



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, DECEMBER 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.**

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 October 4, 2022 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council for a request to rezone approximately 2.007 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, from Agricultural/Open District (A/O) to Townhome Residential District (TH), said property being located on the west side of Tabor Parkway at Dillard Lane (Property ID 78884). (Z-09-22)

DISCUSSION/ACTION ITEMS

3. Consider and make a recommendation to City Council on the **Development Plat of Kings Fort Addition** to create 1 multi-family residential lot and 1 commercial lot (for the purposes of conveyance) on 11.56 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located on the south side of Kings Fort Parkway and the west side of SH 34 (Property ID 5404 & 202474). (Case No. DP-02-22)
4. Consider and make a recommendation to City Council on the **Final Plat of La Vega Ranch**, being a tract of land containing 92.72 acres out of the T. Lowrie Survey, Abstract No. 285, City of Kaufman ETJ, Kaufman County, TX, said property being located at 2075 CR 4104, Crandall, TX (Property ID 208804, 213296, 198586, 213262, 209865, 209789, 209823, 213286, 213299, and 208803). The final plat is for 10 residential lots and 1 private road lot. (Case No. FP-13-22)
5. Consider and make a recommendation to City Council on the **Site Plan for 3020 Highway 175**, situated on on 1.00 acre out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located at 3020 E. U.S. Highway 175 (Property ID 5521). The property is zoned HC Highway Commercial District. (Case No. SP-03-22)

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

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

ADJOURNMENT

I, ANDREW BOGDA, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 6:00 P.M. ON FRIDAY, DECEMBER 2, 2022 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



ANDREW BOGDA
DIRECTOR OF DEVELOPMENT SERVICES

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, 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.

Chairman Richard Dunn called the meeting to order at 6:01 p.m. on Tuesday, October 4, 2022. Commissioners present were Chairman Richard Dunn, Commissioner Porfilo Lopez, Commissioner Jason Nelson, and Commissioner Kathy Thorpe. City of Kaufman staff that were present include: Director of Development Services Andrew Bogda, Planner 1 Joy Henderson, and Customer Service Clerk/Permit Technician Kari Fuller. Commissioner Darril Deaton arrived at 6:03 p.m. and Vice-Chairman Burton Brown arrived at 6:29 p.m. Present in the audience were Jim Meara, Pann Sribhen, Wade Hebb, James Cruser, Reece Bierhalter, and Chris Schmidt.

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

Commissioner Lopez made a motion to approve the consent agenda for items 1. The motion was seconded by Commissioner Nelson. The motion passed 4-0, with all members voting Yes.

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)

Director of Development Services Andrew Bogda presented a report on the Final Plat of Belmont. Details of the case can be found in report FP-09-22 dated 10-04-2022.

Commissioner Lopez asked about the drainage of the property.

Wade Hebb stated these duplexes will be very similar to the other duplexes on the same street. His engineer and the City Engineer are working together and whatever they say is what he will do.

Commissioner Lopez made a motion to approve the **Final Plat of Belmont** on the condition that the review comments noted in a memo from Andrew Bogda dated September 28, 2022 are addressed before the final plat goes to City Council. The motion was seconded by Commissioner Nelson. The motion passed 5-0, with all members voting Yes.

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)

Director of Development Services Andrew Bogda presented a report on the Land Study and Preliminary Plat of Five Points. Details of the case can be found in report PP-04-22 dated 10-04-2022.

Commissioner Lopez asked about the traffic impact analysis and drainage of the property.

Reece Bierhalter stated the water will go into detention basins on the property to allow for a slow discharge of the water. The basins will be built as each phase is developed.

Commissioner Deaton made a motion to approve the **Land Study and Preliminary Plat of Five Points**, on the condition that the review comments noted in a memo from Andrew Bogda dated September 28, 2022 are addressed before the land study and preliminary plat goes to City Council. The motion was seconded by Commissioner Lopez. The motion passed 5-0, with all members voting Yes.

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)

Director of Development Services Andrew Bogda presented a report on the Preliminary Plat of Kings Fort Addition, Block A, Lots 5-A, 5-B and 5-C. Details of the case can be found in report PP-05-22 dated 10-04-2022.

Vice-Chairman Brown asked if it was normal to have a hotel built before the restaurant is built and also asked how the swimming pool would be shared between the two hotels. He also stated that there are a lot of people in the community that are interested in a dog park.

Commissioner Deaton asked if there will be a park or dog park near the hotel? When people travel, some take their dogs with them and they need a place to exercise them.

Commissioner Lopez asked who will be taking care of the walking trail and what are the plans to address the lack of parking.

Jim Meara stated it is not unusual to have a hotel built before the restaurant is built. The two hotels will share the swimming pool since the properties are owned by the same person, but will have different franchises. There is a larger park that will be built to the south and this development will connect to that park via a future hike and bike trail.

Pann Shribean stated there is a lot to the west that can be used for overflow parking.

Mr. Bogda stated that any dedication of land or easements for parks and trails will be made at the time of final platting; the responsibility for maintenance of any facilities will also be determined at that time.

Commissioner Lopez made a motion to approve the **Preliminary Plat of Kings Fort Addition, Block A, Lots 5-A, 5-B and 5-C**, on the condition that the review comments noted in a memo from Andrew Bogda dated September 28, 2022 are

addressed before the preliminary plat goes to City Council. The motion was seconded by Commissioner Deaton. The motion passed 6-0, with all members voting Yes.

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)

Director of Development Services Andrew Bogda presented a report on the Site Plan for two hotels and one restaurant. Details of the case can be found in report SP-04-22 dated 10-04-2022.

Commissioner Lopez made a motion to approve the **Site Plan for two hotels and one restaurant**, on the condition that the review comments noted in a memo from Andrew Bogda dated September 28, 2022 are addressed before the site plan goes to City Council. The motion was seconded by Commissioner Nelson. The motion passed 6-0, with all members voting Yes.

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)

Director of Development Services Andrew Bogda presented a report on the Site Plan of J.R. Phillips Elementary School. Details of the case can be found in report SP-01-22 dated 10-04-2022.

Vice-Chairman Deaton asked about the building being two stories and if it would allow younger grades to be on the second floor.

Commissioner Lopez asked about the depth of the pond and if it would be fenced.

Chris Schmidt stated TxDOT has requested funding to work on the drainage in the area, but it would be hard to say when they will do any upgrades this area. There are two areas that will detain water to allow for the slow release of the drainage. The second floor will house 3rd – 5th grades, while the first floor will house 1st and 2nd grades.

Commissioner Lopez made a motion to approve the **Site Plan of J.R. Phillips Elementary School**, on the condition that the review comments noted in a memo from Andrew Bogda dated September 28, 2022 are addressed before the site plan goes to City Council. The motion was seconded by Commissioner Deaton. The motion passed 6-0, with all members voting Yes

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

Director of Development Services Andrew Bogda welcomed new Planning and Zoning Commissioner Jason Nelson. He introduced Permit Technician/Customer Service Clerk Kari Fuller to the commissioners and told them that she will be sharing P&Z duties with Joy Henderson, who was also just promoted to Planner 1.

Joy Henderson advised the Commissioners that Andrew Bogda was no longer a Planning Manager, but was promoted to the Director of Development Services.

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 Lopez and seconded by Commissioner Nelson. The motion passed 6-0, with all members voting Yes. The meeting adjourned at 7:12 pm.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNING TECHNICIAN**



Planning and Zoning Commission Report

Meeting Date: December 6, 2022

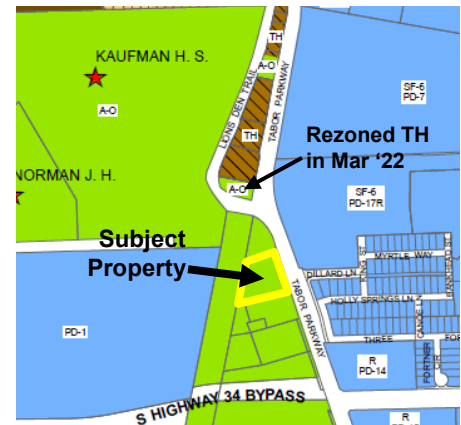
SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to rezone approximately 2.007 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, from Agricultural/Open District (A/O) to Townhome Residential District (TH), said property being located on the west side of Tabor Parkway at Dillard Lane (Property ID 78884). (Z-09-22)

BACKGROUND/SUMMARY:

The subject property was purchased by the applicant to accommodate residential development. In particular, the applicant is seeking to develop townhomes on the property. The property is currently vacant and zoned Agriculture/Open District (A/O); the applicant is requesting Townhome Residential (TH) zoning to accommodate the proposed development. The applicant is proposing to build a street with a cul-de-sac to align with Dillard Lane that will be lined with townhomes on either side. The townhomes are proposed to be served by alleys, which will help to create a nice streetscape and avoid the appearance of garage-dominated front facades. The requested zoning is consistent with the row of TH zoning that has been established along this same side of Tabor Parkway, just 400 feet to the north.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	A/O	Single-family residence
South:	A/O	Single family residence
East:	PD-17R	Single-family residential & vacant land
West:	A/O	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial. While the proposed zoning request is not consistent with that designation, it is consistent with the medium-density residential land use patterns that have developed in the area, which have included townhomes and duplexes along the west side of Tabor Parkway and medium-density single-family residential along the east side of Tabor Parkway. Given that this property is a mid-block location and not located at an intersection or along an arterial roadway, a medium-density residential land use would be more appropriate, especially given that this land use has already been established along this corridor.

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. If additional right-of-way is needed, it will be required at the time of platting.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 14 property owners within 300 feet of the subject property. The State requires a 200-foot notification and the City of Kaufman notifies an extra 100-foot radius, for every notification required in the Comprehensive Zoning Ordinance. The results are as follows:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 14

If 20% of the area within 200 feet of the request objects the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

RECOMMENDATION:

Staff recommends approval of Z-09-22 to rezone approximately 2.007 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, from Agricultural/Open District (A/O) to Townhome Residential District (TH), said property being located on the west side of Tabor Parkway at Dillard Lane (Property ID 78884).

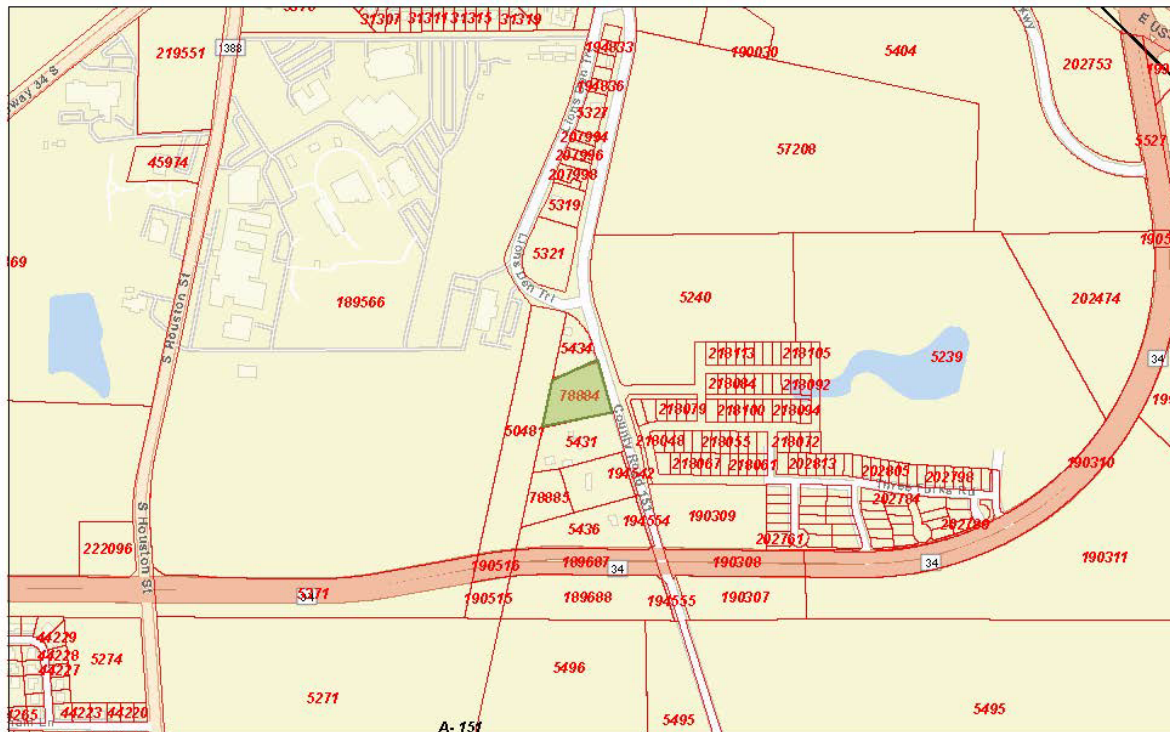
ATTACHMENTS:

1. Location Map
2. Survey
3. Proposed Conceptual Layout

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

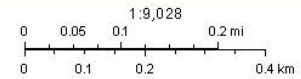
Location Map

Location Map for PID 78884



11/8/2022, 9:38:02 AM

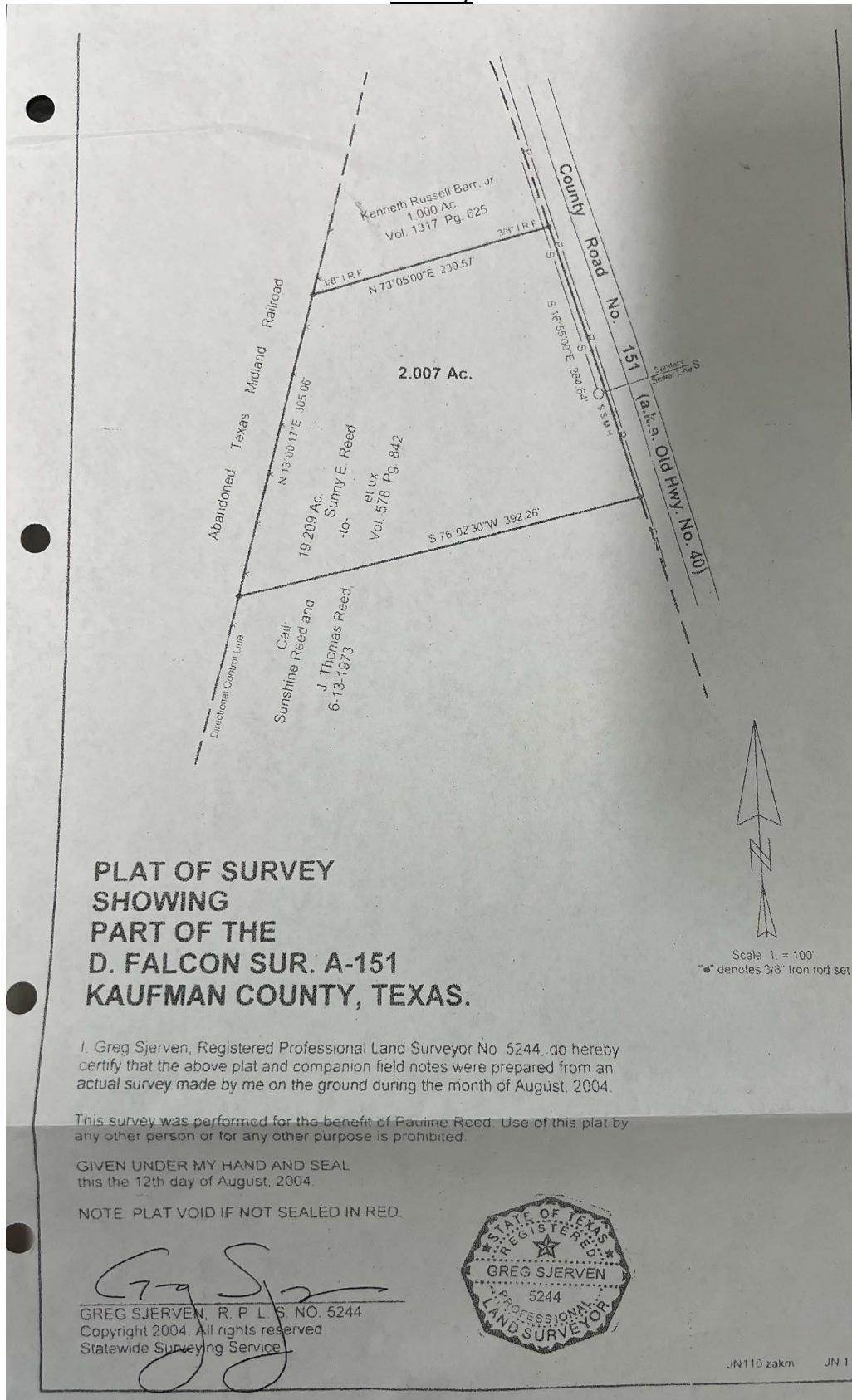
Abstracts
 Parcels



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

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Survey



Proposed Conceptual Layout





Planning and Zoning Commission Report

Meeting Date: December 6, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Development Plat of Kings Fort Addition** to create 1 multi-family residential lot and 1 commercial lot (for the purposes of conveyance) on 11.56 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located on the south side of Kings Fort Parkway and the west side of SH 34 (Property ID 5404 & 202474). (Case No. DP-02-22)

SUMMARY:

The subject property is located on the south side of Kings Fort Parkway and the west side of SH 34 in the Kings Fort development. The property includes 11.56 acres. The purpose of the development plat is to create two legal lots for the purposes of conveyance only. The property will still need to undergo site planning, civil plan review, and final platting prior to the issuance of any building permits and a note has been provided on the plat to this effect. Any required easements and building lines will be provided at the time of final platting.

In August 2018, the property was zoned PD-17R Planned Development-17-Revised, with MF-2 Multi-Family Residential-2 as the base zoning district for Lot 6 and C Commercial as the base zoning district for Lot 7.

The most recent preliminary plat was approved in March 2012. Due to the development and zoning changes that have occurred since then, the development plat does not exactly align with the preliminary plat, particularly as a preliminary-platted street (Senior Drive) is no longer part of the development plan and also because this development plat leaves a remainder tract to the west and shifts the boundaries of the preliminary-platted lots to the south.

Due to the changes, the applicant is working on preparing a revised preliminary plat for the area. In addition, staff is recommending changes to the development plat to reflect the overall concept plan approved with the Planned Development zoning and to ensure that the remainder tract to the west of Lot 6 is incorporated into the development plat and/or is otherwise made a lot and provided access.

THOROUGHFARE PLAN:

The subject property is located on the south side of Kings Fort Parkway and the west side of SH 34. Kings Fort Parkway is classified as a collector (Type C; 2 – 3 lanes), with an ultimate right of way of 80' – 100'. SH 34 is classified as a major arterial (Type AA; 4 – 6 lanes), with an ultimate right-of-way of 120' – 140'. The necessary right-of-way for Kings Fort Parkway and SH 34 already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Development Plat of Kings Fort Addition, Block A, Lots 6 and 7, with the following conditions:

1. Redefine the boundaries of this property to be in accordance with the previously-approved preliminary plat and the PD zoning and to avoid the creation of a leftover tract with no access. The property boundaries should run further west to the Enclave at Kings Fort tract, while the property's southern boundary should be shifted north to be more aligned with the northern boundary of the detention lot in Georgetown.
2. Revise the acreage, as may be necessary, per comment 1. Apply to the title block, plat, and owner's certificate.
3. Show the full-width and edge-to-centerline dimensions for the *right-of-way* for Kings Fort Parkway. The dimensions should be 40' from edge to centerline and 80' for the full width.
4. Revise the City approval block to the following:
APPROVED BY: Planning and Zoning Commission
City of Kaufman, Texas

By: _____
Chairman Date

APPROVED BY: City Council
City of Kaufman, Texas

By: _____
Mayor Date

Attest: _____
City Secretary Date

5. Update the ownership and deed information of the property to the west.
6. Make any additional revisions requested by the City Engineer.

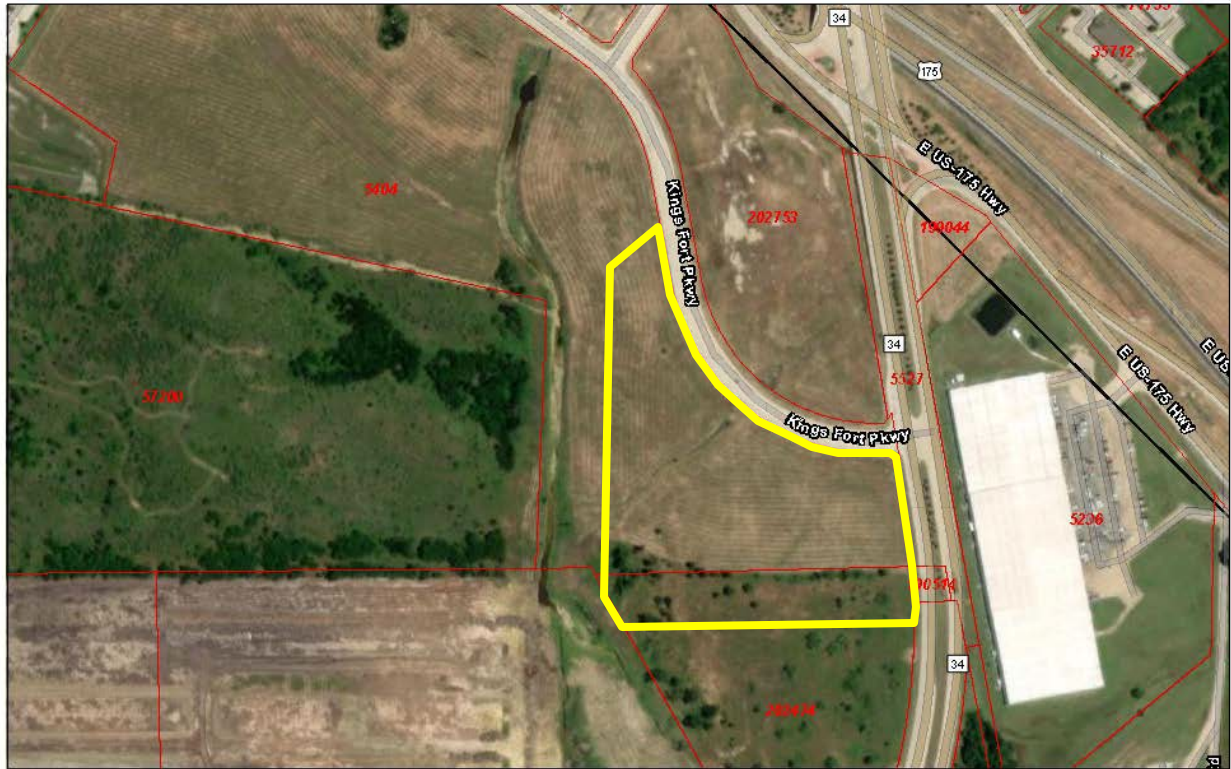
ATTACHMENTS:

1. Location Map
2. Approved Preliminary Plat
3. Approved Development Plan
4. Development Plat of Kings Fort Addition, Block A, Lots 6 & 7

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

Location Map

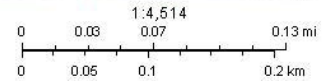
Kings Fort Addition, Block A, Lots 6 & 7



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Abstracts

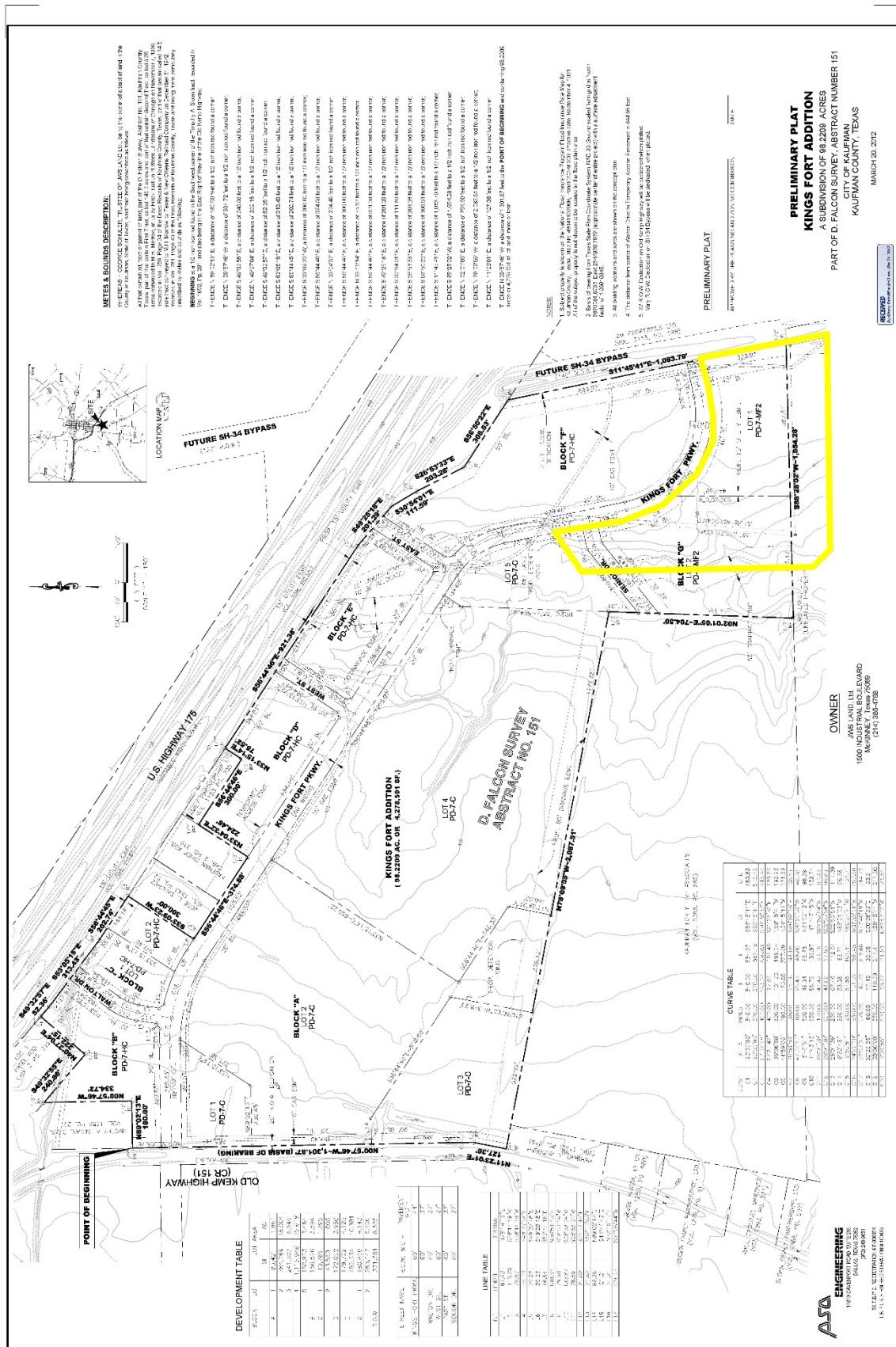
Parcels



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Approved Preliminary Plat



Approved Development Plan



Page 6 of 6





Planning and Zoning Commission Report

Meeting Date: December 6, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of La Vega Ranch**, being a tract of land containing 92.72 acres out of the T. Lowrie Survey, Abstract No. 285, City of Kaufman ETJ, Kaufman County, TX, said property being located at 2075 CR 4104, Crandall, TX (Property ID 208804, 213296, 198586, 213262, 209865, 209789, 209823, 213286, 213299, and 208803). The final plat is for 10 residential lots and 1 private road lot. (Case No. FP-13-22)

SUMMARY:

The subject property includes 92.72 acres for the development of 10 residential lots and 1 private road lot. The property is located on the southeast side of County Road 4104, just under a mile south of US 175, in the Kaufman ETJ.

Each of the residential lots is at least 5 acres in size, with four of the lots between 5 – 6 acres and six of the lots greater than 9 acres. Each lot fronts on a private road, La Vega Road, which provides access to County Road 4104. Lots 4 and 5 are partially located in a flood plain; the portions located in the flood plain have been designated as drainage easements. In addition, a 60' drainage easement runs along the rear of Lots 2B and 3, while smaller drainage easements traverse the boundaries of the other lots. Water and electric easements are located along the frontages of the lots.

The preliminary plat for La Vega Ranch was conditionally approved with variances in December 2021. The variances related to cul-de-sac length, points of access, sidewalks, utility services, and private street subdivision criteria. The conditions included that in exchange for the use of asphalt paving, the road serving the lots (La Vega Road) would need to be made private and gated. In addition, to control future subdivision of the lots, a condition was added requiring a minimum lot size of 2.5 acres. The conditions of approval were memorialized in a development agreement approved in May 2022. The final plat conforms to the preliminary plat, the variances approved with the preliminary plat, and the conditions stated in the development agreement.

THOROUGHFARE PLAN:

The subject property is located on the southeast side of County Road 4104, which is classified as a collector road (Type C; 2 – 3 lanes), with an ultimate right-of-way of 80' – 100'. A 50' right-of-way dedication has been provided with this plat to ensure half of the ultimate right-of-way is provided along this side of the road. La Vega Road is situated within a 50'-wide private lot, with a 24'-wide paved section to meet the requirements for fire access.

RECOMMENDATION:

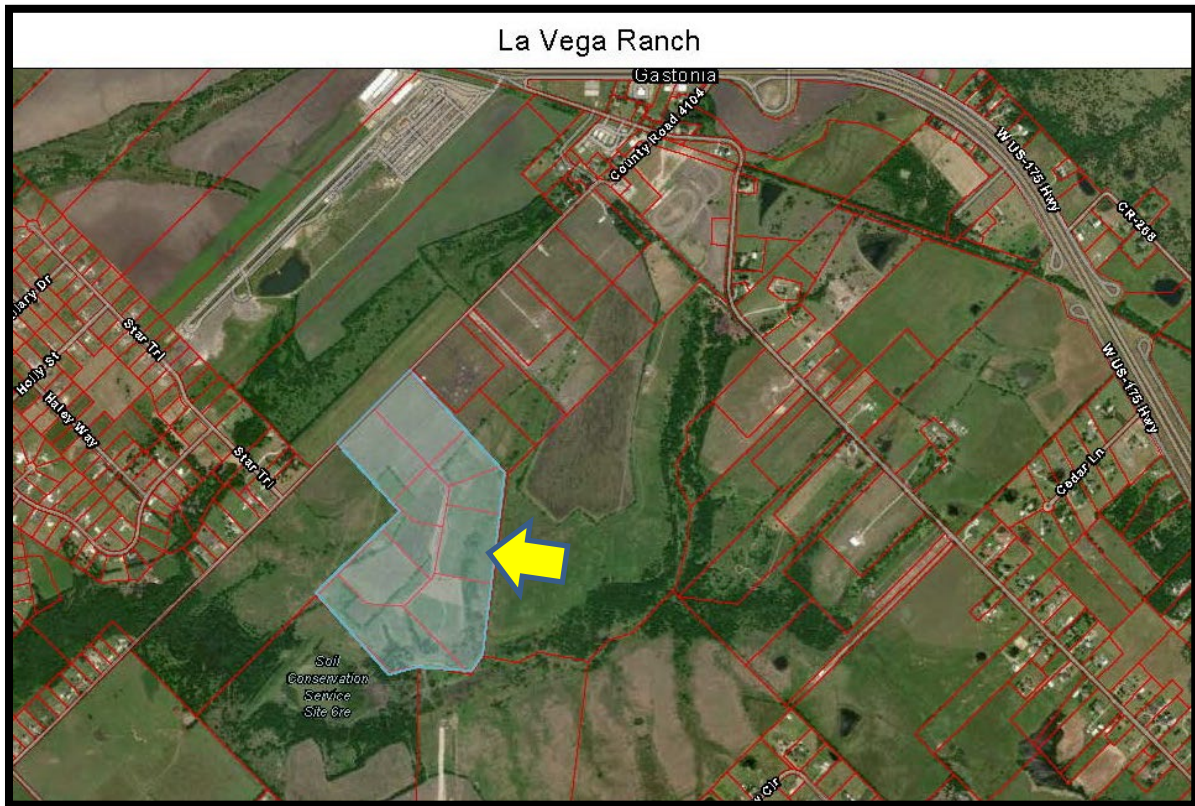
Staff recommends approval of the Final Plat of La Vega Ranch.

ATTACHMENTS:

1. Location Map
2. Approved Preliminary Plat of La Vega Ranch
3. Approved Land Study of La Vega Ranch
4. Final Plat of La Vega Ranch

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

Location Map



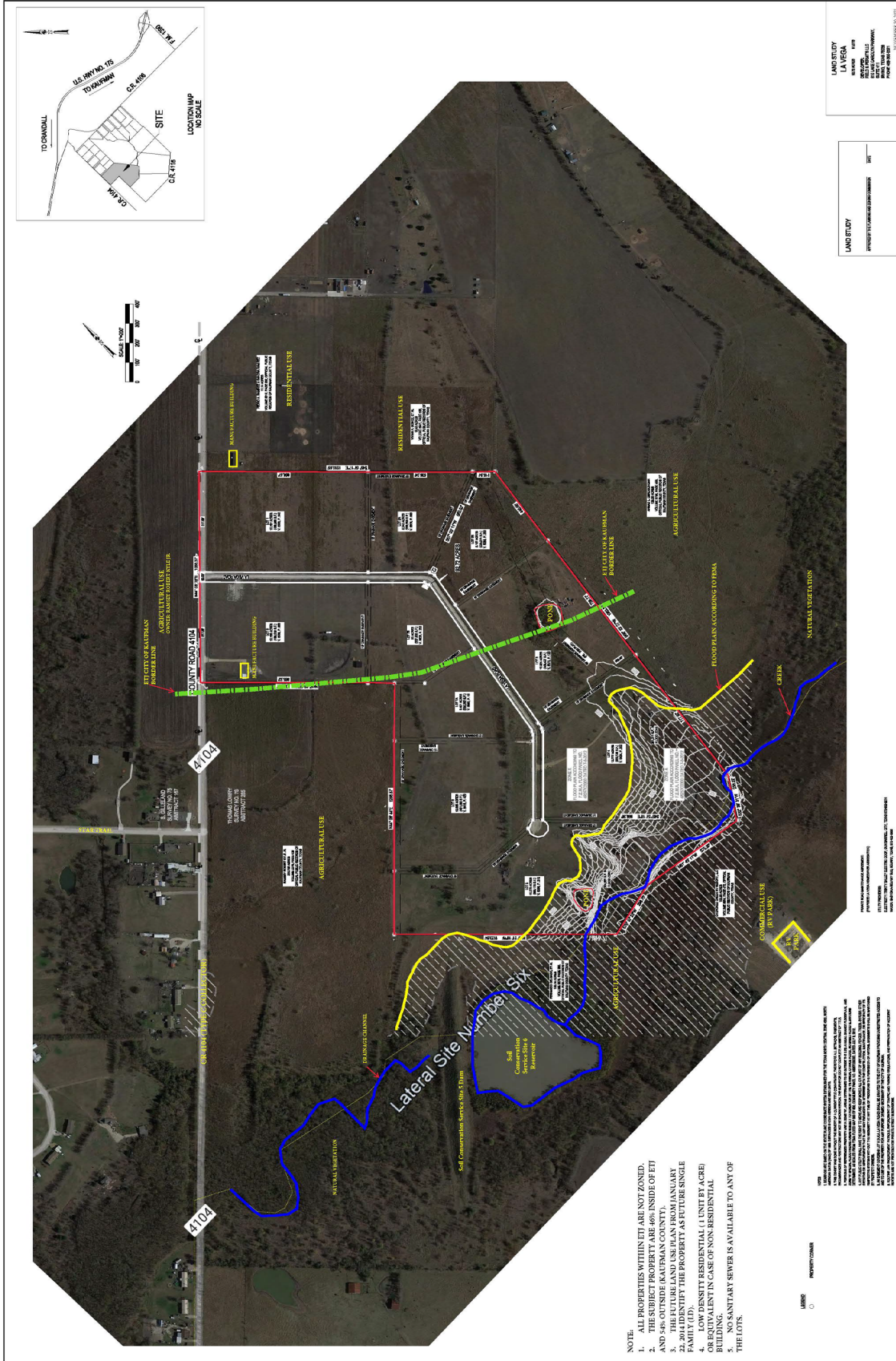
La Vega Ranch Addition

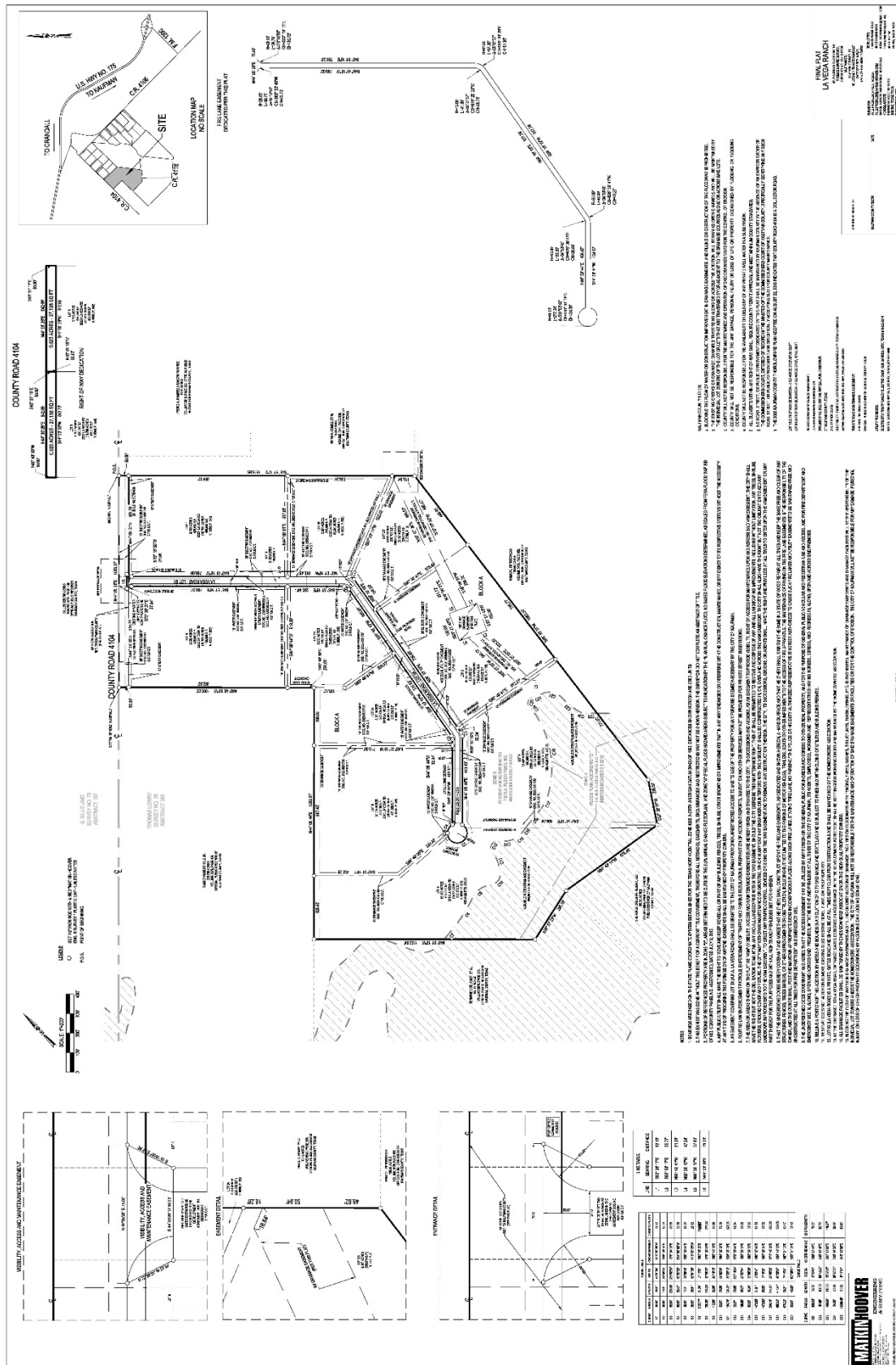


Approved Preliminary Plat of La Vega Ranch



Approved Land Study of La Vega Ranch







Planning and Zoning Commission Report

Meeting Date: December 6, 2022

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan for 3020 Highway 175**, situated on on 1.00 acre out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, said property being located at 3020 E. U.S. Highway 175 (Property ID 5521). The property is zoned HC Highway Commercial District. (Case No. SP-03-22)

BACKGROUND/SUMMARY:

The subject property includes 1 acre located at 3020 E. US 175. The property is zoned HC Highway Commercial District and is currently improved with two buildings, one of which was previously home to Don Nation Taxidermy & Sporting Goods and the other of which was previously home to Precious Pups Grooming Salon. There are also a series of vacant storage buildings along the west and south sides of the property.

The applicant, the owner of the adjacent Clear Film Printing business at 3000 E. US 175, is requesting a site plan for the purposes of expanding one of the buildings to accommodate a printing press to support the expansion of the printing business.

A site plan has been prepared showing the existing 4,316 sq. ft. building previously home to the taxidermy business to be expanded with a 1,080 sq. ft. addition to the north. In addition, the 1,800 sq. ft. business previously home to the grooming salon will remain. All of the storage buildings along the west and south sides of the property will be removed.

The elevations show a metal building with rolling garage doors that is 18' in height. The awnings across the front façade of the building are proposed to remain.

To improve access, new concrete driveways will be poured on the north and east sides of the addition to provide better access from the new addition to the existing gravel lots. In order to accommodate cross access between 3000 US 175 and 3020 US 175, a cross access easement will need to be approved and recorded.

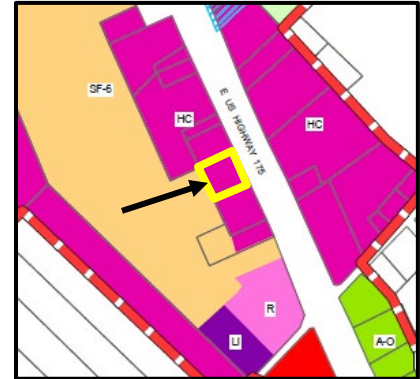
Due to the costs relative to the small scope of the addition, the applicant does not plan to improve the gravel parking lot, sections of non-conforming screening adjacent to the residential zoning district (chain-link fence), or the landscaping at this time. They are also requesting that any nonconforming setbacks be allowed to remain. As such, the applicant is requesting the following variances to the Zoning Ordinance as part of this application:

- Section 28.4.B.2 Minimum Side Yard – 25 feet required; providing 6.7 feet
- Section 28.4.B.3 Minimum Rear Yard – 25 feet required; providing 12.6 feet
- Section 35 Off-Street Parking and Loading Requirements – requesting lack of defined parking spaces on existing gravel lot to remain, lack of a fire lane, and lack of concrete paving

- Section 36 Landscape Requirements – requesting existing non-conforming landscaping to remain as-is, with no new plantings for buffer yards, to screen parking lots, etc.
- Section 38.3 Screening of Nonresidential, Multi-Family Residential, and Manufactured Home Parks – requesting existing chain-link fence to remain around the property without improvement to a solid masonry screening wall or wood fence adjacent to the residential zoning district

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	HC	Printing Shop
South:	HC	Single-Family Residence
East:	US 175	Highway
West:	SF-6	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial. The proposed site plan to accommodate the expansion of a commercial business is compatible with the 2014 Future Land Use Plan designation.

Thoroughfare Plan:

The Thoroughfare Plan designates East Highway 175 as a “Type AA”, Major Regional Arterial, requiring a future right-of-way width of 240 feet. Any additional necessary right-of-way dedication is done during the platting process (if required).

RECOMMENDATION:

Staff recommends approval of the Site Plan for 3020 E. US Highway 175 to accommodate the expansion of an existing building and the removal of the storage buildings, but defers to the Planning and Zoning Commission and City Council as it relates to the requested variances to allow the non-conforming setbacks, parking and loading, landscaping, and screening to remain as-is.

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Floor Plan
4. Elevations
5. Drainage and Landscape Plan

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

Location Map

3020 E US 175



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Abstracts

Parcels

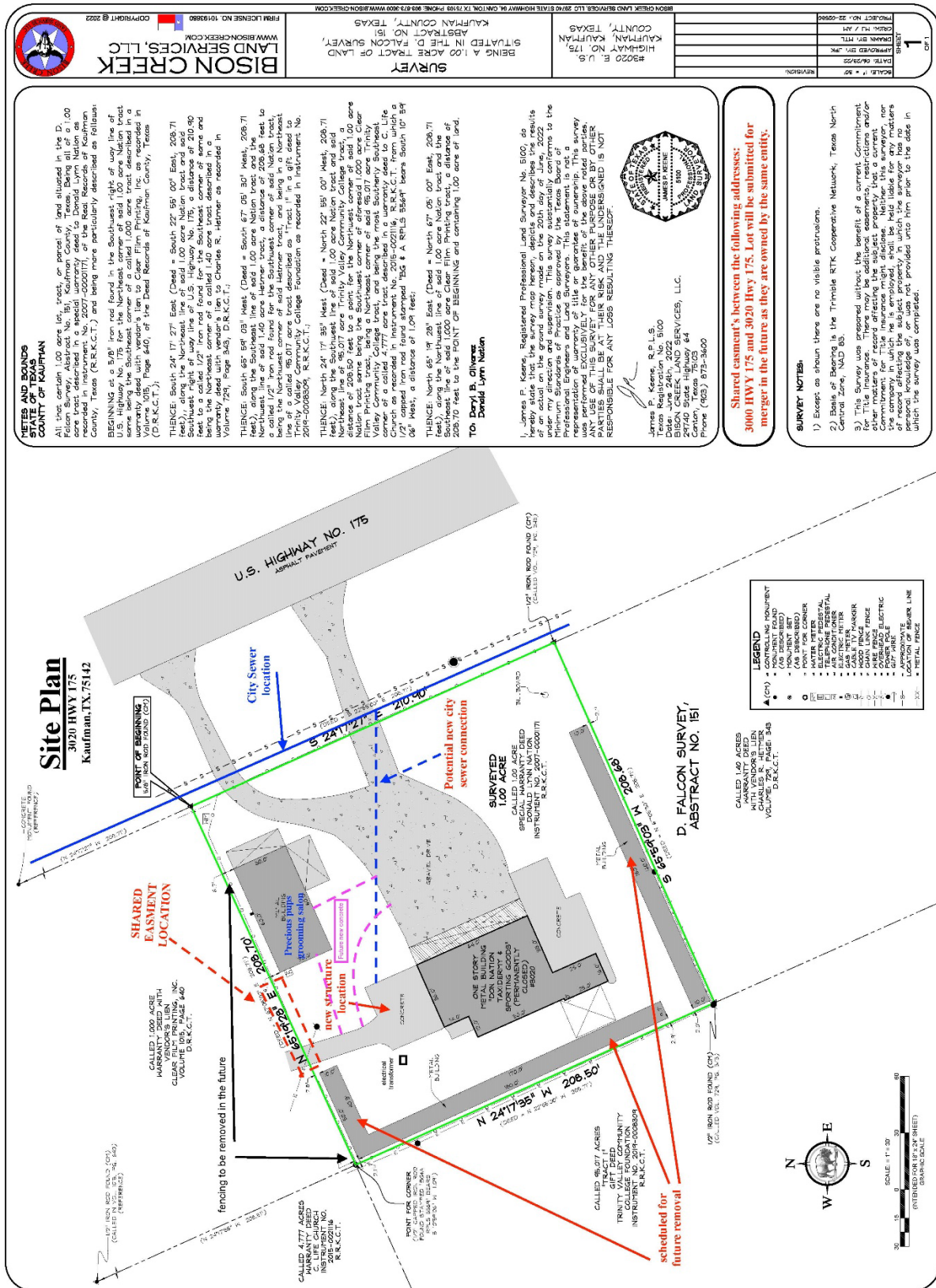
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Mapbox, Microsoft, Esri, Community Maps Contributors, Baylor University, Texas A&M, and Wildlife, © OpenStreetMap contributors, Microsoft, CONANP, Esri, HERE,

Kauai County Appraisal District, BLS Consulting - www.blsconsulting.com

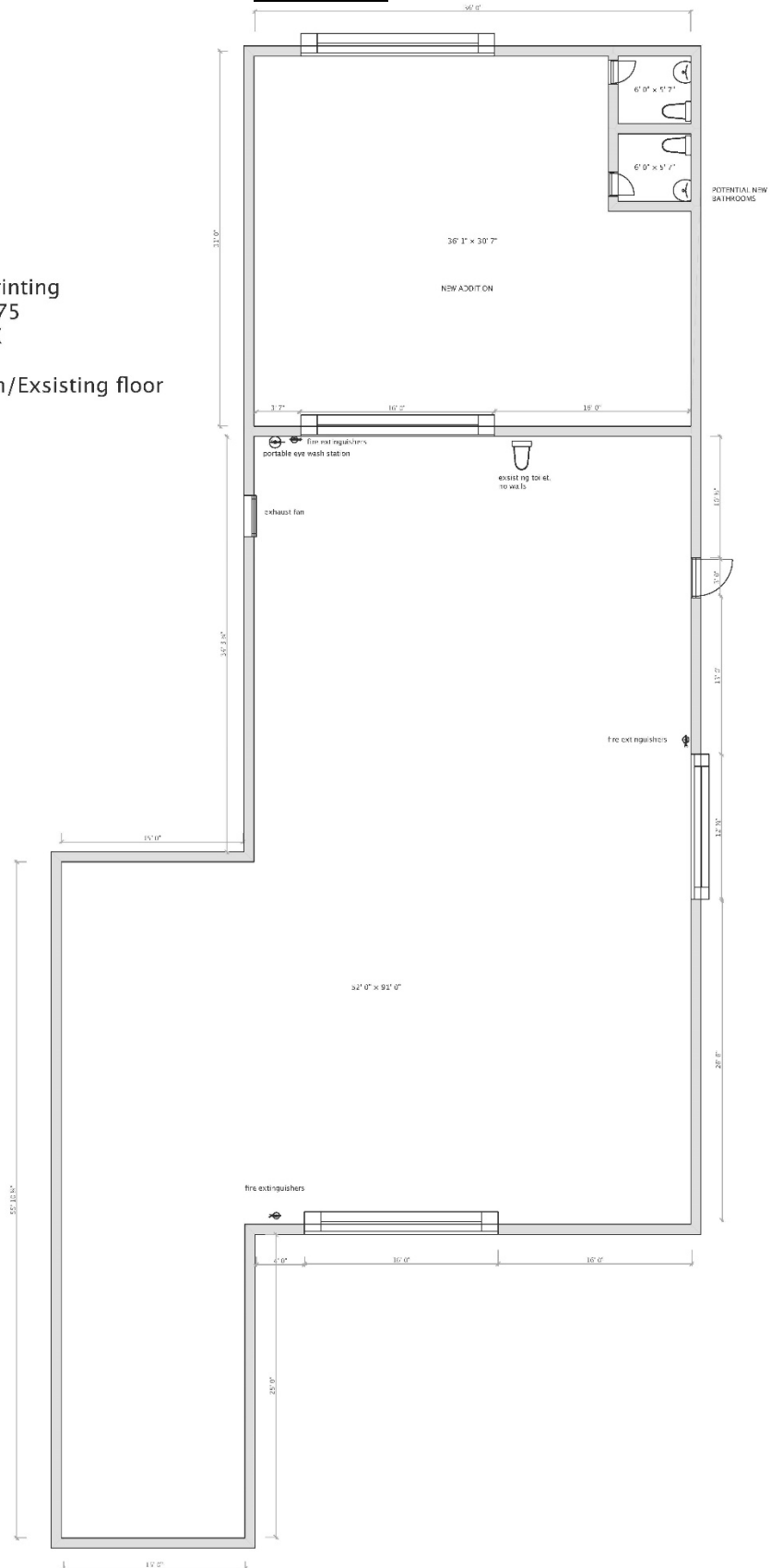
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Site Plan

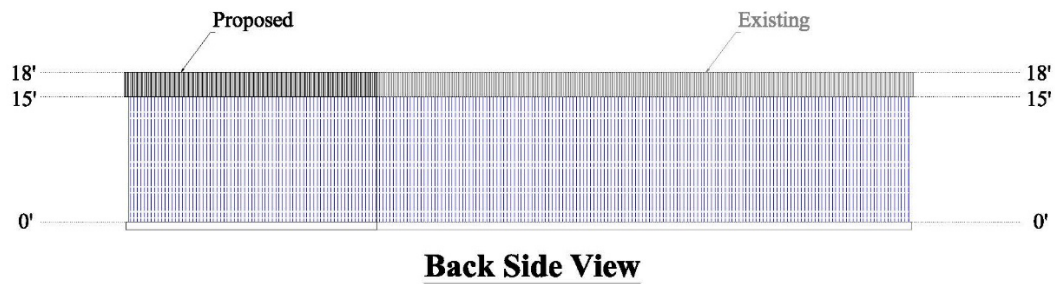
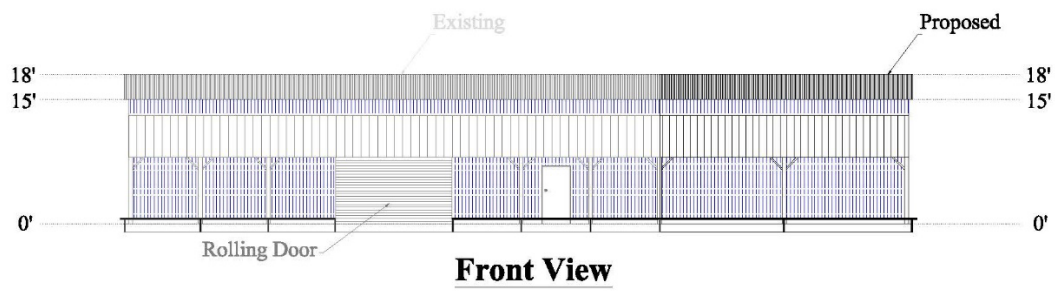
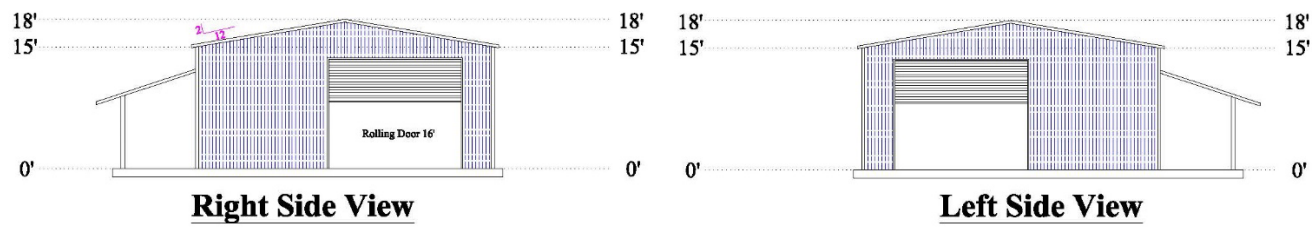


36' 0"

New addition/Exsisting floor plans



Elevations



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