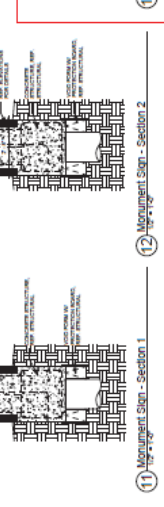
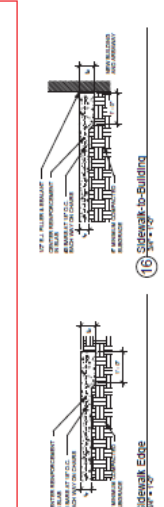
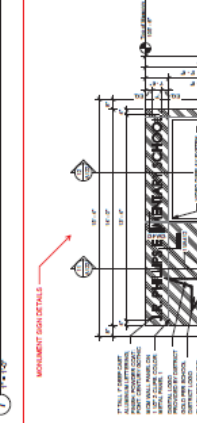
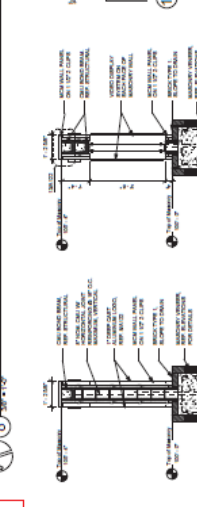
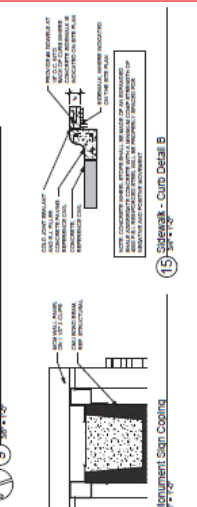
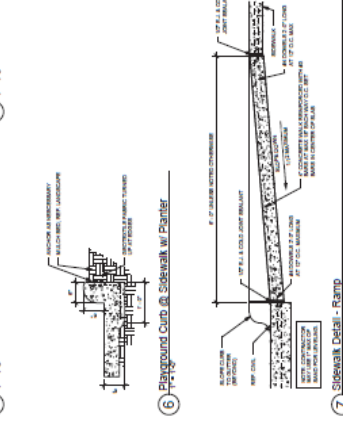
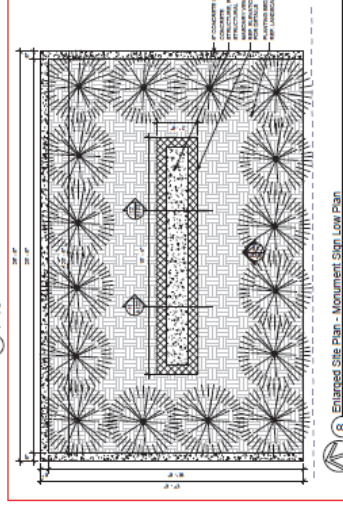
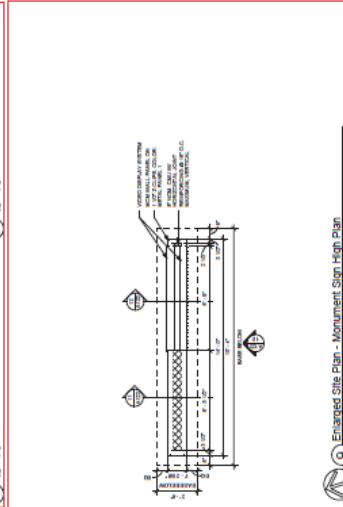
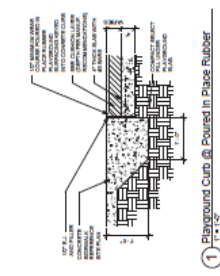
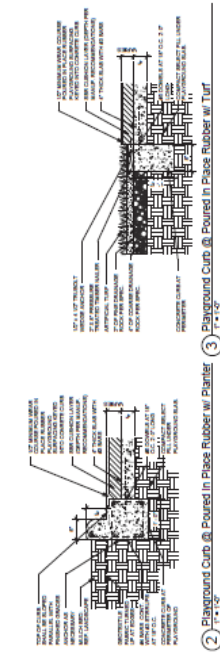
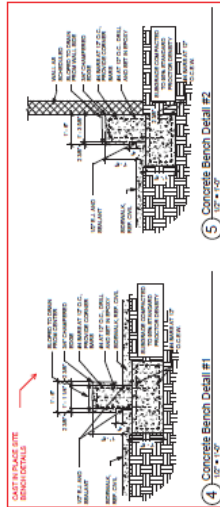


J.R. PHILLIPS ELEMENTARY SCHOOL

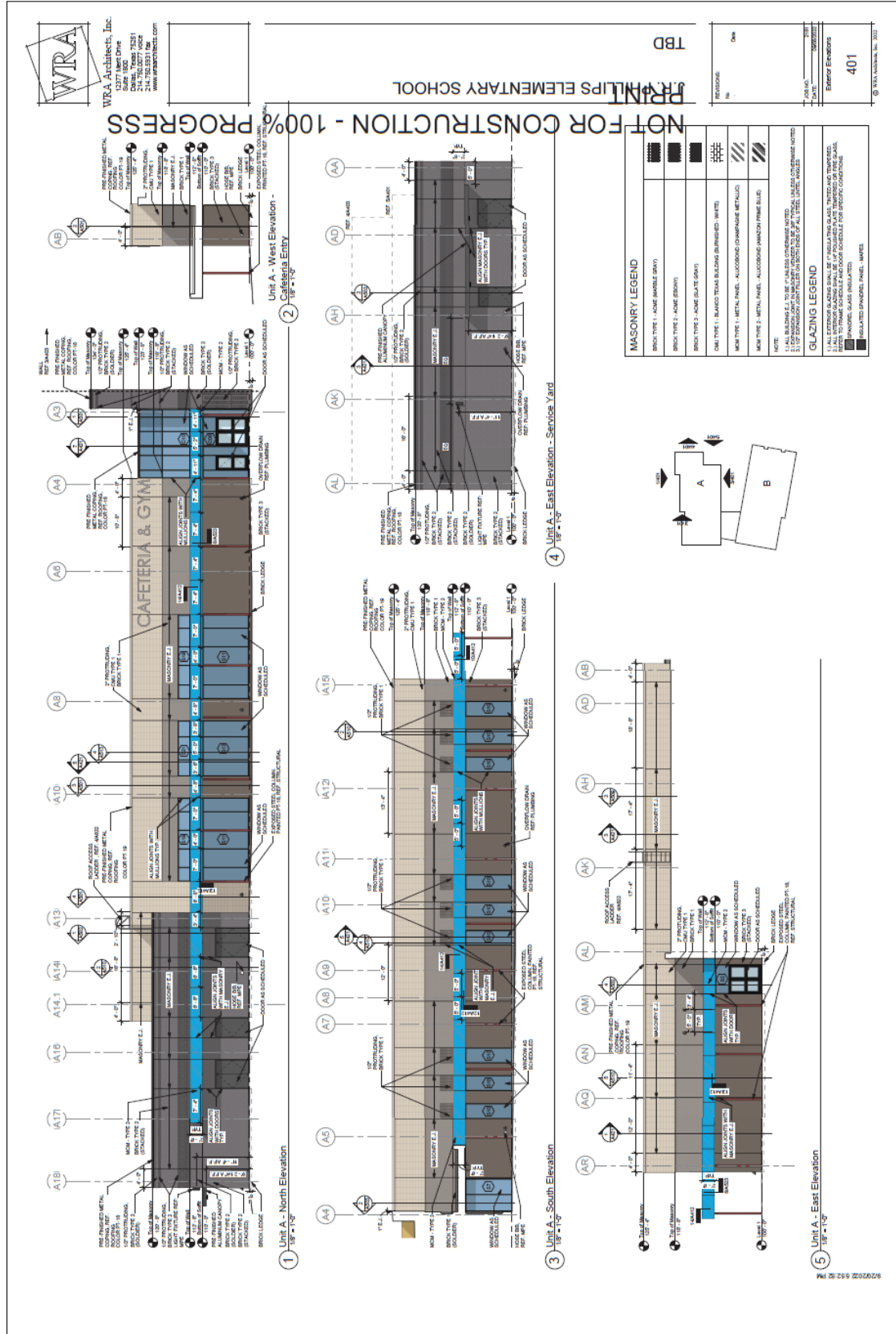
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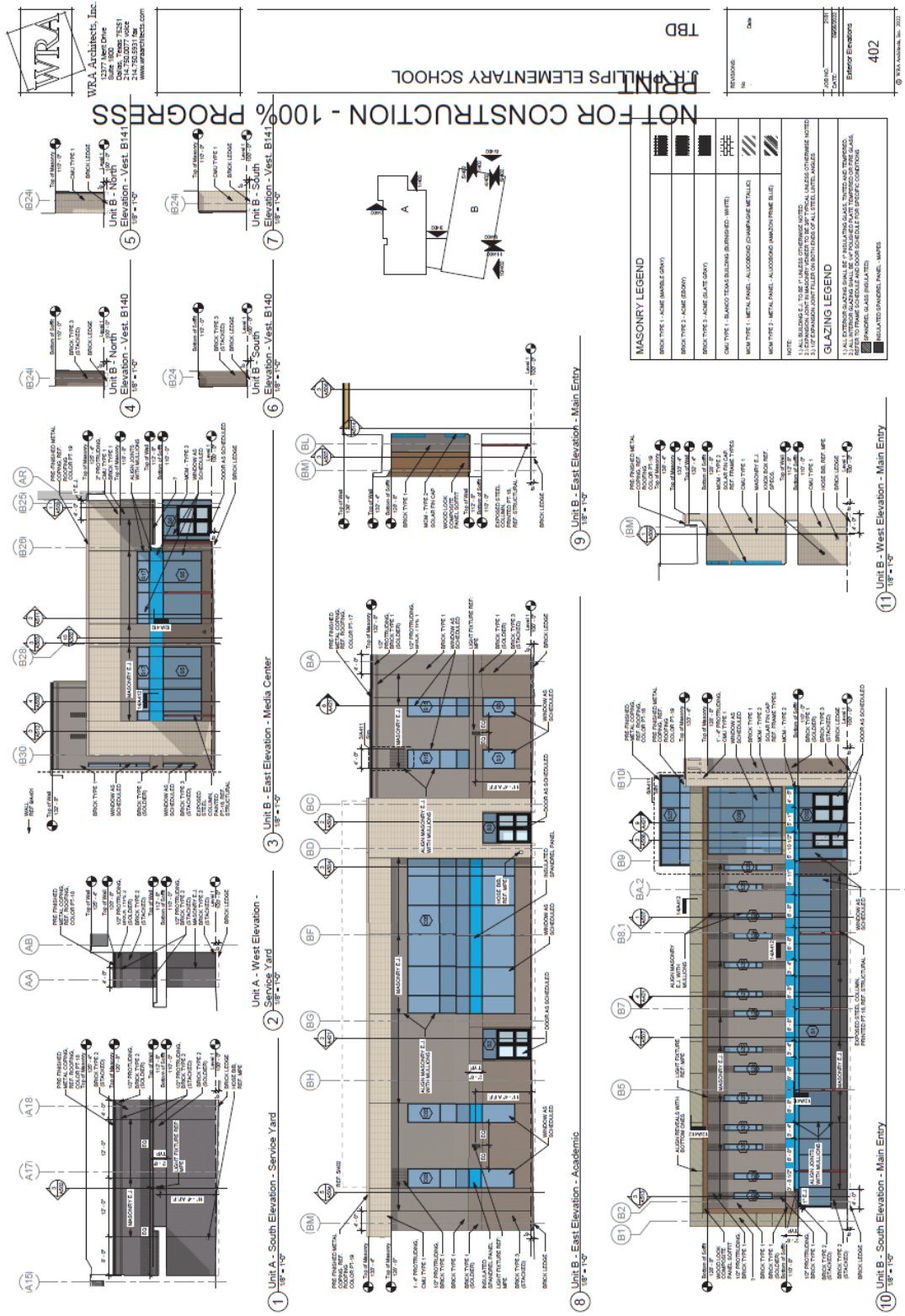
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BY	JR
CHECKED BY	JR
SCALE	AS SHOWN
SHEET NO.	A122
TOTAL SHEETS	25



Exterior Elevations



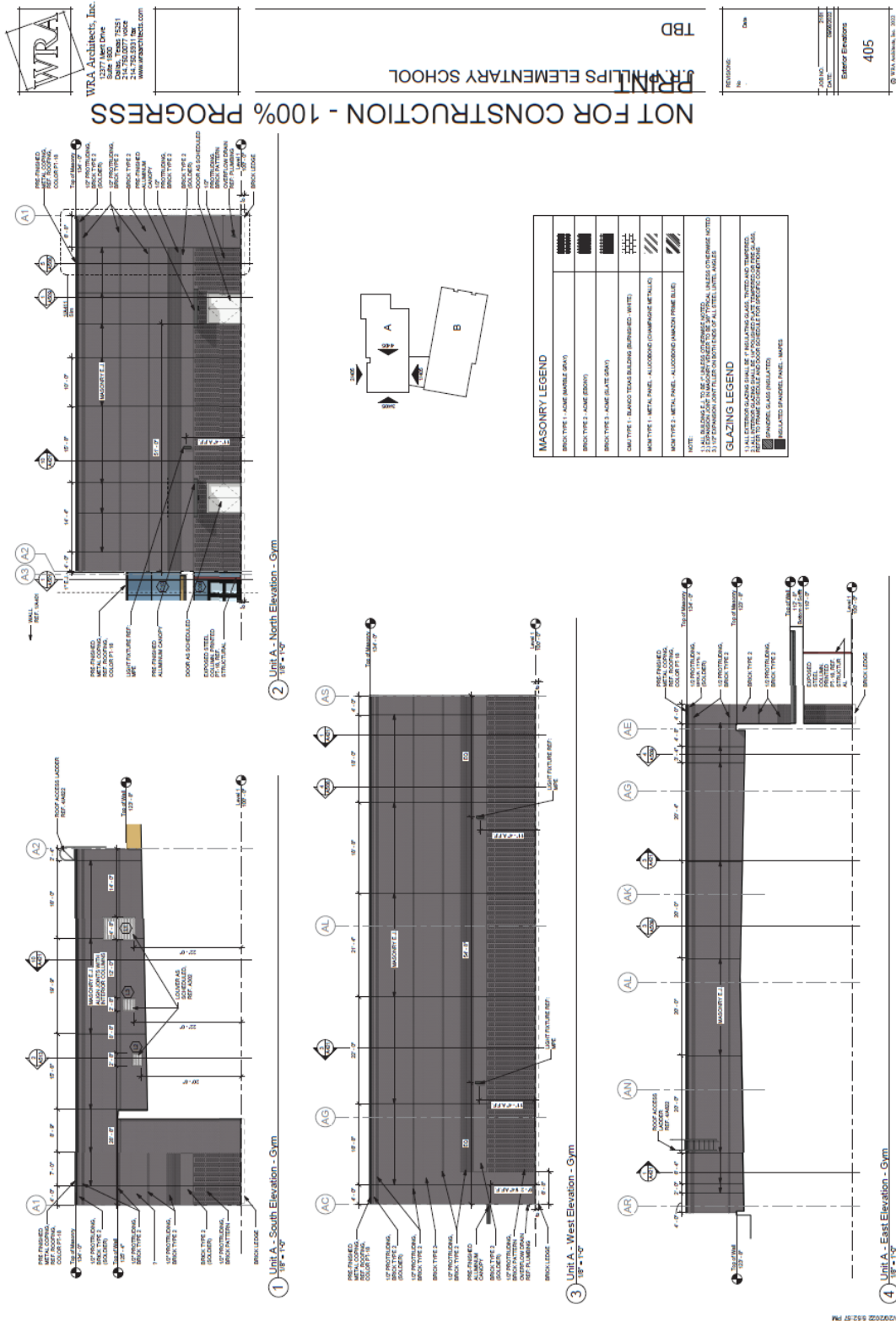
Exterior Elevations



Exterior Elevations



Exterior Elevations

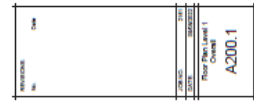
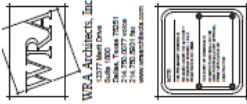


Floor Plans

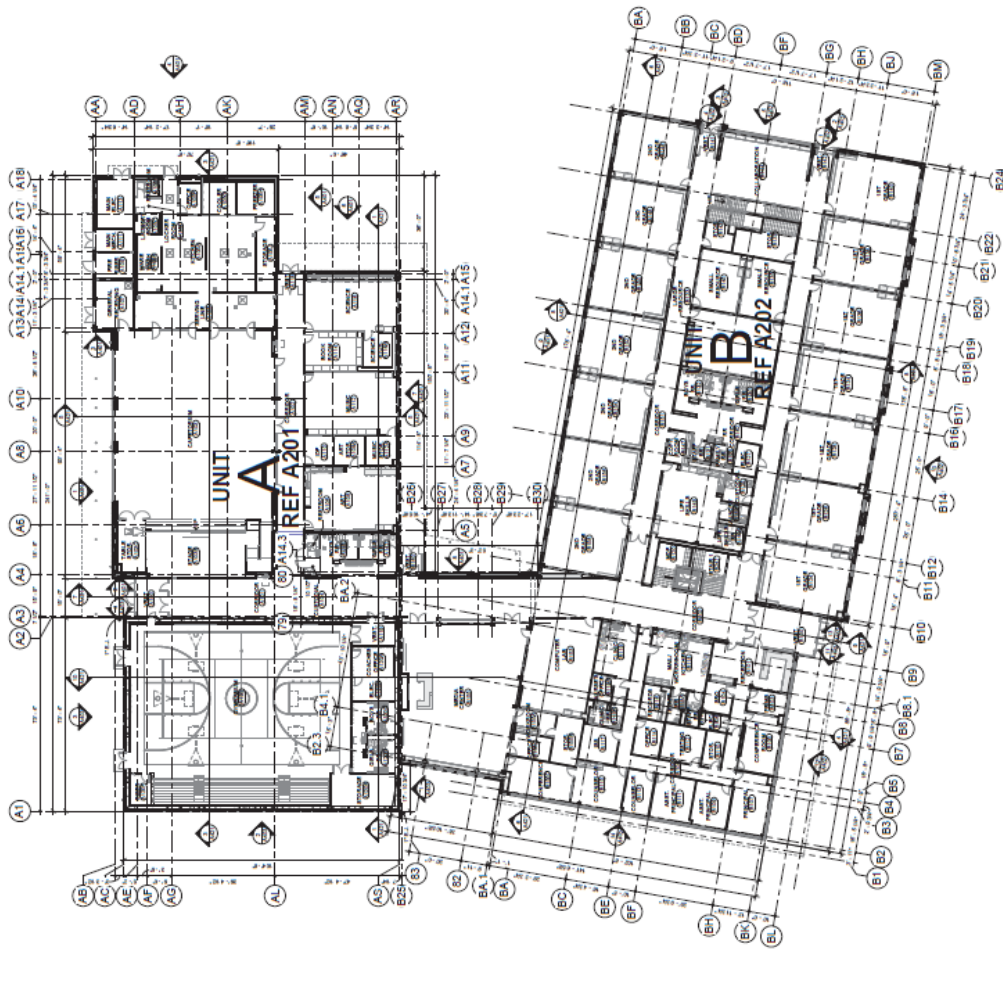
NOT FOR CONSTRUCTION - 100% PROGRESS PRINT

TBD

J.R. PHILLIPS ELEMENTARY SCHOOL

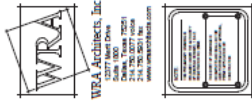


FLOOR PLAN SYMBOLS LEGEND	
	Room Number
	Door
	Window
	Cabinetry
	Staircase
	Elevator
	Mechanical Room
	Electrical Room
	Plumbing Room
	HVAC Room
	Storage Room
	Bathroom
	Kitchen
	Living Room
	Bedroom
	Hallway
	Entry
	Closet
	Porch
	Balcony
	Terrace
	Garden
	Pool
	Spa
	Gym
	Office
	Conference Room
	Break Room
	Storage Room
	Mechanical Room
	Electrical Room
	Plumbing Room
	HVAC Room
	Storage Room
	Bathroom
	Kitchen
	Living Room
	Bedroom
	Hallway
	Entry
	Closet
	Porch
	Balcony
	Terrace
	Garden
	Pool
	Spa
	Gym
	Office
	Conference Room
	Break Room
	Storage Room
	Mechanical Room
	Electrical Room
	Plumbing Room
	HVAC Room
	Storage Room
	Bathroom
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	Garden
	Pool
	Spa
	Gym
	Office
	Conference Room
	Break Room
	Storage Room
	Mechanical Room
	Electrical Room
	Plumbing Room
	HVAC Room
	Storage Room
	Bathroom
	K

[illegible]

1 Overall Floor Plan - Level 1
1/16" = 1'-0"

Floor Plans



NOT FOR CONSTRUCTION - 100% PROGRESS PRINT

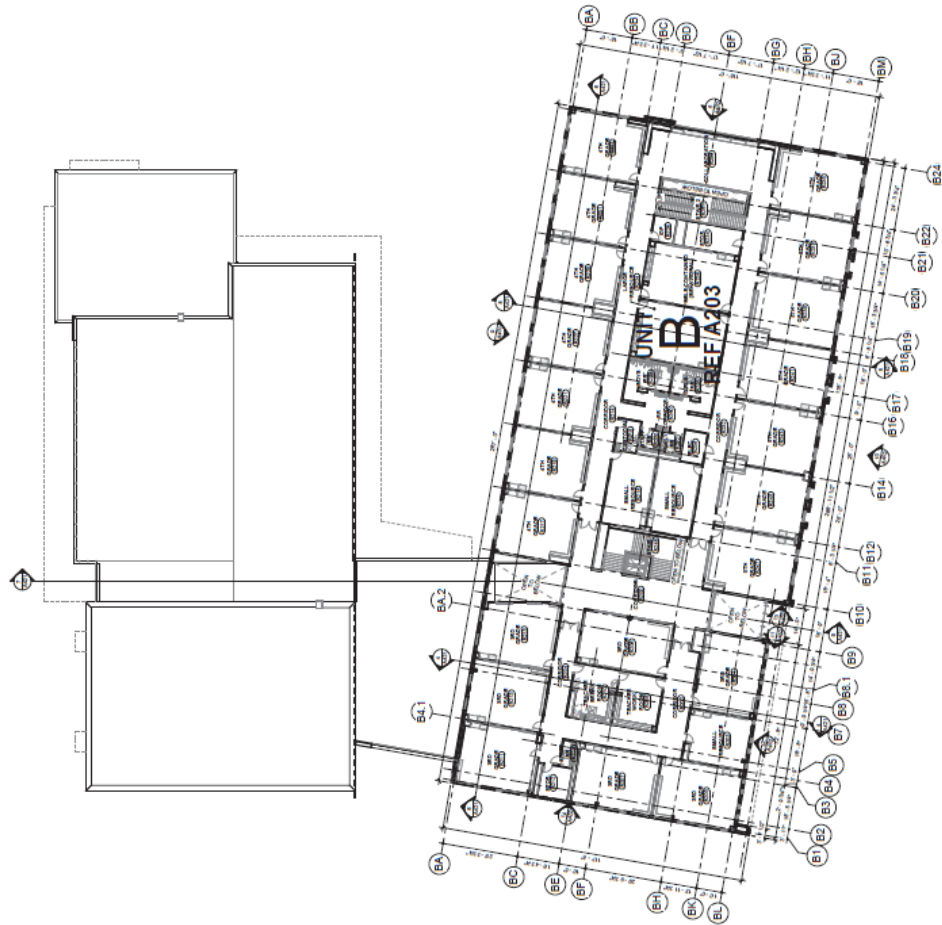
J.R. PHILLIPS ELEMENTARY SCHOOL

TBD

REVISIONS	DATE
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FLOOR PLAN SYMBOLS LEGEND	
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1 Overall Floor Plan - Level 2
1/8" = 1'-0"

Mechanical Plan

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J.R. PHILLIPS ELEMENTARY SCHOOL

TBD

REVIEW ONLY

DO NOT SCALE

WRA

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www.wraarchitects.com

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JAMES TATE III

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EMA

Engineering, Mechanical, Architectural

1000 E. 10th Street

Des Moines, IA 50319

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MECHANICAL PLAN

MH601

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- MECHANICAL GENERAL NOTES

SEE SHEET MECH-100 FOR ALL GENERAL NOTES

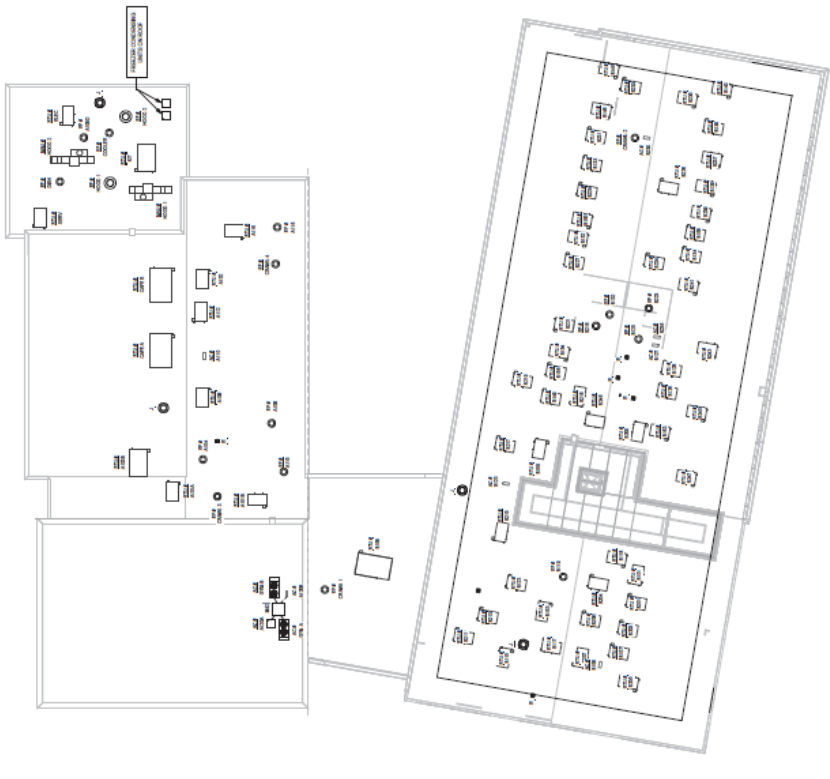
ALL NOTES ARE APPLICABLE
- MECHANICAL PLAN NOTES

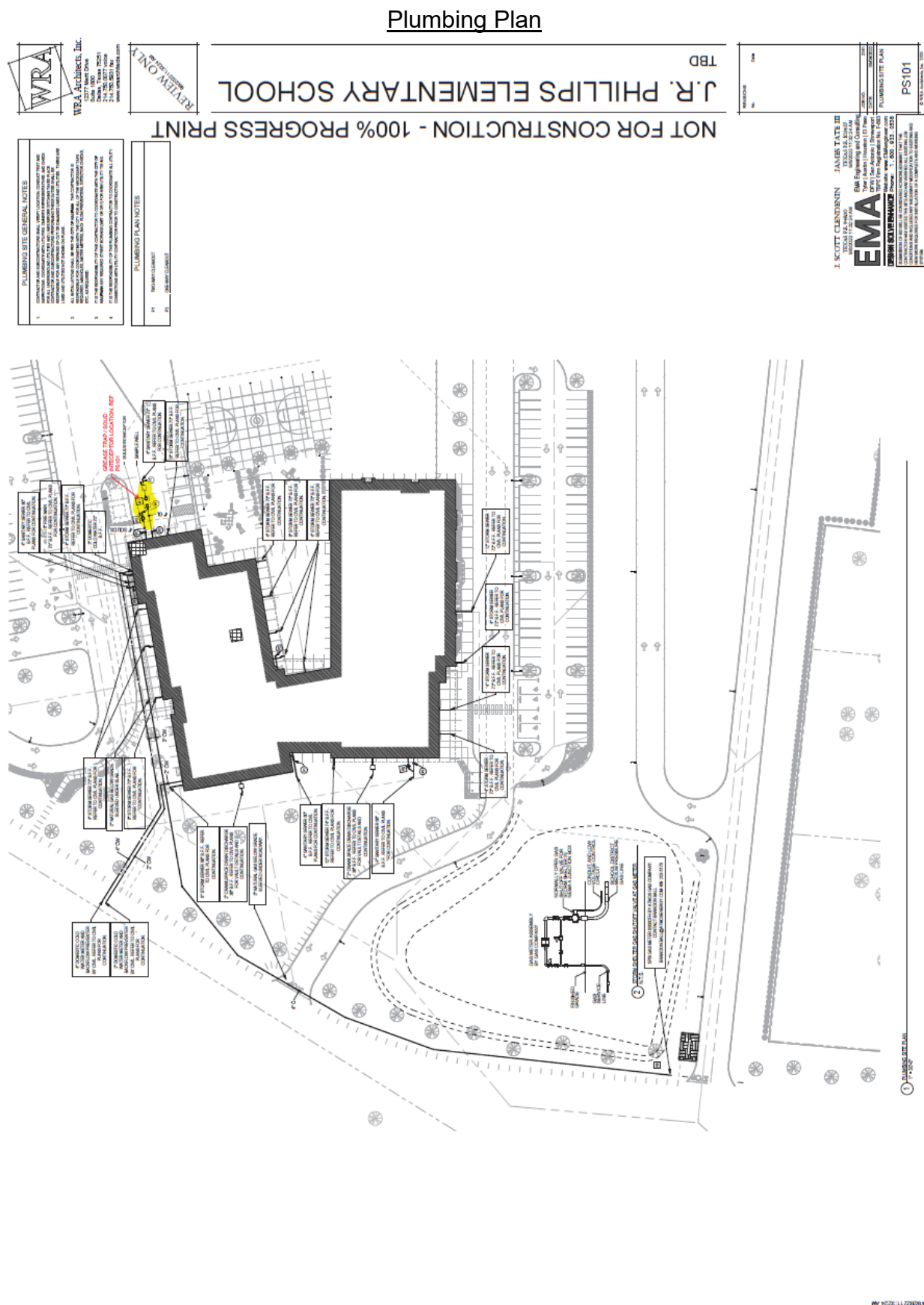
M-100 REPRESENTS LINE SET DOWN THROUGH RFL

FOR PENETRATION WITH STRUCTURE BELOW. COORDINATE

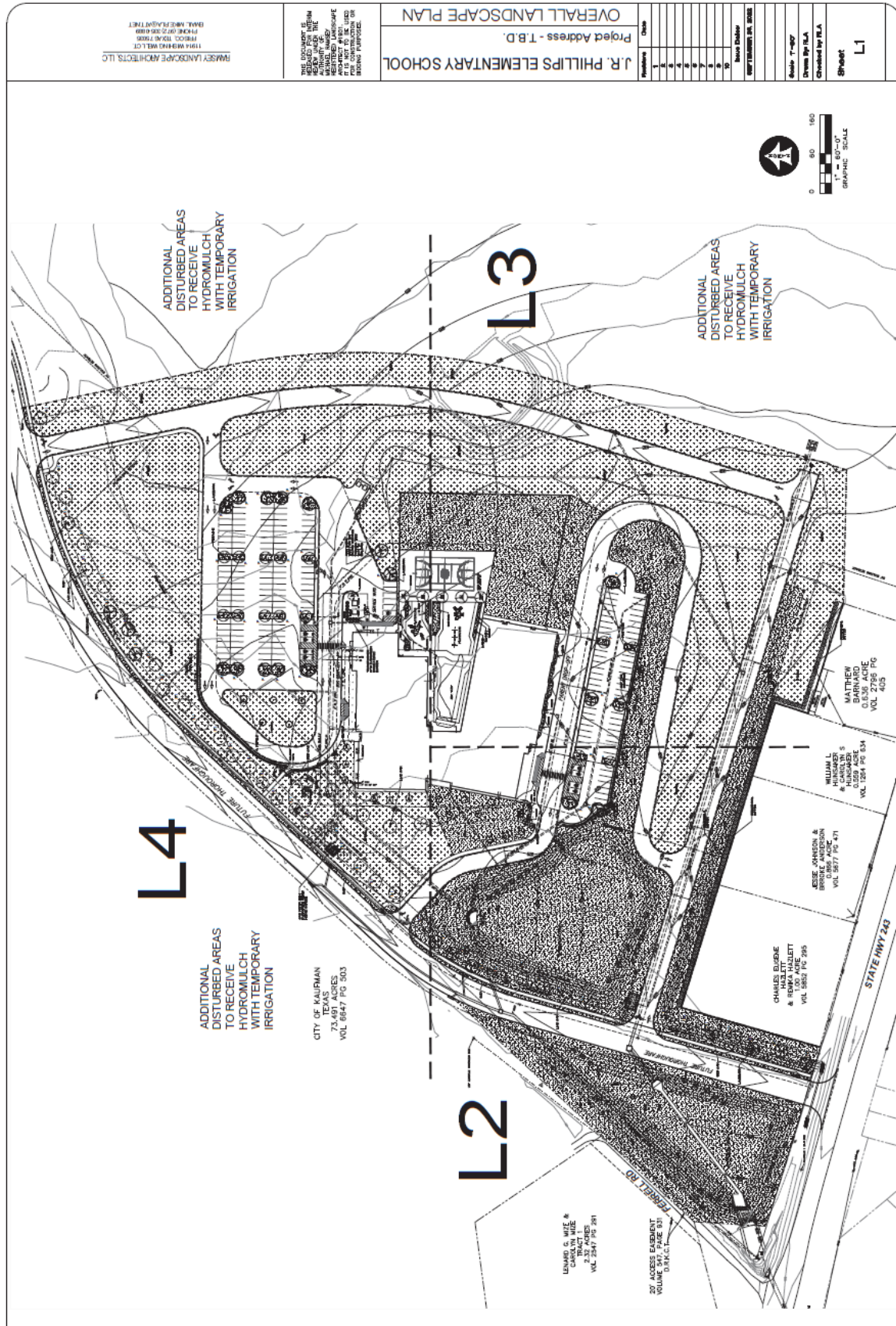
WITH ALL TRADES.
- COORDINATE ALL MECHANICAL SYSTEMS WITH REQUESTED PRIOR TO

CONSTRUCTION.

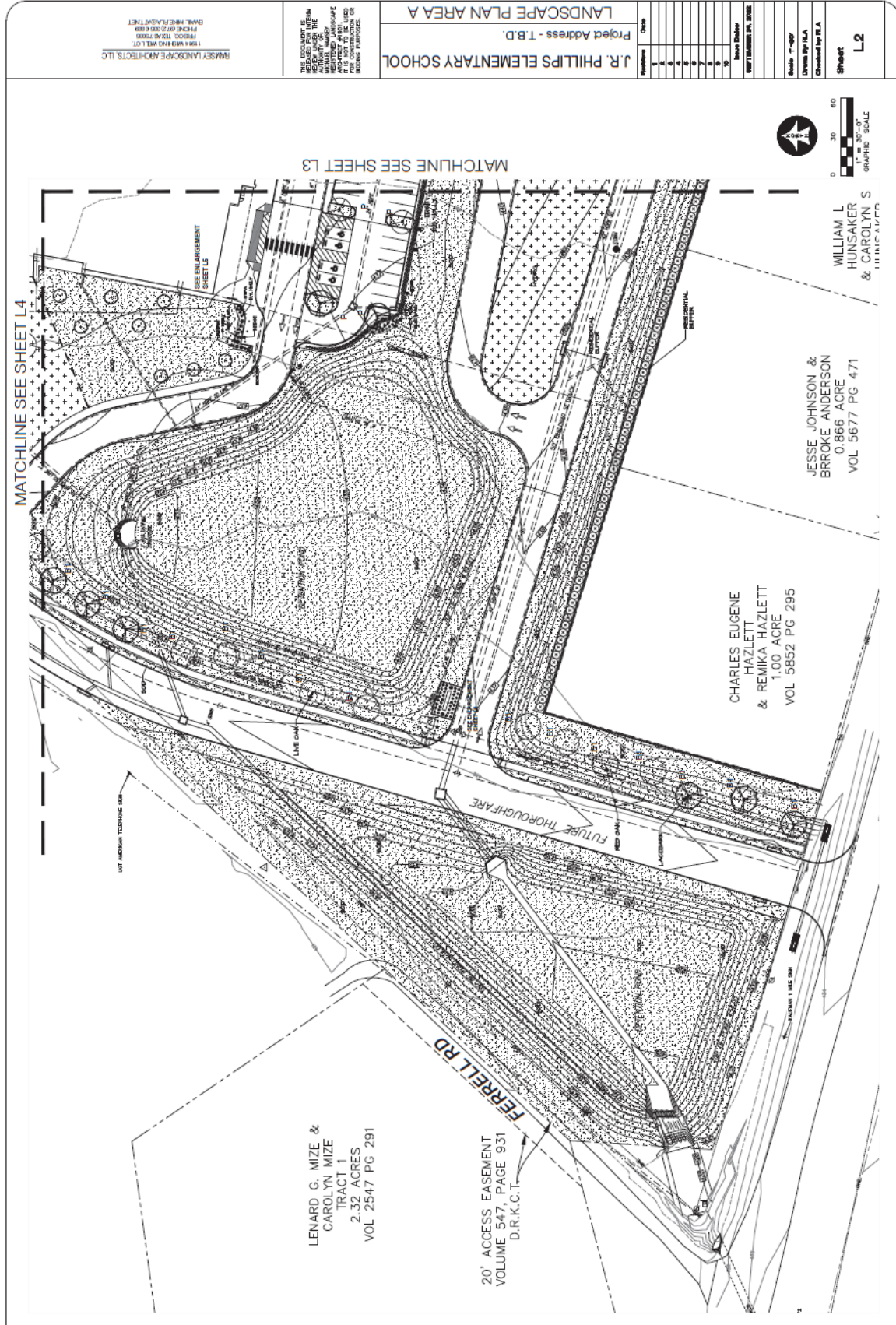




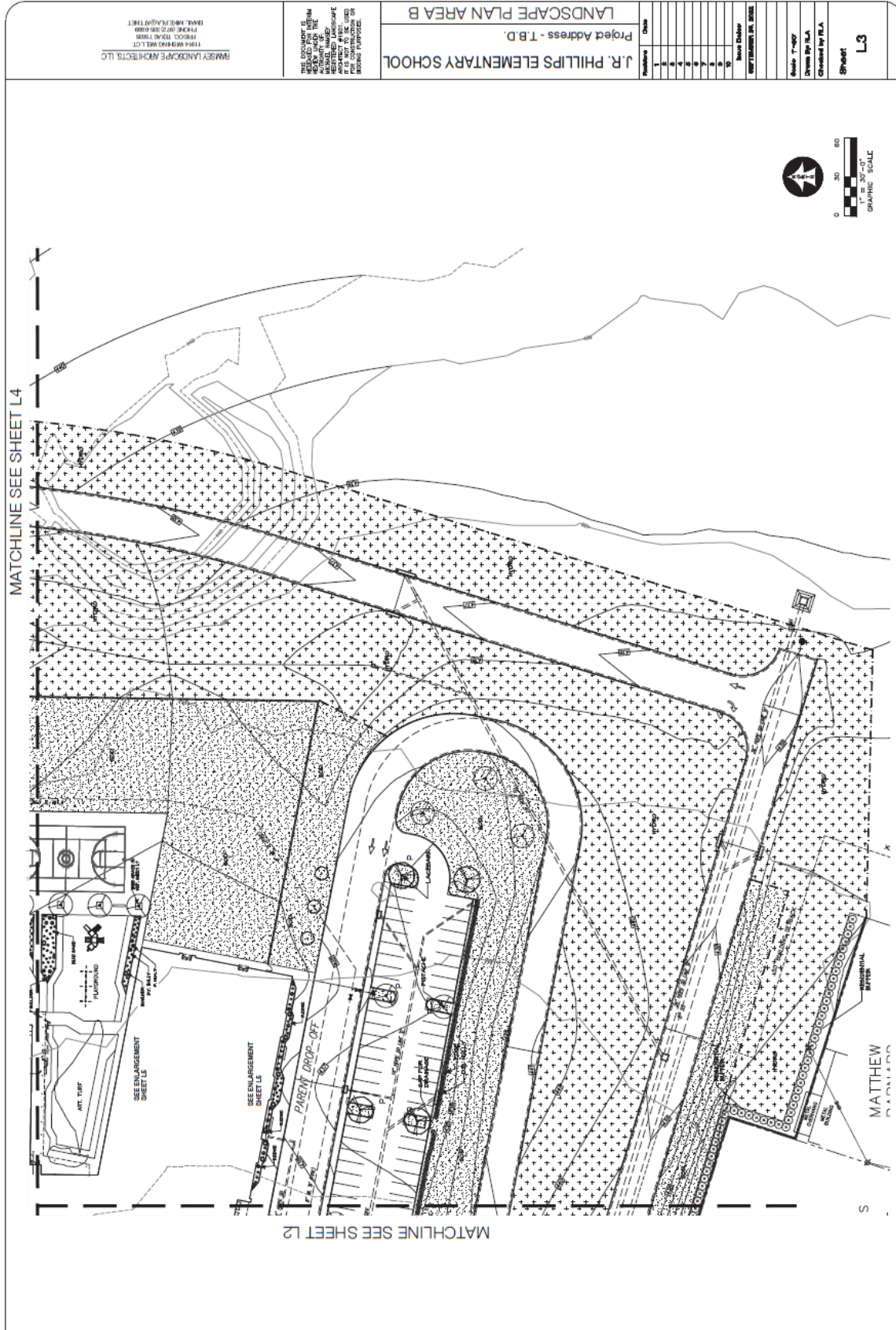
Landscape Plan



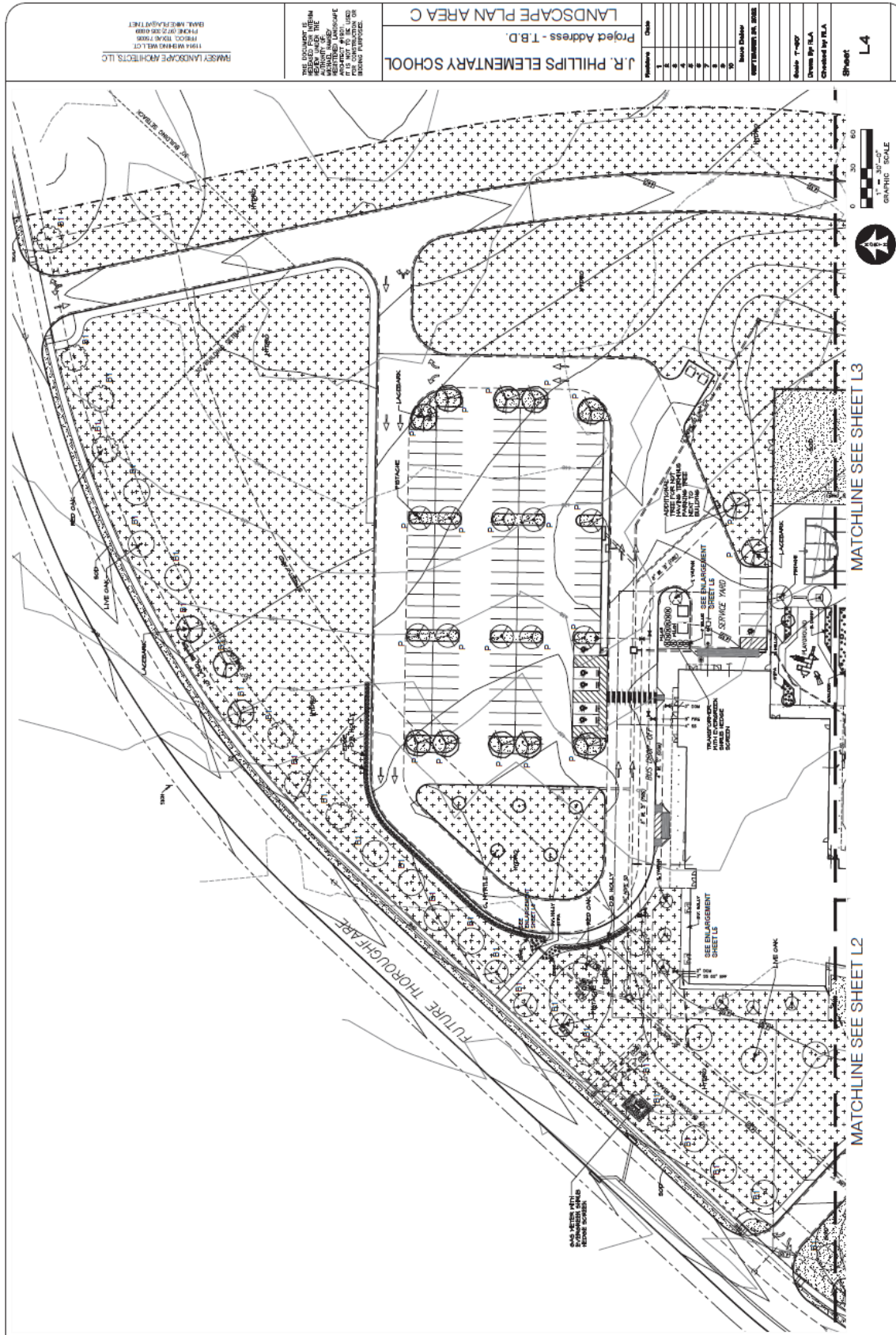
Landscape Plan



Landscape Plan



Landscape Plan



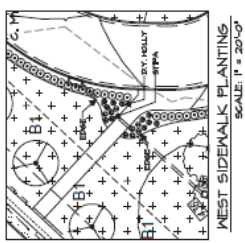
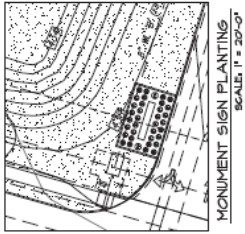
Landscape Plan



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Source: Dealer	
SEPTEMBER 24, 2022	
Scale: AS 8-OWN	
Drawn By: PLA	
Checked by: PLA	
Sheet	
L6	

GRAND COVER / VINES				
QUANTITY	SYMBOL	CALLOUT	SCIENTIFIC NAME	SIZE AND CONDITION
AS BUSH		500	Cyclops ternstroemii	pink to speckled
AS BUSH		HYPO	Cyclops ternstroemii	light to speckled
MISCELLANEOUS				
AS SHRUB	—	ENDS	L ¹ , Spent seed pods 10", 4" x 10" 1/2 thick, green to red.	
			The separation of both green, gray, and red, green to red.	
AS SHRUB	—	REUSE	4" H ¹ H ² H ³ H ⁴ H ⁵ H ⁶ H ⁷ H ⁸ H ⁹ H ¹⁰ H ¹¹ H ¹² H ¹³ H ¹⁴ H ¹⁵ H ¹⁶ H ¹⁷ H ¹⁸ H ¹⁹ H ²⁰ H ²¹ H ²² H ²³ H ²⁴ H ²⁵ H ²⁶ H ²⁷ H ²⁸ H ²⁹ H ³⁰ H ³¹ H ³² H ³³ H ³⁴ H ³⁵ H ³⁶ H ³⁷ H ³⁸ H ³⁹ H ⁴⁰ H ⁴¹ H ⁴² H ⁴³ H ⁴⁴ H ⁴⁵ H ⁴⁶ H ⁴⁷ H ⁴⁸ H ⁴⁹ H ⁵⁰ H ⁵¹ H ⁵² H ⁵³ H ⁵⁴ H ⁵⁵ H ⁵⁶ H ⁵⁷ H ⁵⁸ H ⁵⁹ H ⁶⁰ H ⁶¹ H ⁶² H ⁶³ H ⁶⁴ H ⁶⁵ H ⁶⁶ H ⁶⁷ H ⁶⁸ H ⁶⁹ H ⁷⁰ H ⁷¹ H ⁷² H ⁷³ H ⁷⁴ H ⁷⁵ H ⁷⁶ H ⁷⁷ H ⁷⁸ H ⁷⁹ H ⁸⁰ H ⁸¹ H ⁸² H ⁸³ H ⁸⁴ H ⁸⁵ H ⁸⁶ H ⁸⁷ H ⁸⁸ H ⁸⁹ H ⁹⁰ H ⁹¹ H ⁹² H ⁹³ H ⁹⁴ H ⁹⁵ H ⁹⁶ H ⁹⁷ H ⁹⁸ H ⁹⁹ H ¹⁰⁰ H ¹⁰¹ H ¹⁰² H ¹⁰³ H ¹⁰⁴ H ¹⁰⁵ H ¹⁰⁶ H ¹⁰⁷ H ¹⁰⁸ H ¹⁰⁹ H ¹¹⁰ H ¹¹¹ H ¹¹² H ¹¹³ H ¹¹⁴ H ¹¹⁵ H ¹¹⁶ H ¹¹⁷ H ¹¹⁸ H ¹¹⁹ H ¹²⁰ H ¹²¹ H ¹²² H ¹²³ H ¹²⁴ H ¹²⁵ H ¹²⁶ H ¹²⁷ H ¹²⁸ H ¹²⁹ H ¹³⁰ H ¹³¹ H ¹³² H ¹³³ H ¹³⁴ H ¹³⁵ H ¹³⁶ H ¹³⁷ H ¹³⁸ H ¹³⁹ H ¹⁴⁰ H ¹⁴¹ H ¹⁴² H ¹⁴³ H ¹⁴⁴ H ¹⁴⁵ H ¹⁴⁶ H ¹⁴⁷ H ¹⁴⁸ H ¹⁴⁹ H ¹⁵⁰ H ¹⁵¹ H ¹⁵² H ¹⁵³ H ¹⁵⁴ H ¹⁵⁵ H ¹⁵⁶ H ¹⁵⁷ H ¹⁵⁸ H ¹⁵⁹ H ¹⁶⁰ H ¹⁶¹ H ¹⁶² H ¹⁶³ H ¹⁶⁴ H ¹⁶⁵ H ¹⁶⁶ H ¹⁶⁷ H ¹⁶⁸ H ¹⁶⁹ H ¹⁷⁰ H ¹⁷¹ H ¹⁷² H ¹⁷³ H ¹⁷⁴ H ¹⁷⁵ H ¹⁷⁶ H ¹⁷⁷ H ¹⁷⁸ H ¹⁷⁹ H ¹⁸⁰ H ¹⁸¹ H 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Landscape Plan

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