



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 7, 2023 - 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 January 3, 2023 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council on the **Final Plat of Joshua Pope Addition, Block 1, Lots 1 – 3**, being a replat of a portion of Block A of the Allen Addition (unrecorded) to create 3 residential lots. The subject property consists of 0.456 acres situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, generally located on the west side of N. Wilson St., the south side of E. Hickory St., and the north side of E. Oak St. (Parcel ID 18401 & 18403). (Case No. FRP-01-23)

DISCUSSION/ACTION ITEMS

3. Consider and make a recommendation to City Council on the **Final Plat of Five Points Addition Phase 1A**, being a tract of land containing 3.6177 acres (Property ID 54862), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-22 ("PD-22") and is generally located on the northwest side of S. Washington St. at Five Points Dr. The final plat is for right-of-way for portions of Five Points Dr. and Roundup Dr. (Case No. FP-02-23)
4. Consider and make a recommendation to City Council on the **Site Plan of The Rivers at Five Points**, situated on 8.403 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being located on the northwest side of S. Washington St. at Five Points Dr. (Property ID 54862). The property is zoned Planned Development-22, Subdistrict B ("PD-22-B") for MF-2 High-Density Multi-Family Residential uses. (Case No. SP-01-23)

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, FEBRUARY 3, 2023 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, JANUARY 3, 2023 - 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 6:05 p.m. on Tuesday, January 3, 2023. Commissioners present are Chairman Richard Dunn, Vice-Chairman Burton Brown, Commissioner Dennis Berry, and Commissioner Darril Deaton. City of Kaufman staff present include: Director of Development Services Andrew Bogda and Planner 1 Joy Henderson. Present in the audience was Jim Meara.

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 December 6, 2022 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

Commissioner Berry made a motion to approve the consent agenda for item 1. The motion was seconded by Commissioner Deaton. The motion passed 4-0.

2. Consider and make a recommendation to City Council on the **Revised Preliminary Plat of Lots 4, 5A, 5B, 5C, 6, 7, and 8X of Block A; Lots 3 and 4 of Block E; and Lot 1 of Block F of the Kings Fort Addition**, being 54.97 acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas (Property ID 5404, 202752, and 202753). The property is zoned Planned Development-15 ("PD-15") and Planned Development-17R ("PD-17R") and is generally located on both sides of Kings Fort Parkway, the south side of US 175, and the west side of SH 34. The preliminary plat is for 8 non-residential lots, 1 multi-family residential lot, and 1 open space lot. (Case No. PP-01-23)

Director of Development Services Andrew Bogda presented a report on the Revised Preliminary Plat of the Kings Fort Addition. Details of the case can be found in report PP-01-23 dated 01-03-2023.

Jim Meara stated the hotel site will be starting their 1st building around summer time and that the same company will own both hotels. He also stated that the multi-family units should start at the end of summer and that 2023 is going to be a good year for Georgetown at Kings Fort.

Commissioner Deaton made a motion to approve the **Revised Preliminary Plat of Lots 4, 5A, 5B, 5C, 6, 7, and 8X of Block A; Lots 3 and 4 of Block E; and Lot 1 of Block F of the Kings Fort Addition** with the following condition:

- a) The plat review comments noted in a memo from the City Engineer dated December 29, 2022 are addressed to the City Engineer's satisfaction before the preliminary plat goes to City Council.

The motion was seconded by Vice-Chairman Brown. The motion passed 4-0.

ANNOUNCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

Director of Development Services Andrew Bogda stated that the following item, originally scheduled for a public hearings before the Planning & Zoning Commission on January 3, 2023 and City Council on January 23, 2023 are being rescheduled for February 7, 2023 and February 27, 2023 respectively:

Conduct a public hearing and make a recommendation to City Council for a request by Joshua Pope for a Final Plat of the Joshua Pope Addition, being a replat of part of Block A of the Allen Addition, to create 3 residential lots on approximately 0.456 acres out of the J. Cole Survey, Abstract No. 84, City of Kaufman, said property being located on the west side of N. Wilson St., the south side of E. Hickory St., and the north side of E. Oak St. (Property ID 18401 & 18403). (Case No. FRP-01-23)

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 Deaton. The motion passed 4-0. The meeting adjourned at 6:23 pm.

APPROVED:

RICHARD DUNN
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNER 1



Planning and Zoning Commission Report

Meeting Date: February 7, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council on the **Final Plat of Joshua Pope Addition, Block 1, Lots 1 – 3**, being a replat of a portion of Block A of the Allen Addition (unrecorded) to create 3 residential lots. The subject property consists of 0.456 acres situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, generally located on the west side of N. Wilson St., the south side of E. Hickory St., and the north side of E. Oak St. (Parcel ID 18401 & 18403). (Case No. FRP-01-23)

SUMMARY:

The subject property is located on the west side of North Wilson Street, the south side of East Hickory Street, and the north side of East Oak Street in the unrecorded Block A of the Allen Addition and J.B. Cole Survey, Abstract No. 84. The property includes 0.456 acres and includes 3 separate houses. The purpose of the replat is to subdivide the property to create three residential lots that meet the SF-6 Single-Family Residential zoning requirements.

Lot 1 is addressed as 307 North Wilson Street, Lot 2 is 305 North Wilson Street, and Lot 3 is 303 North Wilson Street. Lot 3 currently has a house addressed as 405 E. Oak Street, but if the house is ever removed, the new house will face North Wilson Street and will adopt the 303 North Wilson Street address.

The property is zoned SF-6 Single-Family Residential and all three lots meet the minimum lot area of 6,000 sq ft, width of 60', and setback of 25' for the zoning district. The Replat will need a variance for the required lot depth of 100' for all three lots. Lot 1 has 99.94 on the north side and 99.53 on the south side; Lot 2 has 99.53 on the north side and 99.08 on the south side; and Lot 3 has 99.08 on the north side and 98.62 on the south side.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 42 property owners within 300' of the property. The results are as follows:

- Property owners returned letters in opposition of the request: 1
- Property owners returned the letter in agreement of the request: 0
- Property owners returned letters that could not be forwarded: 1
- Property owners who have not responded: 41

RECOMMENDATION:

Staff recommends approval of the Replat of Joshua Pope Addition, Block A, Lots 1 – 3 with the variance to the lot depth as specified on the plat.

ATTACHMENTS:

1. Location Map
2. Replat of Joshua Pope Addition, Block A, Lots 1 – 3
3. Property Owner Responses

Joy Henderson

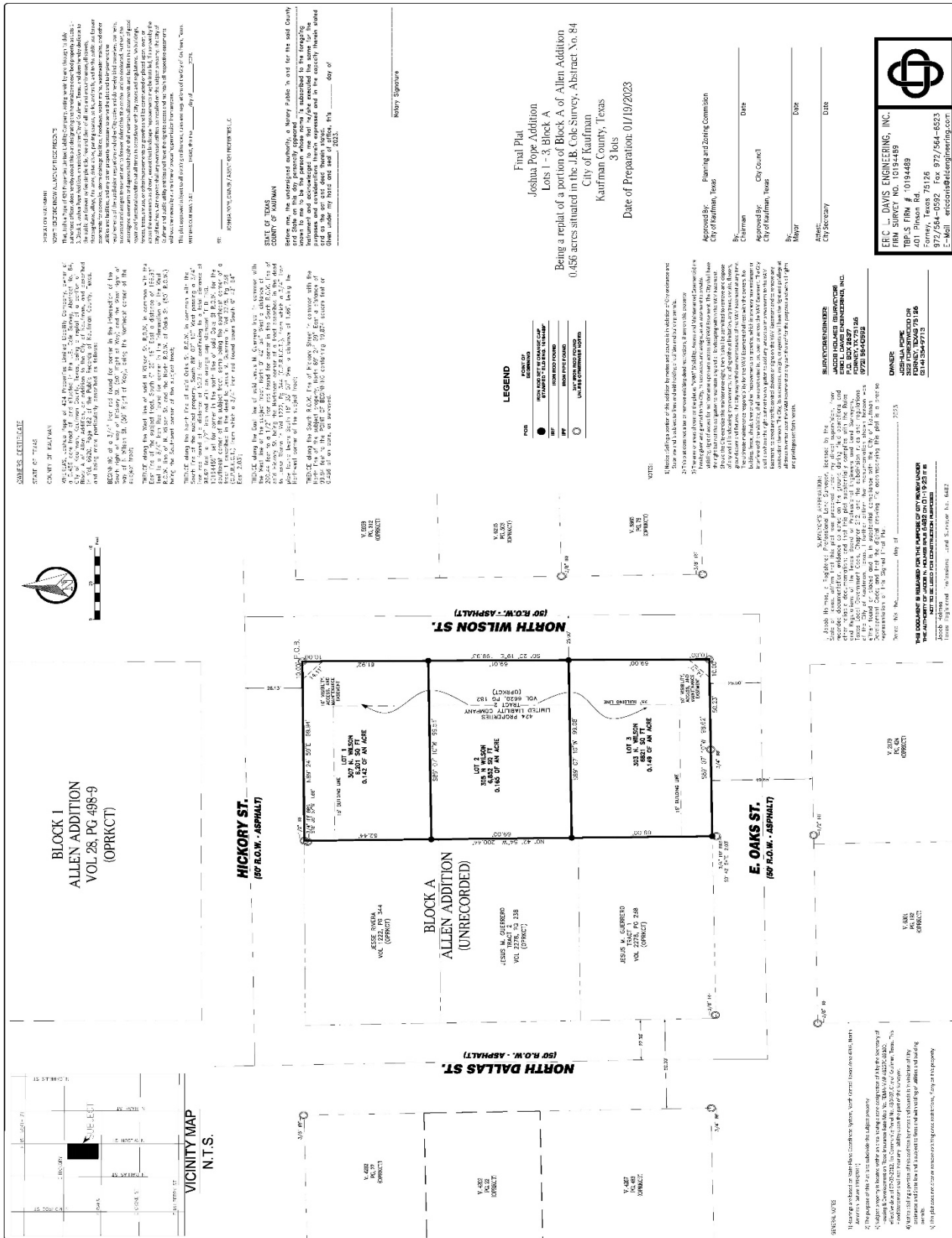
Planner I

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map Pope Addition





Property Owner Responses

DETACH ON DOTTED LINE

Date: 1/13/23

Name: Kamy Road Property Trust

Address: PO Box 50593

City & State: Denton, TX

Phone #: 972-365-3630

COMMENTS:

This area is not suitable for multi-family. May
increase crime in area.

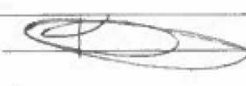
Rhosean Sadehian
NAME PRINTED

Agent for Kamy Road Property Trust

RE: Conduct a public hearing and make a recommendation to City Council for a request by Joshua Pope for a Final Plat of the Joshua Pope Addition, being a replat of part of Block A of the Allen Addition, to create 3 residential lots on approximately 0.456 acres out of the J. Cole Survey, Abstract No. 84, City of Kaufman, said property being located on the west side of N. Wilson St., the south side of E. Hickory St., and the north side of E. Oak St. (Property ID 18401 & 18403). (Case No. FRP-01-23)

☐ I AM IN FAVOR ☒ I OBJECT

Email Address: sadoghian@hotmail.com

 SIGNATURE



Planning and Zoning Commission Report

Meeting Date: February 7, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Five Points Addition Phase 1A**, being a tract of land containing 3.6177 acres (Property ID 54862), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-22 ("PD-22") and is generally located on the northwest side of S. Washington St. at Five Points Dr. The final plat is for right-of-way for portions of Five Points Dr. and Roundup Dr. (Case No. FP-02-23)

SUMMARY:

The subject property is located on the northwest side of S. Washington St. at Five Points Dr. It includes 3.6177 acres for the public right-of-way for portions of Five Points Dr. and Roundup Dr., which will form the primary access and circulation for the Five Points development, a 99.5-acre mixed-use development that received Planned Development zoning approval and preliminary plat approval in 2022. The applicant has submitted civil construction plans for the associated public infrastructure (streets, sidewalks, water, wastewater, drainage, etc.) and the associated easements will be dedicated by separate instruments. The easement recording information will be added to the plat prior to the plat being recorded.

The site plans and final plats for the lots and other streets within the development will be submitted separately as each portion of the property develops.

The right-of-way for Five Points Dr. is 60' in width, while the right-of-way for Roundup Dr. is 80' in width. Both streets will provide access to S. Washington St., which has a right-of-way of 120'. Only a portion of Roundup Dr. will be dedicated by this plat (to provide access to S. Washington St.); the remainder of Roundup Dr. will be dedicated as property along it is platted and develops.

The final plat for this right-of-way conforms to the approved preliminary plat.

THOROUGHFARE PLAN:

The subject property is located on the northwest side of South Washington St., which is classified as a major arterial (Type A; 4 – 6 lanes), with an ultimate right-of-way of 120'. The necessary rights-of-way already exists for S. Washington St. Roundup Dr. is classified as a major collector (Type C; 4 lanes), with an ultimate right-of-way of 80'. 80' of right-of-way for Roundup Dr. will be dedicated by this plat. Five Points Dr. is not identified on the Thoroughfare Plan, but will function as a minor collector (Type D; 2-3 lanes) with a right-of-way of 60'.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Five Points Addition Phase 1A with the following condition:

1. The recording information for the easements to be dedicated by separate instrument is added to the plat prior to the plat being recorded.

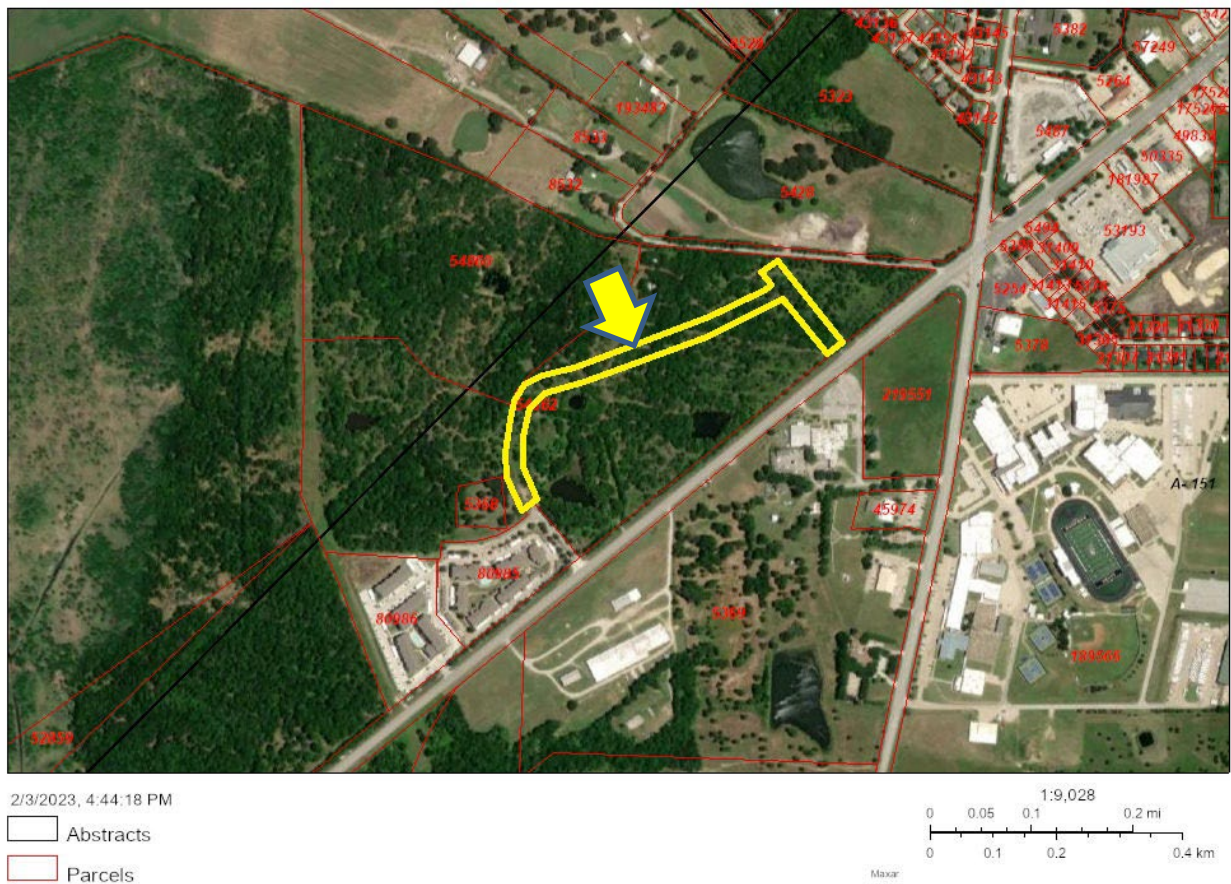
ATTACHMENTS:

1. Location Map
2. Land Study of Five Points Addition
3. Preliminary Plat of Five Points Addition
4. Phasing Plan of Five Points Addition
5. Final Plat of Five Points Addition Phase 1A

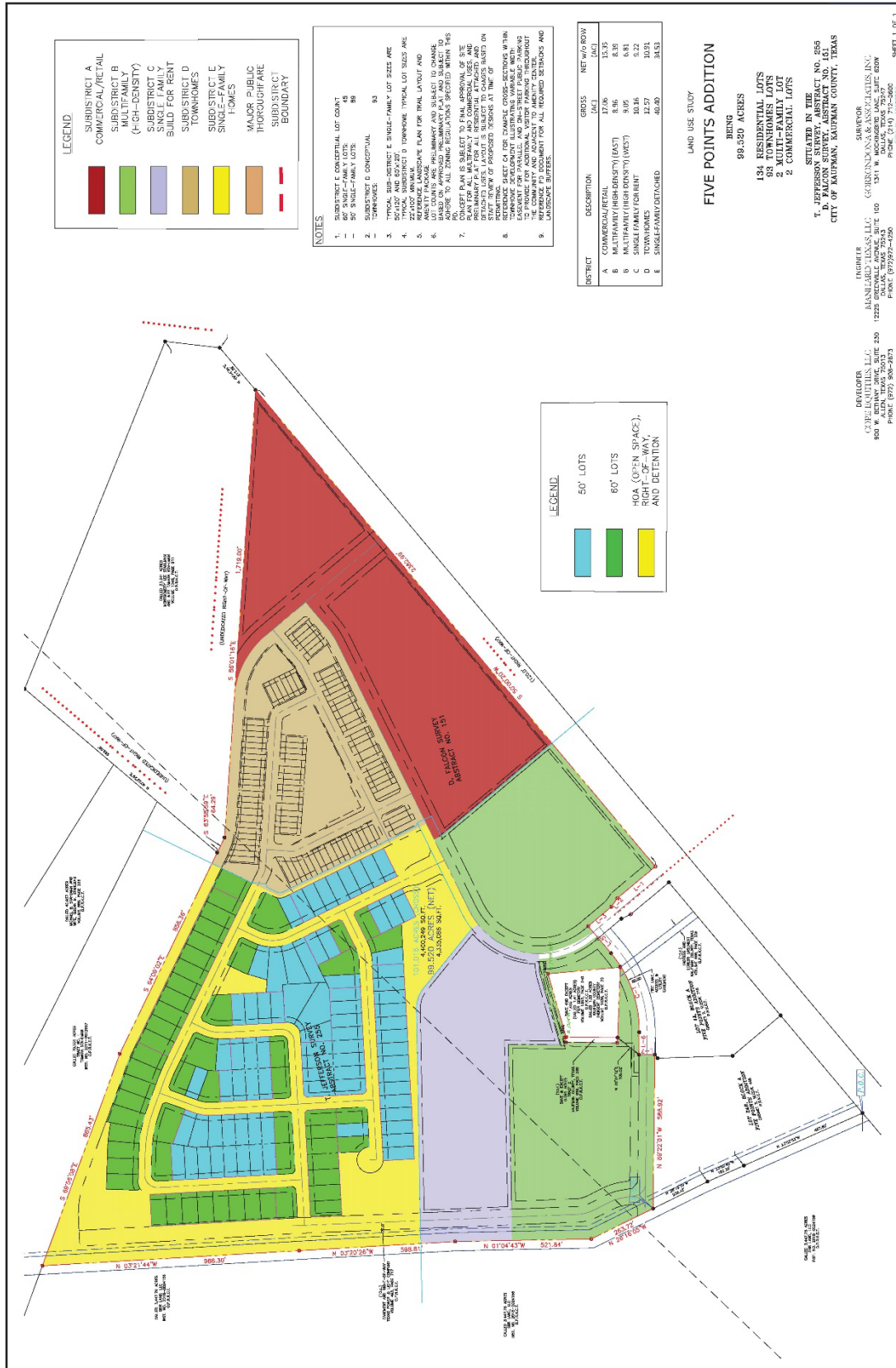
Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map

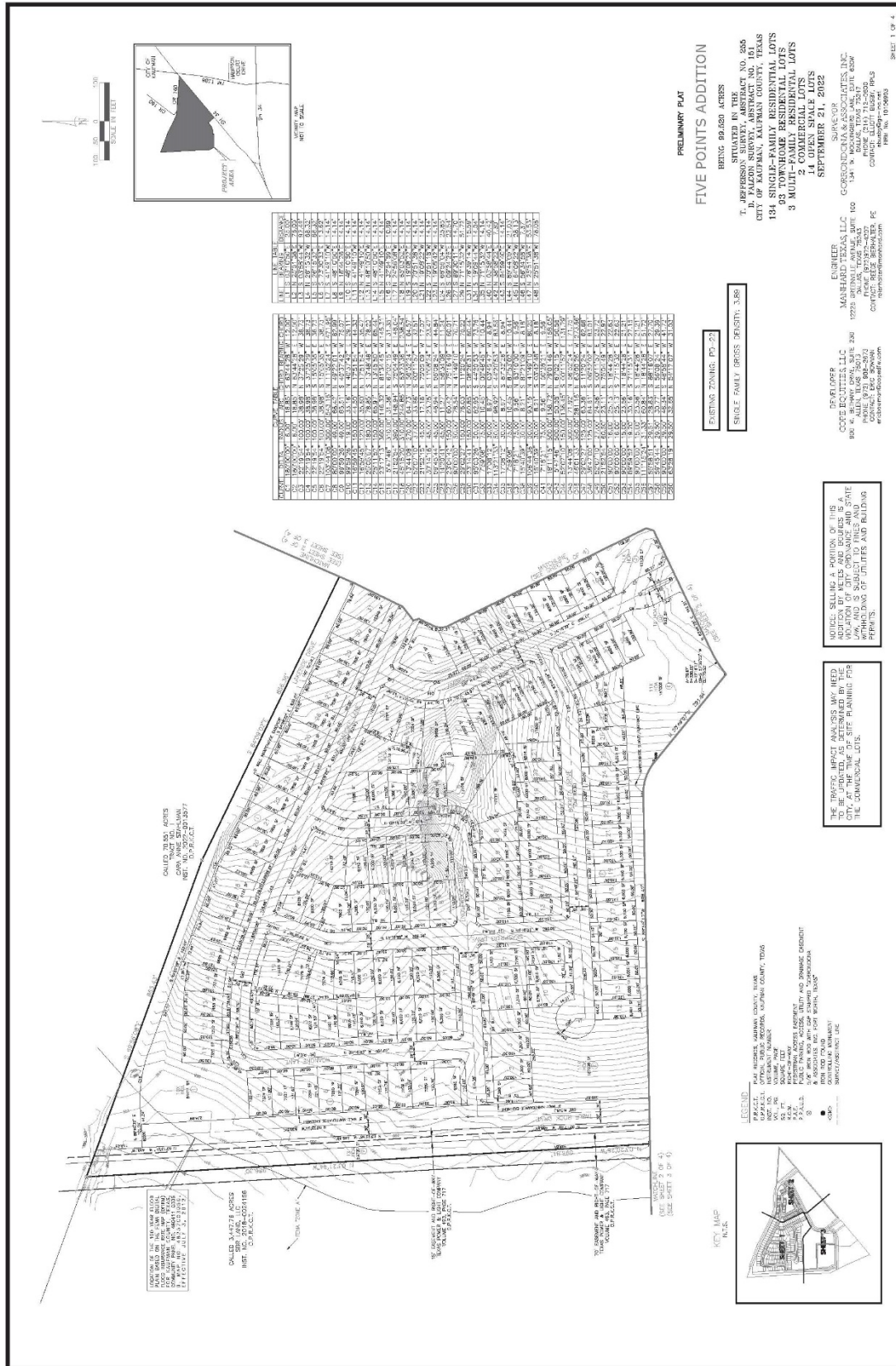
Five Points Addition Ph 1A



Land Study of Five Points Addition



Preliminary Plat of Five Points Addition



[illegible]

[illegible]

Manhard CONSULTING

PD-22 FIVE POINTS
KAUFMAN, KAUFMAN COUNTY, TEXAS

DISTRICT	DESCRIPTION	CU/MS	NET AC/BLK	ACU
A	COMMERCIAL/RETAIL	17.06	13.36	
B	MULTIFAMILY (HIGH DENSITY) (CAST)	8.96	8.39	
C	MULTIFAMILY (HIGH DENSITY) (WEST)	9.05	6.81	
D	UNIMULTIFAMILY (MEDIUM DENSITY)	12.57	30.51	
E	5-USE FAMILY DETACHED	40.40	34.53	

General Planning Objectives:

1. Provide a framework for future development and use of the area.
2. Provide a framework for future development and use of the area.
3. Provide a framework for future development and use of the area.
4. Provide a framework for future development and use of the area.
5. Provide a framework for future development and use of the area.

Notes:

1. The Plan is a preliminary plan and is subject to change.
2. The Plan is a preliminary plan and is subject to change.
3. The Plan is a preliminary plan and is subject to change.
4. The Plan is a preliminary plan and is subject to change.
5. The Plan is a preliminary plan and is subject to change.

[illegible]

Final Plat of Five Points Addition Phase 1A

[illegible]



Planning and Zoning Commission Report

Meeting Date: February 7, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of The Rivers at Five Points**, situated on 8.403 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being located on the northwest side of S. Washington St. at Five Points Dr. (Property ID 54862). The property is zoned Planned Development-22, Subdistrict B ("PD-22-B") for MF-2 High-Density Multi-Family Residential uses. (Case No. SP-01-23)

BACKGROUND/SUMMARY:

The subject property includes 8.403 acres located on the northwest side of S. Washington St. at Five Points Dr. In August 2022, the larger 99.5 acres of which the subject property is part was zoned Planned Development-22 (PD-22) to accommodate a mixed-use development called Five Points. The subject 8.403 acres was located in Subdistrict B, which allows for High-Density Multi-Family Residential uses, generally following the City's standards for MF-2 zoning with standards outlined in the PD. A site plan has been prepared for this property, which will be known as The Rivers at Five Points and will provide 180 apartments and associated amenities as the first phase of the development.

Site Plan

The site plan includes 180 apartments spread across five three-story multi-family residential buildings, as well as a mix of surface and covered parking, a 4,269 sq. ft. clubhouse, and associated amenities, including a swimming pool, playground, shade structure with concert lawn, basketball court, and dog park.

The property will be served by two access points off Five Points Drive. The dedication of Five Points Dr. and Roundup Dr. (to be considered simultaneously with this site plan) will provide two points of access to S. Washington St. The primary access point to the site will be on the northeast side of the property, while an additional access point aligning with Vista Ln. will provide gated emergency access. Full internal circulation will be provide throughout the site via a 26'-wide fire lane and access easement. 318 parking spaces will be provided, which exceeds the zoning requirement of 1.75 spaces per unit (or 315 spaces) by 3 spaces. 55 of those spaces will be covered, exceeding the zoning requirement of 15% of the spaces (or 48 spaces). 32 of the covered spaces will be in four detached garage buildings, while 23 of the spaces will be under carports.

Each residential building will be three stories, or 45' in overall height. There will be two Type I buildings (Buildings 2 & 4), which will each include 30 units, a building footprint of 12,733 sq. ft., and a total area of 38,199 sq. ft. There will be two Type II buildings (Buildings 3 & 5), which will each include 42 units, a building footprint of 15,146 sq. ft., and a total area of 45,438 sq. ft. Finally, there will be one Type III building (Building 1), which will include 36 units, a building

footprint of 13,478 sq. ft., and a total area of 40,434 sq. ft. Building Type II will exceed the City's overall building length of 200' by less than 10'. The City's Fire Chief and Building Official have reviewed the plans and are comfortable with allowing the deviation.

96 of the units (or 53%) will be one-bedroom, 72 of the units (or 40%) will be two-bedroom, and 12 of the units (or 7%) will be three-bedroom. The buildings are designed with covered breezeways and internal corridors to provide access to the units.

The club house building and most of the amenities are located in the northeast corner of the site near the main entrance and convenient to most of the residential buildings, with the dog park located in the southwest corner of the site.

A pedestrian sidewalk system will provide full circulation around the buildings and throughout the development, providing access from the parking lots to the buildings, to the site amenities, and recreational opportunities for the residents.

Trash service will be provided by two dumpsters, each of which is situated within 250' of the residential units as required by the zoning regulations.

The civil construction plans for the Phase 1 public improvement associated with the overall Five Points development (streets, sidewalks, water, wastewater, drainage, etc.) has already been submitted to the City for review. This site will include utility easements around the perimeter of the development and a detention pond located in the southwest corner of the site. The site will also connect to a perimeter sidewalk along Five Points Drive to be provided with the Phase 1 public infrastructure for the overall Five Points development.

Elevations and Floor Plans

The residential building elevations show a mixture of primarily stone, vertical board & batten siding, and horizontal lap siding materials, with wood fascia accents and trim. The stone materials are primarily along the first two floors of the front and rear elevations, with the siding materials in the building recesses and along the third story of the building as well as the entire sides of the buildings. A series of building recesses and projections will provide both vertical and horizontal articulation. In addition, abundant windows around all sides of each building, as well as balconies or porches for each residential unit, will add additional visual interest to the buildings and ensure private outdoor space for each resident. The roof pitch will be primarily 6:12, with some accents of 4:12 and 10:12. Coach light fixtures will be provide on the buildings.

The club house will include primarily board & batten cementitious fiber board siding with a stone base to match the residential buildings, with abundant windows, and a mostly 8:12 roof pitch.

The garages will include mostly board & batten and lap siding (made of cementitious fiber) to match the residential buildings, and will include carriage-style garage doors. The carports will be made of metal. The dumpsters will include concrete masonry unit walls (painted to match the buildings) and cedar doors with metal frames.

Landscaping, Screening, and Amenities

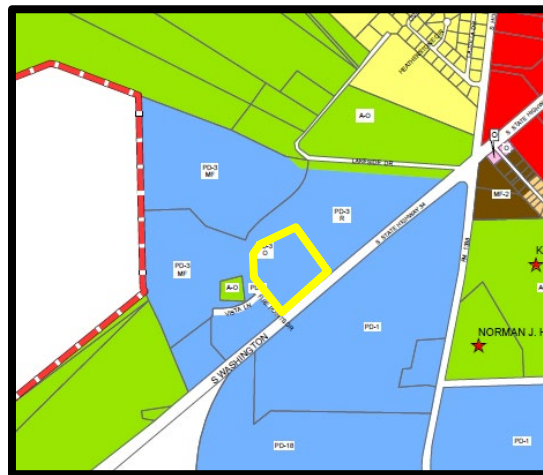
The landscape plan shows a mixture of canopy shade trees to be provided along the property's frontages on Five Points Dr. and S. Washington St. as well as in the parking lot islands. Smaller ornamental trees will be provided in the amenity areas and in a handful of the parking lot islands that are too close to each other or to buildings to make canopy trees practical. In addition, shrubs will be planted around the perimeter of each building, to screen parking areas and dumpsters, and to screen and accentuate the amenity areas. In addition, ground cover will provide additional accents near the main entrance, near amenity areas, and at building entrances.

To further the intent of the overall mixed-use development and interaction among different land uses, the development will not be gated, however a vehicular gate will restrict access to emergency vehicles at one of the entrances. In addition, open-style, decorative, metal fences will be provided around the pool area and dog park. Amenities will include a club house, swimming pool, overhead structure with patio tables, playground, basketball court, open lawn, dog park, and benches. Retaining walls, necessary for site grading and drainage, will be interspersed in different areas of the site, and will be of the decorative stone variety. Renderings for the amenities and screening devices have been provided.

A mix of blade and column monument signage, with a mix of stone and siding materials, will provide branding and identification for the site.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing & Future Land Use
North:	PD-22-C & PD-22-E	Vacant land; future low-density multi-family & single-family residential
South:	ETJ	S. Washington St.; County Fairgrounds across the street
East:	PD-22-A	Vacant land; future commercial
West:	PD-3 & PD-22-A	Multi-family residential & cemetery



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the overall 99.5-acre Five Points property as a mixture of high-density multi-family and commercial uses. The Planned Development zoning approved for the property in 2022 allowed for high-density multi-family uses on the 8.403-acre subject property. The proposed site plan is consistent with the zoning and the overall mixture of uses envisioned for the larger tract by the Future Land Use Plan.

Thoroughfare Plan:

The subject property is located on the northwest side of South Washington St., which is classified as a major arterial (Type A; 4 – 6 lanes), with an ultimate right-of-way of 120'. The necessary rights-of-way already exists for S. Washington St. Five Points Dr. is not identified on the Thoroughfare Plan, but will function as a minor collector (Type D; 2-3 lanes) with a right-of-way of 60'. A final plat for the right-of-way for Five Points Dr. is being considered simultaneously with this site plan.

RECOMMENDATION:

The Site Plan is consistent with the PD zoning established for the property. Staff recommends approval of the Site Plan for The Rivers at Five Points.

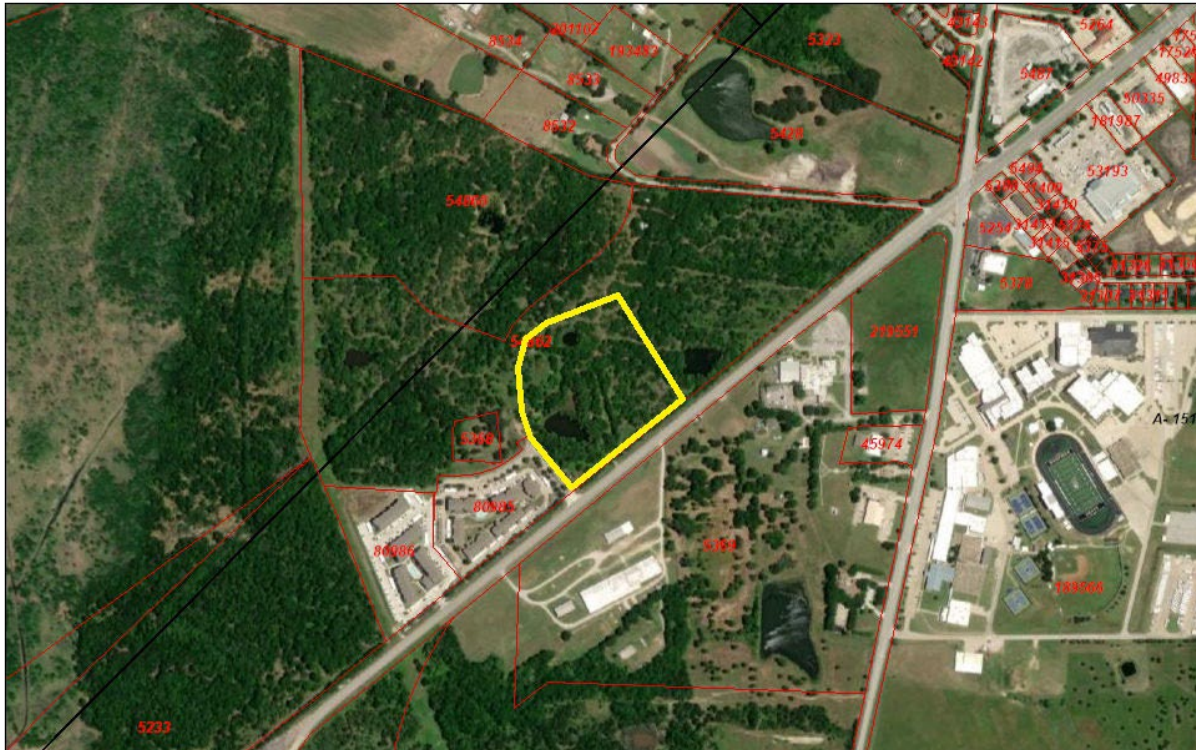
ATTACHMENTS:

1. Location Map
2. Land Study of Five Points Addition
3. Preliminary Plat of Five Points Addition
4. Phasing Plan of Five Points Addition
5. Planned Development Standards for Subdistrict PD 22-B
6. Survey
7. Site Plan
8. Preliminary Storm Plan
9. Preliminary Wastewater Plan
10. Preliminary Water Plan
11. Building Elevations and Floor Plans
12. Landscape Plan, Details & Specs, and Imagery

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

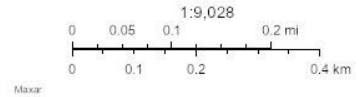
Location Map

The Rivers at Five Points



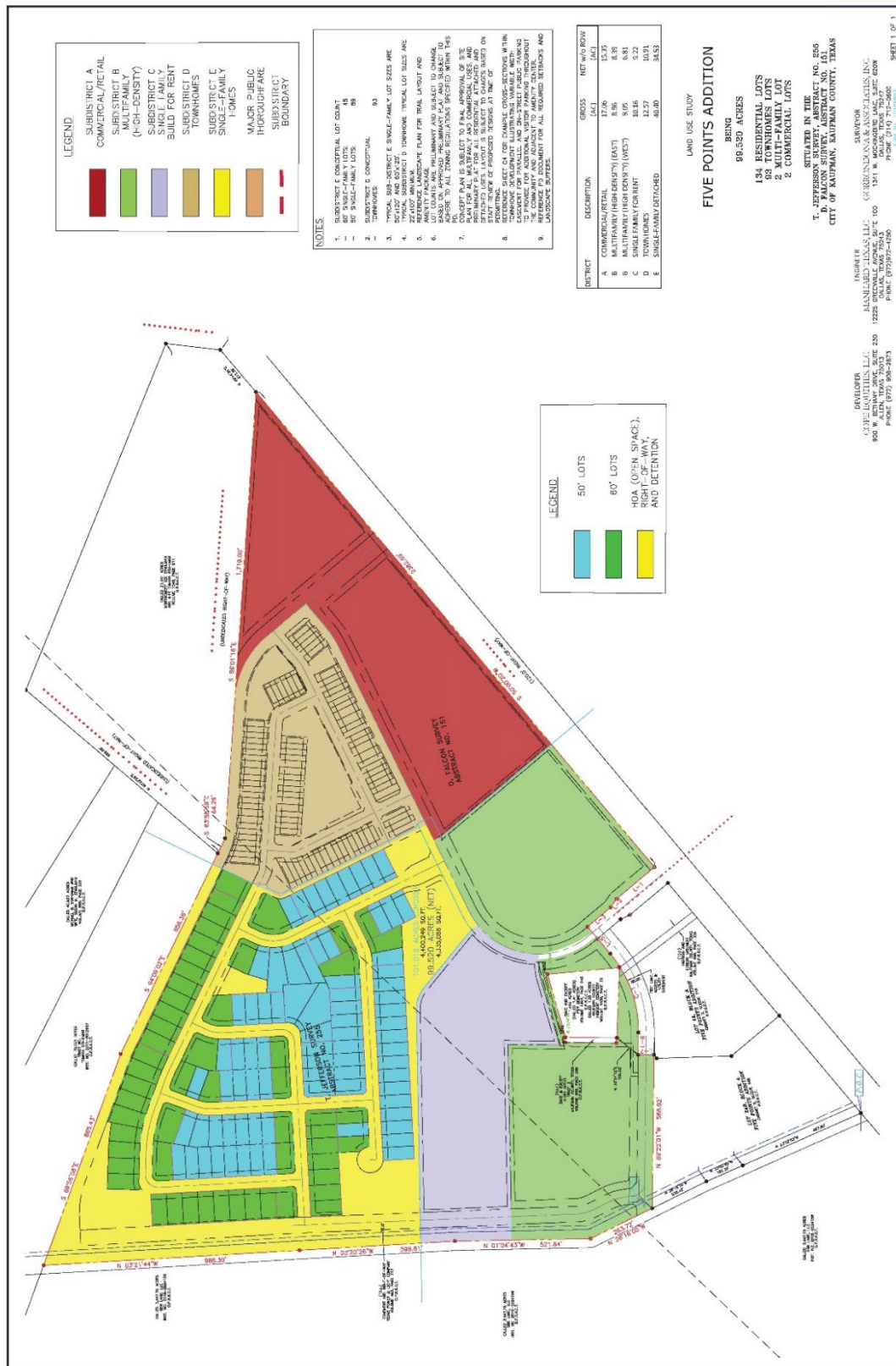
2/3/2023, 6:35:18 PM

- Abstracts
- Parcels

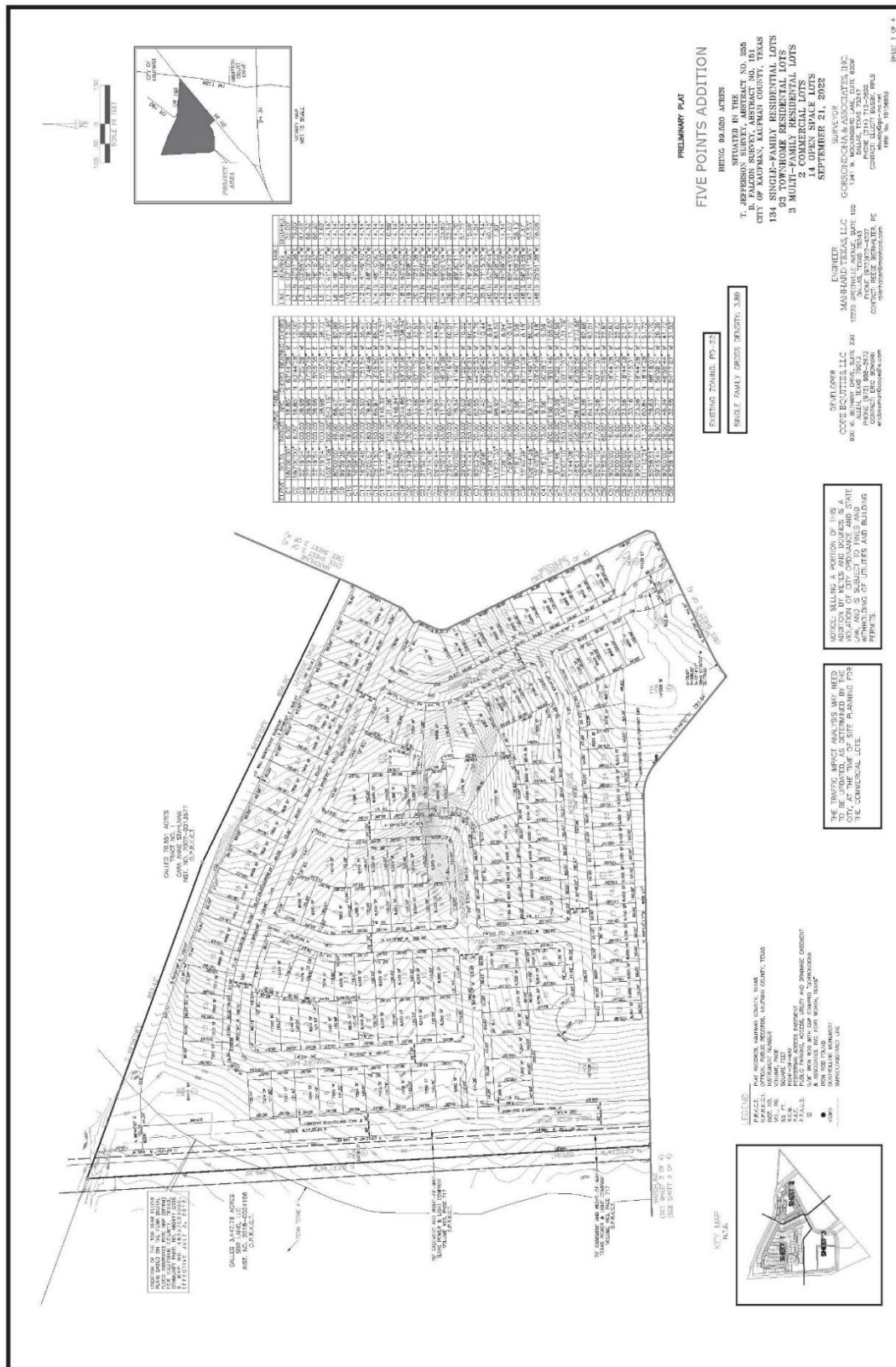


Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Land Study of Five Points Addition



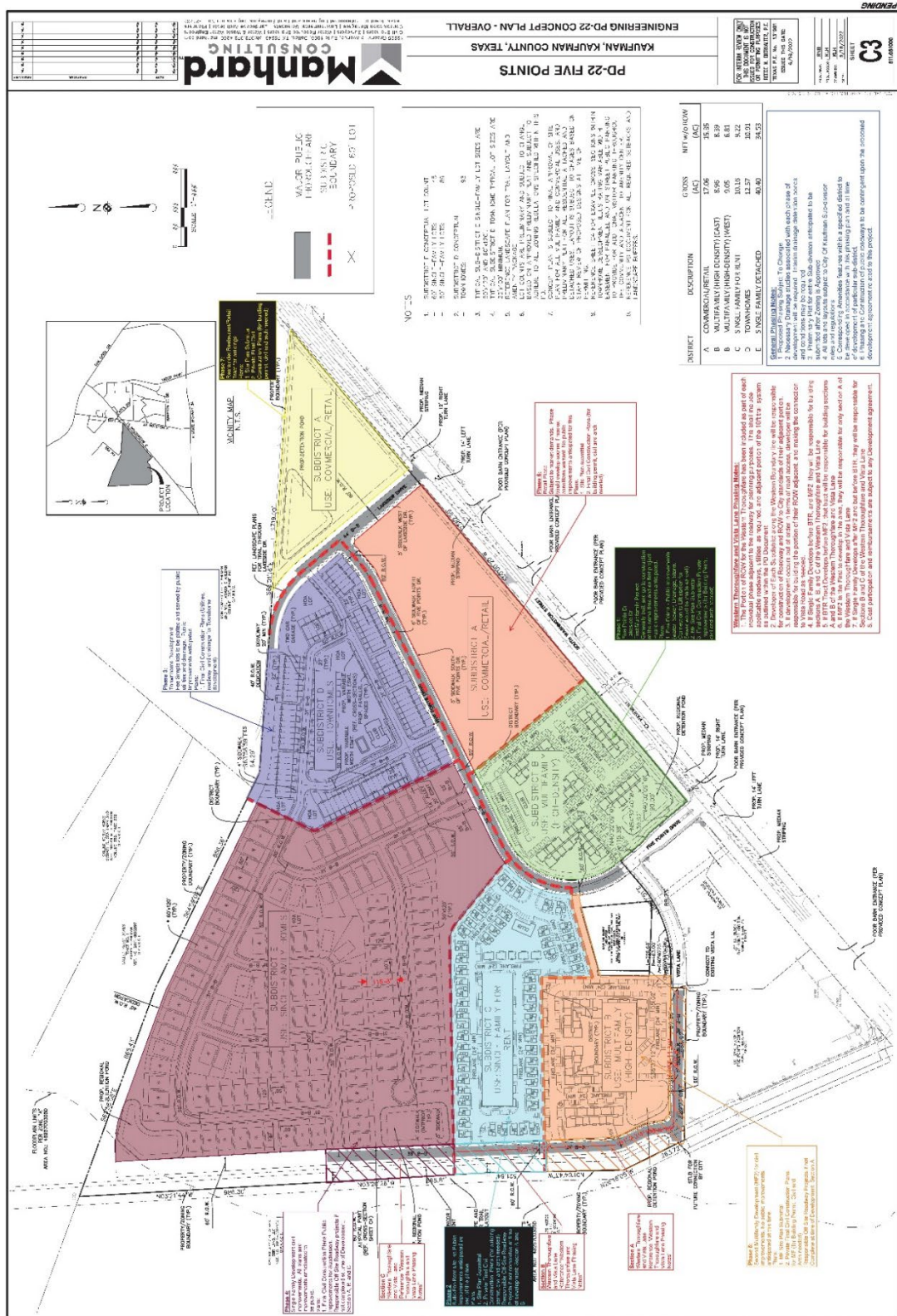
Preliminary Plat of Five Points Addition



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[illegible]

Phasing Plan of Five Points Addition



PD Zoning Standards

Exhibit "B" Planned Development Standards

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

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

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

Notes to development standards table above:

1 - No extended side yard shall be required based on the height of adjacent buildings if site developed in accordance with this Concept Plan.

2 - Maximum lot coverage refers to maximum area covered by buildings.

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

- A. **Parking Spaces:** The minimum number of parking spaces required in this District shall be 1.75 spaces per dwelling unit. Fifteen percent (15%) of parking spaces shall be covered parking or enclosed in attached or detached garages. Covered carports shall provide columns constructed from materials that complement the multi-family buildings. Up to ten percent (10%) of parking spaces may be compact parking spaces in this Subdistrict.
- B. **Maximum Length of Buildings:** In no case shall any side of a building exceed two hundred fifty feet (250') in length per side elevation.
- C. **Parkland Dedication and Improvements Requirements:** In lieu of dedicating land for park use (as required by City Code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu

PD Zoning Standards

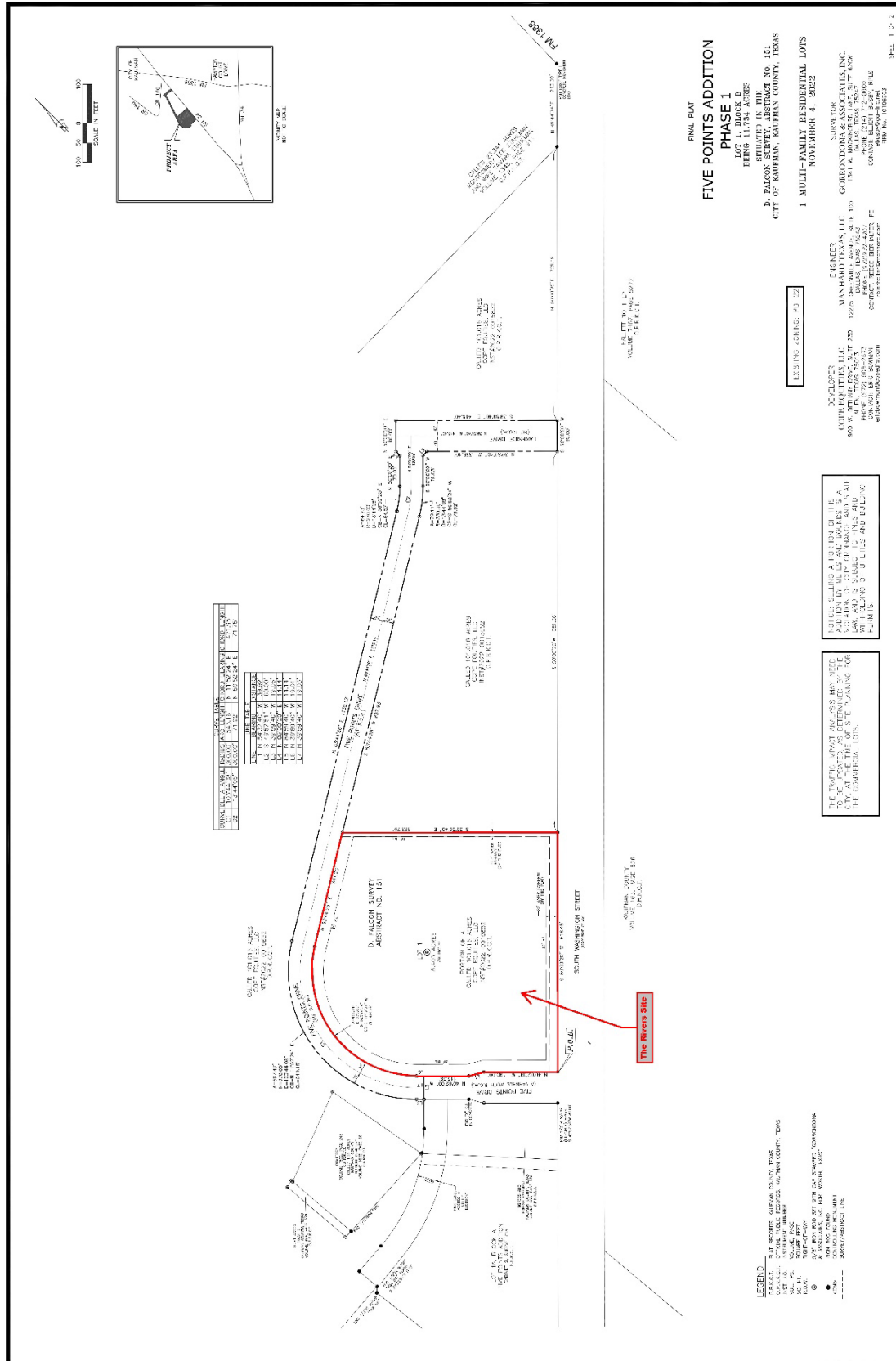
Exhibit "B" Planned Development Standards

of land dedication, in accordance with City Ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by the City per City Code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board. (The design of such amenities shall be similar to those depicted in Exhibit D (Overall Landscape, Screening, Trail and Amenity Plan, approved with these regulating standards.)

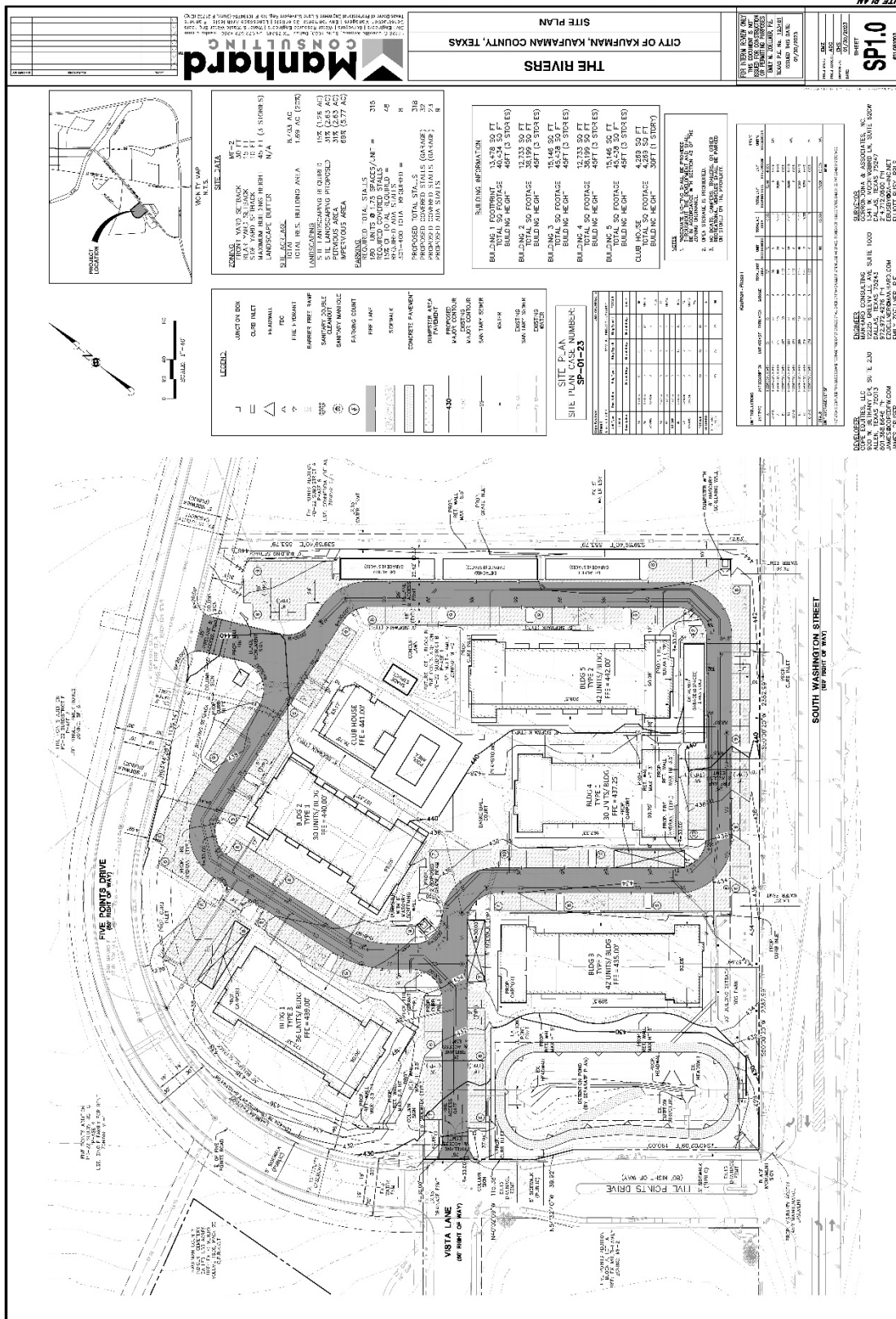
- D. Landscaping: Landscaping in this Subdistrict shall conform to the landscaping requirements for multi-family residential uses as specified in the City's Zoning Ordinance.
- E. Screening: Refuse dumpsters shall be enclosed by a 6' high masonry screen wall on three sides with finishes consistent with the primary building(s) within the respective subdistrict. Painted steel framed gates shall be installed to provide access to the dumpsters.

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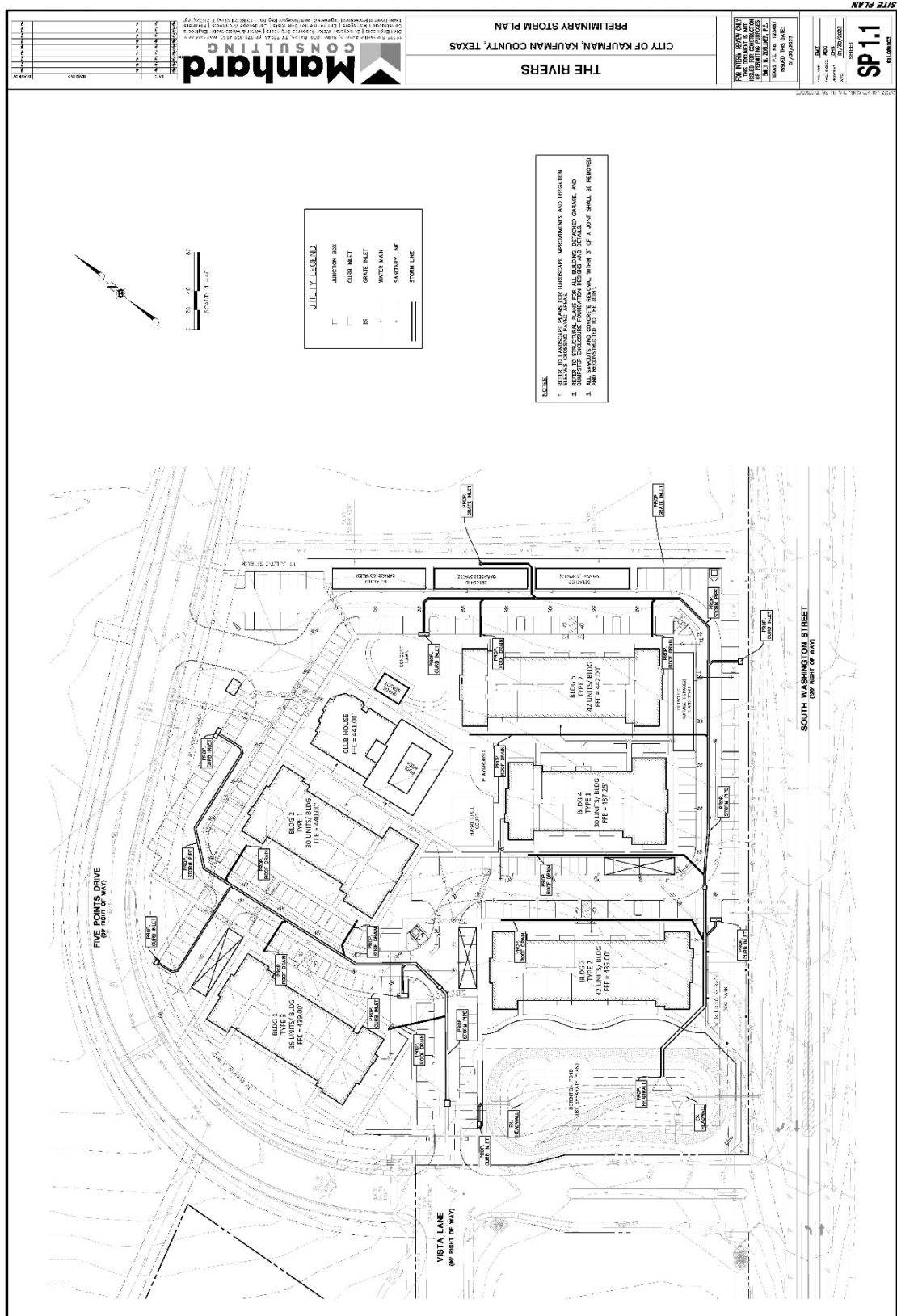
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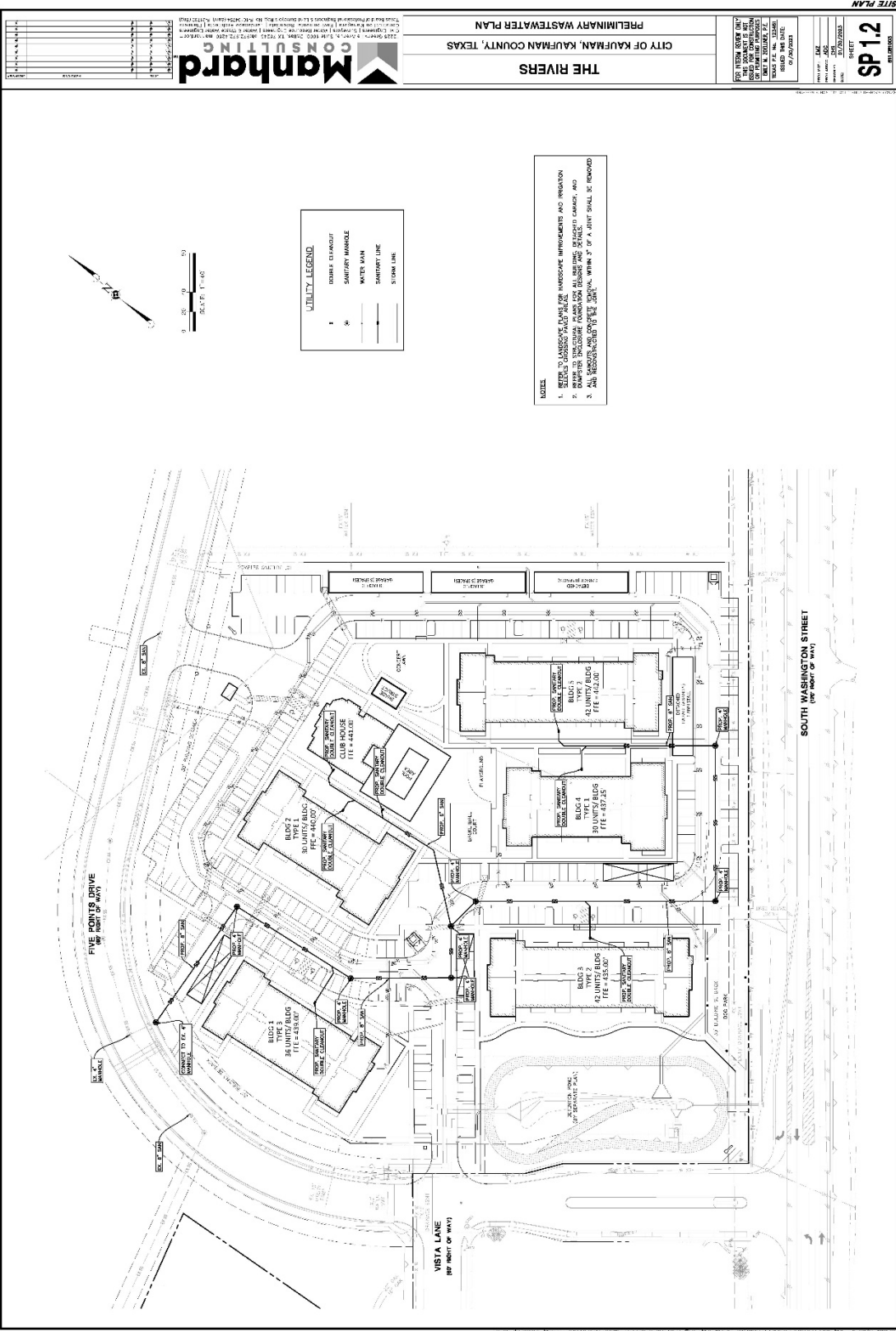
Site Plan



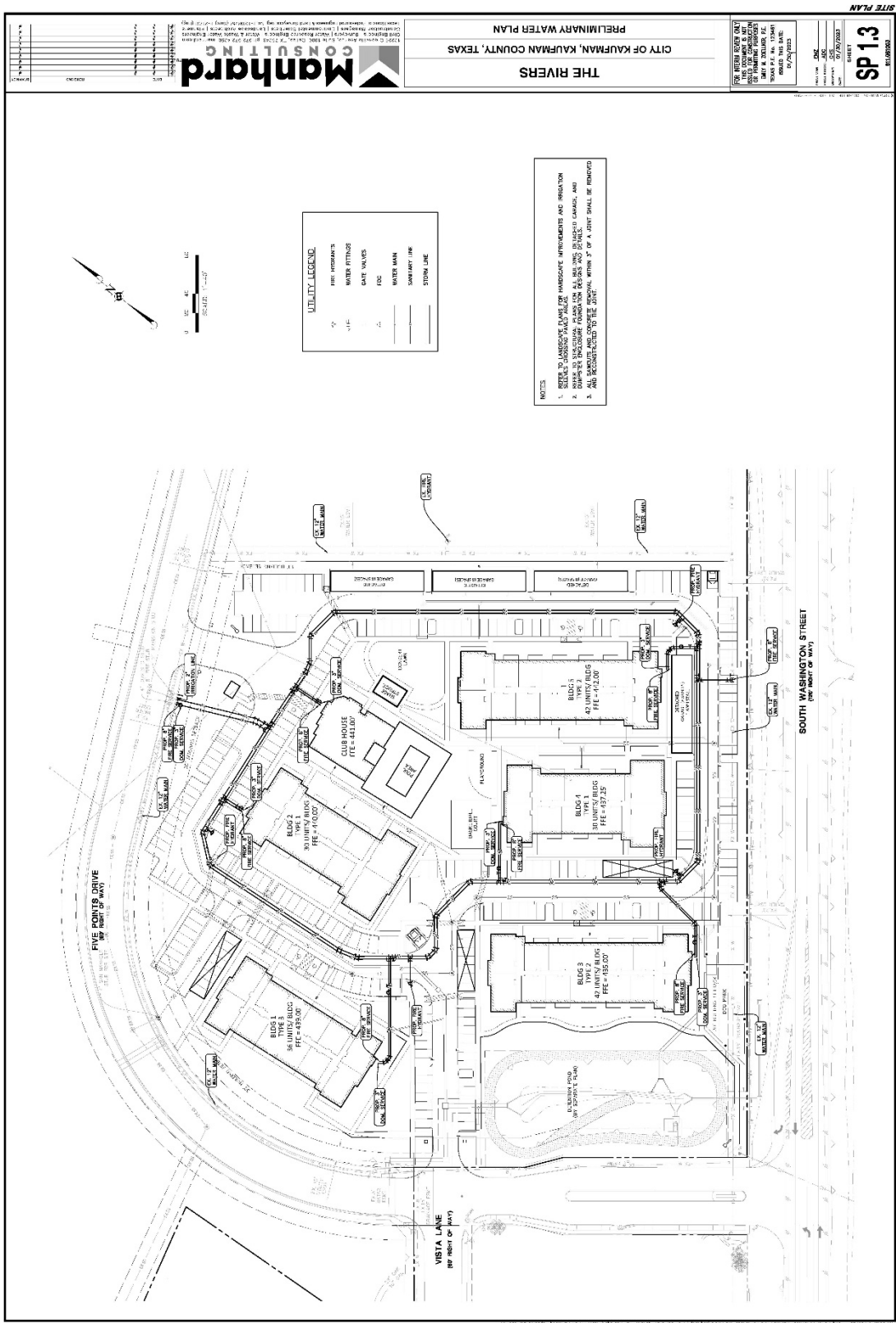
Preliminary Storm Plan



Preliminary Wastewater Plan



Preliminary Water Plan



Building Elevations and Floor Plans

CONTACT:
 Reuben Meridola
 (P) (888) 900-4905
reuben@dba-architects.com

IDBA ARCHITECTS

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TTF RIVERS
 BUILDING TYPE 1
 EXTERIOR ELEVATIONS
 Kautman Apts.

Scale: _____
 Drawn By: _____
 Checked By: _____
 Sheet: _____

A405
 Project No: _____

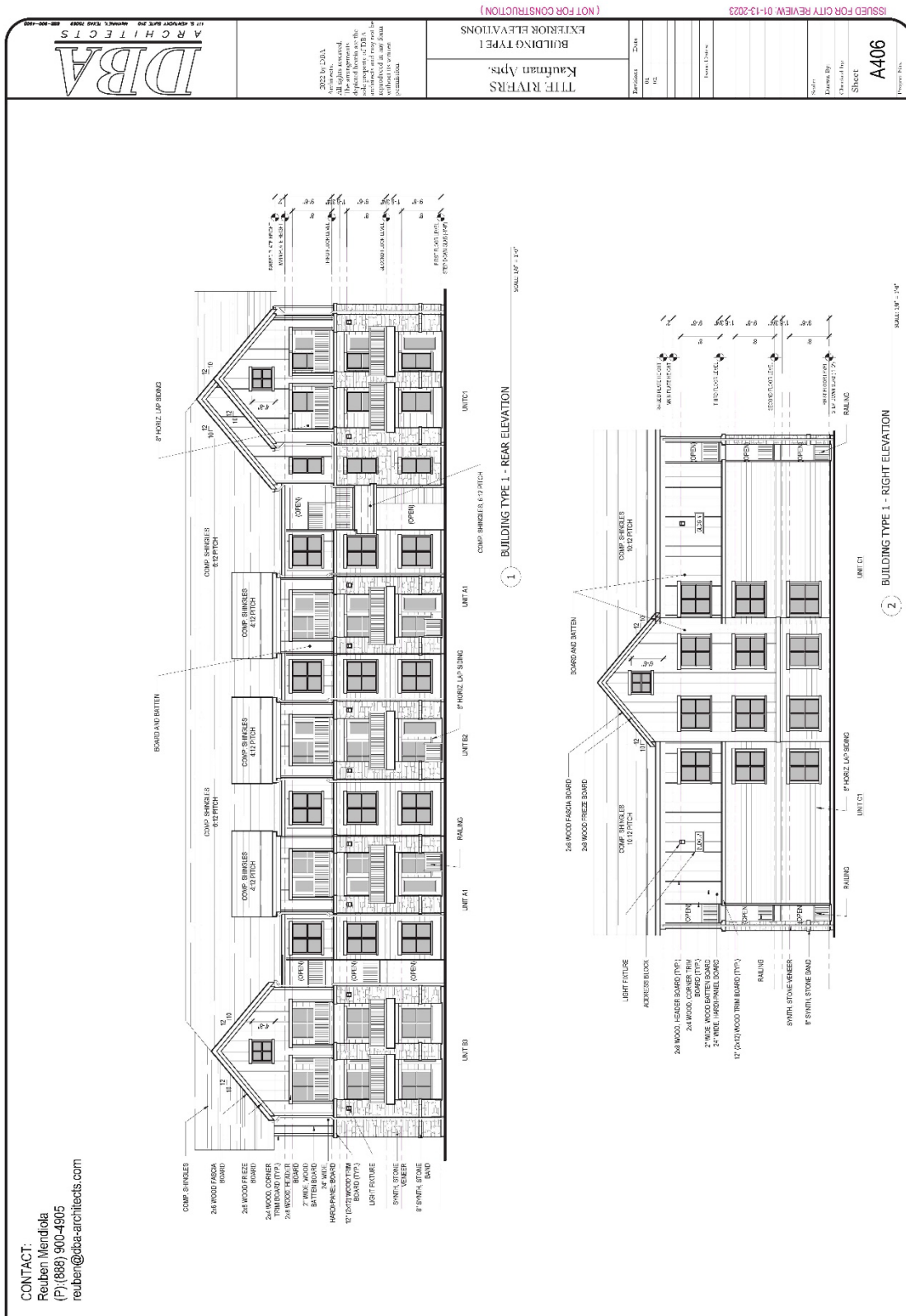
BUILDING TYPE 1 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING TYPE 1 - LEFT ELEVATION

SCALE: 1/8" = 1'-0"

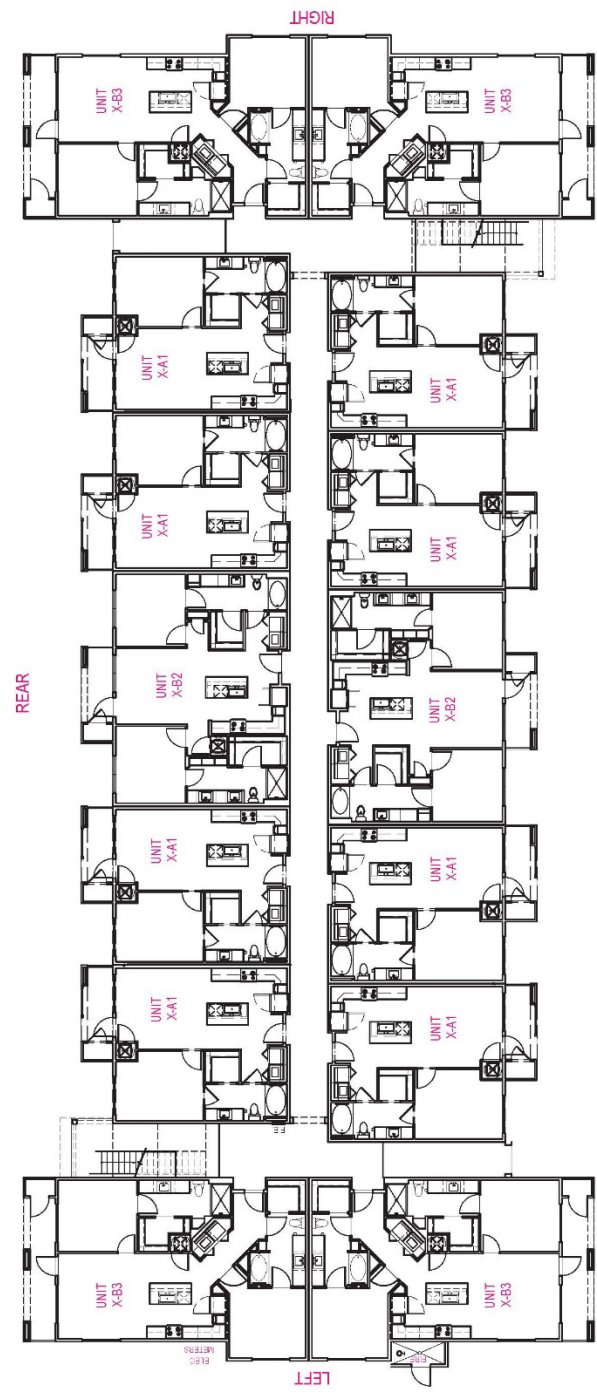
Building Elevations and Floor Plans



Building Elevations and Floor Plans

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111 S. Kentucky, Suite 210
McKinney, Texas 75069

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(P): (888) 900-4905
reuben@dba-architects.com



COPE EQUITIES - THE RIVERS - KAUFMAN, TEXAS
BLDG. TYPE 2
42 UNITS

BLDG. TYPE III
BUILDING LEVEL 1
42 UNITS

UNIT TABULATIONS
A1 = 24
B2 = 6
B3 = 12
42 UNITS

January 6, 2023



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Building Elevations and Floor Plans



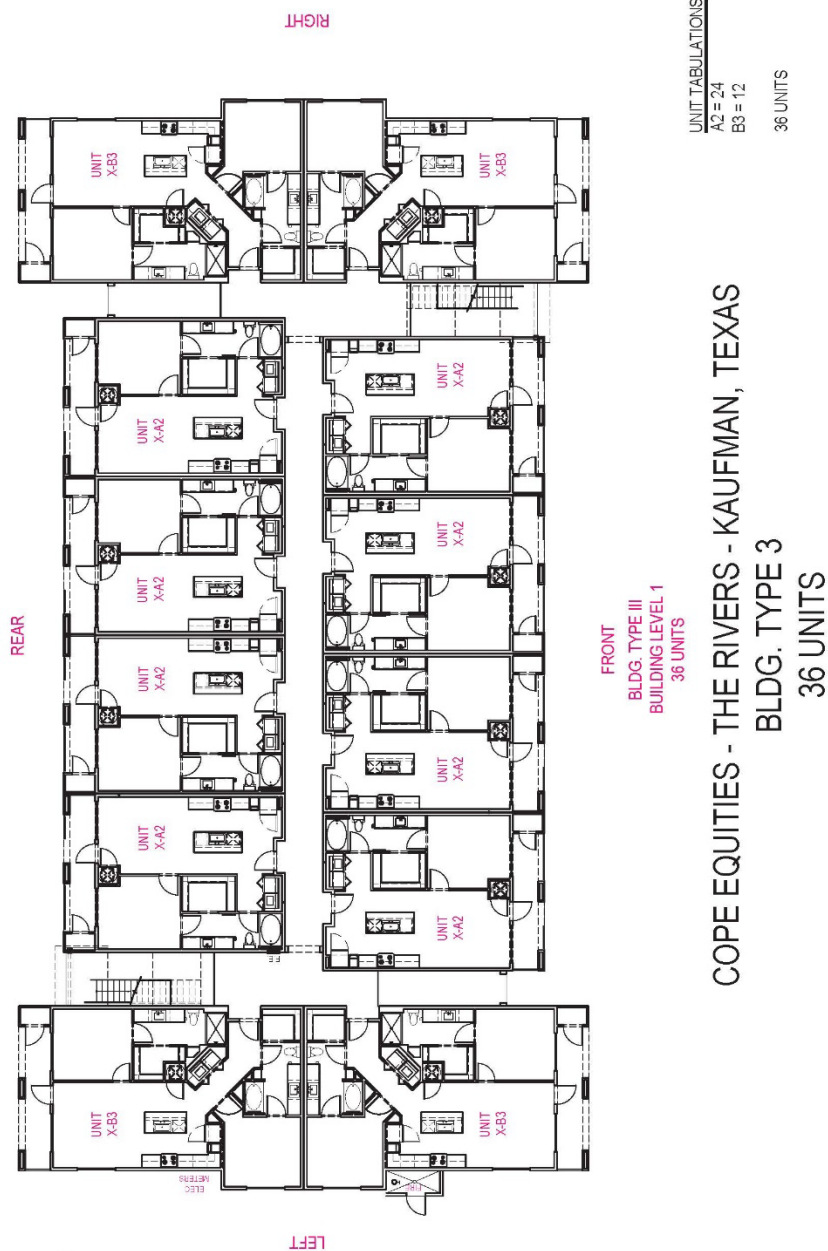
Building Elevations and Floor Plans



January 6, 2023

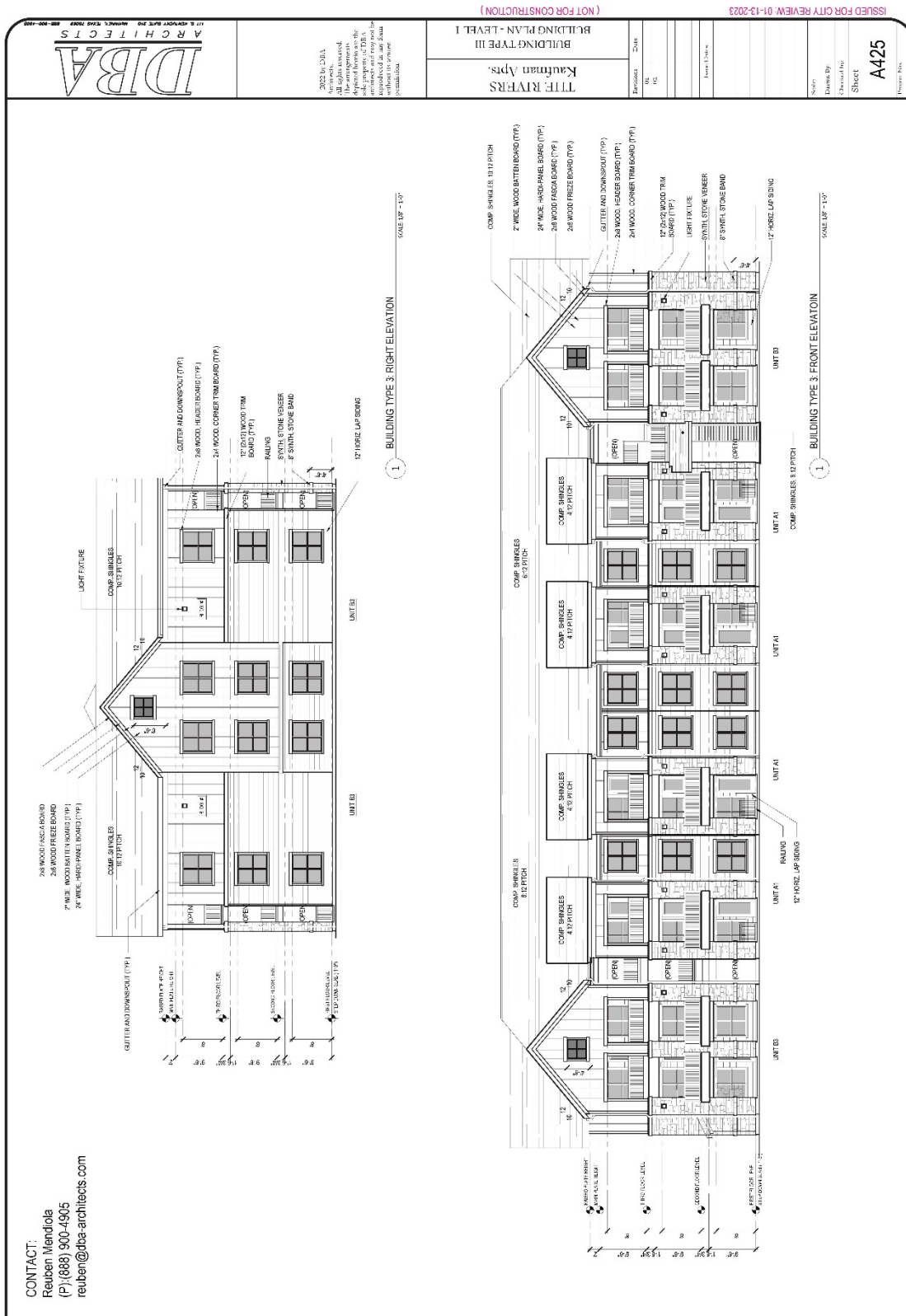


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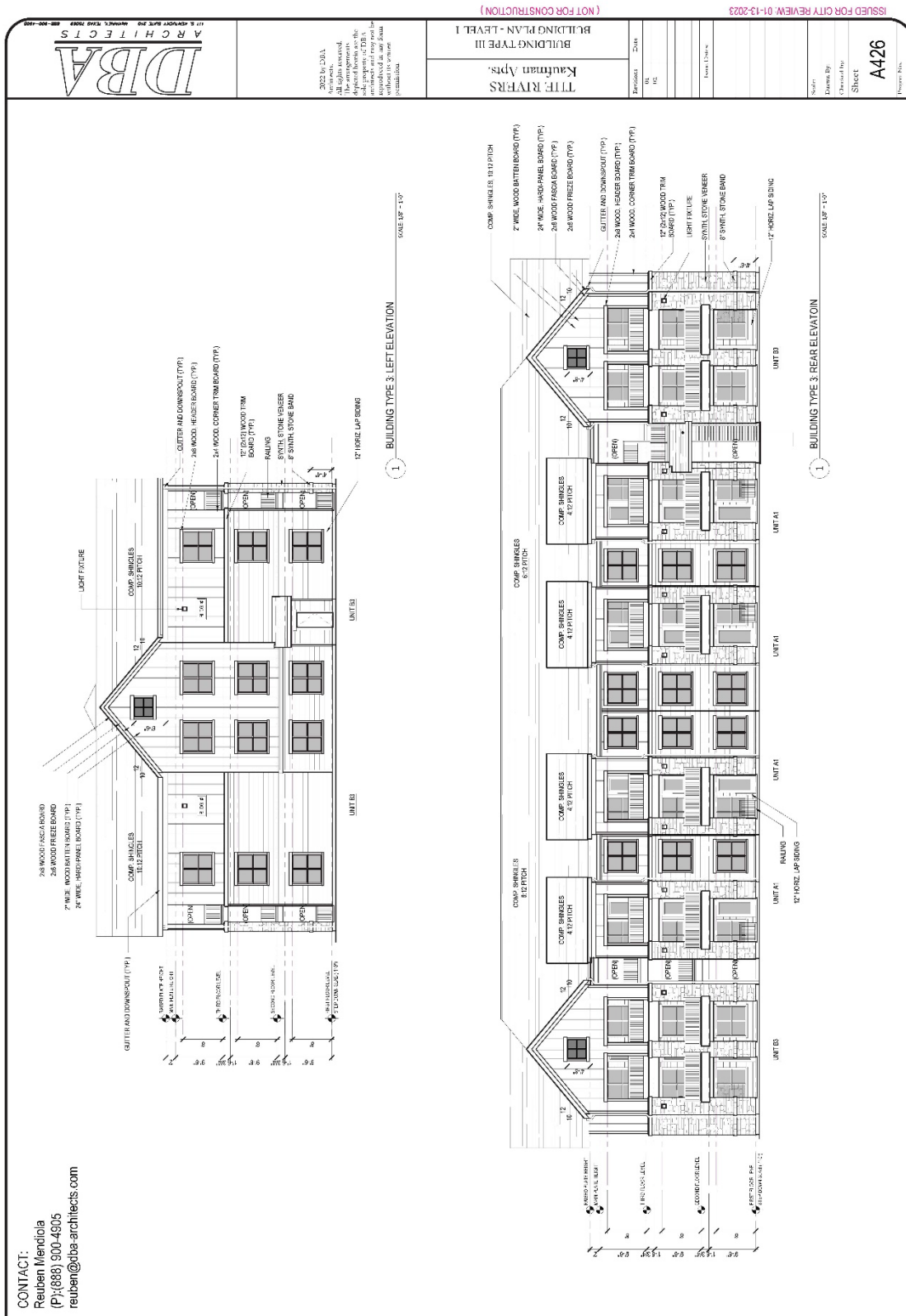


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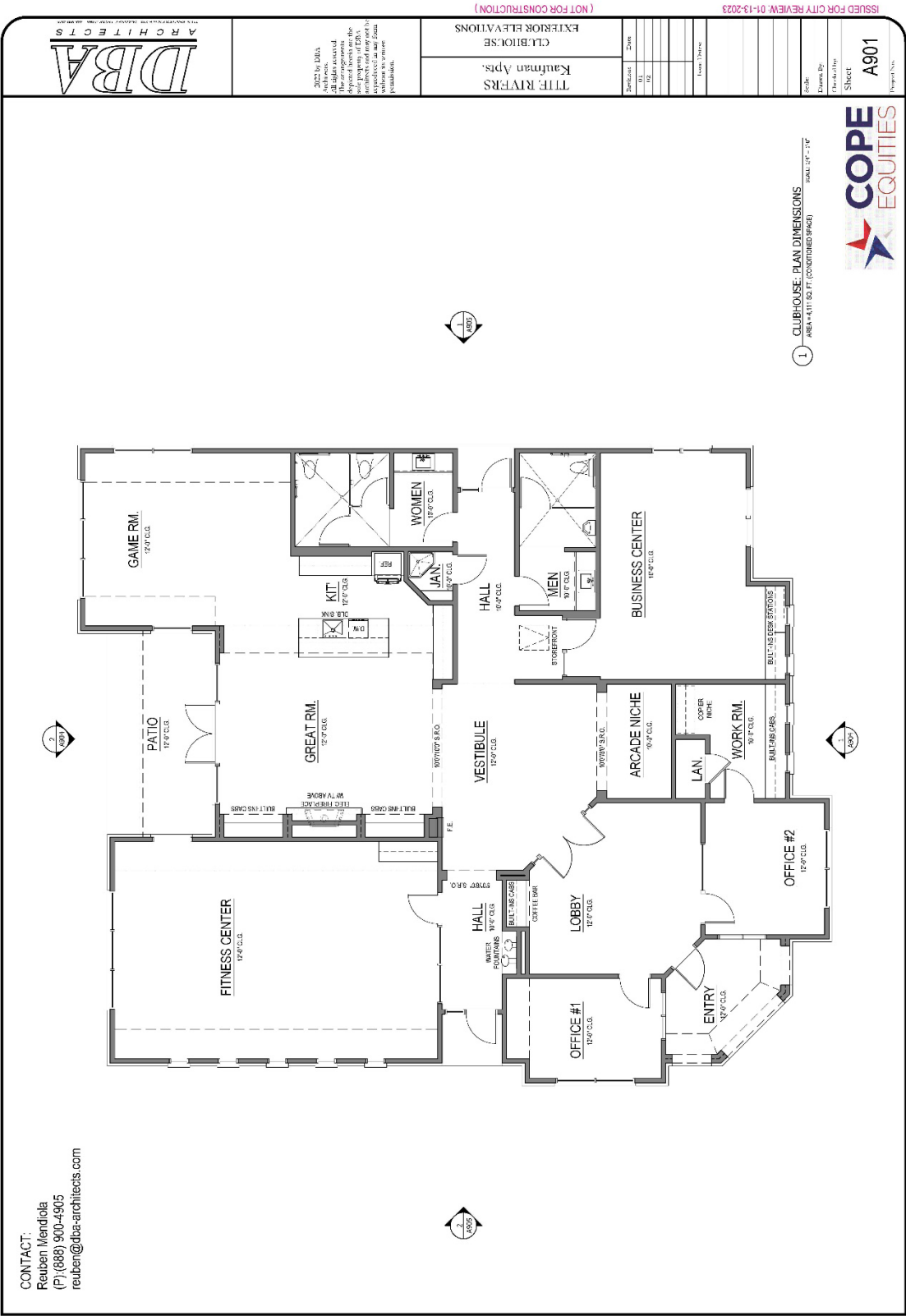
Building Elevations and Floor Plans



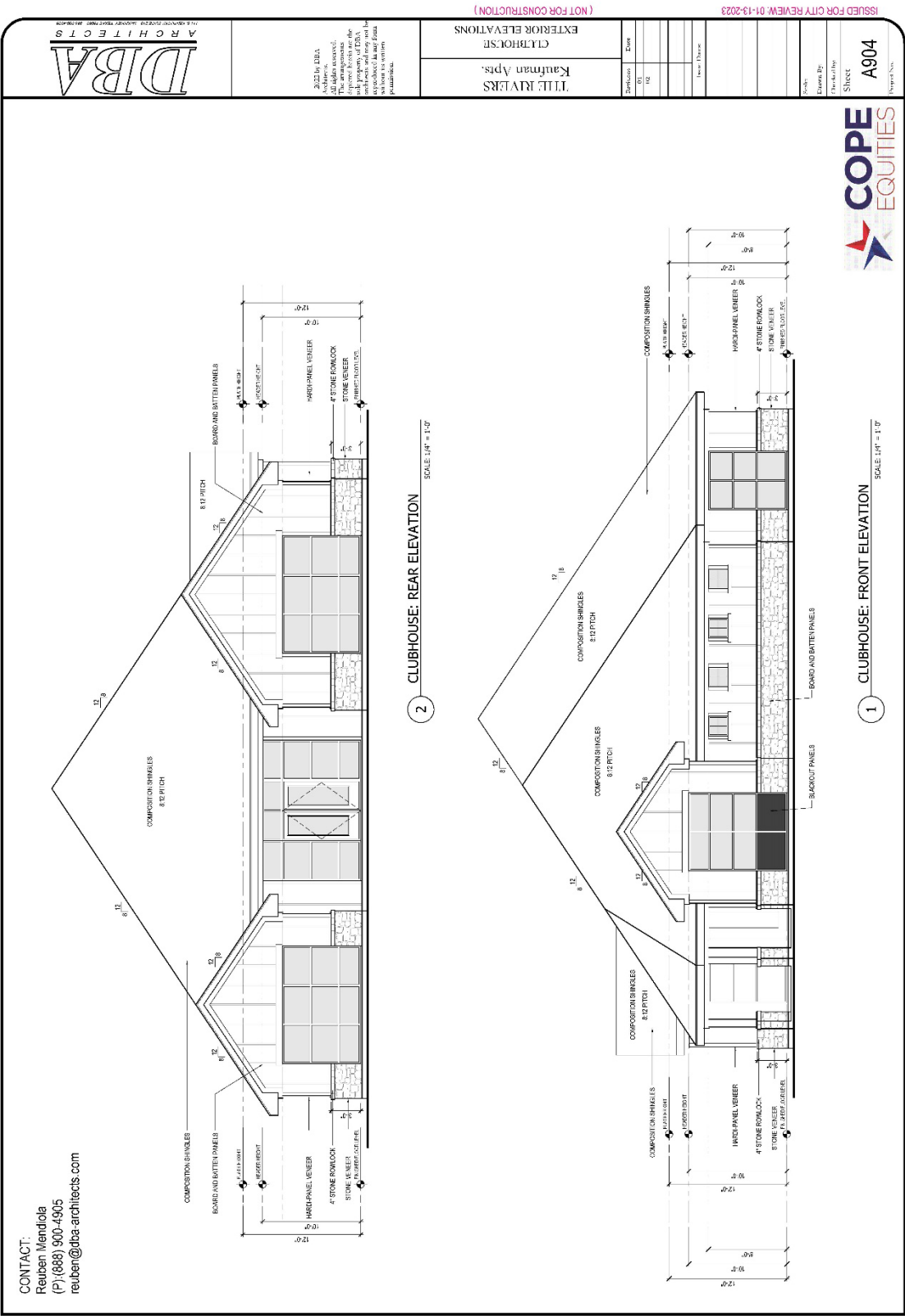
Building Elevations and Floor Plans



Building Elevations and Floor Plans



Building Elevations and Floor Plans



Building Elevations and Floor Plans

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NOT SCALE. VERIFY AGAINST EXISTING. SEE EXISTING RECORD PLANS.
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THE RIVERS
Kaufman Apts.
DETACHED GARAGE PLANS

Drawn	Checked	Date
HL	HL	

Issue
Drawing No.
Drawing Title
Sheet

A215
Project Name

Diagram 2: DETACHED GARAGE - 8 CARS - ROOF PLAN. SCALE: 1/8"=1'-0". The diagram shows a rectangular roof layout with dimensions: 15'-11 1/2" (width) and 85'-1 1/2" (length). It includes labels for 'GUTTER & DOWNSPOUT' along the perimeter and 'COMPOSITION ROOF' in the center. Slope indicators show 1/4" PER FT. and 1/2" SLOPE.

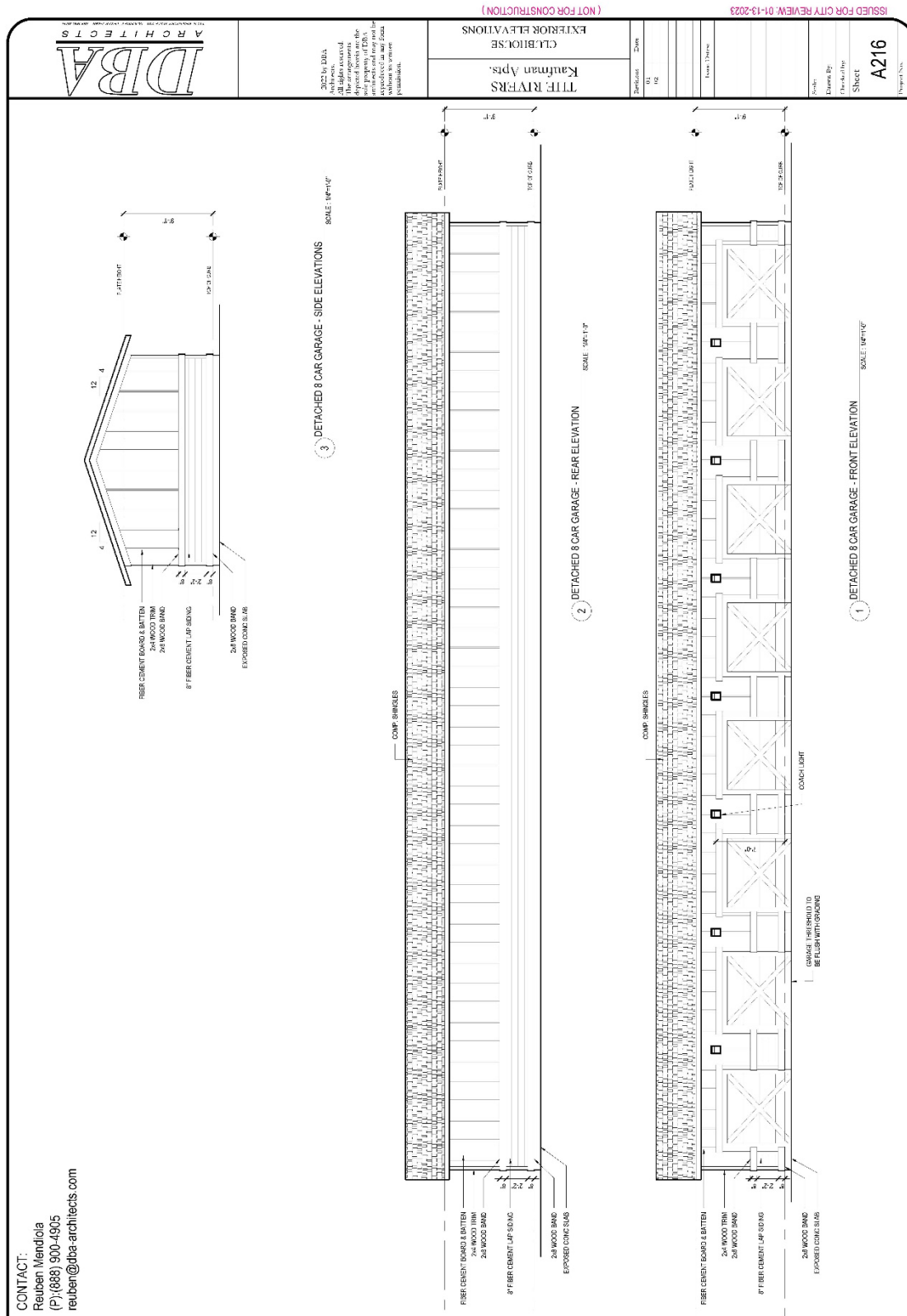
2 DETACHED GARAGE - 8 CARS - ROOF PLAN SCALE: 1/8"=1'-0"

Diagram 1: DETACHED GARAGE - 8 CARS - FLOOR PLAN. SCALE: 1/8"=1'-0". The diagram shows a rectangular floor layout with dimensions: 21'-4" (width) and 85'-1 1/2" (length). It includes labels for 'OVERHEAD DOOR' and 'SLOPE 1/4" PER FT.' for each of the eight car bays. Slope indicators show 1/4" PER FT. and 1/2" SLOPE.

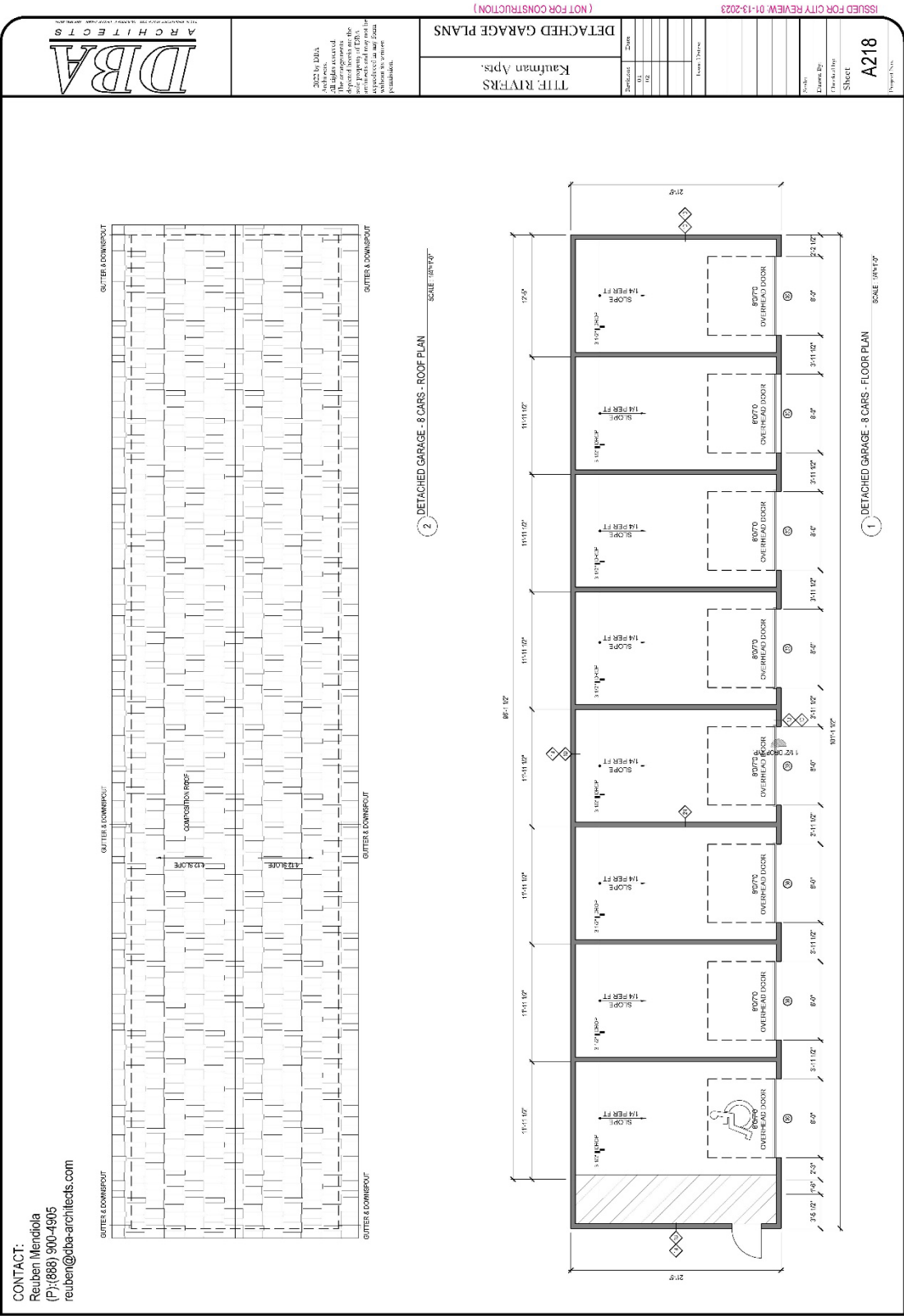
1 DETACHED GARAGE - 8 CARS - FLOOR PLAN SCALE: 1/8"=1'-0"

ISSUED FOR CITY REVIEW: 01-13-2023

Building Elevations and Floor Plans



Building Elevations and Floor Plans



Building Elevations and Floor Plans

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DETACHED GARAGE ELEVATIONS/SECTIONS

THE RIVERS
 Kaufman Apts.

Scale: 1/8" = 1'-0"

1 DETACHED 8 CAR GARAGE - FRONT ELEVATION

Scale: 1/8" = 1'-0"

2 DETACHED 8 CAR GARAGE - REAR ELEVATION

Scale: 1/8" = 1'-0"

3 DETACHED 8 CAR GARAGE - LEFT ELEVATION

Scale: 1/8" = 1'-0"

4 DETACHED 8 CAR GARAGE - RIGHT ELEVATION

Scale: 1/8" = 1'-0"

5 DETACHED 8 CAR GARAGE - SECTION

Scale: 1/8" = 1'-0"

6 DETACHED 8 CAR GARAGE - SECTION

Scale: 1/8" = 1'-0"

7 DETACHED 8 CAR GARAGE - SECTION

Scale: 1/8" = 1'-0"

8 DETACHED 8 CAR GARAGE - SECTION

Scale: 1/8" = 1'-0"

9 DETACHED 8 CAR GARAGE - SECTION

Scale: 1/8" = 1'-0"

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Scale: 1/8" = 1'-0"

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53 DETACHED 8 CAR GARAGE - SECTION

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54 DETACHED 8 CAR GARAGE - SECTION

Scale: 1/8" = 1'-0"

55 DETACHED 8 CAR GARAGE - SECTION

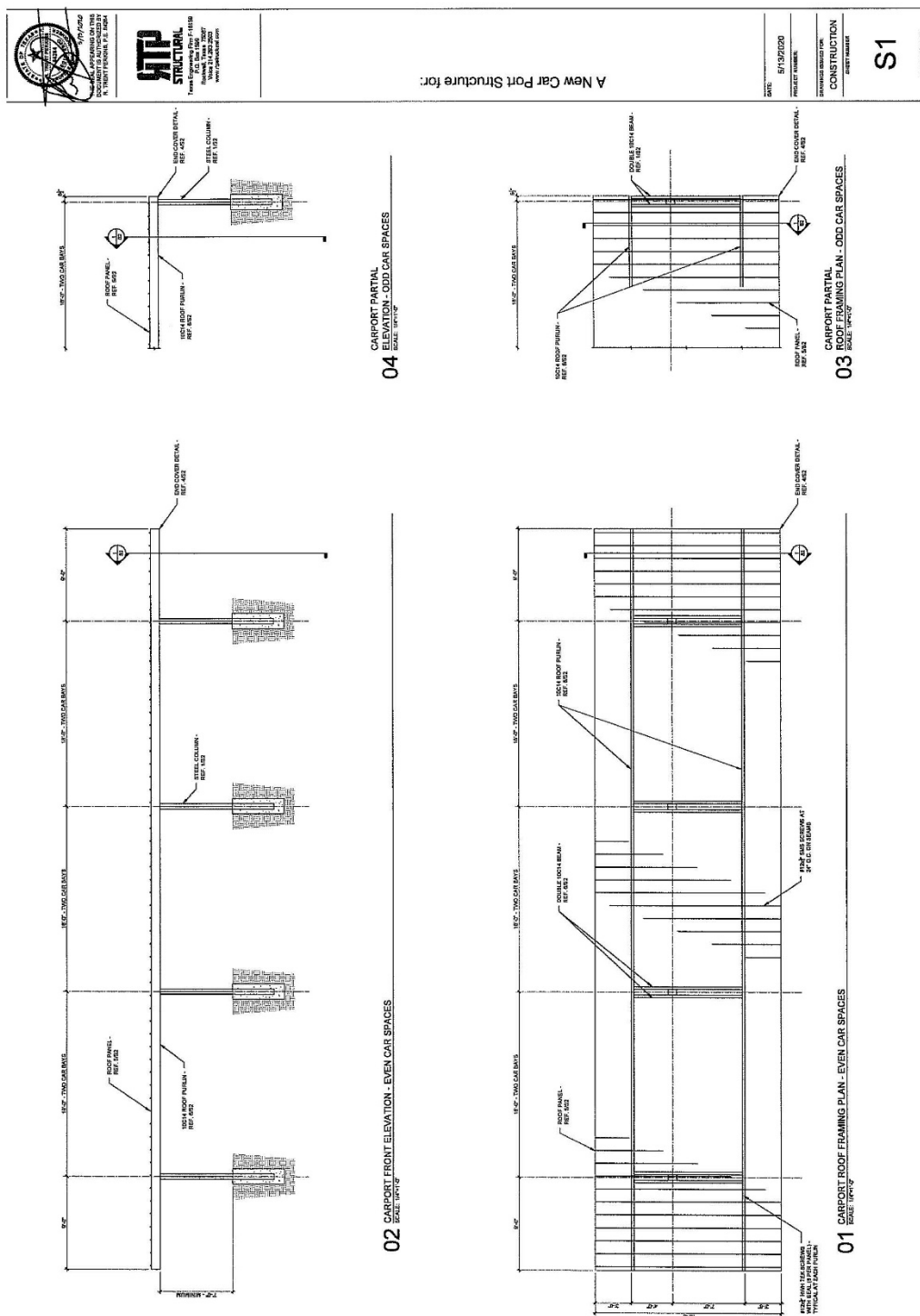
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56 DETACHED 8 CAR GARAGE - SECTION

Scale: 1/8" = 1'-0"

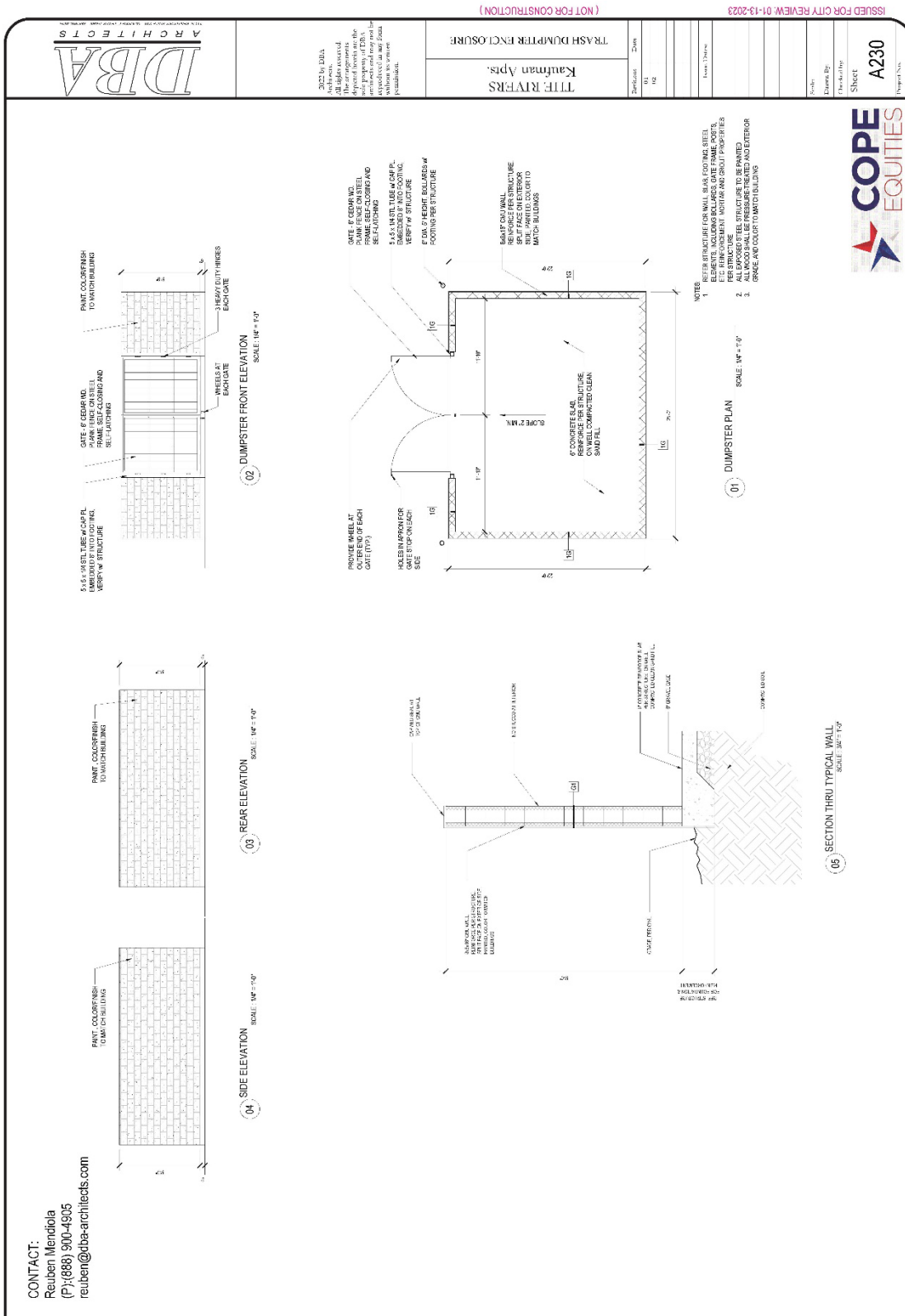
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Building Elevations and Floor Plans



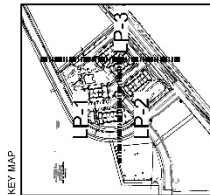
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THE RIVERS

CITY OF KAUFMAN, TEXAS
LANDSCAPE PLANTING PLANS



EVERGREEN DESIGN GROUP
1961 PIERCE STREET SUITE 200
DENVER, CO 80202
303-550-6616
WWW.EVERGREENDESIGN.COM
CONTACT BLAKE RHINEHART, P.A.
EMAIL: BLAKE@EVERGREENDESIGN.COM

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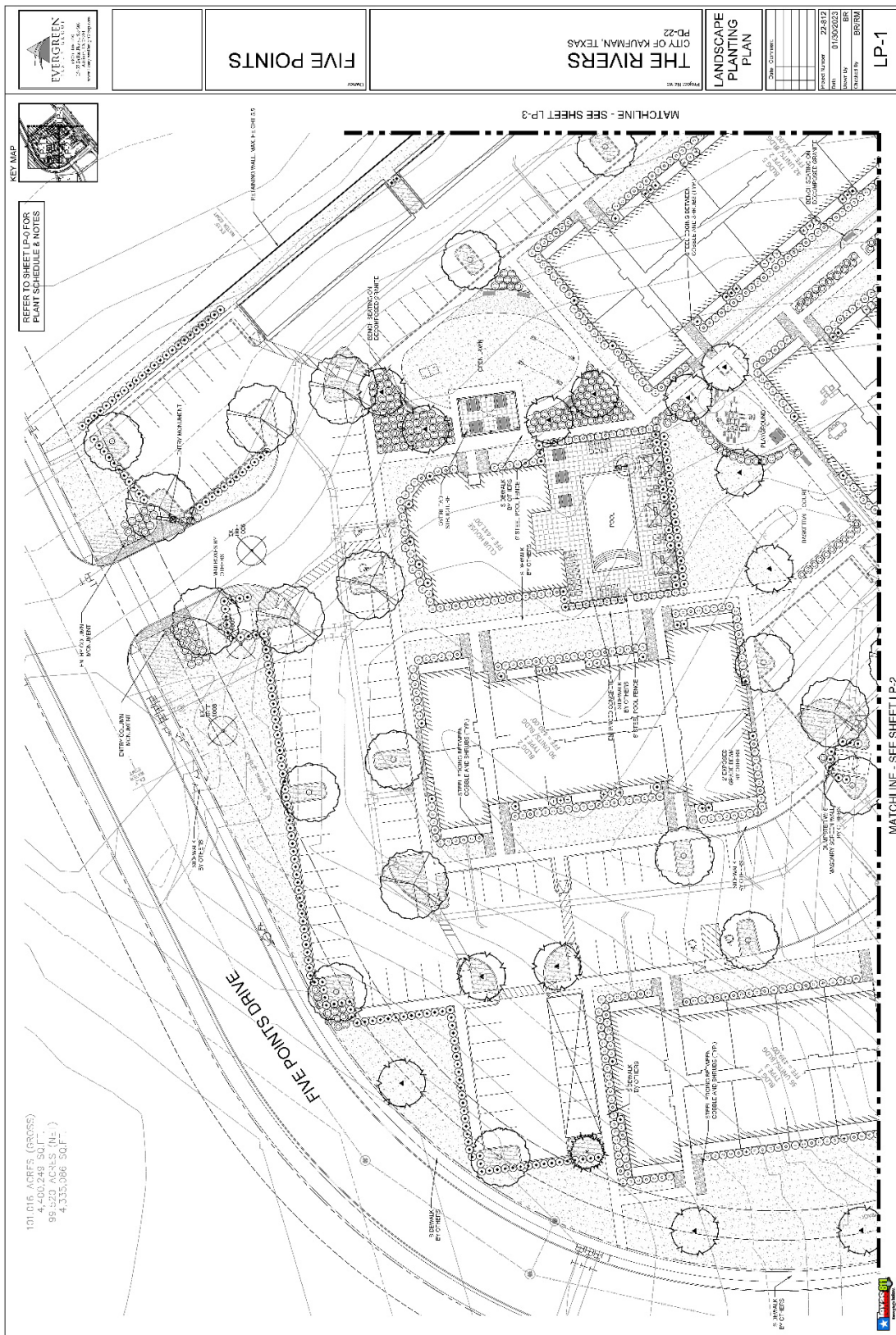
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THE RIVERS
CITY OF KAUFMAN, TEXAS

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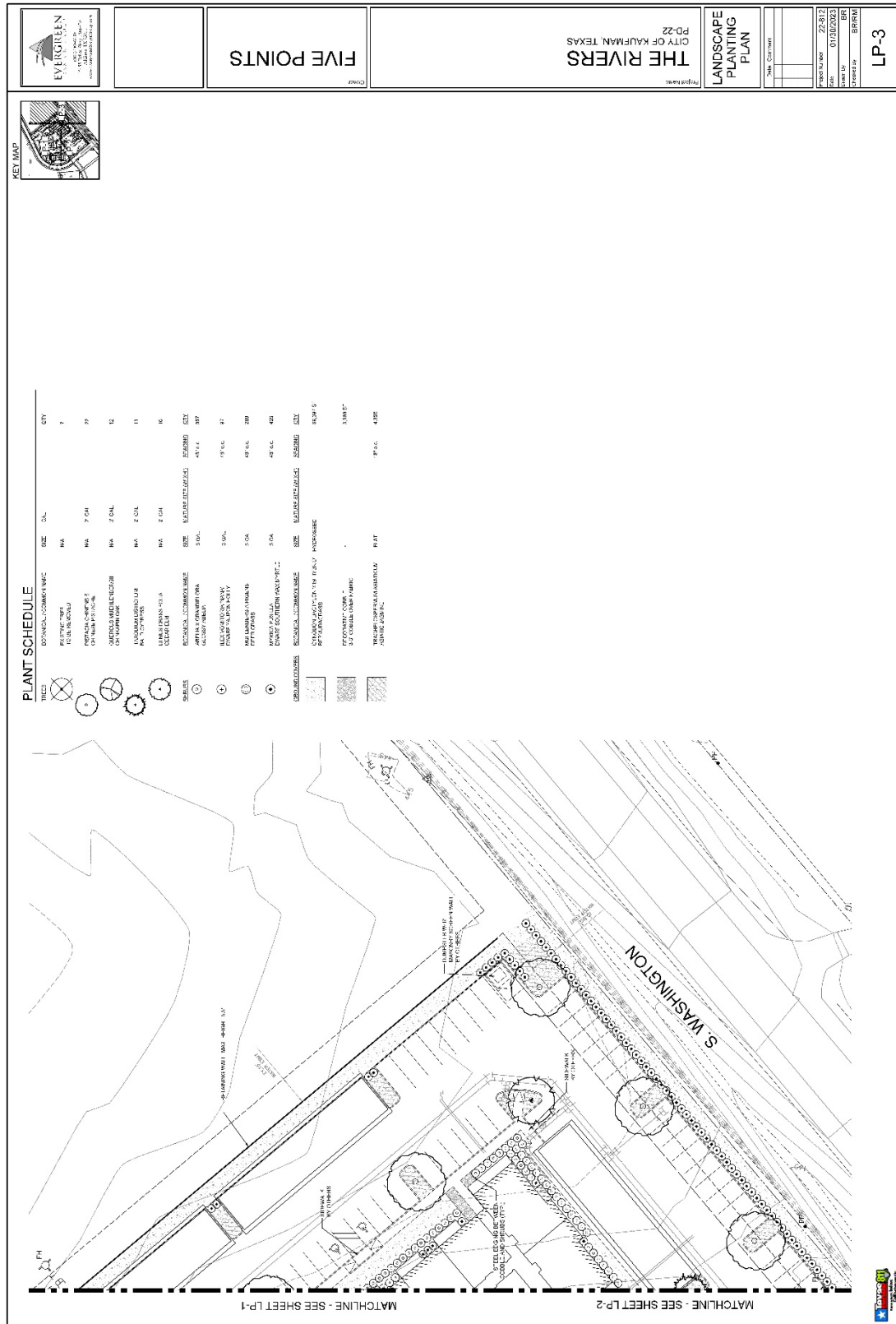
Landscape Plan



Landscape Plan

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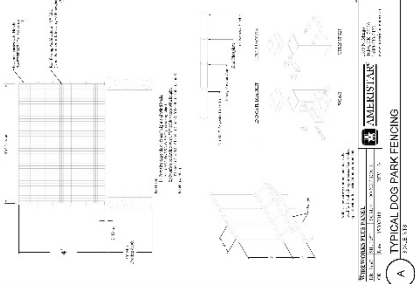
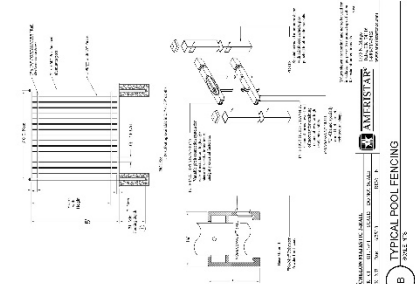
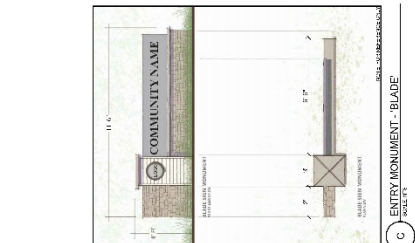
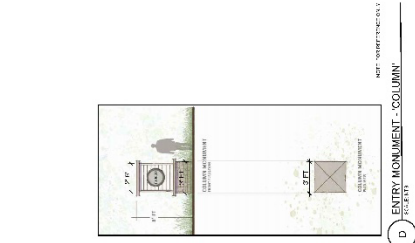
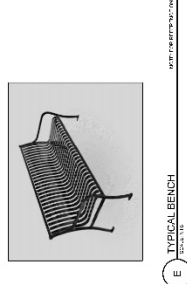
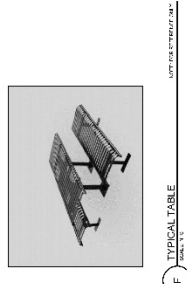
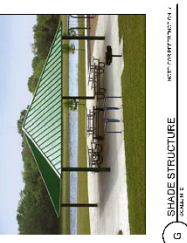
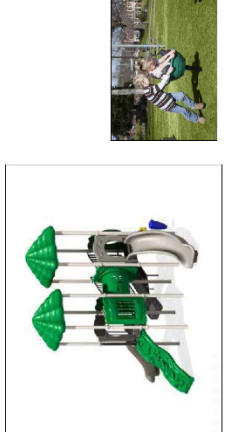
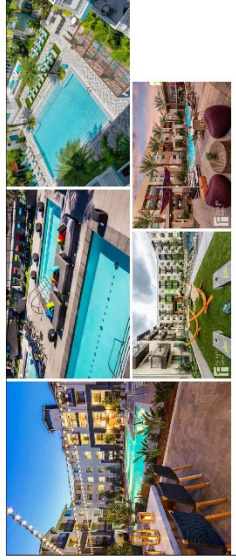
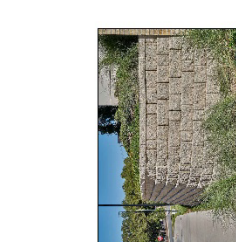
Landscape Plan



Landscape Plan

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Landscape Plan

		FIVE POINTS	THE RIVERS PD-22 CITY OF KAUFMAN, TEXAS	LANDSCAPE IMAGERY	DATE: 07/27/23 PROJECT NO: 22-212 DATE: 07/27/2023 BY: [Signature] CHECKED BY: [Signature]	LP-5				
 A TYPICAL DOG PARK FENCING SCALE: 1/8" = 1'-0"	 B TYPICAL POOL FENCING SCALE: 1/8" = 1'-0"	 C ENTRY MONUMENT - BLADE SCALE: 1/8" = 1'-0"	 D ENTRY MONUMENT - COLUMN SCALE: 1/8" = 1'-0"	 E TYPICAL BENCH SCALE: 1/8" = 1'-0"	 F TYPICAL TABLE SCALE: 1/8" = 1'-0"	 G SHADE STRUCTURE SCALE: 1/8" = 1'-0"	 H BASKETBALL COURT SCALE: 1/8" = 1'-0"	 I PLAYGROUND STRUCTURES SCALE: 1/8" = 1'-0"	 J POOL AREA - CONCEPTUAL IMAGES SCALE: 1/8" = 1'-0"	 K RETAINING WALLS SCALE: 1/8" = 1'-0"