



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 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 February 7, 2023 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 by Bill Wait of Kaufman One WW LLC to zone approximately 105.923 acres (Property IDs 2252, 2267, 2269 and 2270) as **Planned Development (PD-23)** for single-family residential uses contingent on annexation (Case No. A-01-23). The property is known as Highland Meadows and is generally located south of State Highway 243 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-02-23)

DISCUSSION/ACTION ITEMS

3. Consider and make a recommendation to City Council on the **Preliminary Plat of the Kaufman ISD Addition**, being 85.234 acres situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District and is located on the north side of SH 243 and the west side of FM 2727. The preliminary plat is for 2 non-residential lots and 2 open space lots. (Case No. PP-02-23)
4. Consider and make a recommendation to City Council on the **Final Plat of the Kaufman ISD Addition**, being 85.234 acres situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District and is located on the north side of SH 243 and the west side of FM 2727. The final plat is for 2 non-residential lots, 2 open space lots, and right-of-way. (Case No. FP-03-23)
5. Consider and make a recommendation to City Council on the **Preliminary Plat of Steve's Diesel Addition**, being a partial tract of land containing 15.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. The preliminary plat is for 2 non-residential lots. (Case No. PP-03-23)
6. Consider and make a recommendation to City Council on the **Site Plan of Eleanor's Coffee Shop**, situated on 0.1920 acres out of the Kaufman Original, Block 19, City of Kaufman, Kaufman County, Texas, said property is located at 303 W. Mulberry St. (Property ID 28506). The property is zoned Commercial (C) for retail uses. (Case No. SP-02-23)

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 5:00 P.M. ON FRIDAY, MARCH 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, FEBRUARY 7, 2023 - 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

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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 6:10 p.m. on Tuesday, January 3, 2023. Commissioners present were: Chairman Richard Dunn, Vice-Chairman Burton Brown, Commissioner Dennis Berry, Commissioner Darril Deaton, and Commissioner Jason Nelson. City of Kaufman staff present included: Director of Development Services Andrew Bogda, Planner 1 Joy Henderson, and Permit Technician/Customer Service Clerk Kari Fuller. Present in the audience were: Joshua Pope, James Cruser, Emily Zoeliner, and Christian Serrano.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES)

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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 be 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

Commissioner Nelson made a motion to approve the consent agenda for item 1. The motion was seconded by Commissioner Berry. The motion passed 5-0.

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)

The Public Hearing opened at 6:13 p.m.

Director of Development Services Andrew Bogda presented a report on the Final Plat of Joshua Pope Addition, Block 1, Lots 1. Details of the case can be found in report FRP-01-23 dated 02-07-2023.

The Public Hearing closed at 6:15 p.m.

Commissioner Berry made a motion to approve 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) (Property ID 18401 & 18403). The motion was seconded by Commissioner Deaton. The motion passed 5-0.

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)

Director of Development Services Andrew Bogda presented a report on the Final Plat of Five Points Addition Phase 1A. Details of the case can be found in report FP-02-23 dated 02-07-2023.

Commissioner Berry made a motion to approve the **Final Plat of Five Points Addition Phase 1A containing 3.6177 acres out of the D. Falcon Survey** (Property ID 54862) with the condition the recording information for the easements be dedicated by separate instrument and is added to the plat prior to the plat being recorded. The motion was seconded by Commissioner Nelson. The motion passed 5-0.

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)

Director of Development Services Andrew Bogda presented a report on the Site Plan of The Rivers at Five Points Addition Phase 1A. Details of the case can be found in report SP-01-23 dated 02-07-2023.

Commissioner Berry asked if the highway cuts have been approved and if the dumpsters would have enough compacity for the amount of apartments that it will be servicing.

James Cruser stated the Traffic Impact Analysis (TIA) would not be required until the commercial businesses come in.

Director of Development Services Andrew Bogda stated the Traffic Impact Analysis (TIA) was approved in 2022 and it will need to be updated when the commercial development starts. He also stated that the location and distribution of dumpsters meets the zoning requirements and that the City has encouraged the developer to ensure the capacity meets the development's needs.

Commissioner Nelson made a motion to approve the **Site Plan of The Rivers at Five Points containing 8.403 acres out of the D. Falcon Survey** (Property ID 54862). The motion was seconded by Commissioner Deaton. The motion passed 5-0.

ANNOUCEMENTS AND REPORTS FROM DEVELOPMENT SERVICES DIRECTOR

Director of Development Services Andrew Bogda stated that we will have a full agenda for the March 7, 2023 Planning and Zoning Commission.

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

ADJOURNMENT

The motion to adjourn was made by Commissioner Nelson and seconded by Commissioner Deaton. The motion passed 5-0. The meeting adjourned at 6:42 pm.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNER 1**



Planning and Zoning Commission Report

Meeting Date: March 7, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request by Bill Wait of Kaufman One WW LLC to zone approximately 105.923 acres (Property IDs 2252, 2267, 2269 and 2270) as **Planned Development (PD-23)** for single-family residential uses contingent on annexation (Case No. A-01-23). The property is known as Highland Meadows and is generally located south of State Highway 243 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-02-23)

BACKGROUND/SUMMARY:

In connection with the development of the 85-acre Kaufman ISD tract across SH 243, the City has been actively working with developer of the subject property on conceptual plans for a single-family residential neighborhood for the past two years. Both projects have been closely intertwined as it relates to infrastructure planning, including utilities, drainage, roadways, and parks & trails. A development agreement was approved for the subject property in July 2022 and amended in January 2023. The most recent amendment to the agreement allowed the applicant to proceed with their annexation and zoning in a more timely manner. The applicant has submitted a voluntary annexation petition as well as a Planned Development zoning application for the property.

The requested Planned Development zoning would provide for a single-family residential neighborhood with parks, trails, open space, and associated amenities, as well as a 1.1-acre future fire station site.

Development Standards:

The development standards allow for a minimum of 380 residential lots and a maximum of 447 residential lots.

The lot and structure standards are summarized as follows:

- Minimum lot area: 5,500 sq. ft.
- Minimum lot width: 50' (deviations allowed on cul-de-sacs or curves)
- Minimum lot depth: 110' (deviations allowed on cul-de-sacs or curves)
- Minimum front yard setback: 20'
- Minimum interior side yard setback: 5'
- Minimum exterior side yard setback: 15' (for corner lots)
- Minimum rear yard setback: 15'
- Minimum residential floor area: 1,200 sq. ft. for 30% of the homes; 1,600 sq. ft. for 70% of the homes

- Accessory Structure Standards: shall be in the rear yard only, max. area of 240 sq. ft., and subject to HOA regulations
- Maximum Lot Coverage (by principal and accessory structures): 55%
- Maximum Height: 35'

The residential design standards are summarized as follows:

- All homes will be front entry
- Two-car garages with a minimum 16'-wide driveway required for each house
- Two coach lights required on the front of each house
- Full gutters required around each house
- 6:12 roof pitch required on each house
- The same house elevation will not be repeated within a five-lot block on the same side of the street
- A minimum 6'-tall wooden privacy fence w/ galvanized posts is required on each lot

Concept Plans, Phasing, and Access & Circulation:

Exhibits have been provided showing the general planned distribution of the residential lots, streets, and open space in the development. It is currently anticipated that the development will include a total of 435 residential lots, divided into two phases, with Phase 1 comprising 220 lots on the west side of the property and Phase 2 comprising 215 lots on the east side of the property. The total lot count and distribution of lots across the phases is conceptual and subject to change at the time of preliminary platting, but will adhere to the Planned Development standards, which allow a minimum of 380 lots and maximum of 447 lots.

With the development, the developer will also be dedicating portions of right-of-way along the northern and eastern boundaries of the development to accommodate a minor arterial (Street A) and a major collector (Street B) as specified on the Thoroughfare Plan. With the acquisition of an off-site tract, the developer will be able to construct the full section for Street A from SH 243 to Street C, a divided boulevard that will serve as the main entrance to the development. East of Street C, the developer will construct half of the street section for Street A and half of the street section for Street B, with additional right-of-way being required by adjacent property owners when those tracts develop to construct the full street sections.

One access point into the development will be provided directly from SH 243, two access points will be provided off Street A (including the main entrance at Street C), and one access point will be provided off Street B. Excellent circulation is provided throughout the interior of the development and the applicant has worked with staff to provide a circulation plan that exceeded the concept plan associated with the development agreement.

A 1.1-acre site for a future fire station will be dedicated to the City near the intersection of SH 243 & Street A.

Open Spaces, Trails, and Amenities

Various areas of open space are shown on the concept plans, the largest being a 13.64-acre open space lot on the west side of the property, a 1.16-acre central park, and a 1.43-acre detention basin. The 13.64-acre lot will also include a detention pond and the preservation of existing floodplain and wetlands, in addition to a 10'-wide public trail with a trailhead and off-street parking. The developer will continue the 10' trail off-site south to Rand Road per the conditions

of the development agreement utilizing a series of off-site easements required for utilities. In addition, this 10'-wide trail will continue north through the development up to the intersection of SH 243 & Street A, using a mix of right-of-way and open space dedication. This trail connection will provide for a continuous hike-and-bike trail south to the Prairie Creek neighborhood, Kaufman Business Park, and eventually the future Kings Fort Park, as well as northward to the Kaufman ISD campus and City Lakes Park.

The 1.16-acre central park will include a playground; the developer is working with the City on the programming of additional amenities and off-street parking to be fully determined at the time of platting. Conceptual renderings of some of the amenities have been provided.

In addition to the 1.43-acre detention area in the south-central portion of the development, smaller open space areas will be provided at the end of some of the blocks as well as around the perimeter of the development and at the entryways in order to provide for perimeter landscaping & screening and entryway landscaping.

Landscaping and Screening:

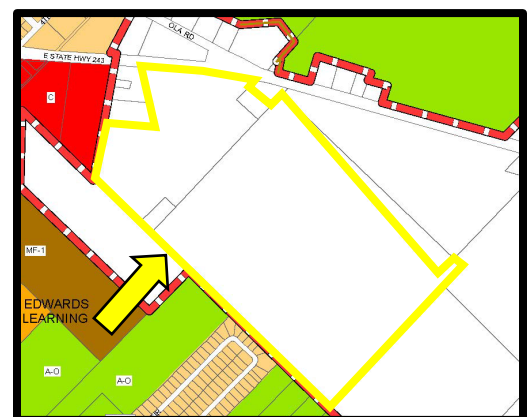
Per the conditions of the development agreement, the perimeter of the development (along SH 243, Street A, and Street B) will include 6'-tall wood fences with masonry columns as well as ornamental trees, grasses, and shrubs. Landscaping in the entryway median will also include grasses, shrubs, and canopy trees. Monument signage will also be located at the main entrance to the development as well as the entrance off SH 243. Any retaining walls will be of a masonry or stone variety. Each residential lot will include a canopy tree in the front yard and each corner residential lot will also include a canopy tree in the side yard. Full details for the perimeter landscaping, screening, and entryway landscaping will be provided at the time of preliminary platting.

Elevations:

Conceptual elevations have been provided for the proposed homes, which envision a mix of single-story and two-story single-family residential homes with mostly brick and stone architectural materials, front-facing garages, varied rooflines, a mix of front porch and covered entryway features, and paneled garage doors.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	SH 243, ETJ, A-O	Vacant land, school site, single-family residential
West:	ETJ & C	Self-storage & electric utility facilities
South:	ETJ, A-O, SF-6	Vacant land & single-family residential
East:	ETJ	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject property primarily as Future Single-Family Residential (Low Density) with a strip of Future Park on the west side of the property. The requested Planned Development zoning for a single-family residential neighborhood with park and open space land is consistent with the 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. It is believed that the necessary right-of-way for SH 243 already exists at this location; if not, additional right-of-way will be dedicated at the time of platting.

Street A is designated as a “Type C” Major Collector requiring a right-of-way width of 80 feet. The developer is working to acquire a half-acre off-site tract to allow Street A to connect to SH 243. Upon acquisition of this off-site tract and prior to development of the subject property, the developer will dedicate the full right-of-way and construct the full street section for Street A from SH 243 to the main entrance to the development (Street C). East of Street C, Street A will taper to a half-street section and the developer will dedicate half the right-of-way east to Street B. The adjacent property owner will need to dedicate the other half and construct the other half of the street section when that property develops.

Street B is designated as a “Type B”, Minor Arterial, requiring a right-of-way width of 100 feet. The developer will be dedicating half the right-of-way for Street B and constructing half the street section and the adjacent property will be required to dedicate and pave the other half of the street section when that property develops.

Street C, the main entrance to the development, will include a divided boulevard with a right-of-way width of 70', with two 21'-wide paving sections in either direction. The remainder of streets in the development will include 50' right-of-way widths, with 31'-wide paving sections.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 35 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 35

If 20% of the area within 300 feet of the request objects to the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

RECOMMENDATION:

Staff recommends approval of Z-02-23, a zoning request for Planned Development for single-family residential uses (PD-23) of the property known as Highland Meadows, 105.923 acres generally located on the south side of SH 243 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, TX, with the following condition:

1. Contingent on the property being annexed to the City of Kaufman

ATTACHMENTS:

1. Location Map
2. Exhibit A – Property Description
3. Exhibit B – Planned Development Standards
4. Exhibit C – Concept Plans
5. Exhibit D – Illustrative Images for Amenities
6. Exhibit E – Concept Elevations

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

Location Map

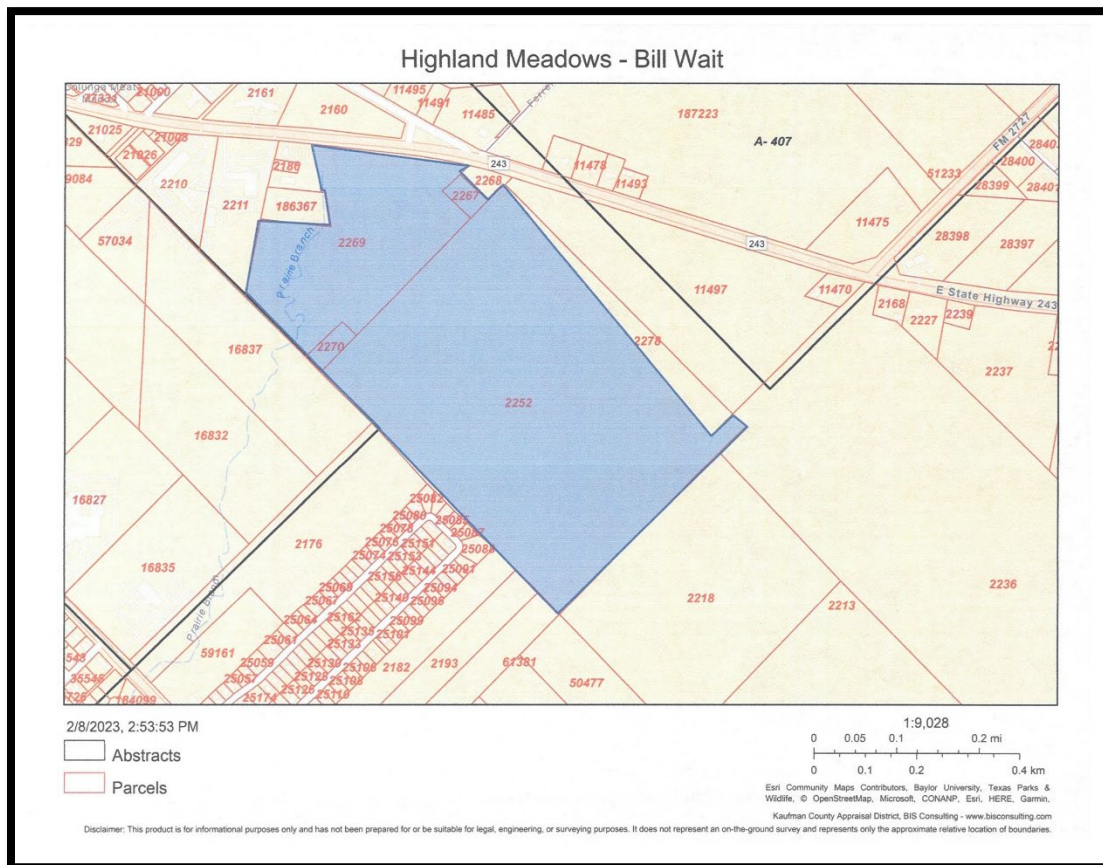


Exhibit A – Property Description

Description
105.923 Acres
Thomas Beedy Survey, Abstract No. 21
Kaufman County, Texas

BEING a tract or parcel of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being part of a called 17.084 acre tract of land described in Warranty Deed to Eugen M. Walther and Gayle Howell as recorded in Volume 558, Page 313, Deed Records of Kaufman County, Texas, (D.R.K.C.T.), and part of a called 15.00 acre tract described in Warranty Deed to Eugen M. Walther and Gayle Howell as recorded in Volume 547, Page 519, D.R.K.C.T., and a called 78.821 acre tract described in General Warranty Deed to Kaufman WW One, LLC, as recorded in Volume 7853, Page 589, D.R.K.C.T., and being more particularly described by metes and bounds to follow;

BEGINNING at a found 3/4-inch iron pipe for the most southerly corner of said Walther 15.00 acre tract and for the southwesterly corner of said Walther 17.084 acre tract, and the southeast corner of a called 6.728 acre tract described in a Warranty Deed to Kaufman County Electric Coop as recorded in Volume 605, Page 364, D.R.K.C.T., and bring in the northeasterly line of a called 23.656 acre tract described in Special Warranty Deed to Trinity Valley Electric Cooperative, Inc. as recorded in Volume 1984, Page 617, D.R.K.C.T.;

THENCE North 11°56'26" East with the west line of said 17.084 acre tract and the east line of said Kaufman County Electric tract, a distance of 483.07 feet to a 3/8-inch iron rod with orange plastic cap stamped "5244" for the southwest corner of a called 2.00 acre tract described in Warranty Deed to Eugene M. Walther and Carol Ann Walther as recorded in Volume 4007, Page 256, D.R.K.C.T.;

THENCE South 85°58'46" East with the south line of said Walther 2.00 acre tract, a distance of 453.80 feet to a 3/8-inch iron rod with orange plastic cap stamped "5244" found for the southeast corner of said Walther 2.00 acre tract;

THENCE North 11°08'58" West with the east line of said Walther tract and a called 2.02 acre tract described in a Warranty Deed to Roy W. Ferrell as recorded in Volume 645, Page 45, D.R.K.C.T., a distance of 517.18 feet to a point for the northeast corner of said Ferrell tract and in the south right-of-way line of State Farm to Market Highway 243 (FM. 243 - a variable width right-of-way), from which a found 3/8-inch iron rod with orange plastic cap stamped "5411" bears South 82°25' West, a distance of 9.6 feet.

THENCE South 86°09'59" East with the north line of said 17.084 acre tract and the south right-of-way line of FM. 243 a distance of 474.13 feet to a found 3-inch brass disk stamped "TXDOT" in concrete for being at the beginning of a non tangent curve to the right; having a delta angle of ;

THENCE continuing with said right of way and along said curve to the right, having a central angle of 7°43'25", a radius of 3759.72 feet, an arc distance of 506.82 feet, and a chord of South 82°10'23" East, 506.44 feet to a found 1/2" iron rod at the northwest corner of a called 0.808 acre tract as described in Special Warranty Deed to Gayle Howell as recorded in Volume 912, Page 169, D.R.K.C.T.;

THENCE South 43°27'51" West leaving said right of way and with the northwesterly line of said Howell tract a distance of 83.64 feet to a found 3/8-inch iron rod for the west corner of said Howell 0.808 acre tract;

Exhibit A – Property Description

THENCE South 48°27'57" East with the southwesterly line of said Howell 0.808 acre tract, a distance of 249.41 feet to a 3/8-inch iron rod found for the south corner of said Howell tract and in the northwesterly line of said Walther 78,821 acre tract and in the southeasterly line of said Walther 15.00 acre tract;

THENCE North 43°25'44" East with the northwesterly line of said Kaufman WW One, LLC, 78.821 acre tract and the southeasterly line of said Howell 0.808 acre tract, a distance of 155.84 feet to a found 1/2-inch iron rod for the north corner of said Kaufman WW One, LLC, 78.821 acre tract and being in the southwesterly line of that called 33.307 acre tract described in Warranty Deed with Vendors Lien to Iron Hills, LLC as recorded in Volume 7617, Page 232, Official Public Records of Kaufman County, Texas, (O.P.R.K.C.T.);

THENCE South 40°23'41" East with the northeasterly line of said Kaufman WW One, LLC, 78.821 acre tract and the southwesterly line of said Burleson tract and near a barbed wire fence line a distance of 2068.58 to the South corner edge of a square wood fence corner post at the south corner of said Kaufman WW One, LLC. tract and being at the south corner of said Iron Hills, LLC tract;

THENCE North 44°29'49" East with a northwesterly line of said Kaufman WW One, LLC, tract and a southeasterly line of said Iron Hills, LLC, tract and near a barbed wire fence, a distance of 213.94 feet to a found 3/4-inch iron pipe for a north corner of said Kaufman WW One, LLC, 78.821 acre tract and being at a West corner of a called 127.45 acre tract as described in General Warrant Deed to Robert Kyle Mitchell, Cathie Michelle Allen, Morgan Ashley Lambert and Mitchell Family Trust as recorded in Volume 4263, Page 273, O.P.R.K.C.T.;

THENCE South 45°30'26" East with a northeasterly line of said Kaufman WW One, LLC, tract and a southwesterly line of said Mitchell Family Trust tract a distance of 105.42 feet to a found 1/2-inch iron rod for a east corner of said Kaufman WW One, LLC. tract and an ell corner of said Mitchell Family Trust tract;

THENCE South 43°23'21" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Mitchell Family Trust tract a distance of 259.91 feet to a found 3/8-inch iron rod for a west corner of said Mitchell Family Trust tract and the north corner of a called 85.00 acre tract described in a Warranty Deed with Vendors Lien to Kutty Enterprises LLC as recorded in Volume 3859, Page 416, O.P.R.K.C.T.;

THENCE South 43°14'04" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Kutty tract, near a barbed wire fence, a distance of 1422.52 feet to a found 3/4-inch iron pipe for the south corner of said Kaufman WW One, LLC, tract, being the east corner of a called 9.994 acre tract described in Warranty Deed to William A. Tackett Jr. as recorded in Volume 577, Page 305, D.R.K.C.T.;

THENCE North 46°10'42" West with the southwesterly line of said Kaufman WW One, LLC, 78.821 acre tract and the northeasterly line of said Tackett tract, at a distance of 192.15 feet pass a found 3/4-inch iron pipe 0.4 feet south, continuing for a total distance of 593.60 feet to a 1/2-inch iron rod found for the north corner of a called 10.00 acre tract described in Warranty Deed to Joseph Ortillo and Emely Ortillo as recorded in Volume 5222, Page 223, O.P.R.K.C.T., same being the east corner of Harmony Estates, an Addition to Kaufman County as recorded in Cabinet 1, Envelope 652, O.P.R.K.C.T.;

THENCE North 46°23'06" West with the southwesterly line of said Kaufman WW One, LLC, tract and with the northeasterly line of said Addition, a distance of 604.14 feet to a found 3/8-inch iron rod with orange plastic cap stamped "5244" for the north corner of said Harmony Estates Addition and the east

Exhibit A – Property Description

corner of a called 19.0 acre tract described in Warranty Deed to Ezequiel Arriaga and Martha Leicia Arriaga as recorded in Volume 4961, Page 63 O.P.R.K.C.T.

THENCE North 46°35'57" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Arriaga tract, a distance of 506.28 feet to a found 1-inch iron pipe for the north corner of said Arriaga tract and the east corner the aforesaid Trinity Valley Electric Cooperative 23.656 acre tract;

THENCE North 45°55'36" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract, a distance of 466.45 feet to a found 1/2-inch iron rod for the west corner of said Kaufman WW One, LLC, 78.821 acre tract and the south corner of said Walther 15.00 acre tract;

THENCE North 46°11'02" West continuing with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract a distance of 703.61 feet to the POINT OF BEGINNING containing 105.923 acres of land, more or less.

Exhibit B – Planned Development Standards

Z-02-23

PD-23 - EXHIBIT B

Highland Meadows Development Standards

The below standards are effective for the Property:

- a) A minimum of 380 residential lots and a maximum of 447 residential lots.
- b) 31-foot street widths back to back. 50-foot street rights-of-way.
- c) Residential streets shall be a minimum of fifty-foot right of way with 31-foot paving (back-to-back)
- d) Maximum lot count is 447 lots with a typical lot size being 50-foot wide by 110 feet long. Lots on cul de sacs or curves shall have a minimum of 5500 square feet but may have smaller widths or lengths.
- e) All homes will be front entry.
- f) All thoroughfares will be paved according to the Concept Plan.
- g) Two car garages with a minimum 16-foot width driveway.
- h) Two coach lights on front of house.
- i) Full gutters around the house.
- j) Community Mailbox will be located per the US Postal Service
- k) Accessory structures are to be located in the back yard only if allowed by community covenants, conditions and restrictions.
- l) Carports are prohibited, as well as enclosing garages for additional living space.
- m) 20-foot front yard setbacks. Five-foot side yard setbacks. 15-foot side yard setbacks corner lots. 15-foot rear yard setbacks.
- n) The same house elevation may not be repeated within a five-lot block on the same side of the street.
- o) A minimum six-foot wooden privacy fence with galvanized posts shall be required on each lot.
- p) A stained six-foot wooden screening fence with six-foot masonry columns is required on thoroughfares, including FM 243. Exhibits show location of fence and columns.
- q) The six-foot stone or masonry with capped columns shall match the monument sign in appearance.
- r) 30% of the single-family homes shall have a 1200 square foot minimum living area for residences, and 70% shall have a 1600 square foot minimum for residences.
- s) Park to be fenced with a metal fence.
- t) Detention Pond will also be landscaped and fenced with a metal fence.
- u) 6/12 roof pitch required on all houses.
- v) Hike and bike trail shall be a minimum of 10-feet wide and concrete paved. There is a small area of approximately 4 lots where trail width will be 6' wide. See exhibit.
- w) If required, retaining walls shall be of masonry construction. Railroad ties and landscape timbers are prohibited.

4.1 Residential Landscapes

- (a) Turf- Front, side and rear yard shall be sodded and irrigated.
- (b) Trees. Homes shall have a minimum of one three-inch caliper hardwood

Exhibit B – Planned Development Standards

Z-02-23

PD-23 - EXHIBIT B

Highland Meadows Development Standards

canopy shade tree planted in the front yard. Corner lots shall have a minimum of two three-inch caliper canopy shade trees with one planted in the front yard, one planted in the side yard.

(c) Landscape Beds. Homes shall include a minimum of ninety square feet of landscape beds with plants which may be shrubs, perennials, ornamental grasses,

groundcovers, or accent trees along with hardwood mulch at least 2.5 inches in depth.

(d) All homes shall have a minimum 3' wide concrete walkway connecting the front door of the residence of the driveway or sidewalk described above.

(e) The entry road and collector roads throughout the development may be served by a single meandering concrete sidewalk/trail on one side of the street which shall be a minimum of six feet (6') wide, which shall include landscaping. A six foot stained wooden fence with masonry columns required where needed will be installed along the thoroughfares. This fence will include a cap.

(f) Off street walking paths and trails concrete but shall be maintained by the HOA, unless dedicated to the City.

4.2 Maintenance of the Common Areas

(a) Maintenance of the common areas will be the responsibility of the homeowners' association (HOA).

(b) Developer will be the contact entity with the City for all concerns regarding maintenance of Community Open Space until 100% of HOA control is turned over to the homeowner.

4.3 HOA Maintenance and Responsibilities of Amenities include:

(a) Clean up and litter removal.

(b) Landscaping, installation, care, and maintenance.

(c) Trimming, clearing, and removal of unwanted vegetation.

(d) Maintain irrigation system, pay for the water used in the system.

(e) Maintain entry feature and any other installed improvements, per Zoning Exhibit.

(f) Pay for the electricity used for the lighting for the entry features.

(g) Maintain Community Open Space, detention ponds, and sidewalks in the common areas.

(h) Maintain the Community Mail Box and surround area.

(i) Maintain the stoned capped monument signs and surrounding landscaped area.

(j) Maintain the stained six-foot screening fence with six-foot masonry columns. The six-foot stone capped columns shall match stone look and appearance of the monument signs.

(k) Maintain the appearance of and up keep and possible needed replacement of all subdivisions entrance and signage and lighting.

(l) The HOA amenity lot should be fenced (open-style wrought-iron design) and adequately parked if it is to remain an HOA lot. Alternatively, if it is to

Exhibit B – Planned Development Standards

Z-02-23

PD-23 - EXHIBIT B

Highland Meadows Development Standards

be made open and dedicated as a public park, it may be eligible for additional park fee credits.

4.4 Developers' Responsibility

(a) It is developers' responsibility to install irrigation systems, entry features, landscaping, and any other improvements included in this Planned Development.

4.5 Design Conditions

(a) Land Design Standards- New Residential Requirements

Desired Land Design requirements are achieved by projects in accordance with Zoning Exhibit and the following criteria: The project will be developed in several phases.

4.6 Street and Sidewalk Standards- New Residential Requirement

Desired street and sidewalk requirements are achieved in accordance with the following criteria:

(a) Street Treatments- Entry Features and Signage at Entries

- (i) The entryway median located at the entrance to the subdivision shall be landscaped and irrigated. Landscaping in the entryway median shall include grass, shrubs, and canopy trees.
- (ii) Two homebuilder signs will be allowed to be constructed on areas determined by the builder, including vacant lots. Signs will be removed at the conclusion of the marketing of homes.
- (iii) A stained six foot screening fence with six-foot masonry columns where needed on each side of the subdivision street entrance. The six-foot masonry columns shall match the stone look and appearance of the monument sign.

(b) Masonry Monument Signs

- (i) With landscaping and incorporated into the entryway located in the street entrance illuminated by means other than street-lights will be installed at the time of the development.
- (ii) Proposed monument sign shall be similar in the masonry look and appearance.

(c) Street Treatment- Street Name Signs

- (i) Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

(d) Pedestrian Sidewalk- Sidewalk Locations

- (i) Home builder to install five feet wide concrete pedestrian sidewalks which shall be located on both sides of the street, in the right-of-way of every internal street.
- (ii) Developer in the common areas to install 5 feet wide concrete pedestrian sidewalks at the time of the development.

(e) Community Open Space

- (i) Open space land and any detention pond area will be landscaped

Exhibit B – Planned Development Standards

Z-02-23

PD-23 - EXHIBIT B

Highland Meadows Development Standards

and irrigated.

(f) **Other Regulations**

- (i) All garage door panels shall contain decorative features such as window inserts, full paneled doors, or accent hardware.

4.7 **Homeowners Association (HOA)**

(a) The Developer shall establish a mandatory HOA prior to occupancy of any homes in the neighborhood. The development standards outlined herein shall be included in the recorded Covenants, Conditions, and Restrictions (CCRs) of the HOA.

(b) All common areas shall be dedicated to the HOA

(c) Easements for the HOA's maintenance of features in the public right of way such as entry monuments, screen walls, medians, concrete trails, lighting, and landscape shall be permitted by the City.

4.8 **Other Related Regulations**

(a) **Satellite Dishes.** Satellite Dishes, limited to eighteen inches diameter or smaller, mounted below the ridgeline on the roof, and not in public view from the front of the home are permitted.

(b) **Air Conditioners.** No window or wall air conditioning units will be permitted on homes or other structures. Outside condensing units (compressors) which are not located within a privacy fenced area shall be screened by shrubbery save and except access and service space to the condensing units which may not be visible from the street.

4.9 **Lots:**

(a) **Minimum Lot Area:** The minimum lot area shall be 5,500 square feet.

(b) **Minimum Lot Width:** The minimum lot width shall be 50 feet except on cul de sacs or curves.

(c) **Minimum Lot Depth:** The minimum lot depth shall be 110 feet, unless a cul de sac lot.

(d) **Dwelling Regulations:** 30% of the single-family homes shall have a 1200 square foot minimum living area for residences, and 70% shall have a 1600 square foot minimum for residences.

(e) A maximum of 55% of the total lot area shall be covered by the main house and accessory structures.

(f) **Accessory Structure Maximum:** The maximum accessory structure shall be 240 square feet.

(g) **Main Structure:** The main structure shall be a maximum of 35 feet in height.

All exhibits attached to this ordinance are for illustrative purposes only. Plans and diagrams are subject to change, and in any conflict between an illustrative plan and the Development Standards, these Development Standards control.

Exhibit C1



Exhibit C2 – Concept Plans

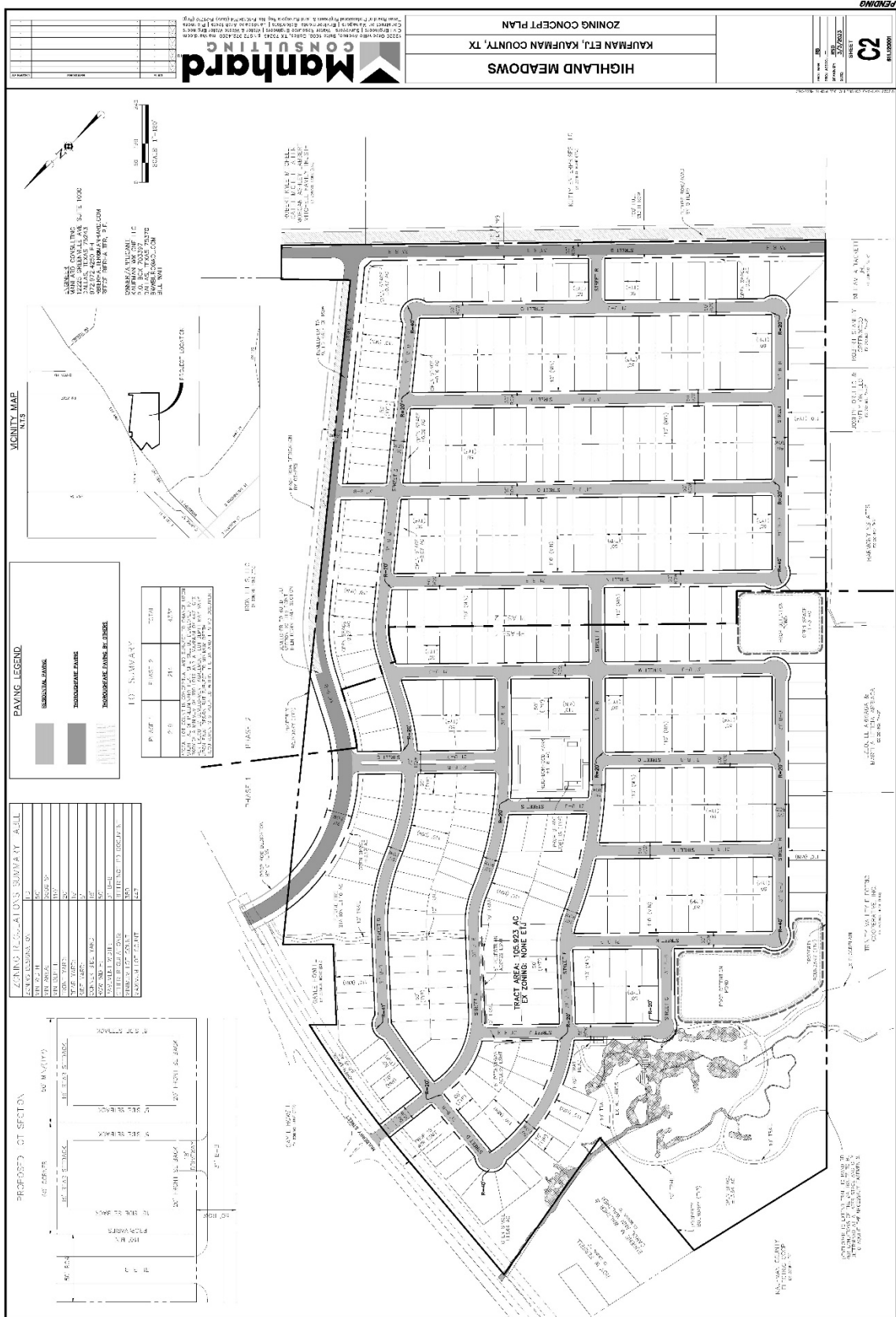


Exhibit D – Illustrative Images for Amenities



Trellis



Open Space Trails



Neighborhood Park



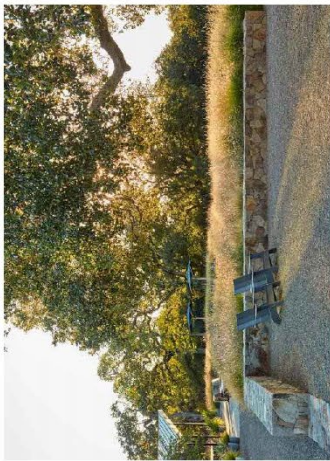
Open Space Trails



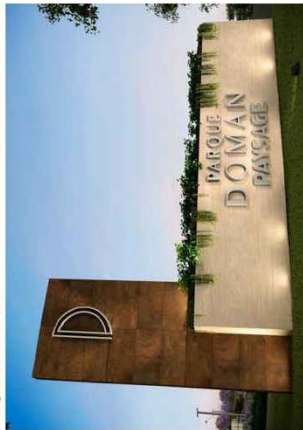
Pergola Example



Neighborhood Park



Neighborhood Park



Entrance Monument Example



Playground Example



Playground Example

TALSON
DESIGN
Landscape Architecture
3080 West 10th Street, Suite 100
Portland, OR 97201
503.255.1122
www.talsondesign.com

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Portland, OR 97201
503.255.1122
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Meritage Kaufman - Highland Meadows

Illustrative Images

Exhibit D

Exhibit E – Concept Elevations



Elevation Example 1



Elevation Example 2



Elevation Example 3



Elevation Example 4

TALSON
DESIGN
Landscape Architecture
10000 Highway 100
Suite 100
Dallas, Texas 75243
Phone: (972) 411-1221
Fax: (972) 411-1222

Meritage Kaufman - Highland Meadows

Concept Elevations

Exhibit E



Planning and Zoning Commission Report

Meeting Date: March 7, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Preliminary Plat of the Kaufman ISD Addition**, being 85.234 acres situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District and is located on the north side of SH 243 and the west side of FM 2727. The preliminary plat is for 2 non-residential lots and 2 open space lots. (Case No. PP-02-23)

SUMMARY:

The subject property includes 85.234 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.

The largest lot, Lot 1 of Block B, is 72.822 acres and will be retained by Kaufman ISD for the development of schools and related facilities for the ISD. A site plan for Phillips Elementary School, to be located on the west side of Lot 1, was approved in October 2022. Future plans could include a middle school and other facilities. Lot 2 of Block B is 5.997 acres in size and could be sold for the development of another public facility. Lots 1X (1.490 acres) and 2X (0.109 acres) of Block A are open space lots located on the west side of Street A.

The site generally drains to the west. Detention facilities will be constructed on both Lot 1X of Block A and the southwest corner of Lot 1 of Block B.

The necessary right-of-way for the development of Street A along the west side of the property will be dedicated with the final plat. Street A is classified as a minor collector with a right-of-way width of 60'. Portions of this right-of-way will be off-site on City property and will be dedicated by separate instrument. The entire right-of-way for Street B will also be dedicated with the final plat. Street B is also a minor collector with a right-of-way width of 60'; this width expands to 100' as the street approaches FM 2727 to allow the street to potentially align with Jacobs Lane. The necessary right-of-way for SH 243 and FM 2727 already exists, so no right-of-way dedication along those thoroughfares will be required.

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 Preliminary Plat of the Kaufman ISD Addition with the following condition:

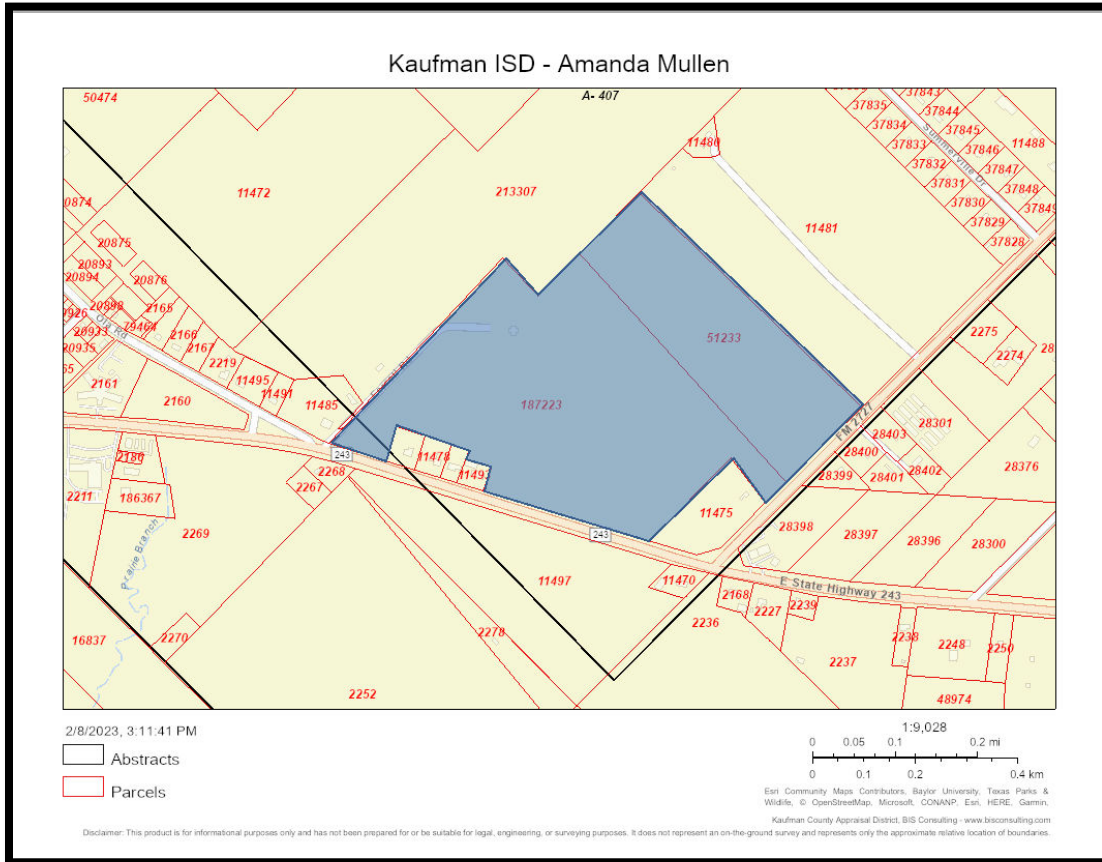
1. Street names for Streets A & B are added to the plat as approved by Kaufman ISD, the City of Kaufman, and Kaufman County 911 Addressing

ATTACHMENTS:

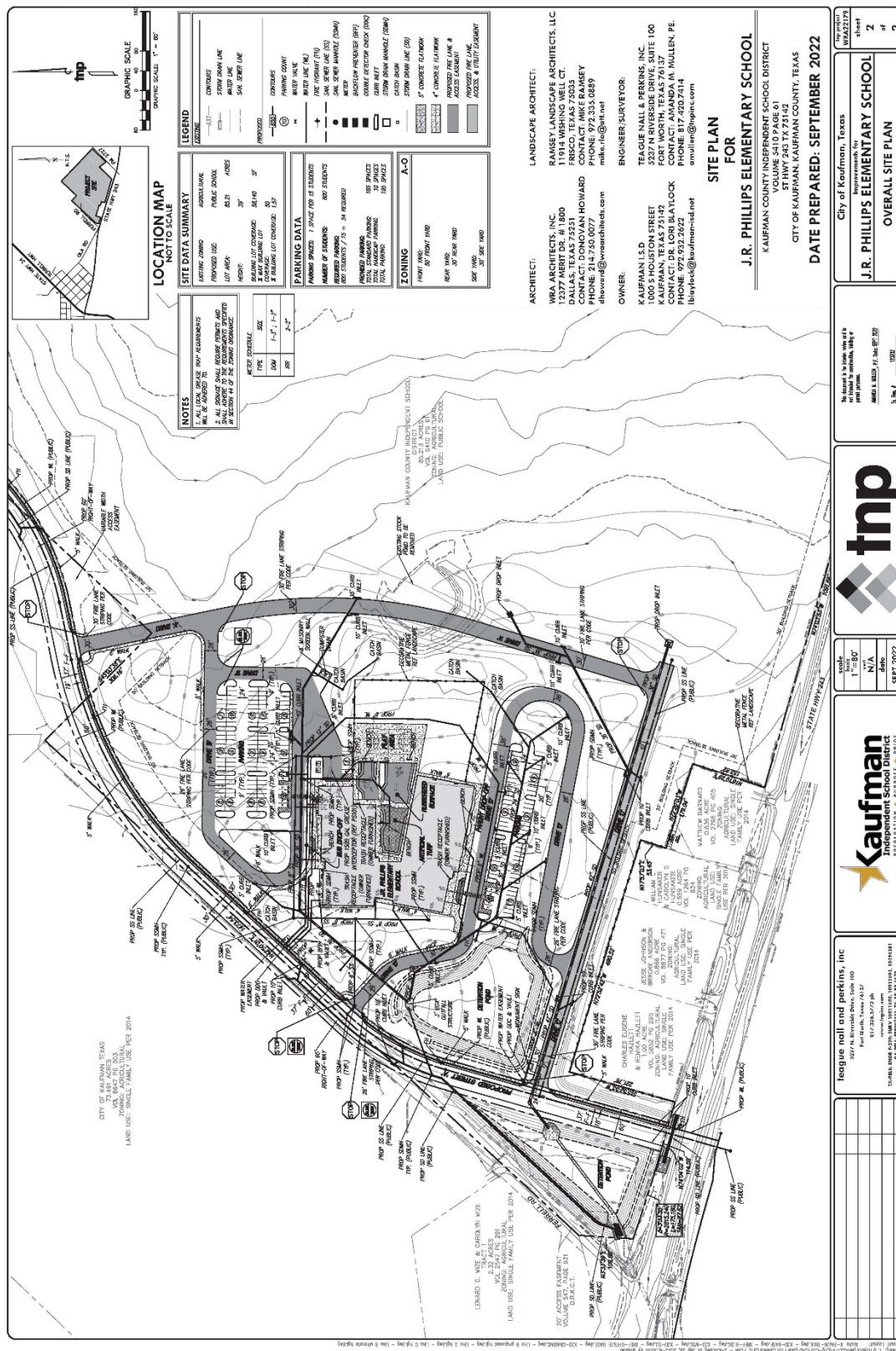
1. Location Map
2. Approved Site Plan of Phillips Elementary School
3. Preliminary Plat of Kaufman ISD Addition

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

Location Map



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Planning and Zoning Commission Report

Meeting Date: March 7, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of the Kaufman ISD Addition**, being 85.234 acres situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District and is located on the north side of SH 243 and the west side of FM 2727. The final plat is for 2 non-residential lots, 2 open space lots, and right-of-way. (Case No. FP-03-23)

SUMMARY:

The subject property includes 85.234 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.

The largest lot, Lot 1 of Block B, is 72.822 acres and will be retained by Kaufman ISD for the development of schools and related facilities for the ISD. A site plan for Phillips Elementary School, to be located on the west side of Lot 1, was approved in October 2022. Future plans could include a middle school and other facilities. Lot 2 of Block B is 5.997 acres in size and could be sold for the development of another public facility. Lots 1X (1.490 acres) and 2X (0.109 acres) of Block A are open space lots located on the west side of Street A.

The site generally drains to the west. Detention facilities will be constructed on both Lot 1X of Block A and the southwest corner of Lot 1 of Block B.

The necessary right-of-way for the development of Street A along the west side of the property will be dedicated by this plat. Street A is classified as a minor collector with a right-of-way width of 60'. Portions of this right-of-way will be off-site on City property and will be dedicated by separate instrument. The entire right-of-way for Street B will also be dedicated by this plat. Street B is also a minor collector with a right-of-way width of 60'; this width expands to 100' as the street approaches FM 2727 to allow the street to potentially align with Jacobs Lane. The necessary right-of-way for SH 243 and FM 2727 already exists, so no right-of-way dedication along those thoroughfares will be required.

This plat will also include the dedication of the fire lane, access, and utility easements on Lot 1 of Block B to serve the elementary school, a 20' water easement on Lot 2 of Block B along the frontage of FM 2727, as well as a 3' trail easement on Lot 1X of Block A along the frontage of Street A to accommodate a portion of a public trail along Street A that cannot fit within the right-

of-way. Additional off-site easements to serve the development of the property will be dedicated by separate instrument.

Notes have been added to the plat requiring further site planning and re-platting prior to the development of any other facilities on the property other than the elementary school that already received site plan approval.

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 Final Plat of the Kaufman ISD Addition with the following conditions:

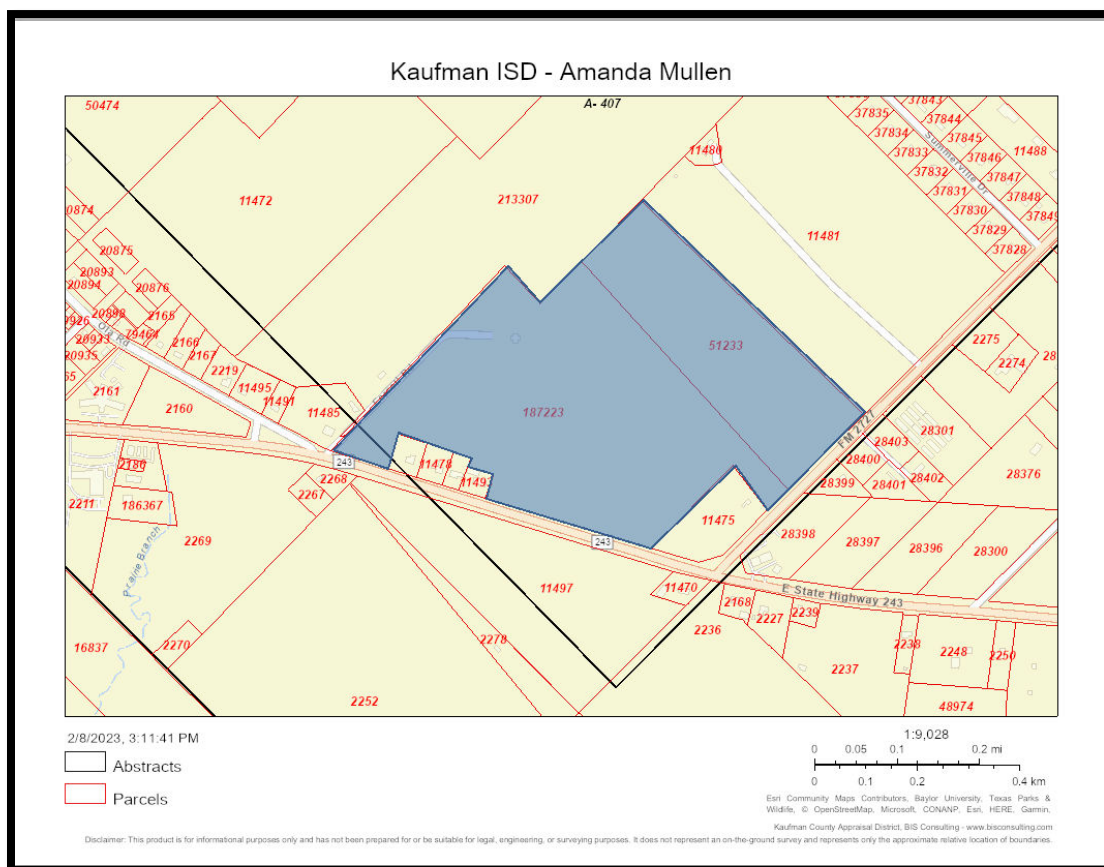
1. Street names for Streets A & B are added to the plat as approved by Kaufman ISD, the City of Kaufman, and Kaufman County 911 Addressing prior to plat recordation
2. Assigned addresses as approved by the City of Kaufman and Kaufman County 911 Addressing are added to the plat prior to plat recordation
3. The missing recording information for the easements and rights-of-way to be dedicated by separate instrument are added to the plat prior to plat recordation

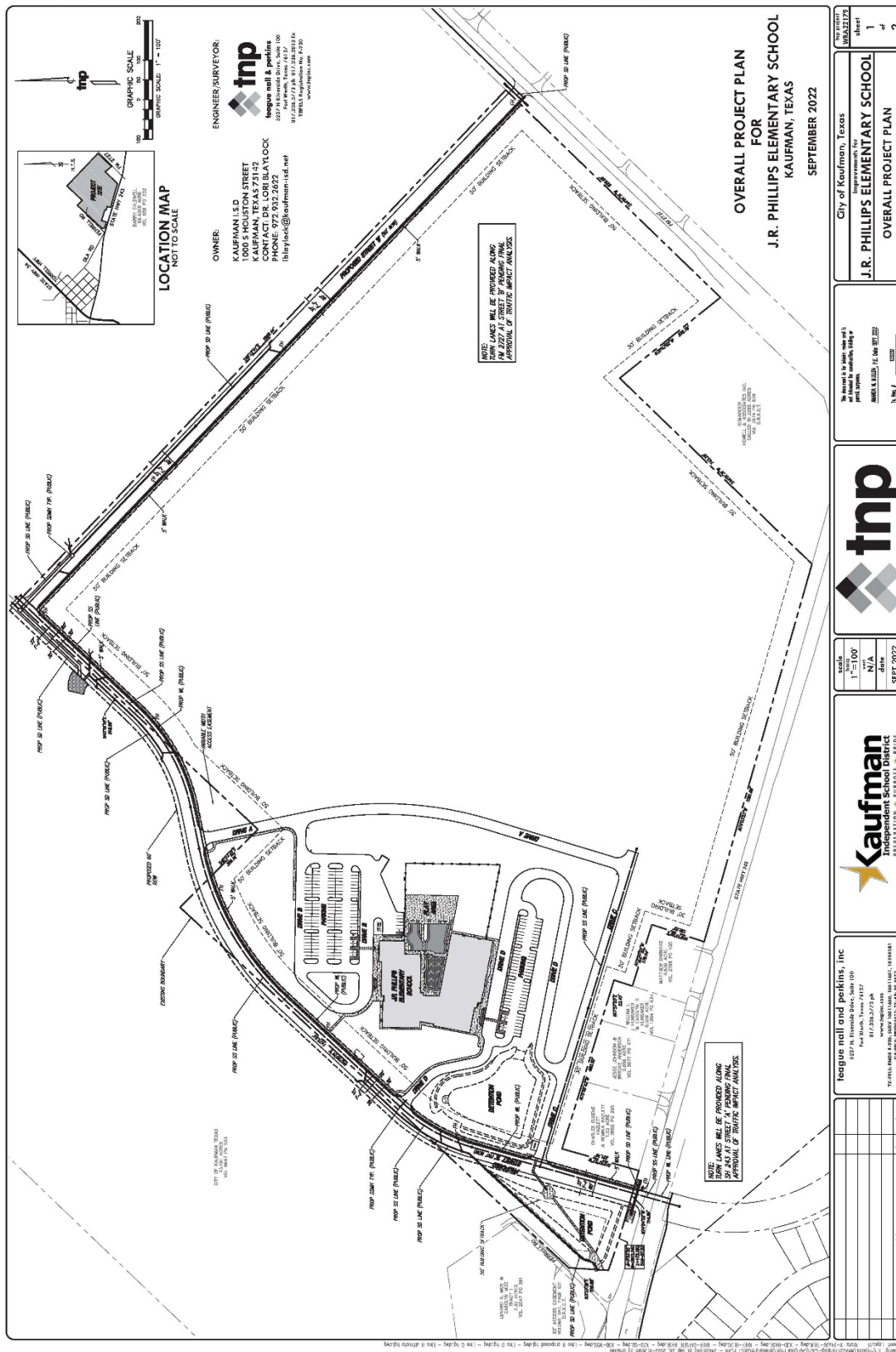
ATTACHMENTS:

1. Location Map
2. Approved Site Plan of Phillips Elementary School
3. Final Plat of Kaufman ISD Addition

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

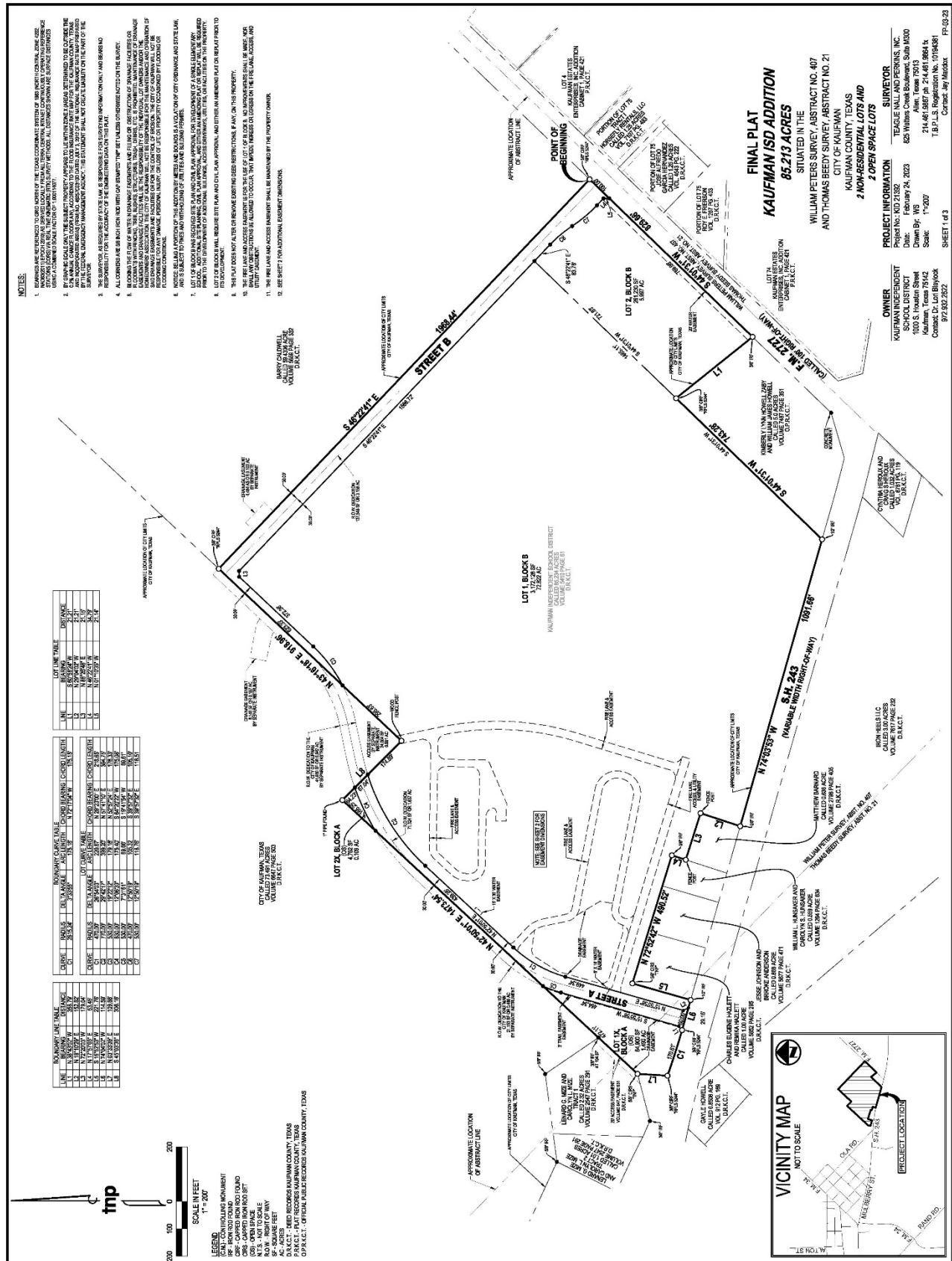
Location Map



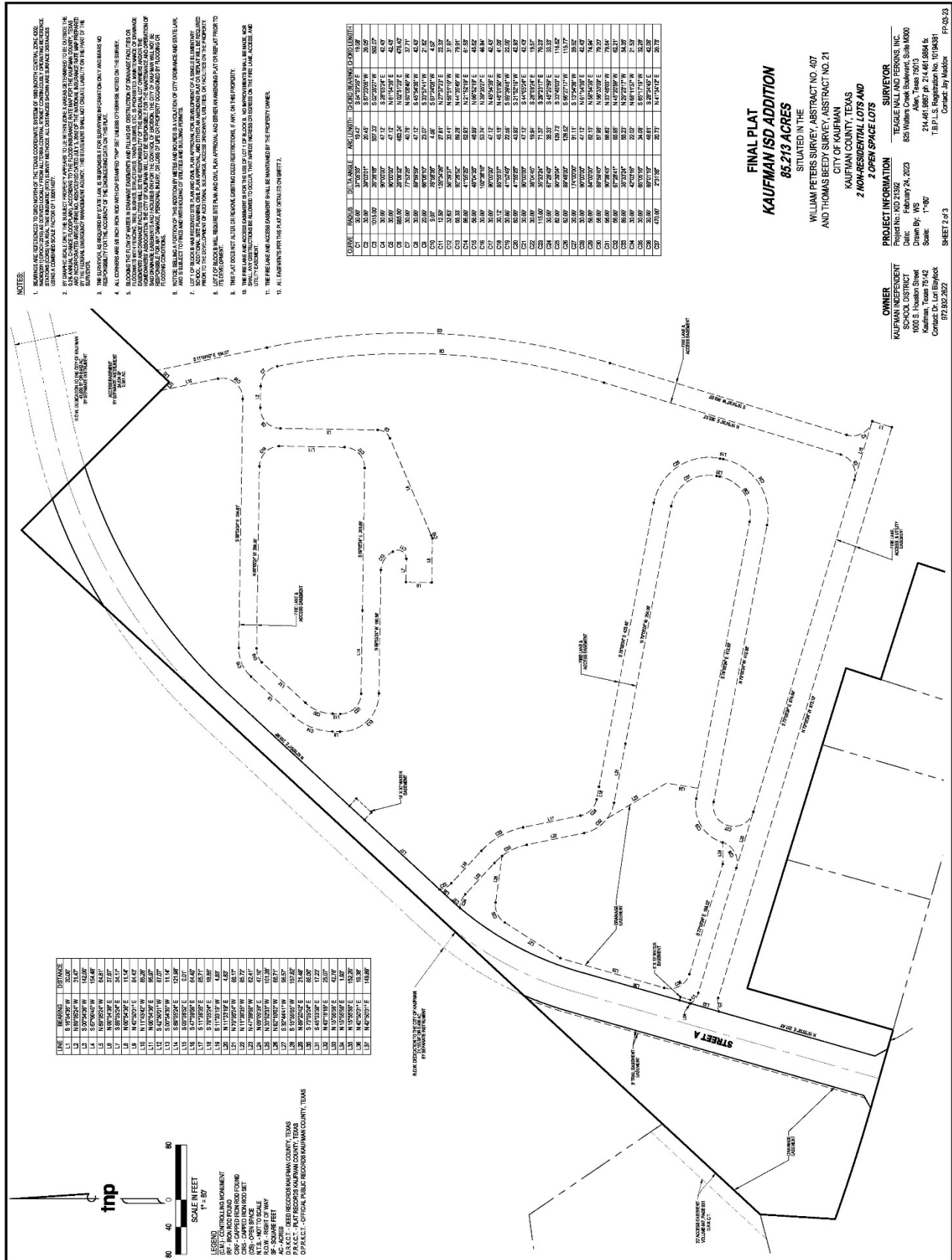


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Final Plat of Kaufman ISD Addition



Final Plat of Kaufman ISD Addition



THENCE South 46 degrees 22 minutes 41 seconds East, along the southwest line of said 59.4306 acre tract, to the point of BEGINNING containing 2 7/16 acres, thence South 02° 12' 00" East, a distance of 408.43 feet to the point of BEGINNING containing 2 7/16 acres of land.

My Commission Expires On:

My Commission Expires On:

OWNER	PROJECT INFORMATION	SURVIVOR
AN INDEPENDENT DISTRICT	Project No: KD 21352	TEAGUE NALL AND PERSONS, INC.
St. Houston Street	Date: February 24, 2023	625 Waters Creek Boulevard, Suite M400
St. Houston Street	Drawn by: WS	Allen, Texas 75013
St. Houston Street	Scale: 1"=200'	214.461.9867 ph 214.461.5954 fx
St. Houston Street		T.B.S.P. Registration No. 10194351
St. Houston Street		Contact: Jeff Mackinnon
1732.552.2622	SHEET 3 of 3	FF 00



Planning and Zoning Commission Report

Meeting Date: March 7, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Preliminary Plat of Steve's Diesel Addition**, being a partial tract of land containing 15.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. The preliminary plat is for 2 non-residential lots. (Case No. PP-03-23)

SUMMARY:

The applicant is requesting to develop two separate lots for **Steve's Diesel Addition, Block 1, Lots 1 and 2**, which collectively contain 653,400 square feet or 15.0 acres. The subject property is located on the south side of East Highway 175 and was zoned Light Industrial (LI) on April 25, 2016 by Ordinance O-14-16.

The proposed preliminary plat is for the development of two separate lots.

Lot 1 is two acres and will be located at the front, closest to East Highway 175. This lot will be final platted and site planned for the development of a diesel repair shop. There is a 15' utility easement located on the west side and a 20' utility easement located on the north side. The 24' fire lane and access easement will be located on the eastern side of the property. Two additional 24'-wide fire lane and access easements are located on the property, running parallel to East Highway 175. The Fire Code requires a fire hydrant to be located within 150' of any building.

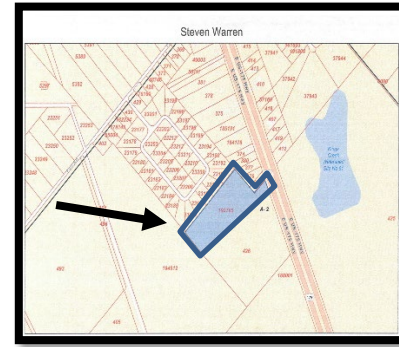
Lot 2 is 13 acres and will be located at the rear of Lot 1. Lot 1 will provide a 24'-wide easement on the plat for access to Lot 2. Lot 2 will not be developed at this time.

Each lot meets the minimum width of 100', minimum depth of 150', and minimum square footage (20,000) requirements for the LI zoning district. They also meet the minimum front yard setback of 25', side yard setback of 15', and rear yard setback of 20'.

Utility services to the property will be provided by Trinity Valley Electric, Becker Jiba water, and a septic system that will be permitted through Kaufman County. Becker Jiba provided a letter stating that it could provide retail water service the property, but it does not guarantee fire flow within its service area.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	ETJ, A-O	Vacant land; Oncor, Sara's Secret, Utility Locating Services, Ramirez Repair and transmission shop
South:	ETJ	Vacant land
East:	A-O	Vacant land
West:	ETJ, A-O	Fair Haven Estates, Oncor



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the land use of the subject property as Future Industrial Use. The property is zoned Light Industrial (LI) for commercial and industrial development. The Light Industrial (LI) zoning complies with the 2014 Future Land Use Plan.

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. The existing right-of-way is developed and maintained by the State of Texas. TxDOT controls all the driveway accesses. The applicant will be required to have a driveway permit approved by TxDOT.

RECOMMENDATION:

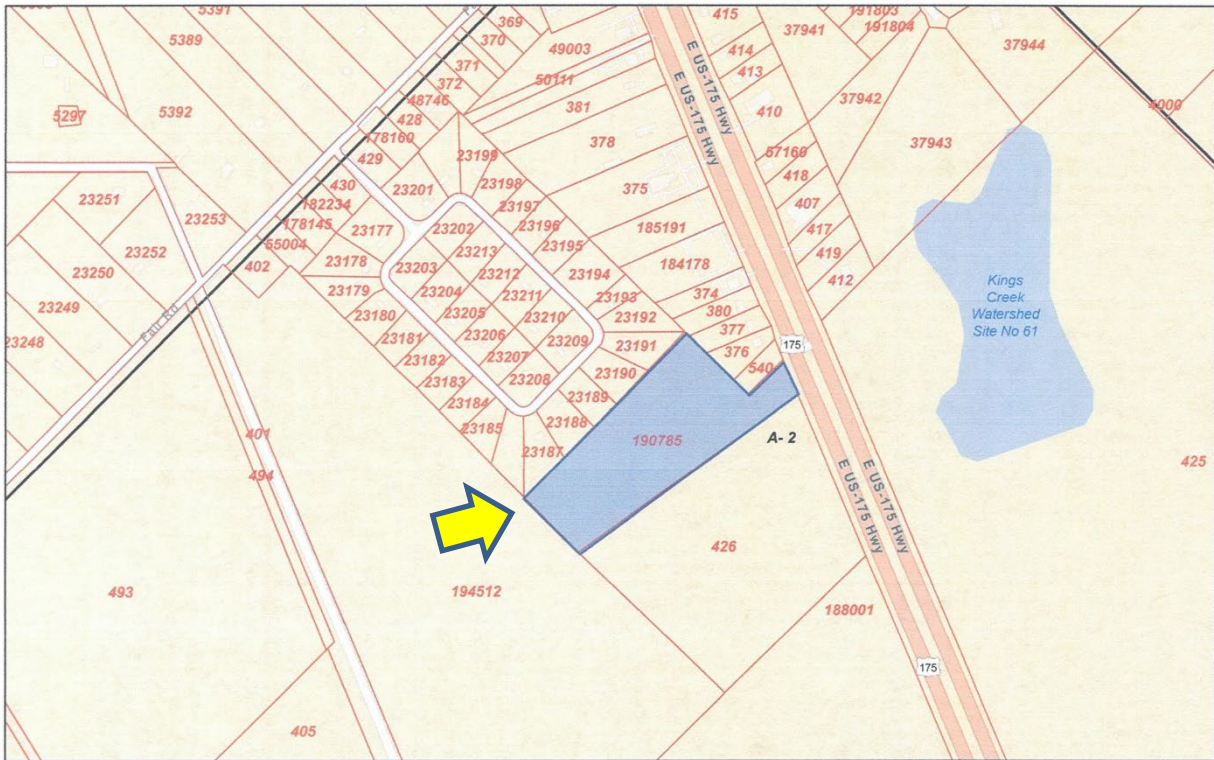
Staff recommends approval of the Preliminary Plat of Steve's Diesel Addition.

ATTACHMENTS:

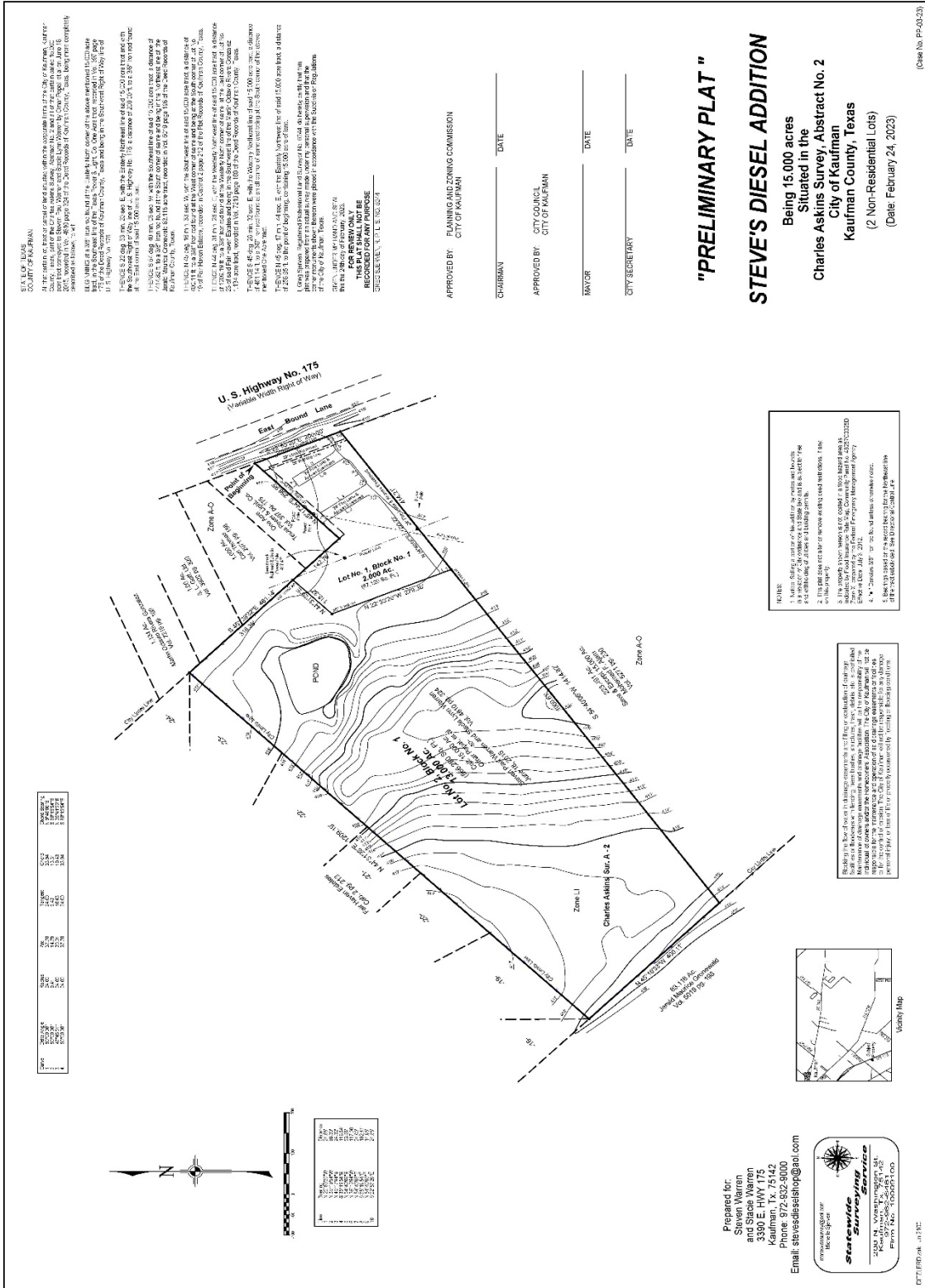
1. Location Map
2. Preliminary Plat
3. Becker Jiba Letter

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

Location Map



Preliminary Plat of Steve's Diesel Addition



Becker Jiba Letter for Water



DATE: January 15, 2021
TO: Prospective Service Applicants
FROM: Eddy W. Daniel, P.E., District Engineer
SUBJECT: Kaufman County Development Requirements

This letter serves as notification that Becker-Jiba SUD (the District) is created to provide retail water utility service within its certificated service area. The District does not guarantee fire flows within its service area. As a matter of fact, most locations within the District's system will not accommodate fire flows.

Prior to submitting a service application to the District, we recommend contacting the Kaufman County Fire Marshall and getting a clear understanding about the specific requirements for water fire service depending on the nature of the service request.

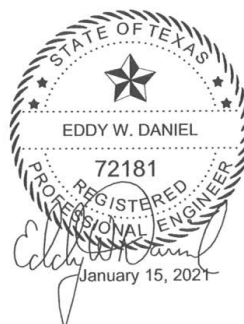
In some cases, the required on-site and off-site improvements to provide fire flows may exceed your available budget for the project. Any system improvements that may be required for providing water utility service and/or fire flows, will be at the expense of the applicant. It should be noted that all applicants will be required to meet the service policies and requirements of the District. The Kaufman County Fire Marshall or Development Services may have additional requirements in order to receive County approval or a certificate of occupancy.

If you should require additional information, please feel free to contact the District Office.

Sincerely,

A handwritten signature in black ink, appearing to read "Eddy W. Daniel".

Eddy Daniel, P.E.
District Engineer



DANIEL & BROWN INC.



Planning and Zoning Commission Report

Meeting Date: March 7, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Eleanor's Coffee Shop**, situated on 0.1920 acres out of the Kaufman Original, Block 19, City of Kaufman, Kaufman County, Texas, said property is located at 303 W. Mulberry St. (Property ID 28506). The property is zoned Commercial (C) for retail uses. (Case No. SP-02-23)

BACKGROUND/SUMMARY:

The subject property includes 0.1920 acre located at 303 W. Mulberry St. The property is zoned (C) Commercial District and currently has one building, which has been vacant since August 2012. The property was previously occupied by CCI Concepts in 2012, a bail bonds company from 2001-2006, and an Exxon gas station up until 1991.

The applicant Averie Cantrell and the owner Jeremy Haltom are requesting a site plan for the purposes of occupying the building with a coffee shop with drive-thru services. They will not prepare any food at this location, but will provide a wide range of beverages for the customers.

A site plan has been prepared showing the existing 1,230 sq. ft. building with a drive-thru that will provide service to one vehicle and on-site stacking for three additional vehicles.

To improve access, a new concrete drive-thru and employee parking area will be poured on the east side of the property off of S. Jefferson St. Two parking spaces will be located at the back of the building (off the drive-thru) for the employees to use, since they will not be leaving the property as often as the customers. Curb stops will need to be added to prevent vehicles driving onto the grass area. The main access into the parking lot will be off W. Mulberry St. and three parking spaces and one handicap-accessible space will be provided for the customers. Vehicles from the drive-thru will also exit via the access point on W. Mulberry St.

As much of the frontage of the property currently paved over, some of the open paved areas near the intersection of Mulberry St. and Jefferson St. will include landscape planters to soften the landscape and better regulate access. The planters will include seasonal colored plants, in addition to nandinas and hollies. The oak tree will remain on the property.

The elevations show a stone and brick building with glass front, entry door, and two garage doors located on the front. The awnings across the front façade of the building will remain, giving customers protection from the weather. The building will provide seating for 20 customers inside the building and seating for 10 additional customers in the front fenced patio area. The patio area will not have a canopy or be enclosed. The building will provide two handicap-accessible restrooms available to the customers.

The property is currently considered nonconforming and the applicant is requesting relief from some of the requirements due to the existing setbacks and constraints with the compact size of the property. As such, the applicant is requesting the following variances to the Zoning Ordinance as part of this site plan review:

- Section 26.4.A.2 Minimum Lot Area – 10,000 square feet required; providing 8,374 square feet.
- Section 26.4.A.3 Minimum Lot Depth – 100 feet required; providing 80.17 feet.
- Section 26.4.B.2 Minimum Side Yard Adjacent to the street– 25 feet required; providing 12.6 feet
- Section 26.4.B.3 Minimum Rear Yard – 20 feet required; providing 9.8 feet
- Section 35.6.A.46 Parking - 10 spaces required; 6 will be provided, with 2 of them being located at the rear of the property for employee parking only.
- Section 35.3.K.1 Escape Lane – 9' wide required; providing none.
- Section 35.3.K.3 Off-Street Stacking – 6 required; providing 4 stacking spaces.
- Section 36 Landscape – requesting existing non-conforming landscaping to be modified by adding planters, nandinas, and hollies.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	C	KC Jevvenile Probation
South:	C	Teresa's Creations
East:	CBD	My Loves Diner
West:	C	McLeroy Law Firm



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Neighborhood Services. The proposed site plan of a coffee shop (retail business) is compatible with the 2014 Future Land Use Plan designation.

Thoroughfare Plan:

The Thoroughfare Plan does not have a designation for the 300 block of West Mulberry Street or the 100 block of South Jefferson Street. No additional right-of-way is required. Any additional necessary right-of-way dedication is done during the platting process (if required).

RECOMMENDATION:

Staff recommends approval of the Site Plan for 303 W. Mulberry Street to accommodate a coffee shop, including the following variances:

1. Section 26.4.A.2 Minimum Lot Area – 10,000 square feet required; providing 8,374 square feet.
2. Section 26.4.A.3 Minimum Lot Depth – 100 feet required; providing 80.17 feet.
3. Section 26.4.B.2 Minimum Side Yard Adjacent to the street– 25 feet required; providing 12.6 feet

4. Section 26.4.B.3 Minimum Rear Yard – 20 feet required; providing 9.8 feet
5. Section 35.6.A.46 Parking - 10 spaces required; 6 will be provided with 2 of them being located at the rear of the property for employee parking only.
6. Section 35.3.K.1 Escape Lane – 9' wide required; providing none.
7. Section 35.3.K.3 Off-Street Stacking – 6 required; providing 4 stacking spaces.
8. Section 36 Landscape – requesting existing non-conforming landscaping to be modified by adding planters, nandinas, and hollies.

ATTACHMENTS:

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

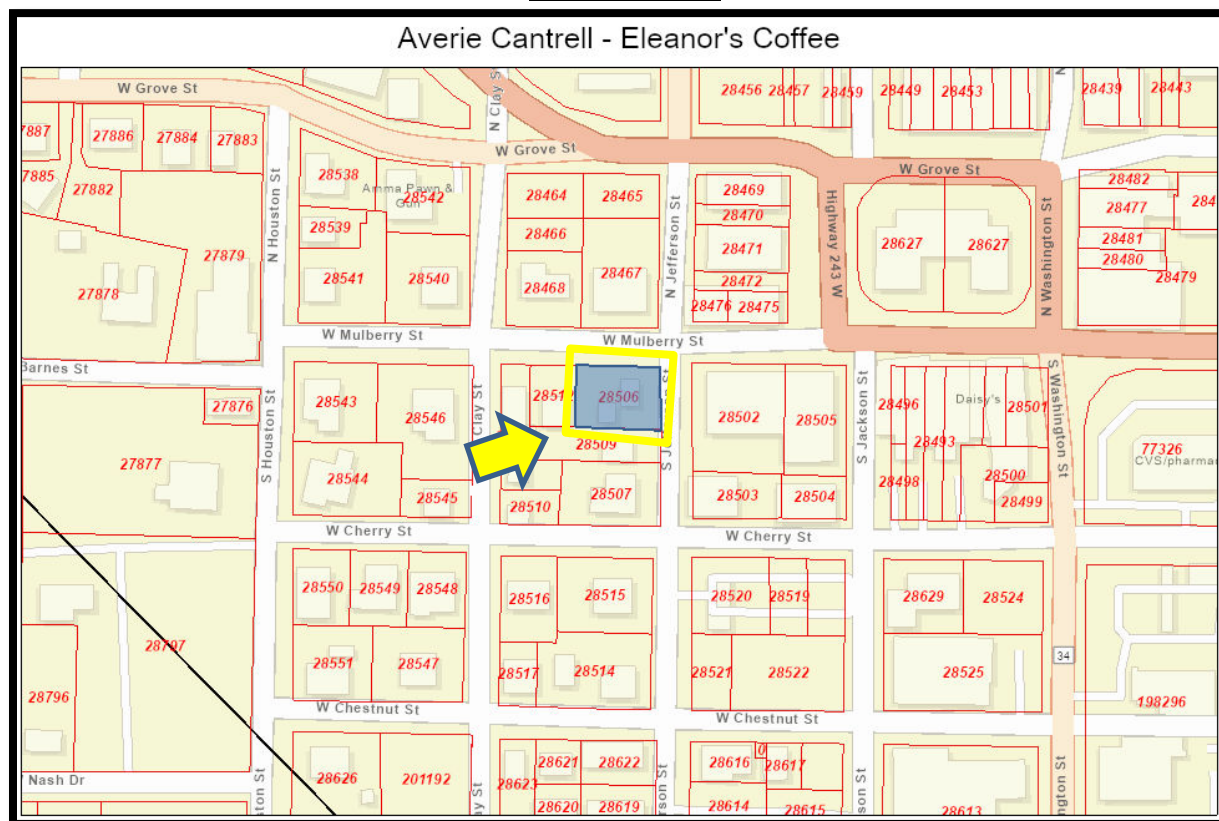
Joy Henderson

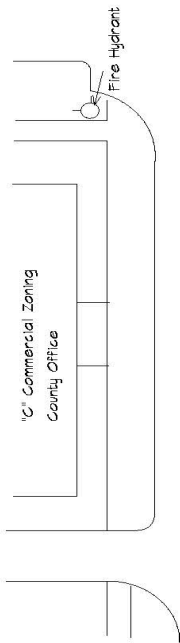
Planner 1

972-932-2216 ext. 115

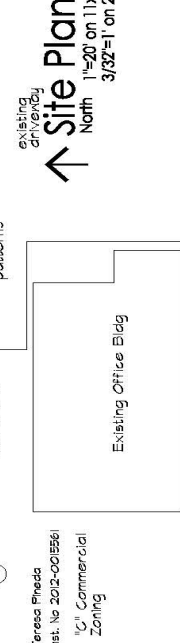
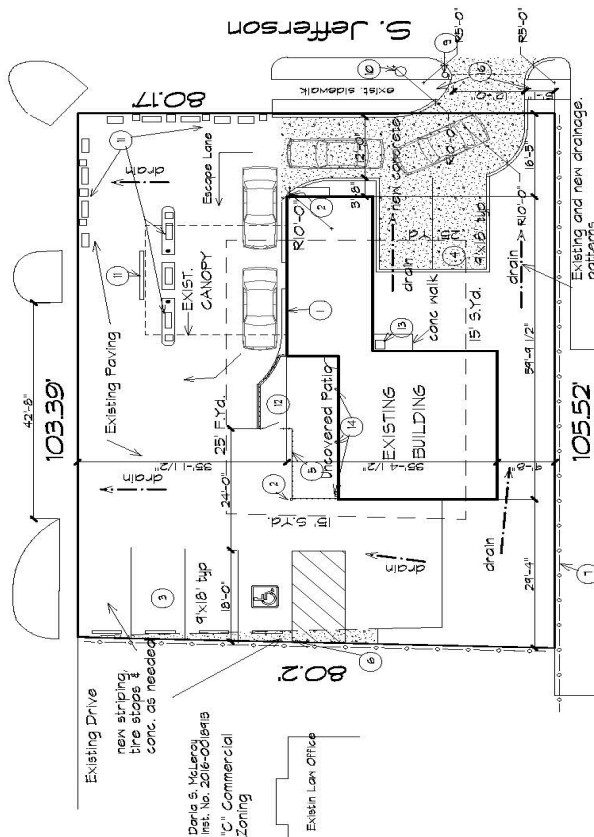
jhenderson@kaufmantx.org

Location Map





303 W. Mulberry



Teresa Rheda
Inst. No. 2012-0015561
"C" Commercial
Zoning

Site Plan
1"=20' on 11x17
North
3/32"=1' on 24x36



SELECT COLOR (CCT)

SELECT SIZE (HORIZONTAL: 2.5' W 6.5' D 3.7' H)

Material: 100% ALUMINUM

Size: 100" L x 20" W

Weight: 100 lbs

100" L x 20" W x 3.7' H

100" L x 20" W x 3.7' H

TYPICAL EXTERIOR LIGHT

SITE PLANTERS

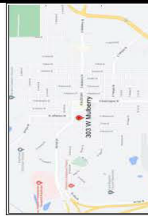
Site Tabulations	
ITEM'S	
Site Area (19 acres)	8,374 Sq. Ft
Impervious Surface sf/ft	5,731 SF (68.4%)
Building Coverage	1,230 SF (14.7%)
% Landscaped (1,693 sq.ft)	20.2%

Building Tabulations

ITEM'S	
Building Area	1,230 sq.ft.
Parking Req'd (1000 SF per 1/3 acre)	12 spaces (10 sp.)
Total Parking Provided	6 spaces
Seating	30 seats

Existing Zoning: "C" Commercial
Eleanor's Coffee Shop
303 W Mulberry
Part of Block 19
Original City of Kaufman
Kaufman, Texas

Request for deviations:
Section 35.3 (K)(3). Reduce required staking spaces to four (4) and allow the escape lane to start after the second car. Due to the size of the site and layout of the existing building full compliance is not achievable.



Project: Eleanor's Coffee Shop
Site: 303 W Mulberry
Part of Block 19
Original City of Kaufman
Kaufman, Texas
Project No: 2023-0015561
Date: 03/07/23

Exhibit "B"
20230312
Rev. 24, 2023
Project No: 2023-0015561
Date: 03/07/23

creative architects
scott b. roberts, architect
303 W Mulberry
Kaufman, Texas

Site Plan

revisions:



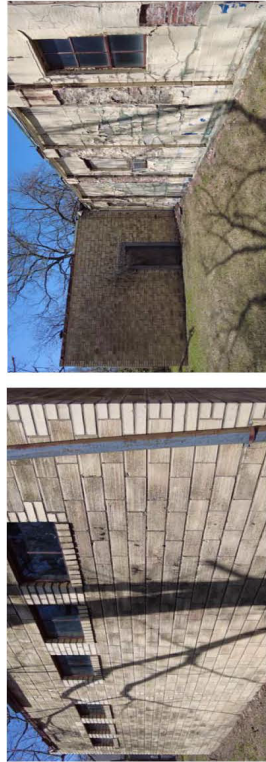
creative architects
scott b. roberts, architect

1254 creelwood drive
garland, texas 75044
972-530-4672
www.zmc-inc-architect.com
scott@zmc.com

Exhibit "C"
2022812
february 25, 2023
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creative architects



Exist. Front Elev.



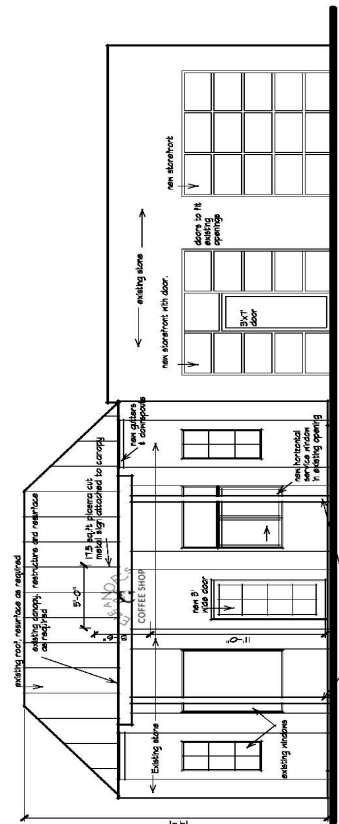
Exist. Rear Elev.



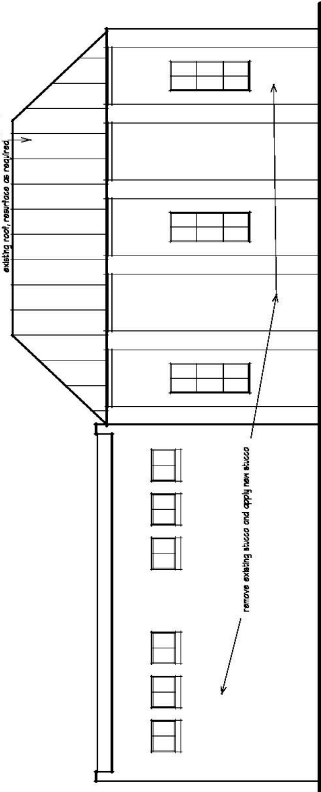
Exist. Left Elev.



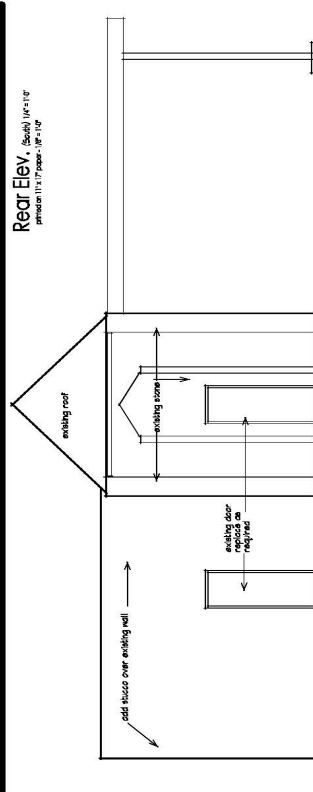
Exist. Right Elev.



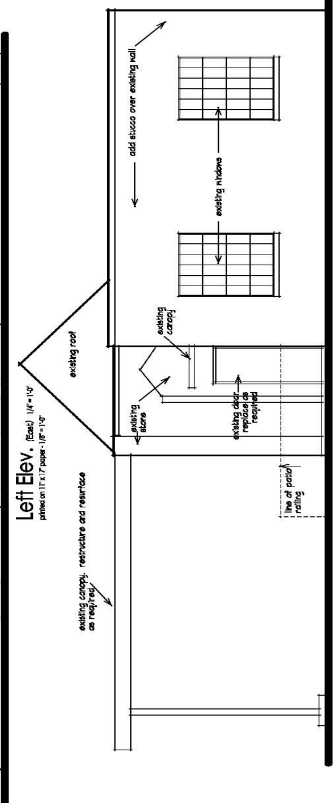
Front Elev. (North) $1/8" = 1'-0"$
 printed on 11" x 17" paper • $1/8" = 1'-0"$



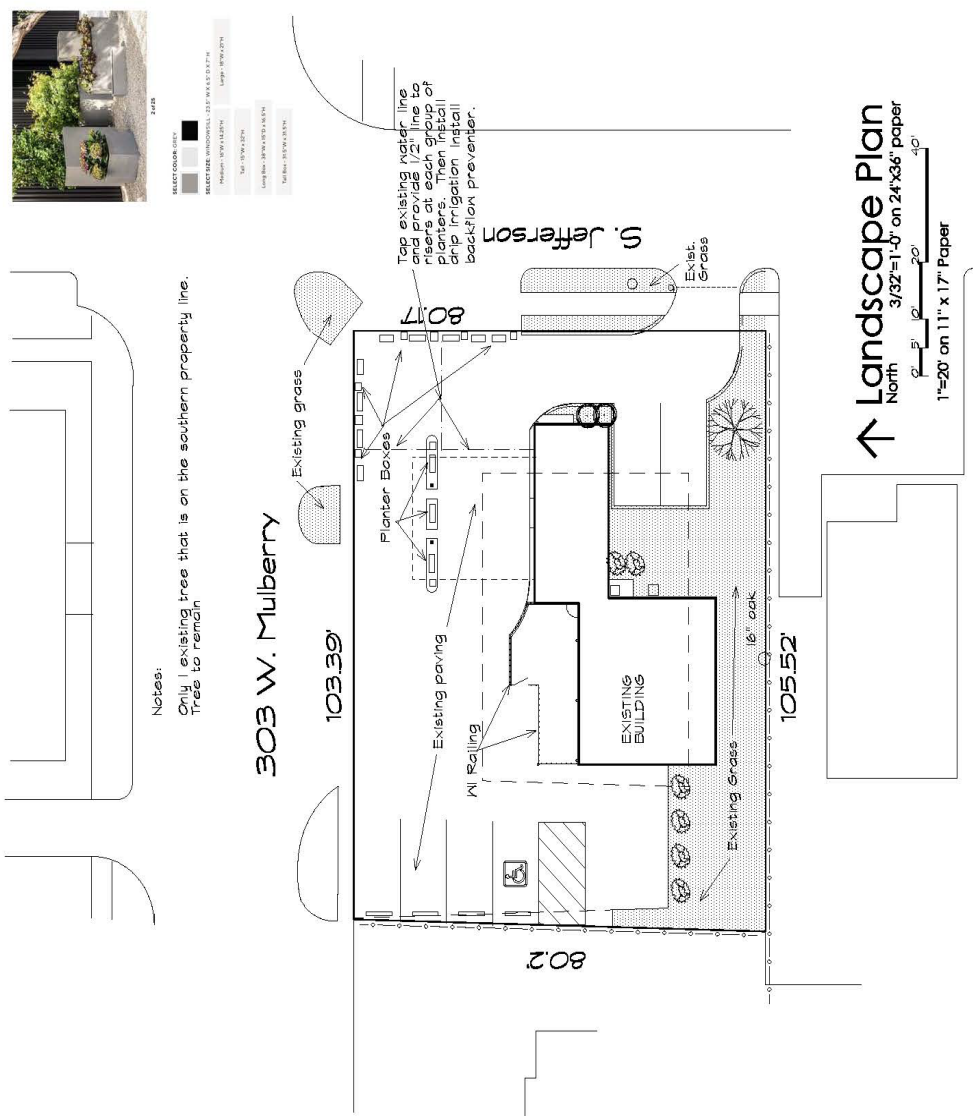
Rear Elev. (South) $1/4" = 1'-0"$
printed on 11" x 17" paper - 1/8" = 1'-0"



Left Elev. (Elev.) 114° 15'



Right Elev. (West) 1/4" = 1'-0"
printed on 17" x 17" paper - 1/8" = 1'-0"



Planting Schedule	
Item w/Description	Quantity
 2' Shumard Oak	1
 Common Bermuda Grass	
 5 gallon Dwarf Barford Holly #5' OC 5' tall, 3' wide at maturity	6

Planter boxes to have seasonal color plantings of plants of various sizes including but not limited to:

Hosta	Lantana
Euonymus	Canna Lily
Buddleia	Sedum
Agapanthus	Gomphrena
Heuchera	Verbena

Existing Landscaping and new bushes to be watered by hose & sprinklers on timers.
New Planter boxes to have drip irrigation.

Landscape Tabulations	
ITEMS	
Site Area	8,374 Sq. Ft
% Landscaped (1,693 sq.ft.)	20.2%

Existing Zoning: "C" Commercial
Eleanor's Coffee Shop
303 W Mulberry
Part of Block 19
Original city of Kaufman
Kaufman, Texas



Applicant	Age/Height	Weight	Address	Phone	Comments
Amber Corbett	17/5'6"	125	1110 Old Macomber Rd., Oakbury, Texas 75077	817-425-3818	Jeany11@earthlink.net
Marion Coffey	40/5'10"	120	4087 V2 Country Rd 2100 Clarkston, Texas 75044	817-425-3818	jeany11@earthlink.net
Cheryl Corbett	35/5'6"	125	1110 Old Macomber Rd., Oakbury, Texas 75077	817-425-3818	jeany11@earthlink.net

Exhibit "D"
2023812
feb 24, 2023
copyright 2023

Revisions:

Remodel
303 W Mulberry
Kaufman, Texas

creative architects
scott b. roberts, architect

1026 Cresswood Drive
Oakland, Texas 75044
772-630-4572
www.creative-architect.com

Exhibit "D"
2023812
filed 24, 2023
courtesy 2023