



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 6, 2025 AT 6:00 PM KAUFMAN
CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

CALL WORK SESSION TO ORDER Chairman calls the Work Session to order, states the date and time, states Commissioners present, and declares a quorum present.

WORK SESSION A Work Session is used to explore matters of interest to one or more Commissioners. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Discussion regarding plat approval process and statutory timelines.

WORK SESSION ADJOURNMENT

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 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 the 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 April 1, 2025 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

2. Consider and make a recommendation to City Council for a **Site Plan for Kings Fort Retail Site** situated on 13.5068 acres of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 & 4, City of Kaufman, Kaufman County, Texas, said property being generally located in the 400 Block of Kings Fort Parkway. (Case No: SP-05-25)
3. Consider and make a recommendation to City Council for a **Preliminary Plat for Tabor Plaza**, situated on 4.792 acres of land (Property ID 190309) out of the D. Falcon Survey A-151, City of Kaufman, Kaufman County, Texas, said property being generally located at the northeast corner of Tabor Parkway and State Highway 34. (Case No: PP-01-25)
4. Discussion on the **Final Plat for Highland Meadows Phase 2**, situated on 44.224 acres of land (Property ID 16826) out of the Thomas Beedy Survey, Abstract No. 21 and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, said property being generally located on the south side of State Highway 243 at Ola Road. (Case No: FP-03-25) (Tabled from the 04-01-2025 Planning and Zoning meeting.)

ANNOUNCEMENTS AND REPORTS FROM ASSISTANT CITY MANAGER


The City Council will meet on Monday, May 19th, to discuss the approved cases.
The Planning and Zoning Commission will meet on Tuesday, June 3rd.
Introduction to Martin Mares as the Senior Planner.

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, JOY HENDERSON, 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, MAY 2, 2025 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



JOY HENDERSON
PLANNER

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, APRIL 1, 2025 AT
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 Dunn called the meeting to order at 6:00 p.m. on Tuesday, April 1, 2025. Commissioners present were Chairman Richard Dunn, Vice-Chairman Porfirio Lopez, Commissioner Burton Brown, Commissioner Lindsey Haynes, Commissioner Mike Slye, and Commissioner Kathy Thorpe. The City of Kaufman staff present included: Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, KEDC Director Stewart McGregor, and Planner Joy Henderson. Present in the audience were Jim Meara, Robert Meara, Laurel Baldwin White, Joel Richey, Peter Townsend, Tanna Taylor, Joshua Garcia, and Ruben Flores.

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 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 the 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 March 4, 2025 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

Vice-Chairman Lopez made a motion to approve the consent agenda for item 1. The motion was seconded by Commissioner Slye, with the members voting 6-0. The motion passed.

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 50.31 acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Planned Development-1 ("PD-1") to a Planned Development ("PD-32") with a base zoning of Commercial ("C") District, for expansion of the school, said property being generally located on the north-east corner of South Houston Street and State Highway 34. (Property ID 189566). (Case No: Z-06-25)

The Public Hearing opened at 6:03 p.m.

Assistant City Manager Rachel Mendoza presented the Commissioners with a report on the zoning of the KISD property, located at the corner of South Houston Street and SH 34. Details of the case can be found in report Z-06-25 dated 04-01-2025.

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

Vice-Chairman Lopez made a motion to approve PD-32. The motion was seconded by Commissioner Slye. The motion passed with the members voting 6-0. The motion passed.

DISCUSSION/ACTION ITEMS

3. Consider and make a recommendation to City Council on the Conveyance Plat for JWS Land, Ltd situated on 13.5068 acres of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 and 4, City of Kaufman, Kaufman County, Texas, said property being generally located at 400 Block of Kings Fort Parkway. (Case No: CP-01-25)

Assistant City Manager Rachel Mendoza presented the Commissioners with a report on the Conveyance Plat, located at 400 Block of Kings Fort Parkway. Details of the case can be found in report CP-01-25 dated 04-01-2025.

Commissioner Slye made a motion to approve the Conveyance Plat for JWS Land, Ltd. The motion was seconded by Commissioner Thorpe. The motion passed by a vote of 6-0.

4. Consider and make a recommendation to City Council on the Final Plat for Highland Meadows Phase 2, situated on 44.224 acres of land (Property ID 16826) out of the Thomas Beedy Survey, Abstract No. 21 and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, said property being generally located

on the south side of State Highway 243 at Ola Road. (Case No: FP-03-25)

Assistant City Manager Rachel Mendoza presented the Commissioners with a report on the Final Plat, located on the south side of State Highway 243 at Ola Road. Details of the case can be found in report FP-03-25 dated 04-01-2025.

Vice-Chairman Lopez asked if the development was going to provide a park or a hike and bike trails. Will it be the City's responsibility to watch the traffic?

Commissioner Slye asked about the road improvements around this development. There was money that TXDOT earmarked for the widening of Highway 243, yet he hasn't seen the road being worked on yet. What is the TxDOT status for Highway 243?

Commissioner Brown asked if Phase 1 and 2 will be done at the same time. Is Highway 243 going to be expanded to meet the additional roadway needs? If not, isn't that putting the cart before the horse? Highway 243 will be even more congested.

Commissioner Slye made a motion to table the Final Plat for Highland Meadows Phase 2 until the May 6th Planning and Zoning meeting. The motion was seconded by Vice-Chairman Lopez. The motion passed by a vote of 6-0.

ANNOUNCEMENTS AND REPORTS FROM ASSISTANT CITY MANAGER

Assistant City Manager Rachel Mendoza announced the City Council will meet on Monday, April 28th, to discuss the approved cases and the next Planning and Zoning meeting will meet on Tuesday, May 6th and the Commissioners will be introduced to the new senior planner.

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

ADJOURNMENT

Since there is no further business, we stand adjourned at 6:35 p.m.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

Joy Henderson

JOY HENDERSON
PLANNER



Planning and Zoning Commission Report

Meeting Date: May 6, 2025

SUBJECT: Consider and make a recommendation to City Council for a **Site Plan for Kings Fort Retail Site** situated on 13.5068 acres of land (Property ID 2252) out of the Kings Fort Addition, Block A, Lots 3 & 4, City of Kaufman, Kaufman County, Texas, said property being generally located in the 400 Block of Kings Fort Parkway. (Case No: SP-05-25)

SUMMARY:

The subject properties consist of approximately 24.64 acres located in the 400 Block of Kings Fort Parkway. The preliminary plat for the undeveloped portions of the Kings Fort development (including these properties) was revised in January 2023 and the properties were zoned Planned Development 15–Commercial (“PD-15-C”) in 2017.

Last month, the applicant received approval of a Conveyance Plat of Lots 3 and 4, Block A, of Kings Fort Addition, to accommodate the sale of 13.5068 acres out of the 24.64 acres. Once the properties are sold, the new owners will Final Plat each of the lots.

Site Plan

The site plan is for 4 tracts with one Home Improvement / Lumber Yard building and three commercial buildings, all of which will have cross access to each other.

Tract 1 – The lot is 12.73 acres, and the building footprint is approximately 107,136 square feet, with an additional 30,360 square feet of garden area. The parking required for this tract would be 189 parking spaces with 735 being provided.

Tract 2 – The lot is 10.36 acres, and the building footprint is approximately 108,000 square feet. The parking required for this tract would be 441 parking spaces with 441 being provided.

Tract 3 – The lot is 0.78 acres, and the building footprint is approximately 6,000 square feet. The parking required for this tract would be 32 parking spaces with 39 being provided.

Tract 4 – The lot is 0.77 acres, and the building footprint is approximately 6,000 square feet. The parking required for this tract would be 32 parking spaces with 40 being provided.

Except for Tract 1, each of the buildings will be divided as needed, depending on what business occupies the lease space and how much space each of the businesses will need.

The Site Plan for the four buildings is in adherence with the Zoning Ordinance requirements and PD-15 requirements.

Building Elevations

The Lowe's building includes split-faced CMU stone materials with a beige color with pre-finished metal coping as accents on the building and a metal roof with a mix of slope and flat-roof designs. Abundant storefront roof panels, contractor pickup entrance, and the main entrance to the store are provided on the front of the building. While the garden center also has an entrance, it is enclosed with black vinyl coated chain link fabric and security mesh, which continues to side and rear of the building.

The elevations for the tenant pads, which are located on Tracts 2, 3, and 4 will be similar to each other with textured tilt panel, stacked stone veneers, stucco veneer, and EFIS trim. There will be abundant glass windows and doors to view the merchandise.

All buildings and walls shall have eighty percent (80%) masonry exterior sheathing, exclusive of windows and doors. Glass block, stucco, split block, tilt wall and other products of the same type may be counted as masonry. A forty percent (40%) portion of the eighty percent (80%) requirement may be met with EFIS or Hardy Plank eight (8') feet above the ground or higher.

The elevations for the four buildings are in adherence with the Zoning Ordinance requirements and PD-15 requirements.

Landscaping

The landscaping will include 221 shrubs, 131 trees, and ground cover for all four tracts. Tracts 2, 3, and 4 will place the landscaping around the perimeter of the parking lot, driving aisles, along the roadways, and at the ends of the rows of parking spaces. The trees located on Tract 1 lot for the Home Improvement / Lumber Yard store will be placed around the perimeter of the parking lot.

The City-required landscaping within the interior of the parking lot may be placed around the perimeter of the parking lot, and may include but may not be limited to, landscaping at the terminus of parking rows and street yard landscaping. A reduction in the required landscape area or number of trees below what is required by the Kaufman Zoning Ordinance is not allowed; however, the required landscape area and trees may be placed at the perimeter of the lot rather than within the parking field.

The landscaping, quantity, and spacing are in adherence with the Zoning Ordinance requirements and PD-15 requirements.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Planned Development	Vacant land, Burger King, Konny Carwash
West:	Planned Development	Walmart
South:	Planned Development	Vacant land, Enclave Development with homes
East:	Planned Development	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned "PD-15 Commercial", which allows for commercial uses listed in the Kaufman Zoning Ordinance. The site plan for a Home Improvement / Lumber Yard and commercial buildings is in conformance with the 2014 Future Land Use Plan and the Commercial zoning regulations.

Thoroughfare Plan:

Kings Fort Parkway is designated as a major collector (Type C; four lanes), with a right-of-way width of 80 feet. The necessary right-of-way for the thoroughfare already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Site Plan of Kings Fort Retail Site, Tracts 1, 2, 3, and 4, located in the 400 Block of Kings Fort Parkway.

ATTACHMENTS:

- Location Map
- Exhibit A – Site Plan
- Exhibit B – Elevations/Floor Plan
- Exhibit C – Landscape Plan

Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map

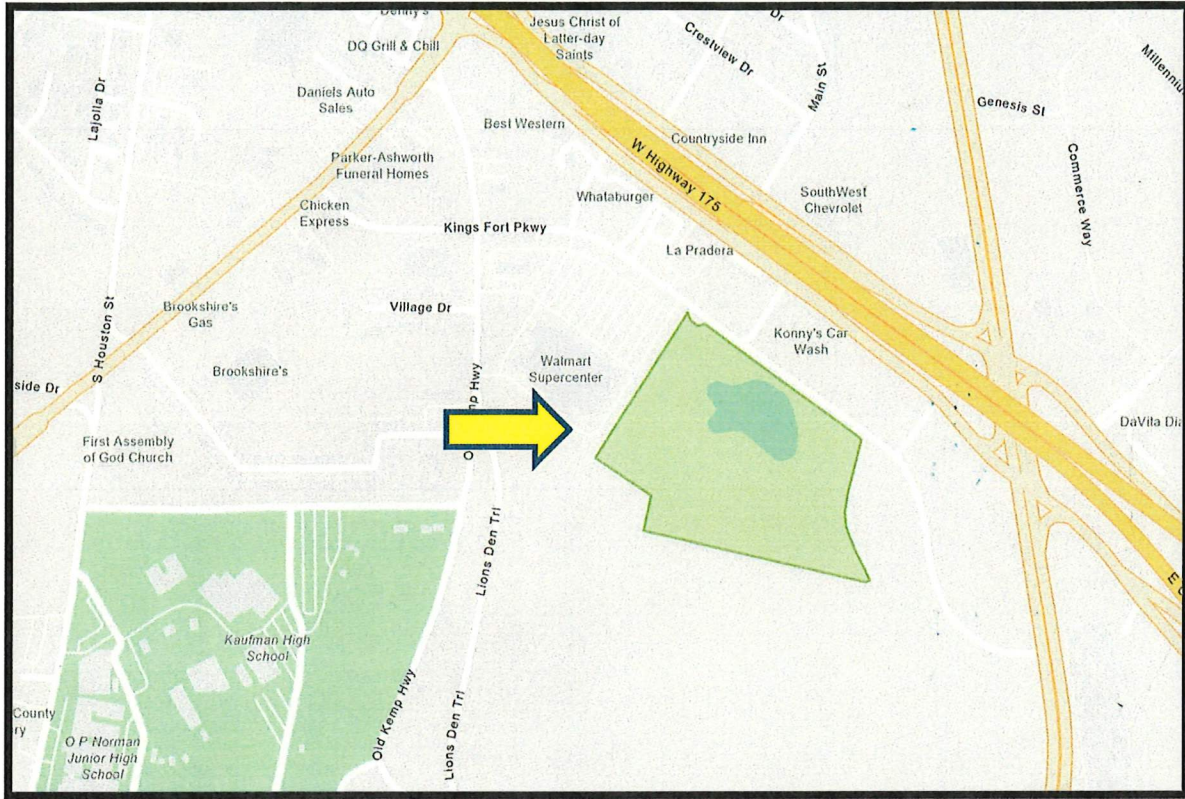
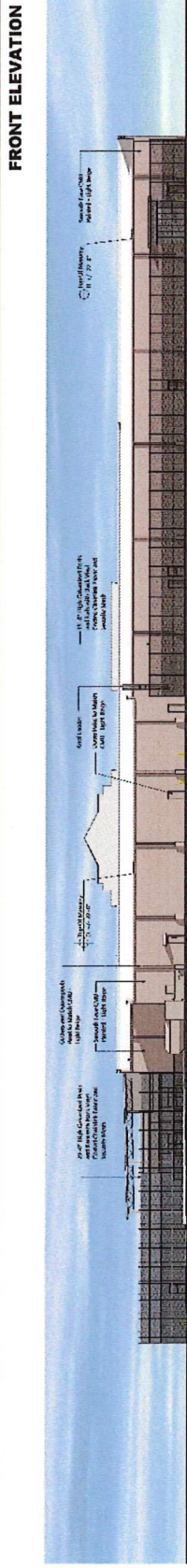
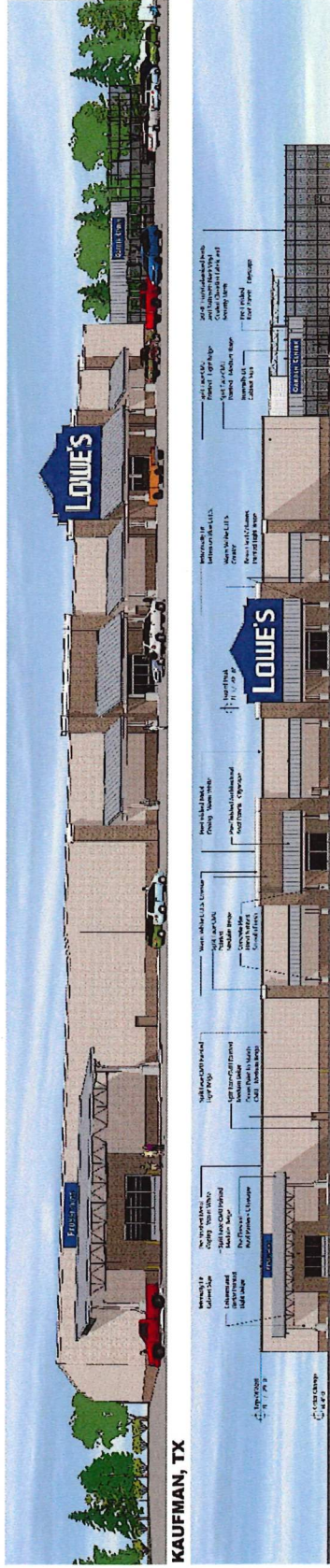
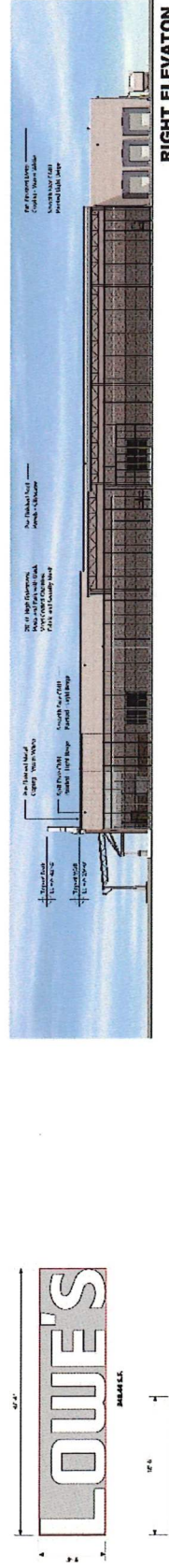


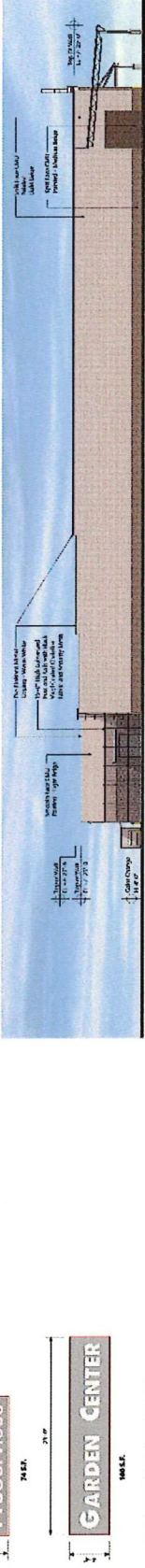
Exhibit B – Elevation Plan For Lowe's



FRONT ELEVATION



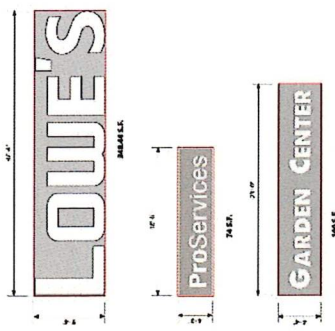
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



Note: Sign Details Sign System Package Available for

BLUE RIDGE ARCHITECTURE

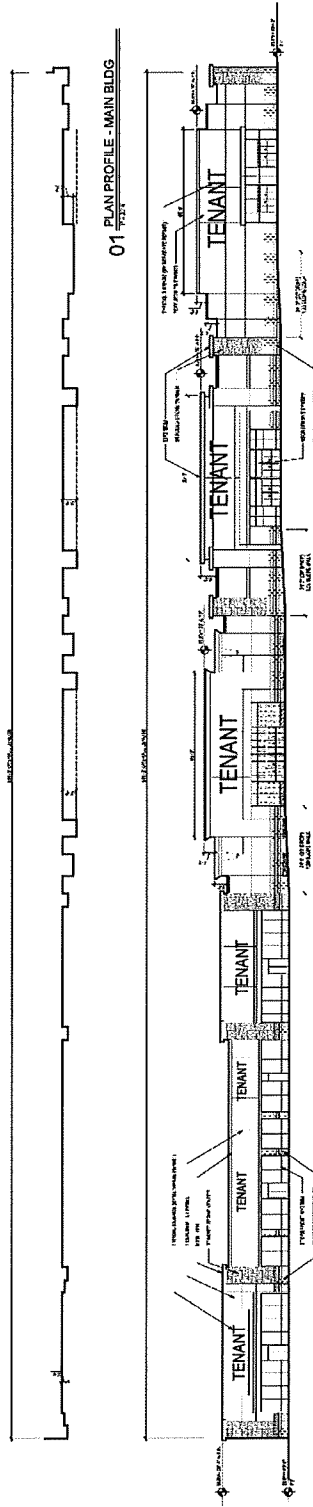
**REPRESENTATION ONLY
NOT FOR CONSTRUCTION**



KAUFMAN, TX
RH 94 DEEP 01-2025

BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE VARIATIONS IN COLOR, MATERIAL OR CONSTRUCTION THAT MAY OCCUR DURING LOCAL MATERIAL DIFFERENCES AND FINAL DESIGN DETAILED.

Exhibit B – Elevation Plan for Junior Anchor Sites

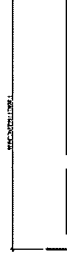


01 PLAN PROFILE - MAIN BLDG

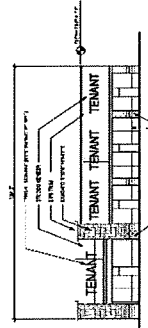
02 FRONT ELEVATION - MAIN BLDG

MAIN BUILDING	
PROJECT NO.	2025-05-25
DATE	05/25/2025
SCALE	AS SHOWN
DESIGNER	ARCHITECTURE
CLIENT	KINGS FORT ANCHOR RETAIL
LOCATION	225 AGNES
CITY	KAUFMAN, TX
STATE	TX
COUNTY	KAUFMAN
TRACT	NO. 1
ACRES	2.25
OWNER	JMS LAND, LTD. (O&L-4238)
PREPARED BY	ARCHITECTURE
CHECKED BY	ARCHITECTURE
DATE	05/25/2025

TYP PAD BUILDING	
PROJECT NO.	2025-05-25
DATE	05/25/2025
SCALE	AS SHOWN
DESIGNER	ARCHITECTURE
CLIENT	KINGS FORT ANCHOR RETAIL
LOCATION	225 AGNES
CITY	KAUFMAN, TX
STATE	TX
COUNTY	KAUFMAN
TRACT	NO. 1
ACRES	2.25
OWNER	JMS LAND, LTD. (O&L-4238)
PREPARED BY	ARCHITECTURE
CHECKED BY	ARCHITECTURE
DATE	05/25/2025




01 PLAN PROFILE - PAD BLDG



02 FRONT ELEVATION - PAD BLDG

SITE PLAN
KINGS FORT ANCHOR RETAIL
JMS LAND, LTD. (O&L-4238)
PART OF TRACT NO. 1, KAUFMAN COUNTY
225 AGNES
City of Kaufman, Kaufman County, Texas
 Submitted April 7, 2025


 TRAVIS A. JOHNSON
 STATE OF TEXAS
 NO. 12582
 EXPIRES 08/31/2026


NCA Partners
 ARCHITECTURE
 11111 DALLAS STREET
 SUITE 1000
 DALLAS, TEXAS 75243
 (214) 635-1111
 WWW.NCAPARTNERS.COM

KING'S FORT RETAIL CENTER
 KAUFMAN, TX

21002
RACADE
SUBMITTAL
A1.01



Planning and Zoning Commission Report

Meeting Date: May 6, 2025

SUBJECT: Consider and make a recommendation to City Council for a **Preliminary Plat for Tabor Plaza**, situated on 4.792 acres of land (Property ID 190309) out of the D. Falcon Survey A-151, City of Kaufman, Kaufman County, Texas, said property being generally located at the northeast corner of Tabor Parkway and State Highway 34. (Case No: PP-01-25)

SUMMARY:

The applicant is requesting a preliminary plat to create four separate lots for **Tabor Plaza, Block A, Lots 1, 2, 3 and 4** which collectively contain approximately 208,759 square feet or 4.792 acres. The subject property is located at the northeast corner of Tabor Parkway and State Highway 34 and was zoned Retail ("PD-14 R") in July 2014.

Lot 1 is 1.576 acres and will be located at the corner of Tabor Parkway and Highway 34 Bypass. This lot will be final platted at the next Planning and Zoning meeting and site planned when the property is developed.

Lot 2 is 0.431 acres and will be located on Highway 34 Bypass. The Final Plat for this lot will be on the next Planning and Zoning Commission agenda; and the site plan will be submitted upon development. In addition to having direct frontage on Highway 34 Bypass, Lot 2 can also be accessed from Tabor Parkway via a 24'-wide access easement through Lots 1, 3 and 4. Lot 2 will not be developed at this time.

Lot 3 is 2.145 acres and will be located on Highway 34 Bypass. The Final Plat for this lot will be on the next Planning and Zoning Commission agenda; and the site plan will be submitted upon development. In addition to having direct frontage on Highway 34 Bypass, Lot 3 can also be accessed from Tabor Parkway via a 24'-wide access easement through Lot 1.

Lot 4 is 0.640 acres and will be located on Highway 34 Bypass. The Final Plat for this lot will be on the next Planning and Zoning Commission agenda; and the site plan will be submitted upon development. In addition to having direct frontage on Highway 34 Bypass, Lot 4 can also be accessed from Tabor Parkway via a 24'-wide access easement through Lots 3 and 4. Lot 4 will not be developed at this time.

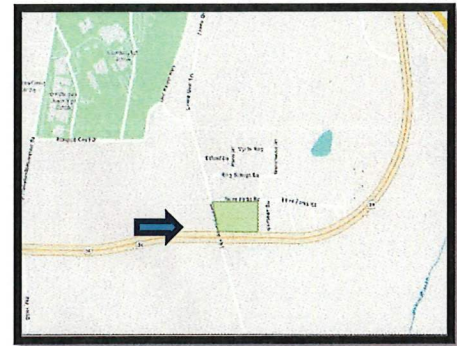
Each lot meets the minimum width of 100', minimum depth of 100', and minimum square footage (10,000) requirements for the Retail (R) zoning district.

There is a 24' fire lane, access and utility easement located on the north side and east side. The 20' utility easement will be located on Lot 3 and Lot 4.

Lots 1, 3, and 4 will require a solid masonry screening wall of not less than six feet (6') and not more than eight feet (8') in height. It shall be erected on the property line separating this district from the residential district. The developer is responsible for the screening between the nonresidential and residential uses, which includes the construction and maintenance of the screening wall. Alternative equivalent screening may be approved through the site plan approval process.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Planned Development	Residential Homes
West:	Planned Development	Vacant land
South:	Planned Development	Vacant land
East:	Planned Development	Residential Homes



THOROUGHFARE PLAN:

The Thoroughfare Plan designates Highway 34 Bypass as a “Type AA”, Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location. TxDOT controls all driveway access on Highway 34 Bypass.

The Thoroughfare Plan designates Tabor Parkway as a “Type B”, Minor Arterial, requiring a future right-of-way width of 100 feet. The necessary right-of-way already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Tabor Plaza, Block A, Lots 1, 2, 3 and 4 with the following condition:

1. Revise Lots 3 and 4’s building setback, on the east side, from 60’ to 72’.
2. Provide a diagram showing the fire hose coverage.

ATTACHMENTS:

- Location Map
- Exhibit A – Preliminary Plat

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

Location Map

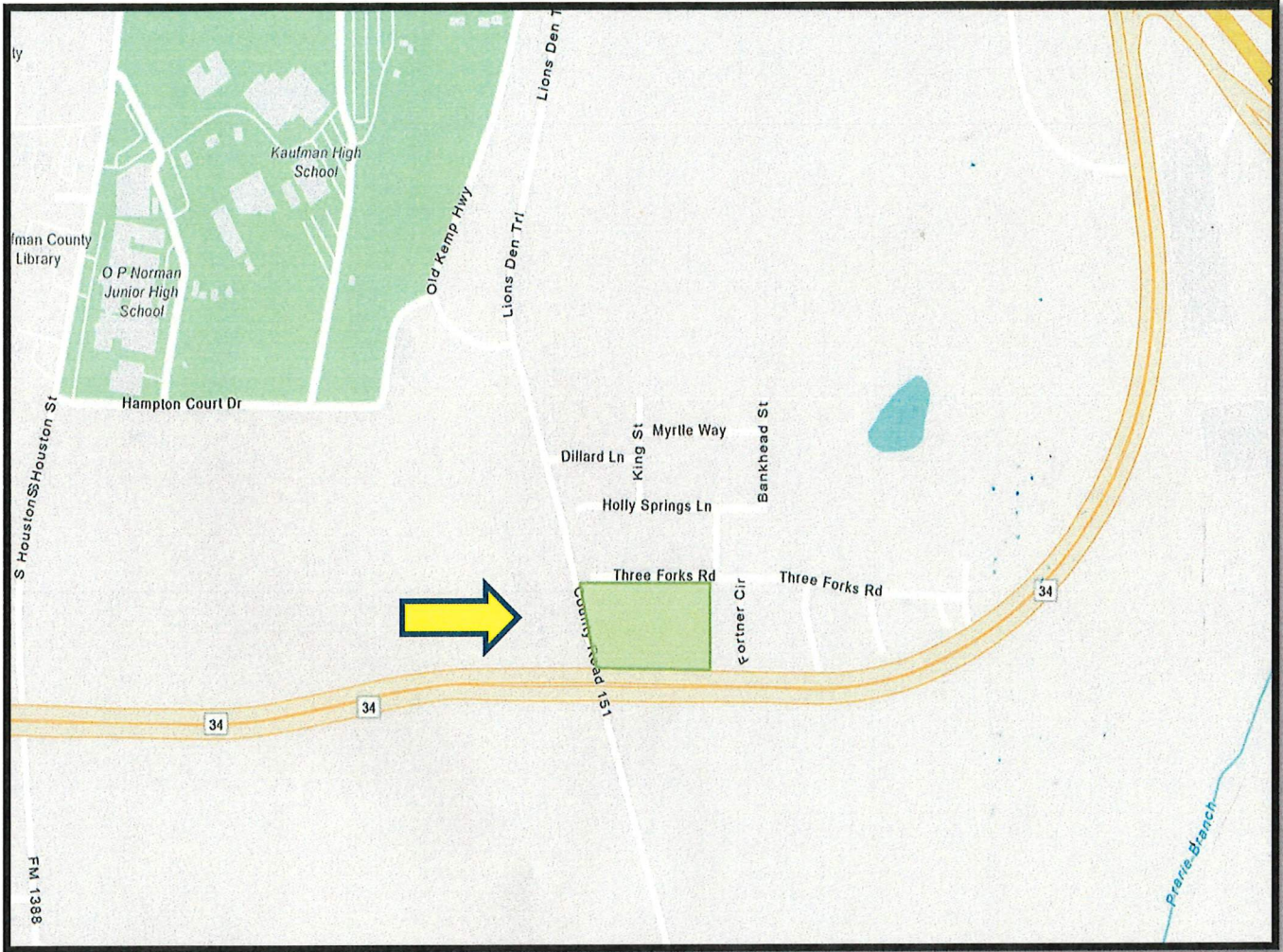
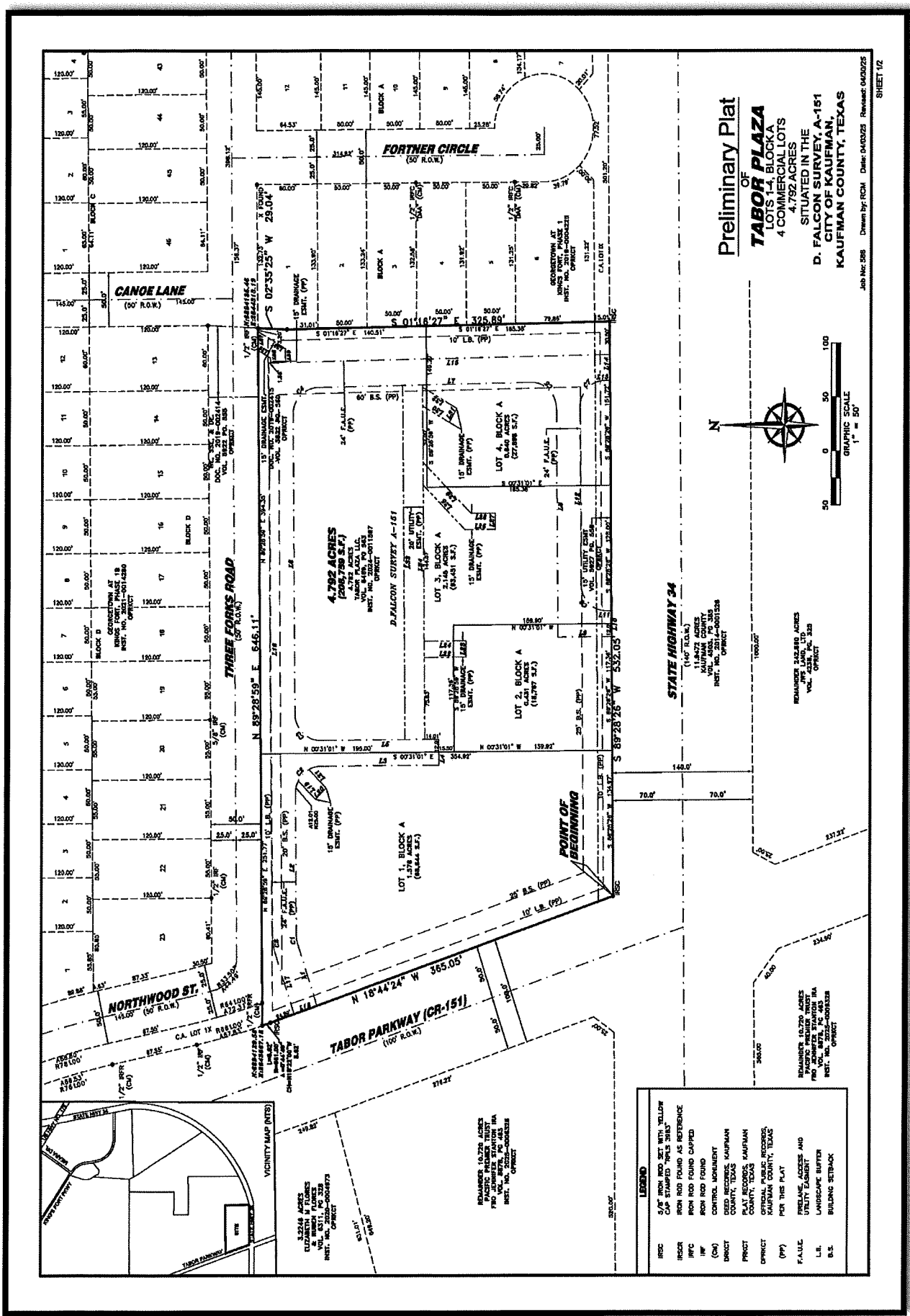


Exhibit A - Preliminary Plat





Planning and Zoning Commission Report

Meeting Date: May 6, 2025

SUBJECT: Discuss the Final Plat for Highland Meadows Phase 2, situated on 44.224 acres of land (Property ID 16826) out of the Thomas Beedy Survey, Abstract No. 21 and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, said property being generally located on the south side of State Highway 243 at Ola Road. (Case No: FP-03-25)

BACKGROUND:

The subject property includes 44.224 acres located on the south side of State Highway 243 (SH 243) at Ola Road. This represents Phase 2 of the 106.417-acre Highland Meadows development, for which a development agreement was approved in July 2022 and amended in January 2023. In March 2023, 105.923 acres were annexed and zoned PD Planned Development-23 for single-family residential uses in general conformance with the development agreement; the remaining 0.491 acres were annexed in July 2023 after the developer acquired control of this remainder parcel. The conceptual plan approved with the PD-23 provided for 435 residential lots, a fire station lot, and several open space lots. In August 2023, the 106.417 acres were preliminary platted. In December 2023, the 62.193 acres of Phase 1 was final platted, with a lot count and configuration consistent with PD-23.

SUMMARY

The final plat for Phase 2 of Highland Meadows will create 210 single-family residential lots, 8 open space lots, and right-of-way. All the residential lots meet or exceed the minimum lot width of 50', the minimum lot depth of 110', and the minimum lot area of 5,500 sq. ft. as required by the PD-23 zoning and consistent with the preliminary plat. The majority of lots are 5,750 sq. ft. and the gross density is 4.7 units per acre. The lots range from 5,566 sq. ft. to 14,611 sq. ft.

The largest open space lots are Lot 39X of Block D and Lot 45X of Block N. Lot 39X is 1.64 acres and will be used for a detention pond. The other open space lots are each less than an acre and will accommodate perimeter landscaping and landscaping at the end of some of the blocks. The amenity center and part of the walking trails will be built during Phase 1.

The primary sanitary sewer line serving the development will be routed through the western part of the development. In areas where the sewer line is not in the street right-of-way, a sanitary sewer easement has been provided on Highland Meadows Phase 1 final plat. The primary water line serving the development will be routed along SH 243, where a 15' water easement is dedicated on Highland Meadows Phase 1 Final Plat. Phase 2 will be served by an 8" water line.

In Highland Meadows Phase 1 Final Plat, a parking and access easement was dedicated allowing for the off-street parking for the trailhead. In addition, a 3.5' pedestrian access easement was dedicated to facilitate the public sidewalk encroachment into the amenity center lot, as the

parallel parking spaces that will serve the amenity center, will use up much of the available right-of-way.

A 6' wide sidewalk will be built on lots 15x and 24x along Mirabeau Blvd; and 24x and 74x along Rolling Rock Blvd.

A 5' fence maintenance easement will be dedicated along the rear of all lots that back up the perimeter screening fence.

CIVIL PLANS, LANDSCAPE PLANS, FLOOD STUDY, AND TRAFFIC IMPACT ANALYSIS

Preliminary civil and landscape plans, a flood study, and a traffic impact analysis were prepared for the development at the time of preliminary plat review and were reviewed and accepted by the City. The final civil and landscape plans for Phase 1 were reviewed and accepted by the City. An Executive Summary of the traffic impact analysis prepared in June 2023 is included for reference.

The final civil plans for Phase 2 have been approved.

The landscape plans have been reviewed and approved.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates SH 243 as a "Type A" Major Arterial, requiring a right-of-way width of 120'. The necessary right-of-way for SH 243 already exists at this location.

Mirabeau Blvd. is designated as a "Type C" Major Collector, requiring a right-of-way width of 80' and is continued from Phase 1.

Pearson Place, from Phase 1, is 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, from Phase 1 and 2, will include 50' right-of-way widths, with 31'-wide paving sections. On-street parallel parking spaces adjacent to the amenity center will increase the paving section in that area.

Administrative staff held a meeting with the TxDOT area engineer on April 21. More information on upcoming projects along SH 243 will be provided in staff's presentation.

The final plat for Phase 2 of Highland Meadows conforms to the approved preliminary plat and the PD-23 zoning. In addition, the necessary studies, analyses, and plan reviews have been conducted. Council approved the Final Plat of Highland Meadows Phase 2 with the following conditions:

1. The remaining Civil Plan staff review comments are addressed and approved prior to plat recordation.
2. The addresses (as assigned by Kaufman County 911 Addressing and approved by the City) are added to the plat prior to plat recordation.

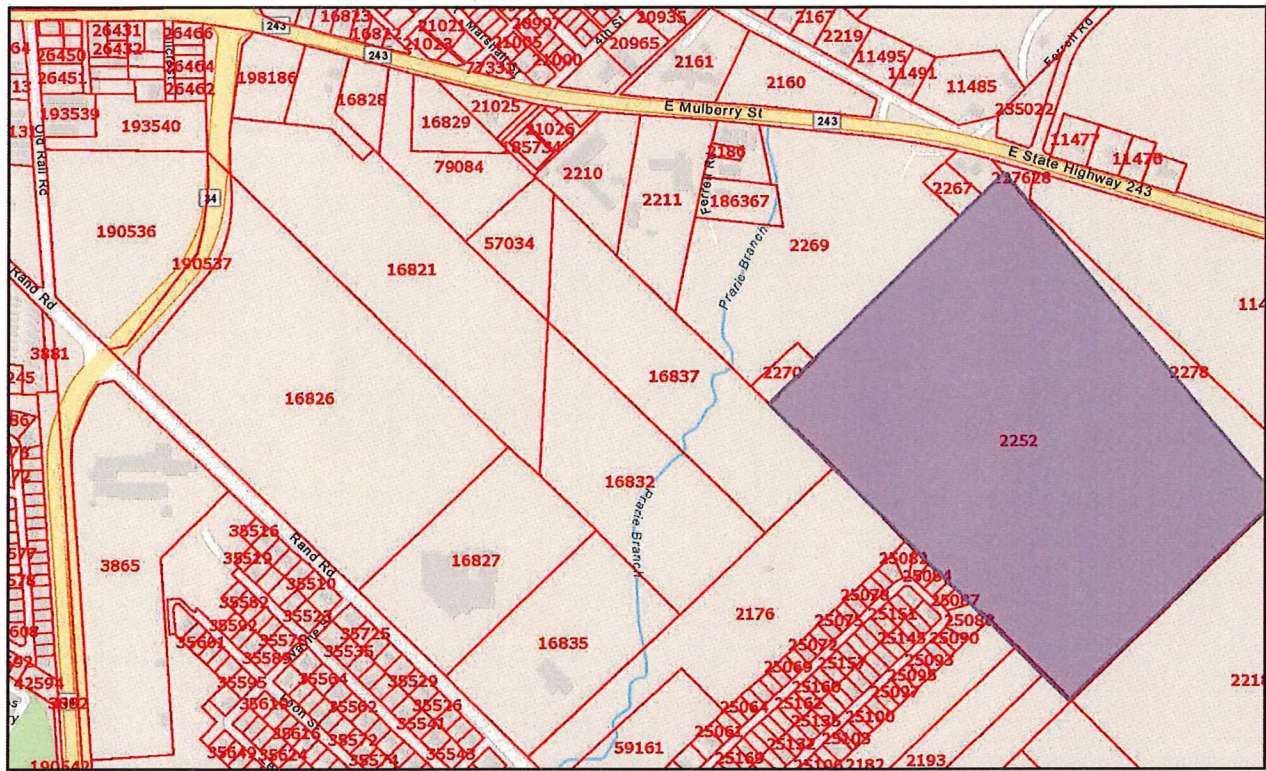
ATTACHMENTS:

1. Location Map
2. Approved Conceptual Plan (PD-23)

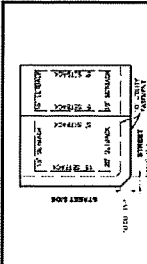
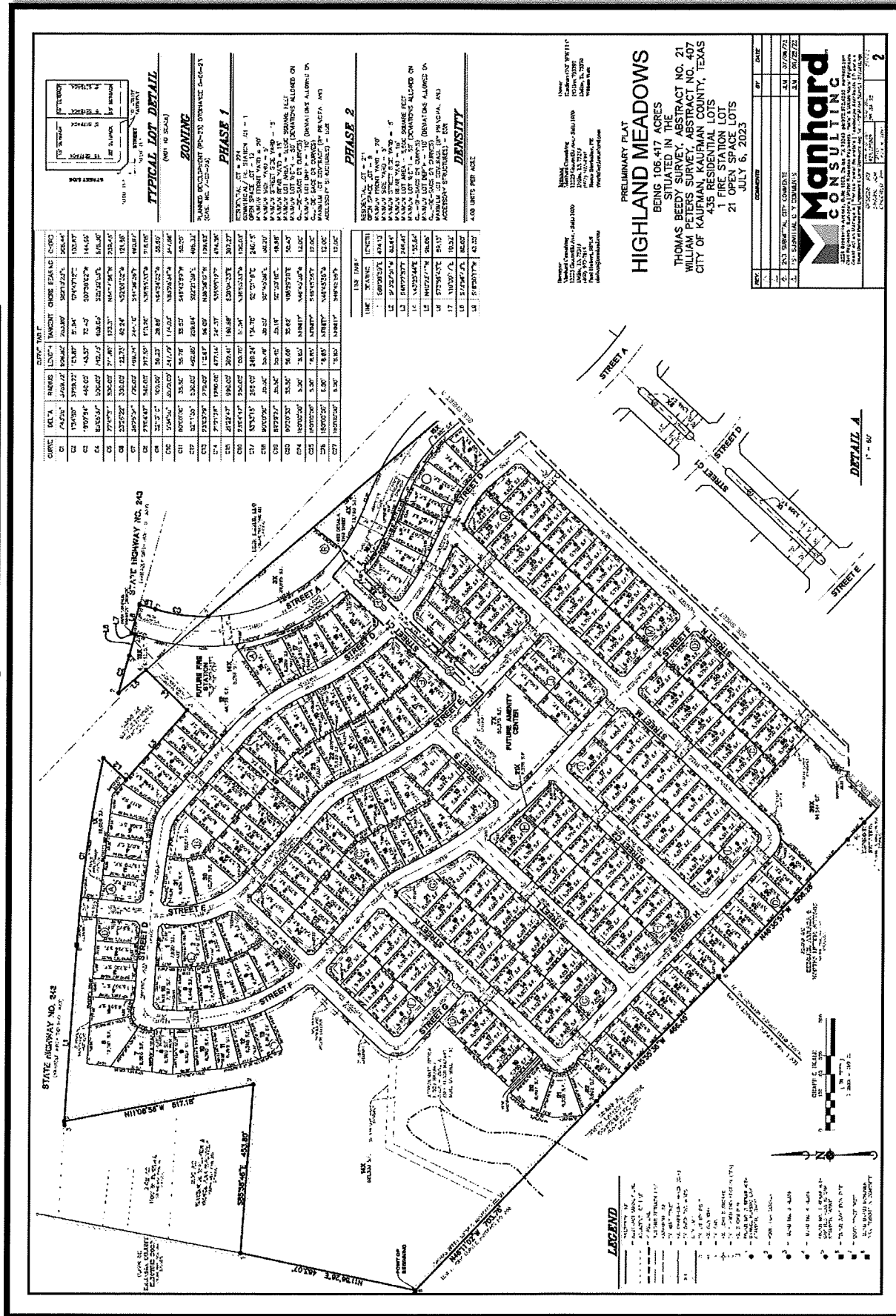
3. Approved Land Study of Highland Meadows
4. Approved Preliminary Plat of Highland Meadows
5. Final Plat of Highland Meadows Ph. 2

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

Location Map Highland Meadows Phase 2



Approved Preliminary Plat of Highland Meadows for Phase 1 and 2



ZONING
 PHASE 1
 PHASE 2

DENSITY
 4.00 UNITS PER ACRE

PHASE 1
 PHASE 2

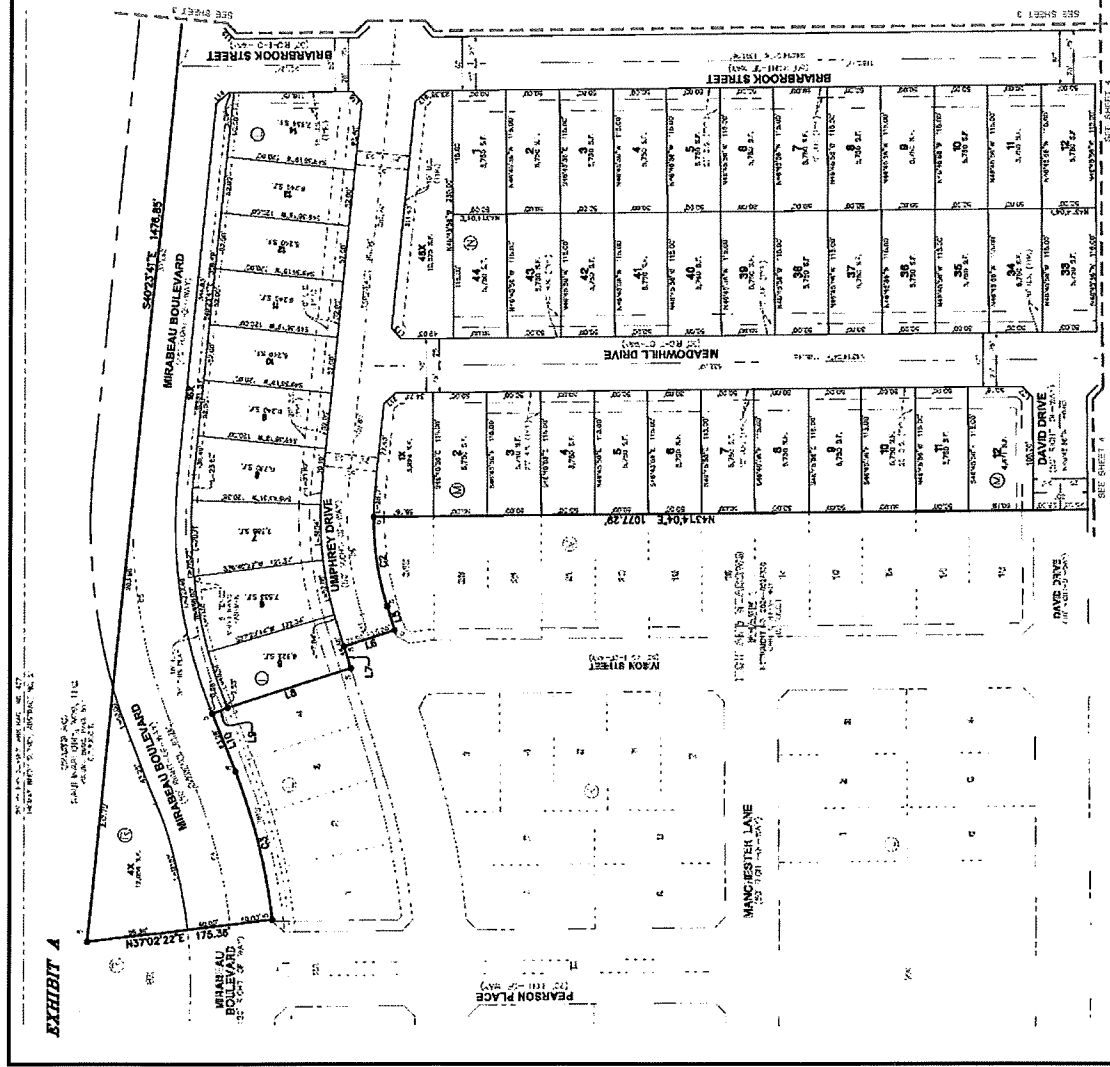
DENSITY
 4.00 UNITS PER ACRE

MANHARD CONSULTING
 13222 DALLAS PKWY - SUITE 100
 DALLAS, TEXAS 75244
 (214) 343-1100
 www.manhardconsulting.com

HIGHLAND MEADOWS
 BEING 106.417 ACRES
 SITUATED IN THE
 THOMAS BEEDY SURVEY, ABSTRACT NO. 407
 WILLIAM PETERS SURVEY, ABSTRACT NO. 407
 CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
 435 RESIDENTIAL LOTS
 21 OPEN SPACE LOTS
 JULY 6, 2023

REV.	DATE	BY	DATE
1	07/06/23	MANHARD CONSULTING	07/06/23
2	07/06/23	MANHARD CONSULTING	07/06/23
3	07/06/23	MANHARD CONSULTING	07/06/23
4	07/06/23	MANHARD CONSULTING	07/06/23
5	07/06/23	MANHARD CONSULTING	07/06/23
6	07/06/23	MANHARD CONSULTING	07/06/23
7	07/06/23	MANHARD CONSULTING	07/06/23
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Final Plat of Highland Meadows, Phase 2

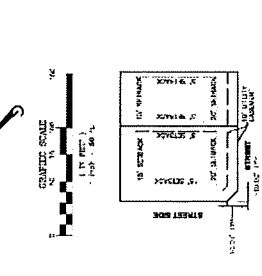
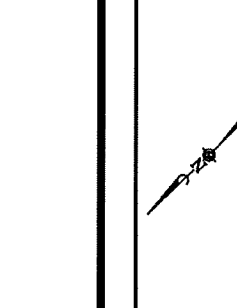


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	C-C DIST
C1	77°44'37"	273.00'	84.33'	43.85'	N89°02'27"W	84.00'
C2	109°01'14"	461.00'	147.37'	71.00'	S82°15'01"W	146.30'
C3	130°25'24"	500.00'	132.14'	66.40'	S60°23'53"E	131.30'
C4	27°24'27"	300.00'	84.80'	13.31'	N54°14'04"W	83.45'
C5	77°44'37"	268.00'	177.23'	63.74'	N47°03'29"E	176.68'

LEGEND

LINE LABEL	LENGTH
L1	182°39'27"W 21.54'
L2	109°01'14"W 16.23'
L3	103°53'03"W 21.11'
L4	109°01'14"W 16.23'
L5	131°03'37"E 15.42'
L6	182°39'27"W 21.54'
L7	182°39'27"W 21.54'
L8	182°39'27"W 21.54'
L9	182°39'27"W 21.54'
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L46	182°39'27"W 21.54'
L47	182°39'27"W 21.54'
L48	182°39'27"W 21.54'



TYPICAL LOT DETAIL
(NOT TO SCALE)

LEGEND

- 1 - 182°39'27"W 21.54'
- 2 - 109°01'14"W 16.23'
- 3 - 103°53'03"W 21.11'
- 4 - 109°01'14"W 16.23'
- 5 - 131°03'37"E 15.42'
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- 48 - 182°39'27"W 21.54'

FINAL PLAT - FP-03-25
HIGHLAND MEADOWS
PHASE 2
BEING 44.224 ACRES
SITUATED IN THE
THOMAS BEEDY SURVEY, ABSTRACT NO. 21
WILLAMETTE SURVEY, ABSTRACT NO. 407
CITY OF KANAWHA COUNTY, TEXAS
8 OPEN SPACE LOTS
MARCH 21, 2025

Manhard CONSULTING
1400 W. 10th Street, Suite 100
Tulsa, Oklahoma 74106
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Fax: (918) 438-1112
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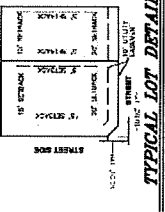
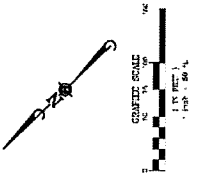
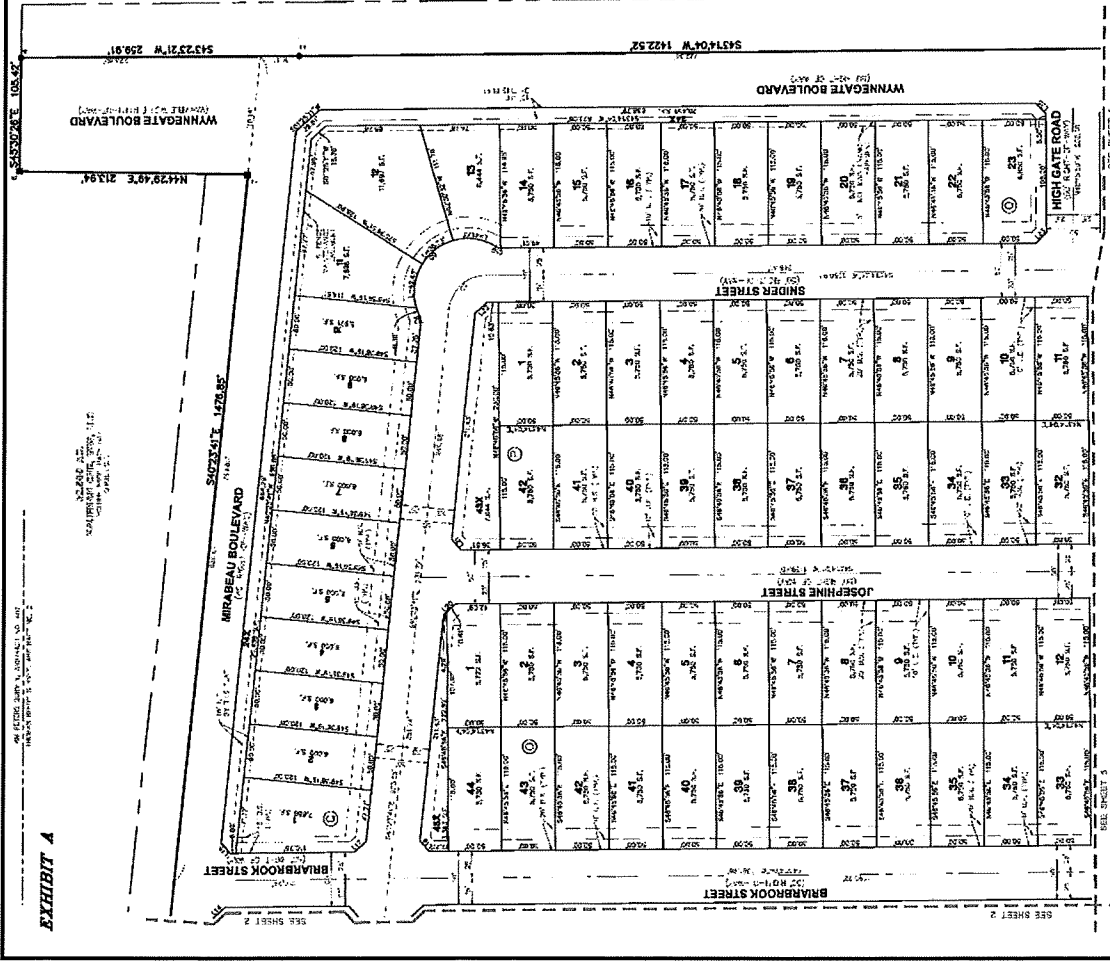
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Final Plat of Highland Meadows, Phase 2



LEGEND

- 1. 10' WIDE SIDEWALK
- 2. 10' WIDE SIDEWALK
- 3. 10' WIDE SIDEWALK
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- 43. 10' WIDE SIDEWALK

CHUCK DATA	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
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42	1037.44	15.50	15.50	15.50	15.50	15.50
43	1037.44	15.50	15.50	15.50	15.50	15.50

FINAL PLAT - FP-03-25
HIGHLAND MEADOWS
PHASE 2
 BEING 44.224 ACRES
 SITUATED IN THE
 THOMAS BEEDEY SURVEY, ABSTRACT NO. 21
 WILLIAM PETERS SURVEY, ABSTRACT NO. 407
 CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
 8 OPEN SPACE LOTS
 MARCH 21, 2025

Manhard CONSULTING
 10000 Katy Road, Suite 1000
 Houston, Texas 77058
 Phone: 281.460.1000
 Fax: 281.460.1001
 Email: info@manhard.com

FINAL PLAT
 Prepared by: Planning and Zoning Commission
 City of Kaufman
 Date: _____
 Approved by: City Council
 City of Kaufman
 Date: _____
 By: _____
 Title: _____

GROSS DENSITY IS 4.8 UNITS PER ACRE

DATE: _____

SCALE: _____

SHEET 3 OF 6

Final Plat of Highland Meadows, Phase 2

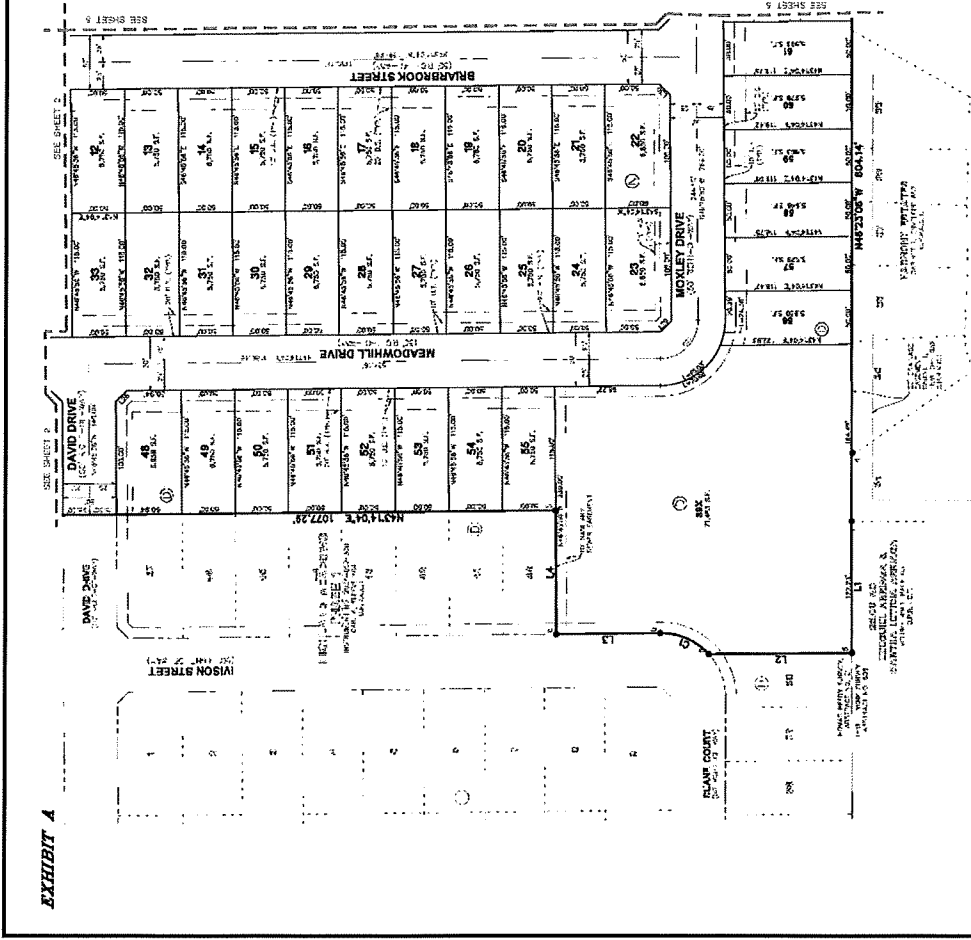


EXHIBIT 4

DRIVE DATA	GRADE	LEVEL	INVENTORY	CHORD BEARING	CHORD
C1	2.5000'	15.00'	21.00'	210.00'	1.00'

LINE	BEARING	LENGTH
L1	S 89° 59' 54" W	141.4'
L2	S 89° 59' 54" W	141.4'
L3	S 89° 59' 54" W	141.4'
L4	S 89° 59' 54" W	141.4'

TYPICAL LOT DETAIL
(NOT TO SCALE)

LEGEND

- 1. 1" = 1' SCALE
- 2. 1" = 1' SCALE
- 3. 1" = 1' SCALE
- 4. 1" = 1' SCALE
- 5. 1" = 1' SCALE
- 6. 1" = 1' SCALE
- 7. 1" = 1' SCALE
- 8. 1" = 1' SCALE
- 9. 1" = 1' SCALE
- 10. 1" = 1' SCALE

Manhard Consulting
 2118 W. 11th Street, Suite 100
 Fort Worth, TX 76102
 Phone: (817) 732-2111
 Fax: (817) 732-2112
 Email: info@manhard.com

**HIGHLAND MEADOWS
 PHASE 2**
 BEING 4,224 ACRES
 SITUATED IN THE
 THOMAS BEEDY SURVEY, ABSTRACT NO. 21
 WILLIAM PETERS SURVEY, ABSTRACT NO. 407
 CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
 8 OPEN SERVICE LOTS
 MARCH 21, 2025

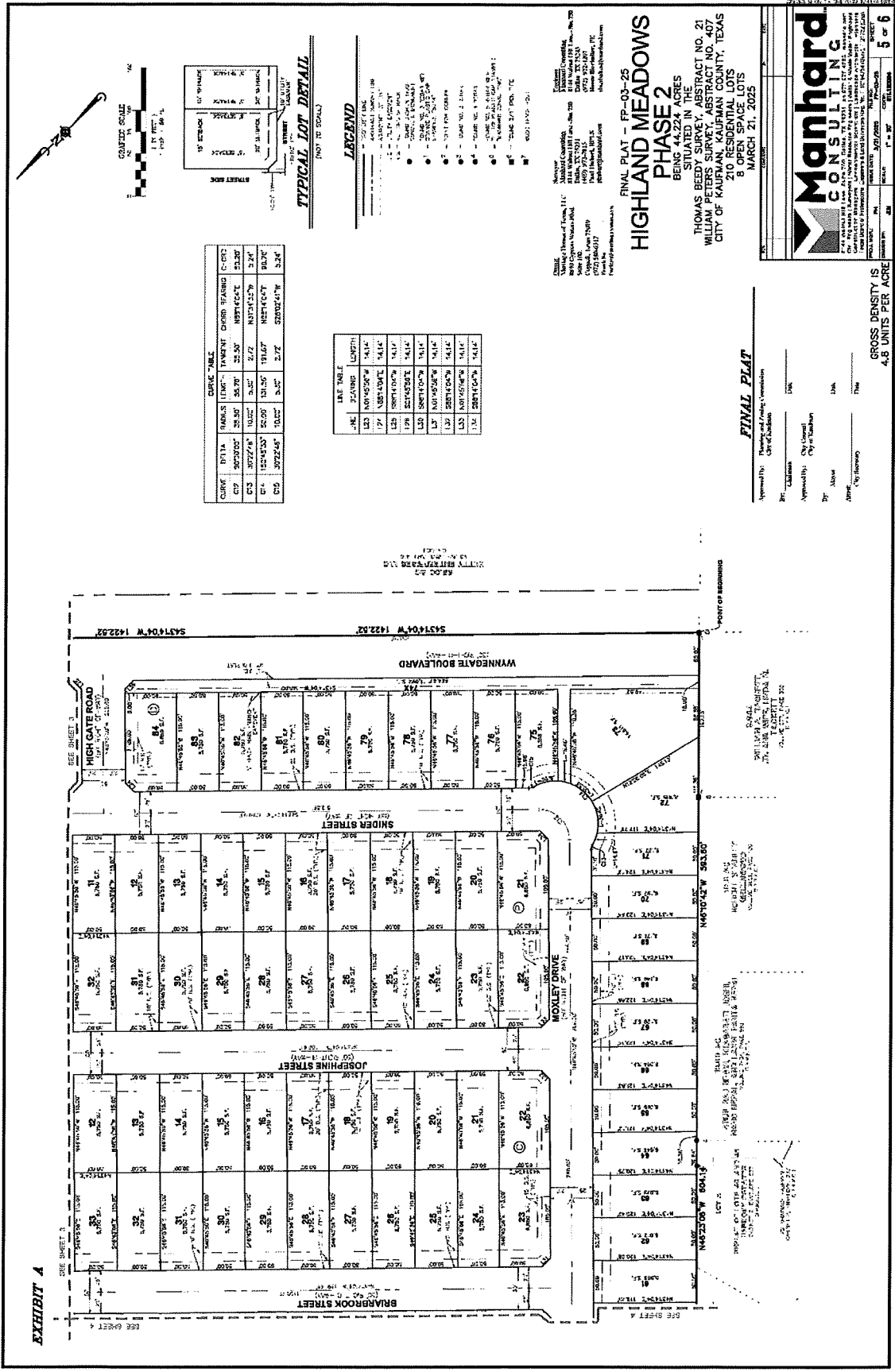
FINAL PLAT

Approved By: *[Signature]*
 City of Kaufman
 Approved By: *[Signature]*
 City of Kaufman
 Date: *[Date]*

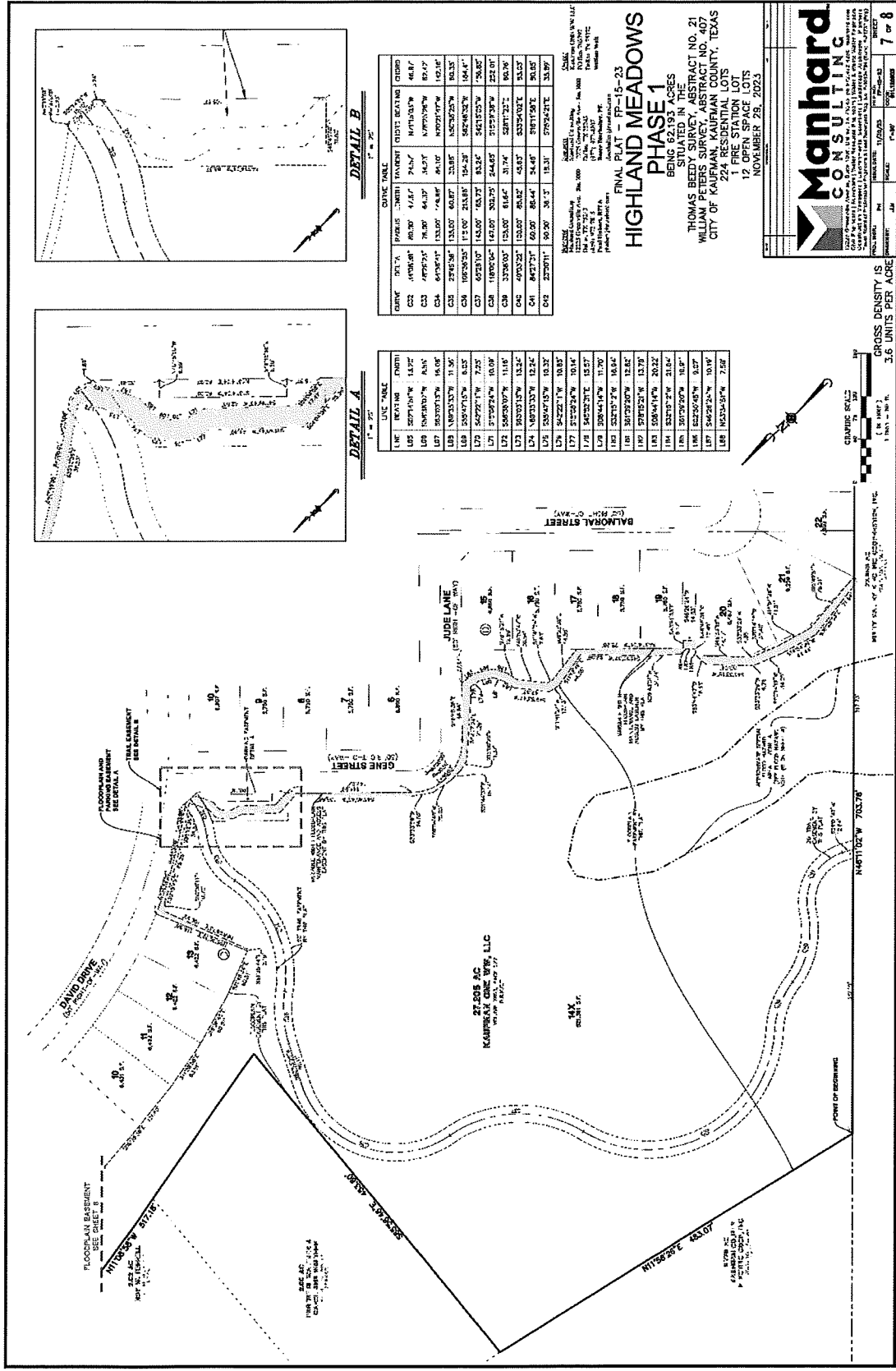
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GROSS DENSITY IS
 4.8 UNITS PER ACRE

Final Plat of Highland Meadows, Phase 2



Final Plat of Highland Meadows, Phase 2



DETAIL A
1" = 20'

LINE	BEARING	DIST
L1	S27°15'10"W	13.72'
L2	S89°04'30"W	14.51'
L3	S89°04'30"W	14.51'
L4	S27°15'10"W	13.72'
L5	N89°04'30"W	14.51'
L6	N27°15'10"W	13.72'
L7	N89°04'30"W	14.51'
L8	N89°04'30"W	14.51'
L9	N27°15'10"W	13.72'
L10	S27°15'10"W	13.72'
L11	S89°04'30"W	14.51'
L12	S89°04'30"W	14.51'
L13	S27°15'10"W	13.72'
L14	S89°04'30"W	14.51'
L15	S89°04'30"W	14.51'
L16	S27°15'10"W	13.72'
L17	S27°15'10"W	13.72'
L18	S89°04'30"W	14.51'
L19	S89°04'30"W	14.51'
L20	S27°15'10"W	13.72'
L21	S89°04'30"W	14.51'
L22	S89°04'30"W	14.51'
L23	S27°15'10"W	13.72'
L24	S89°04'30"W	14.51'
L25	S89°04'30"W	14.51'
L26	S27°15'10"W	13.72'
L27	S27°15'10"W	13.72'
L28	S89°04'30"W	14.51'
L29	S89°04'30"W	14.51'
L30	S27°15'10"W	13.72'
L31	S89°04'30"W	14.51'
L32	S89°04'30"W	14.51'
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L35	S89°04'30"W	14.51'
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L37	S27°15'10"W	13.72'
L38	S89°04'30"W	14.51'
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L40	S27°15'10"W	13.72'
L41	S89°04'30"W	14.51'
L42	S89°04'30"W	14.51'
L43	S27°15'10"W	13.72'
L44	S89°04'30"W	14.51'
L45	S89°04'30"W	14.51'
L46	S27°15'10"W	13.72'
L47	S27°15'10"W	13.72'
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L95	S89°04'30"W	14.51'
L96	S27°15'10"W	13.72'
L97	S27°15'10"W	13.72'
L98	S89°04'30"W	14.51'
L99	S89°04'30"W	14.51'
L100	S27°15'10"W	13.72'

DETAIL B
1" = 20'

CURVE	PT. V	BEARING	DIST	CHORD BEARING	CHORD DIST
C1	S27°15'10"W	13.72'	24.51'	N71°04'30"W	44.81'
C2	S89°04'30"W	14.51'	44.81'	S71°04'30"W	89.62'
C3	S27°15'10"W	13.72'	44.81'	N71°04'30"W	89.62'
C4	S89°04'30"W	14.51'	44.81'	S71°04'30"W	89.62'
C5	S27°15'10"W	13.72'	44.81'	N71°04'30"W	89.62'
C6	S89°04'30"W	14.51'	44.81'	S71°04'30"W	89.62'
C7	S27°15'10"W	13.72'	44.81'	N71°04'30"W	89.62'
C8	S89°04'30"W	14.51'	44.81'	S71°04'30"W	89.62'
C9	S27°15'10"W	13.72'	44.81'	N71°04'30"W	89.62'
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C99	S27°15'10"W	13.72'	44.81'	N71°04'30"W	89.62'
C100	S89°04'30"W	14.51'	44.81'	S71°04'30"W	89.62'

HIGHLAND MEADOWS PHASE 1
FINAL PLAT - FP-15-23
BEING 62.193 ACRES
SITUATED IN THE
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
WILLIAM PERESS SURVEY, INSTRUMENT NO. 407
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
224 RESIDENTIAL LOTS
1 FIRE STATION LOT
12 OPEN SPACE LOTS
NOVEMBER 28, 2023

Manhard CONSULTING
12022 University Ave., Suite 300
Dallas, TX 75244
Phone: (972) 382-1100
Fax: (972) 382-1101
www.manhardconsulting.com

DATE: 11/28/23
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
SCALE: AS SHOWN
SHEET NO.: 7 OF 8

GROSS DENSITY IS 3.6 UNITS PER ACRE

EXECUTIVE SUMMARY

Lambeth Engineering Associates, PLLC, conducted a traffic impact analysis for the proposed residential development, Highland Meadows, located east of the SH 34 and E. Mulberry St/SH 243 intersection in Kaufman, Texas.

Phase I of the project is planned to be completed in 2026 and Phase II, full site buildout, is planned to be completed in 2028. The completed project will contain 434 single-family residential units.

This study evaluated the impact that the proposed development will have on the surrounding roadway network and provides recommended mitigation measures needed to maintain acceptable roadway conditions.

The following roadway intersections were studied in this analysis:

- SH 34 at E. Mulberry Street (SH 243)
- E. Mulberry Street (SH 243) at Ola Road
- E. Mulberry Street (SH 243) at FM 2727
- Site access points

A 2.5% annual growth rate was applied to the existing traffic volumes to project future background volumes. The following study scenarios were analyzed during the weekday AM and PM peak hours.

- 2023 Existing
- 2026 Background - without KISD ES
- 2026 Background-Plus-Phase 1 Site - without KISD ES
- 2026 Background - with KISD ES
- 2026 Background-Plus-Phase 1 Site - with KISD ES
- 2028 Background - without KISD ES
- 2028 Background-Plus-Site Buildout (Phase I and II) – without KISD ES
- 2028 Background - with KISD ES
- 2028 Background-Plus-Site Buildout (Phase I and II) – with KISD ES
- 2033 Horizon Year Background – with KISD ES, JH and SF
- 2033 Horizon Year Background-Plus-Site Buildout (Phase I and II) – with KISD ES

The site is projected to generate 301 trips in the AM peak hour (79 inbound and 222 outbound) and 412 trips during the PM peak hour (260 inbound and 152 outbound). The projected weekday total (inbound and outbound) is 4,116 trips.

Below is a summary of findings from the analyses presented in this report.

- The roadway intersections are shown to operate with an overall LOS D or better considering existing, background, and background-plus-site traffic volumes, with the following recommended mitigation.

SH 34 at SH 243 – The intersection is projected to operate at LOS D or better through year 2026 with the Highland Meadows development and KISD elementary school

except for prior to KISD school being built, the northbound approach operates at LOS E, which is improved with re-routing of Phillips ES students.

Considering the 2028 background traffic (without or with KISD elementary school), the northbound approach operates at LOS E. When Highland Meadows site traffic is added, the intersection operates with an overall LOS E. To improve LOS to D or better for all approaches in the year 2028, it is recommended TxDOT optimize the cycle length.

Considering the 2033 background traffic, the intersection is projected to operate with overall LOS F in the AM peak hour and LOS E in the PM peak hour and worsens with the addition of site traffic. To improve all approaches to LOS D or better in the year 2033 it is recommended TxDOT consider adding an additional eastbound and westbound, left-turn lane, so that dual left-turn lanes are provided, and updating the signal timing.

SH 243 at Ola Road (West Leg) – The intersection operates at LOS D or better through year 2033 with the Highland Meadows development and KISD projects, after the planned two-way, left-turn lane is added in 2027. No interim mitigation is recommended for the buildout of Phase I in 2026.

Even considering the City's LOS C criteria, which could be considered for the Ola Road (west leg) approach, no mitigation is recommended since the projected queue with the northbound approach one (one) vehicle once the two-way, left-turn lane is in place.

SH 243 at the New City Road – Considering only Highland Meadows site traffic (no new KISD traffic), the northbound approach is LOS E in 2026 and 2028, however the delay is only 10 seconds over the LOS D threshold and drops to only 8 seconds over the threshold when the TWLTL is installed. The 95th percentile queue is only four (4) vehicles. These delays and queues are typical for minor streets at intersections with major roads therefore no mitigation is recommended if only Highland Meadows is constructed.

When elementary school traffic is added, the intersection is shown to operate at LOS F in 2026 during the AM peak hour. The delay and queue worsen with the addition of the Highland Meadows development. If the school is constructed it is recommended KISD, the developer, and the City coordinate with TxDOT to install a traffic signal. With signalization, the LOS improves to LOS D or better.

When considering SH 243 widened with four lanes and as signalized, approach operates at LOS C or better.

- The roadway links are shown to operate at LOS D or better considering existing traffic volumes, but SH 243 begins operating at LOS E considering 2026 background traffic volumes. The New City Road which accesses Highland Meadows is shown to continue operating at LOS A/B through the horizon year 2033.

It is recommended that the City, County, and TxDOT coordinate to widen SH 243 prior to buildout of the developments considered in this analysis. Analysis of the surrounding areas is recommended to be considered to determine when the roadway may need to be widened, which may likely occur prior to year 2033 based on the amount of vacant land in the area and projected growth for the area.

- The following deceleration lanes are recommended for review.
 - SH 243 at New City Road:
 - Eastbound, right-turn deceleration lane.
 - Westbound, left-turn deceleration lane, TxDOT is planning to install a two-way, left-turn lane.
 - SH 243 at Driveway 1:
 - The eastbound, right-turn lane projected volumes satisfy TxDOT criteria for right-turn lane. The projected volume (52 vehicles) is only 2 vehicles over the criteria of 50 vehicles, therefore, it is recommended a waiver be considered.
 - Westbound, left-turn deceleration lane, TxDOT is constructing a TWLTL.
- Desirable sight-distance requirements are satisfied at all access points.
- All driveways satisfy TxDOT's driveway spacing criteria.

Although roadway mitigations are needed to accommodate the existing and background traffic volumes, this analysis shows that the proposed development is not expected to have a significant impact on the surrounding roadway network.