



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**TUESDAY, JUNE 3, 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.

**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 May 6, 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 Tabor Plaza**, Block A, Lot 3, situated on 2.145 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. SP-04-25)
3. Consider and make a recommendation to City Council for a **Final Plat for Tabor Plaza, Block A, Lots 1, 2, 3, and 4** 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. FP-04-25)

4. Consider and make a recommendation to City Council for a Site Plan for **Brakes Plus**, situated on 0.845 acres of land (Property ID 202753), being a portion of Lot 2, Block F of Kings Fort Addition, situated on 0.845 acres of land (Property ID 202753) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located in the 900 Block of Kings Fort (Case No. SP-02-25)
5. Consider and make a recommendation to City Council for a **Replat for Kings Fort Addition, Block F, Lots 4R & 5R** (Brakes Plus), being a replat of a portion of Lot 2, Block F of Kings Fort Addition, situated on 3.845 acres of land (Property ID 202753) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located in the 900 Block of Kings Fort Parkway. (Case No. R-01-25)

### **ANNOUNCEMENTS AND REPORTS FROM ASSISTANT CITY MANAGER**

A Special Planning and Zoning Commission will meet on Thursday, June 12<sup>th</sup>.

The City Council will meet on Monday, June 23<sup>rd</sup>, to discuss the approved cases from the June 3<sup>rd</sup> and June 12<sup>th</sup> Planning and Zoning meetings.

The Planning and Zoning Commission will meet on Tuesday, July 1<sup>st</sup>.

### **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 30, 2025 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

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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, 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.

Chairman Dunn called the Work Session to order at 6:00 p.m. on Tuesday, May 6, 2025. Commissioners present were Chairman Richard Dunn, Commissioner Burton Brown, Commissioner Mike Slye, Commissioner Kathleen Sisson, 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, Sr. Planner Martin Mares, and Planner Joy Henderson. Representing the City of Kaufman was Helen-Eve Beadle, Jennifer Richie, and Ann Montgomery.

**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.

Jennifer Richie provided information to the Planning and Zoning Commissioners regarding platting, streamlining the process, and orderly development.

\*The State of Texas adopted a 30-day shot clock on Cities for approving plats.

\*The Planning and Zoning Commission can only approve, approve with conditions, or deny a plat.

\*If the Planning and Zoning Commission takes no action, then everything is automatically approved as it is.

\*If the plat complies with the law, the plat must be approved.

\*If a condition is placed on the plat and it is met, the plat will go to City Council for approval.

\*Applicants can request a 30-day extension, but staff cannot ask the applicant for the 30-day extension.

\*By the time the plats get to the Planning and Zoning Commission, it has been reviewed by staff and the professionals hired by the city.

\*The current Subdivision Regulations was adopted by City Council on April 22, 2024 and the current development falls under these codes.

**WORK SESSION ADJOURNMENT**

Since there is no further business, we stand adjourned at 6:22 p.m.

## **PLEDGE OF ALLEGIANCE** US FLAG

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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 Dunn called the meeting to order at 6:23 p.m. on Tuesday, May 6, 2025. Commissioners present were Chairman Richard Dunn, Commissioner Burton Brown, Commissioner Mike Slye, Commissioner Kathleen Sisson, 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, Senior Planner Martin Mares, and Planner Joy Henderson. Representing the City of Kaufman was Helen-Eve Beadle, Jennifer Richie, and Ann Montgomery. Present in the audience were Jim Meara, Kelly Cannell and Tivakar Vethamany.

## **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**

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

## **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)

Assistant City Manager Rachel Mendoza presented the Commissioners with a report on the Site Plan, located at 400 Block of Kings Fort Parkway. Details of the case can be found in report SP-05-25 dated 05-06-2025.

Commissioner Slye made a motion to approve the Site Plan for **Kings Fort Retail**. The motion was seconded by Commissioner Thorpe. The motion passed by a vote of 5-0.

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)

Assistant City Manager Rachel Mendoza presented the Commissioners with a report on the Preliminary Plat, located at the northeast corner of Tabor Parkway and State Highway 34. Details of the case can be found in report PP-01-25 dated 05-06-2025.

Tivakar Vethamany stated lot three will be developed first and there are many businesses that require small lots for their business.

Commissioner Sisson made a motion to approve the Site Plan for **Tabor Plaza** with staff recommended conditions. The motion was seconded by Commissioner Brown. The motion passed by a vote of 5-0.

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.)

Assistant City Manager Rachel Mendoza presented the Commissioners with an updated report on the Final Plat, explaining this item was not eligible to be tabled and was presented to the City Council due to the 30-day shot clock. The Traffic Impact Analysis was reviewed and approved by our engineers, and the executive summary is attached for review.

## **ANNOUNCEMENTS AND REPORTS FROM ASSISTANT CITY MANAGER**

Assistant City Manager Rachel Mendoza announced the City Council will meet on Monday, May 19<sup>th</sup>, to discuss the approved cases and the next Planning and Zoning Commission will meet on Tuesday, June 3<sup>rd</sup>. Martin Mares was introduced as the Senior Planner and Johnny Bray was the Director of Development Services.

## **BOARD INQUIRY**

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

## **ADJOURNMENT**

Since there is no further business, we stand adjourned at 6:57 p.m.

**APPROVED:**

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**RICHARD DUNN**  
**CHAIRMAN**

**ATTEST:**

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**JOY HENDERSON**  
**PLANNER**



## **Planning and Zoning Commission Report**

**Meeting Date: June 3, 2025**

**SUBJECT:** Consider and make a recommendation to City Council for a **Site Plan for Tabor Plaza**, Block A, Lot 3, situated on 2.145 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. SP-04-25)

### **BACKGROUND/SUMMARY:**

On May 19, 2025, the City Council approved the **Preliminary Plat for Tabor Plaza**, consisting of four commercial lots (Block A, Lots 1–4) on approximately 4.792 acres. This Site Plan request pertains specifically to Lot 3, which encompasses 2.145 acres and is the only lot currently proposed for development. A Final Plat for all lots has been submitted in conjunction with the proposed site plan.

Lot 3 fronts State Highway 34 and has access from Tabor Parkway via a 24-foot-wide access easement through Lot 1. The property is zoned Planned Development-15 (PD-15) for commercial uses, consistent with the 2014 Future Land Use Plan designation of Future Commercial.

### **Site Plan**

The proposed development on Lot 3 includes two shell buildings, each approximately 8,400 square feet in size, intended for a mix of restaurant and retail uses, which are permitted in the PD-15 zoning. The site layout includes:

- Main public entrances at the front of each building.
- Rear access for employees, deliveries, and dumpster use.
- Building height of 24 feet above finished floor elevation.
- Exterior materials include brick, stucco, EIFS, and stone.
- Flexibility in tenant suite layout to accommodate various businesses.

The landscaping, lighting, loading, off-street parking, signage, and trash enclosures requirements shall follow the regulations stated in the Zoning Ordinance.

### **Parking and Access**

A total of 115 parking spaces are proposed on Lot 3, including:

- 16 spaces on the east side
- 5 spaces on the west side
- 28 spaces on the south side of the buildings
- 66 spaces along the southern edge of the site (facing SH 34), which will serve as shared parking for Lots 2, 3, and 4

A full access drive encircles the buildings, providing internal circulation and emergency access. Two primary access points will serve the site—one from Tabor Parkway and one from State Highway 34. Any new access along State Highway 34 will require TxDOT approval.

A 24-foot-wide fire lane wraps around the building for emergency vehicle access. Dumpster enclosures are located at the northwest corner of the site.

### Screening

A 6-foot masonry screening wall is required and shown on the Site Plan along the northern and eastern property boundaries where the site abuts residential uses. This wall is required by Kaufman Development Code Section 38.3 to buffer non-residential development from adjacent residential districts. The developer is responsible for construction and maintenance of the wall. Alternative screening methods of equal effectiveness may be considered during the site plan.

### SURROUNDING ZONING AND EXISTING LAND USES:

|        | Zoning              | Existing Land Use                 |
|--------|---------------------|-----------------------------------|
| North: | Planned Development | Residential Homes                 |
| West:  | A-O                 | Vacant Land and Residential Homes |
| South: | Planned Development | Vacant Land                       |
| East:  | Planned Development | Residential Homes                 |



### COMPREHENSIVE PLAN:

#### Land Use Plan:

The 2014 Future Land Use Plan designates the subject property as Future Commercial, which is consistent with the proposed commercial development on Lot 3. The proposed mix of restaurant and retail uses aligns with the land use vision established in the comprehensive plan.

#### Thoroughfare Plan:

Highway 34 Bypass is classified as a Type AA Major Regional Arterial, requiring a 240-foot right-of-way. The necessary right-of-way exists, and driveway access is controlled by TxDOT.

Tabor Parkway is classified as a Type B Minor Arterial, requiring a 100-foot right-of-way, which also exists in this location.

### RECOMMENDATION:

Staff recommends approval of the Site Plan for Tabor Plaza, Block A, Lot 3.

ATTACHMENTS:

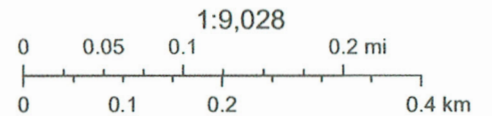
- Location Map
- Exhibit A – Site Plan
- Exhibit B – Building Elevations
- Exhibit C – Landscape Plan

Martin Mares  
Senior Planner  
972-932-2216 ext. 117  
[mmares@kaufmantx.org](mailto:mmares@kaufmantx.org)

# Location Map



4/30/2025, 4:40:51 PM

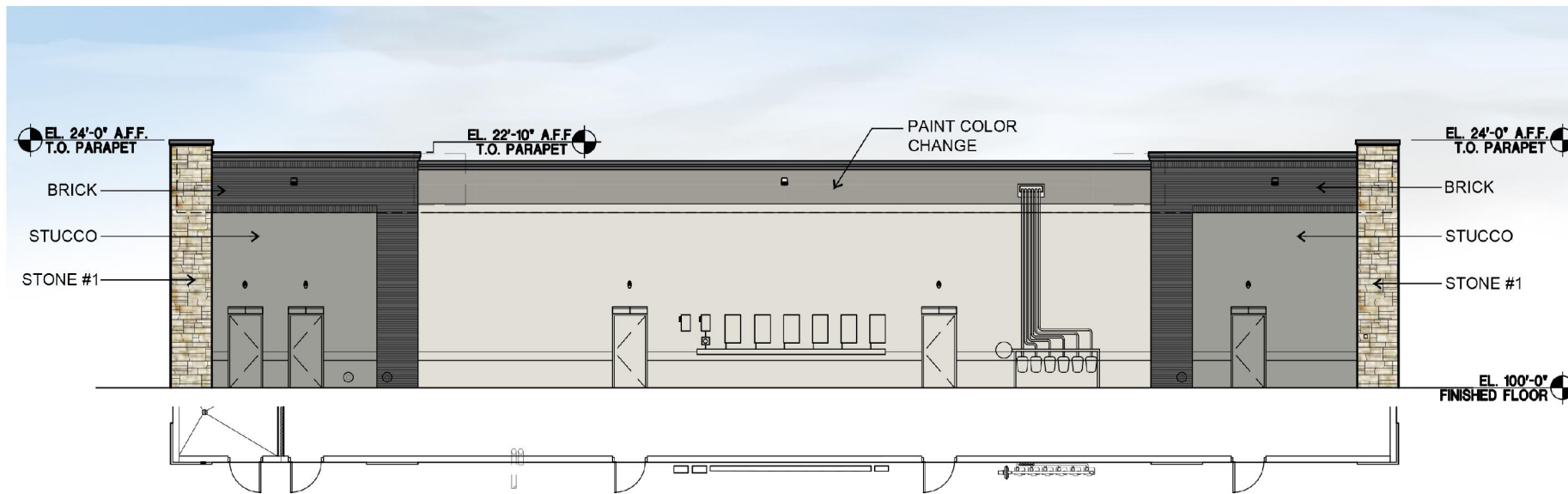


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

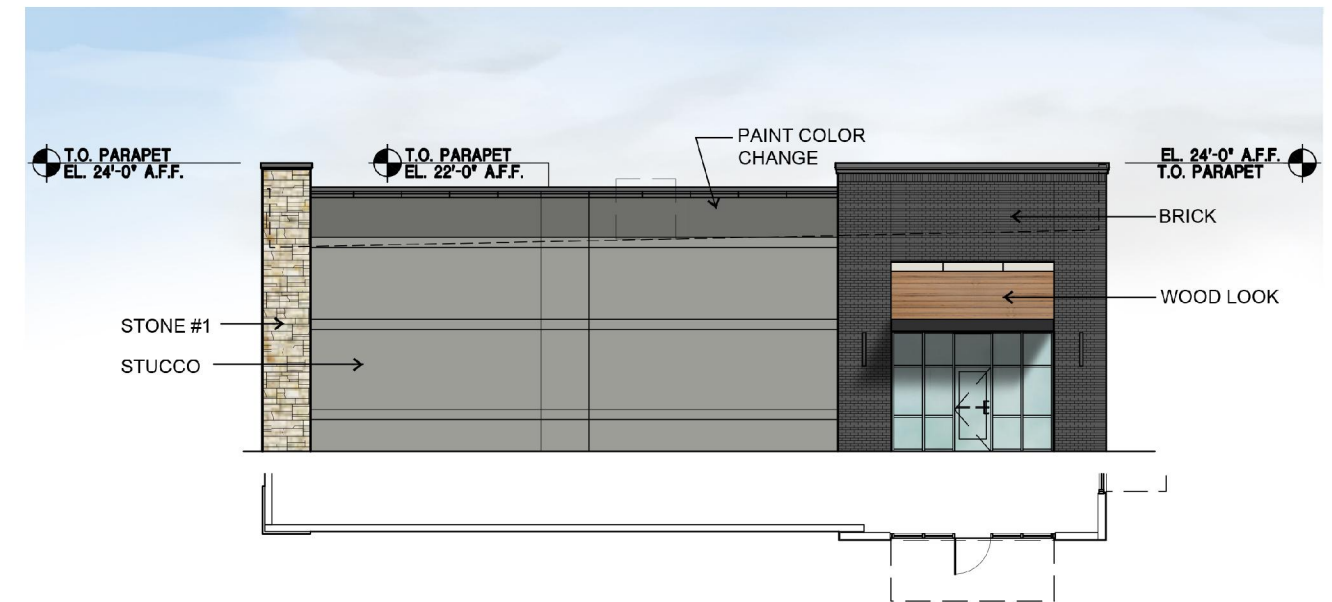
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

|                       |             |            |
|-----------------------|-------------|------------|
| DESIGN<br>JJ          | DRAWN<br>JJ | CHKD<br>RS |
| JOB No. 070849-01-001 |             |            |
| SHEET<br>SP-1         |             |            |



04 NORTH ELEVATION

1/16" = 1'-0"



03 WEST ELEVATION

1/16" = 1'-0"



02 SOUTH ELEVATION

1/16" = 1'-0"



01 EAST ELEVATION

1/16" = 1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT FOR LEASING DIMENSIONS OR  
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SUBJECT TO CHANGE.



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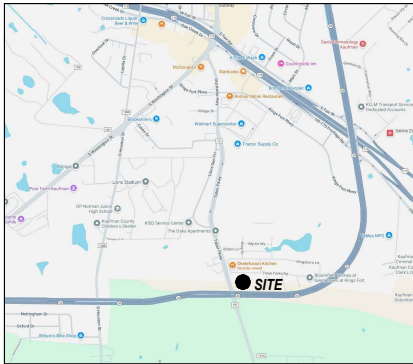
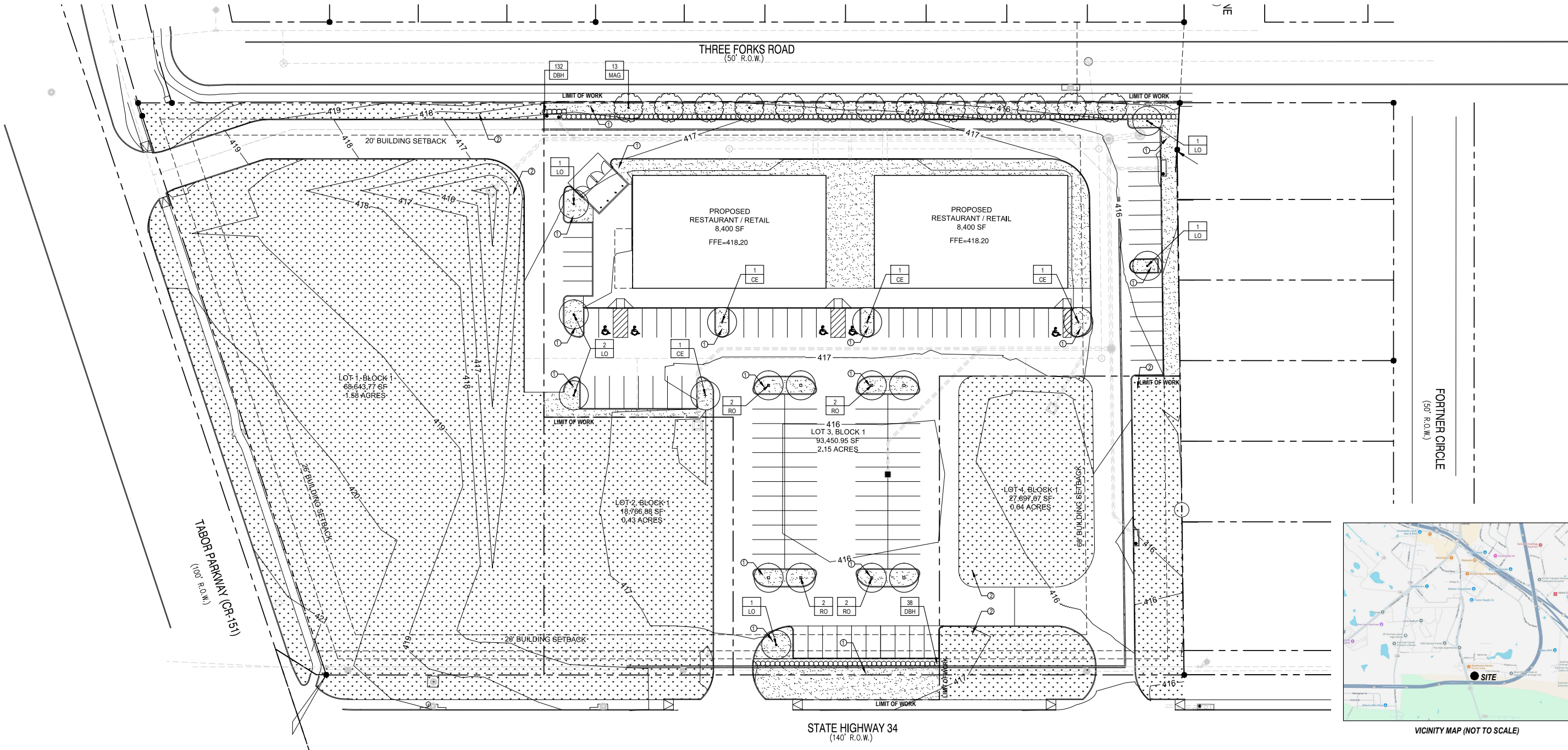
SH34 & TABOR PARKWAY

KAUFMAN, TEXAS  
BEAM REAL ESTATE

PRELIMINARY PLAN  
NOT FOR CONSTRUCTION

ELEV01

JOB NO: 24-019  
ISSUE DATE: 03/06/25  
SCALE: AS NOTED



VICINITY MAP (NOT TO SCALE)

HYDROMULCH NOTES

- All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
- Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
- Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
- Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. 'Conweb' or equal.
- Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be 'Terra-Tack one', as manufactured by Growers, Inc., or equal.
- Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square foot.
- Use a 4'x8' batter board against all beds areas.
- If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square foot. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
- In the event ryegrass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
- All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
- Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

ADDITIONAL INDICATIONS

- 1 PROPOSED SOLID SOD
- 2 HYDROMULCH; REFER TO NOTES

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square foot.

LANDSCAPE TABULATIONS

SITE LANDSCAPE REQUIREMENTS  
Streetyard Area: 23,509 SF  
Requirements: Minimum 15% of the streetyard to be devoted to living landscape.

|                            |                              |
|----------------------------|------------------------------|
| Required<br>3,526 SF (15%) | Provided<br>4,504 SF (19.1%) |
|----------------------------|------------------------------|

LANDSCAPE BUFFER YARD/INTERIOR PARKWAY  
Requirements: Minimum 10' Landscape Buffer Yard to any adjacent Major Thoroughfare R.O.W.  
(1) Large Tree per 40 LF of Street Frontage  
(10) Shrubs, 2' Ht. Min. per 50 LF of Street Frontage

|                                           |                                           |
|-------------------------------------------|-------------------------------------------|
| SH 34: 116.80 LF (12.20 l.f. less drives) | Provided                                  |
| (3) Trees, 2" cal. min.                   | (3) Trees Relocated Along Three Forks Rd. |
| (24) Shrubs, 2' ht. Min.                  | (38) Shrubs, 2' ht. Min.                  |

|                          |                           |
|--------------------------|---------------------------|
| SH 34: 394.50 LF         | Provided                  |
| Required                 | (10) Trees                |
| (10) Trees, 2" cal. min. | (132) Shrubs, 2' ht. Min. |
| (50) Shrubs, 2' ht. Min. |                           |

PARKING LOT & VEHICULAR USE AREA: (116 surface spaces)  
Requirements: All Vehicular Areas to be screened from adjacent Lots and R.O.W.s  
All Trees No Further than 60 LF from any Parking Space.  
(1) Tree per 10 Parking Spaces  
(1) Tree per Parking Lot Island at Each Parking Row Terminus

|                                            |                                     |
|--------------------------------------------|-------------------------------------|
| Required                                   | Provided                            |
| Vehicular Use Screening, 3' Ht. Min.       | Provided via Fencing and Vegetation |
| All Parking Lot Trees within 60' of Spaces | Provided as Required                |
| (12) Trees                                 | (16) Trees                          |
| (13) Island Trees                          | (13) Island Trees                   |

PLANT LIST

| TREES |      |                   |                      |         |                                                          |
|-------|------|-------------------|----------------------|---------|----------------------------------------------------------|
| QTY   | TYPE | COMMON NAME       | BOTANICAL NAME       | SIZE    | REMARKS                                                  |
| 4     | CE   | Cedar Elm         | Ulmus crassifolia    | 3" cal. | container grown, 15' ht., 5' spread min., 5' clear trunk |
| 6     | LO   | Live Oak          | Quercus virginiana   | 3" cal. | container grown, 15' ht., 5' spread min., 5' clear trunk |
| 13    | MAG  | Southern Magnolia | Magnolia grandiflora | 3" cal. | container grown, 15' ht., 5' spread min., 5' clear trunk |
| 8     | RO   | Red Oak           | Quercus shumardii    | 3" cal. | container grown, 15' ht., 5' spread min., 5' clear trunk |

SHRUBS

| QTY | TYPE | COMMON NAME         | BOTANICAL NAME               | SIZE   | REMARKS                                                    |
|-----|------|---------------------|------------------------------|--------|------------------------------------------------------------|
| 170 | DBH  | Dwarf Burford Holly | Ilex cornuta 'Burfordi nana' | 5 gal. | container grown, full plant specimen, 3'-0 ht., 3'-0" o.c. |

GROUNDCOVERS

| QTY | TYPE | COMMON NAME         | BOTANICAL NAME   | SIZE     | REMARKS                   |
|-----|------|---------------------|------------------|----------|---------------------------|
|     |      | Common Bermudagrass | Cynodon dactylon | roll sod | solid sod, refer to notes |

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

smr

landscape architects, inc.  
1708 N. Griffin Street Dallas, Texas 75202  
Tel. 214.871.0083 Fax 214.871.0545  
Email smr@smr-la.com

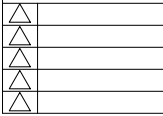
Tabor Plaza Lot 3  
S.H. 34 & Tabor Parkway  
Kaufman, Texas 75142



Issue For:

- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☐ Permit
- ☐ Construction
- ☐

Original Issue Date:  
APRIL 7, 2025



LANDSCAPE  
PLAN

Drawn By: BCC

Checked By: BDA

Current Date:  
APRIL 7, 2025

Drawing #  
L.1



## **Planning and Zoning Commission Report**

**Meeting Date:** June 3, 2025

**SUBJECT:** Consider and make a recommendation to City Council for a **Final Plat for Tabor Plaza, Block A, Lots 1, 2, 3, and 4** 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. FP-04-25)

### **SUMMARY:**

The applicant is requesting approval of a Final Plat for **Tabor Plaza, Block A, Lots 1, 2, 3, and 4** to accommodate commercial development. The subject property is zoned **Planned Development-15 (PD-15)** for Commercial uses.

Lots 1 (1.576 acres), 2 (0.431 acres), and 4 (0.640 acres) do not currently have any proposed development. Lot 3, comprising 2.145 acres, is the only lot with development proposed at this time. A Site Plan for Lot 3 has been submitted in conjunction with this Final Plat.

All four lots have frontage along Highway 34 Bypass, though only Lot 1 has direct frontage on Tabor Parkway. Access to the interior lot is provided via a 24-foot-wide access, fire, and utility easement that begins at Tabor Parkway through Lot 1, continues along the north side of Lot 3, and loops through Lot 4 to reconnect with Highway 34. A separate 20-foot utility easement is also designated on Lots 3 and 4 to support service infrastructure.

Each lot meets the minimum standards of the Retail (R) zoning district, including a width of at least 100 feet, a depth of at least 100 feet, and a minimum lot area of 10,000 square feet.

Per Kaufman Zoning Code Section 38.3, Lots 1, 3, and 4 will require a solid masonry screening wall, between 6 and 8 feet in height, where the property line borders adjacent residential districts. The wall is intended to serve as a visual and protective buffer between nonresidential and residential uses. The developer is responsible for constructing and maintaining this wall. Alternative screening methods of equal effectiveness may be considered during the site plan review process.

### **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 in this location. Driveway access along Highway 34 Bypass is controlled by TxDOT.

Tabor Parkway is designated as a "Type B" Minor Arterial, requiring a future right-of-way width of 100 feet. The necessary right-of-way also currently exists at this location.

RECOMMENDATION:

Staff recommends approval of the Final Plat for Tabor Plaza, Block A, Lots 1, 2, 3 and 4.

ATTACHMENTS:

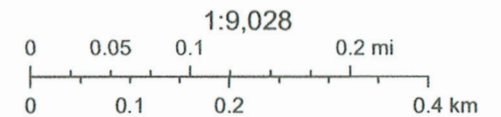
- Location Map
- Exhibit A – Final Plat

Martin Mares  
Senior Planner  
972-932-2216 ext. 117  
[mmares@kaufmantx.org](mailto:mmares@kaufmantx.org)

# Location Map



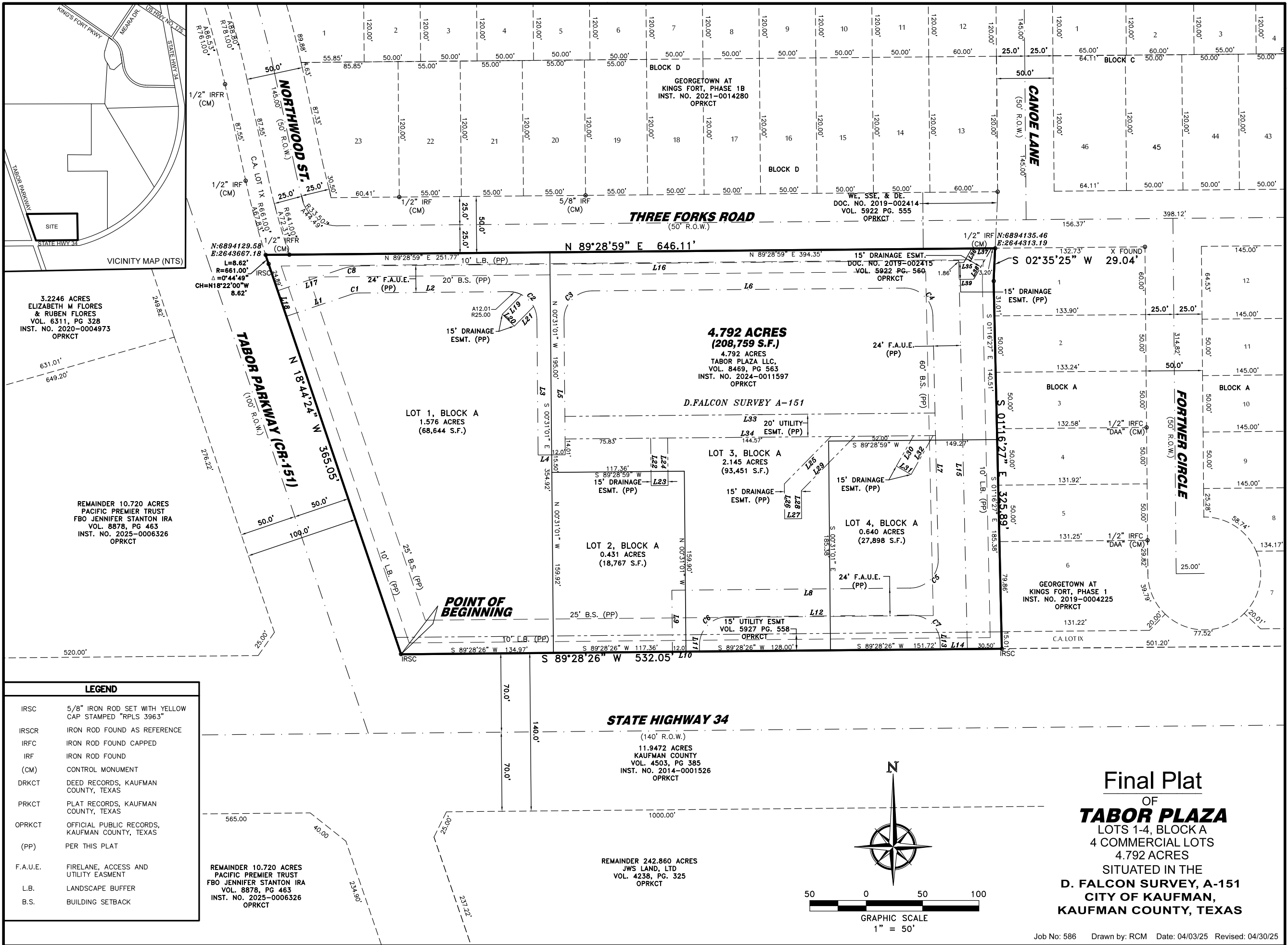
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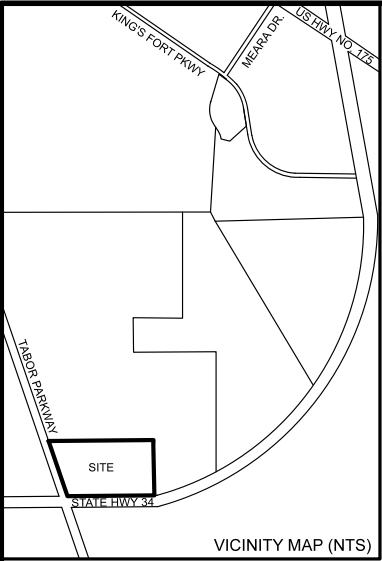


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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





OWNER ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

I we, the undersigned owner of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Tabor Plaza, LLC, is the owner of a 4.792 acres out of the D. Falcon Survey, Abstract No. 151, Kaufman County, Texas, and being a part of a called 5.01 acre tract described in a Special Warranty Deed with a Vendors Lien to KF corner LTD, a Texas Limited Partnership recorded in Volume 6086 Page 265, Official Public Records, Kaufman County, Texas, (OPRKCT) and this tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the intersection of the northwest Right-of-Way line of State Highway 34 (a 140 foot Right-of-Way), described in a Deed to Kaufman County, Texas recorded in Volume 4503 Page 385,(OPRKCT) with the northeast Right-of-Way line of County Road 151 also known as Tabor Parkway, (a 100 foot Right-of-Way);

THENCE N 18 degrees 44 minutes 24 seconds W, along the northeast line of Tabor Parkway, a distance of 365.05 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner at the beginning of a curve to the right, having a radius of 661.00 feet, and a chord which bears N 18 degrees 22 minutes 00 seconds W, a distance of 8.62 feet;

THENCE in a northwesterly direction along said curve, having a central angle of 00 degrees 44 minutes 49 seconds, for an arc distance of 8.62 feet, to a 1/2" iron rod found for corner in the north line of said 5.01 acre tract at the southwest corner of Georgetown at Kings Fort, Phase 1B, described as Instrument Number 2021-0014280 (OPRKCT), from which a 1/2" iron rod found for reference bears N 89 degrees 28 minutes 59 seconds E, a distance of 21.0 feet:

THENCE N 89 degrees 28 minutes 59 seconds E, along the north line of said 5.01 acre tract and the south line of said Georgetown at Kings Fort, Phase 1B, a distance of 646.11 feet, to a 1/2" iron rod found for corner at the northeast corner of said 5.01 acre tract, common to the southeast corner of said Georgetown at Kings Fort, Phase 1B, said corner also being the northwest corner of Lot 1, Block A, Georgetown at Kings Fort, Phase 1 described as Instrument Number 2019-0004225, (OPRKCT);

THENCE S 02 degrees 35 minutes 25 seconds W, along the east line of said 5.01 acre tract common to the west line of said Georgetown at Kings Fort, Phase 1, a distance of 29.04 feet, to a for corner under a fence;

THENCE S 01 degrees 16 minutes 27 seconds E, along the common line of last mentioned tracts, a distance of 325.89 feet, to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the north line of said State Highway No. 34, at the common south corner of said tracts;

THENCE S 89 degrees 28 minutes 26 seconds W, along the north line of said State Highway 34 and the south line of said 5.01 acre tract, a distance of 532.05 feet, to the POINT OF BEGINNING and containing 208,759 square feet or 4.792 acres of land.

NOW, THEREFORE, KNOW ALL PERSON BY THESE PRESENTS:

THAT TABOR PLAZA, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lots 1-4, Block A of Tabor Plaza, an addition to the City of Kaufman, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks and trails, and to the public use forever Easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all Easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, tress shrubs or other improvements or growths shall be constructed or placed upon, over, across the Easements as shown, except that landscape improvements may be installed, if approved by the City of Kaufman. At no point shall any overhead utilities be installed on the subject property. The City of Kaufman and public utility entities shall have the right to access and maintain all respective Easements without the necessity at any time of procuring permission from anyone.

By: TIVAKAR VETHAMANY

Owner: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority in and for \_\_\_\_\_, County, Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is \_\_\_\_\_, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary's Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

SURVEYOR'S GENERAL NOTES:

- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 2011).
- Grid coordinates posted hereon are based on Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on Grid Coordinate values.
- The purpose of this Plat is to create 4 commercial lots out of this 4.792 acre tract.
- All lot corners or references thereof will be set with a 5/8" iron rod with a yellow cap stamped RPLS 3963.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY- FOR REVIEW ONLY  
RELEASED 04-30-2025  
ROBERT C. MYERS, RPLS 3963

\_\_\_\_\_  
Date

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary's Name \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

CERTIFICATE OF PLAT APPROVAL  
Approved

\_\_\_\_\_  
City Official  
City of Kaufman, Texas

\_\_\_\_\_  
Date

Witness by hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Secretary  
City of Kaufman, Texas

CERTIFICATE OF PLAT APPROVAL  
Approved

\_\_\_\_\_  
Planning and Zoning Commission Chairperson  
City of Kaufman, Texas

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mayor  
City of Kaufman, Texas

\_\_\_\_\_  
Date

Witness by hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Secretary  
City of Kaufman, Texas

LINE TABLE

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 71°15'36" E | 60.38'   |
| L2   | N 89°28'59" E | 131.67'  |
| L3   | S 00°31'01" E | 120.00'  |
| L4   | N 89°28'59" E | 24.00'   |
| L5   | N 00°31'01" W | 120.00'  |
| L6   | N 89°28'59" E | 276.67'  |
| L7   | S 01°16'27" E | 215.88'  |
| L8   | S 89°28'59" W | 211.16'  |
| L9   | S 00°31'01" E | 54.55'   |
| L10  | N 89°28'59" E | 24.00'   |
| L11  | N 00°31'01" W | 5.55'    |
| L12  | N 89°28'59" E | 163.14'  |
| L13  | S 01°16'27" E | 5.84'    |
| L14  | N 89°28'26" E | 24.00'   |
| L15  | N 01°16'27" W | 344.39'  |
| L16  | S 89°28'59" W | 530.69'  |
| L17  | S 71°15'36" W | 60.38'   |
| L18  | S 18°44'24" E | 24.00'   |
| L19  | S 44°28'59" W | 24.28'   |
| L20  | N 45°31'01" W | 15.00'   |
| L21  | S 44°28'59" W | 24.29'   |
| L22  | S 00°31'34" E | 42.02'   |
| L23  | N 89°28'26" E | 15.00'   |
| L24  | N 00°31'34" W | 42.02'   |
| L25  | S 44°28'26" W | 58.79'   |
| L26  | S 00°31'34" E | 30.96'   |
| L27  | N 89°28'26" E | 15.00'   |
| L28  | N 00°31'34" W | 24.75'   |
| L29  | N 44°28'26" E | 67.57'   |
| L30  | S 29°28'26" W | 30.95'   |
| L31  | S 60°31'34" E | 15.00'   |
| L32  | N 29°28'26" E | 39.61'   |
| L33  | N 89°28'26" E | 327.81'  |
| L34  | S 89°28'26" W | 328.07'  |
| L35  | N 88°43'33" E | 4.46'    |
| L36  | N 29°59'15" E | 14.23'   |
| L37  | N 89°28'10" E | 17.41'   |
| L38  | S 29°59'15" W | 31.53'   |
| L39  | S 88°43'33" W | 12.90'   |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 25.00' | 7.95'      | 7.92'        | N 80°22'18" E | 18°13'23"   |
| C2    | 25.00' | 39.27'     | 35.36'       | S 45°31'01" E | 90°00'00"   |
| C3    | 25.00' | 39.27'     | 35.36'       | N 44°28'59" E | 90°00'00"   |
| C4    | 25.00' | 38.94'     | 35.12'       | S 45°53'44" E | 89°14'34"   |
| C5    | 25.00' | 39.60'     | 35.59'       | S 44°06'16" W | 90°45'26"   |
| C6    | 25.00' | 39.27'     | 35.36'       | N 44°28'59" E | 90°00'00"   |
| C7    | 25.00' | 38.94'     | 35.12'       | S 45°53'44" E | 89°14'34"   |
| C8    | 49.00' | 15.58'     | 15.52'       | S 80°22'18" W | 18°13'23"   |

ENGINEER

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PLANO, TEXAS 75093  
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CONTACT: ROBERT C. MYERS  
EMAIL: RCMSURVEYING@GMAIL.COM

## Final Plat

OF  
**TABOR PLAZA**  
LOTS 1-4, BLOCK A  
4 COMMERCIAL LOTS  
4.792 ACRES  
SITUATED IN THE  
**D. FALCON SURVEY, A-151**  
**CITY OF KAUFMAN,**  
**KAUFMAN COUNTY, TEXAS**

Job No: 586 Drawn by: RCM Date: 04/03/25 Revised: 04/30/25



## **Planning and Zoning Commission Report**

**Meeting Date:** June 3, 2025

**SUBJECT:** Consider and make a recommendation to City Council for a Site Plan for **Brakes Plus**, situated on .845 acres of land (Property ID 202753), being a portion of Lot 2, Block F of Kings Fort Addition, situated on .845 acres of land (Property ID 202753) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located in the 900 Block of Kings Fort (Case No. SP-02-25)

### **SUMMARY:**

The applicant is requesting approval of a **Site Plan (SP-02-25)** for the construction of a Brakes Plus facility. The subject property is zoned Planned Development-15 (PD-15) for Highway Commercial uses. Brakes Plus is classified as a minor auto repair use, which is permitted within this Planned Development district.

Development standards for the site are outlined in Exhibit G of the Planned Development ordinance. Any standards not specifically addressed in Exhibit G default to the Highway Commercial regulations in the Kaufman Development Code.

Last month, the applicant received approval of the civil plans. In conjunction with this Site Plan, a Final Plat will also be considered. Additionally, at the special meeting on June 12th, the applicant will present a proposed amendment to the Planned Development to reduce the required side yard setback, which will impact this Site Plan due to the building's encroachment into the current 25-foot setback.

### **Site Plan**

The site plan includes one tract designated for the development of the Brakes Plus facility. The lot is 0.85 acres, and the building footprint is approximately 4,975 square feet. A total of 14 parking spaces are required, and 30 spaces are proposed.

On the eastern side of the property, the site will include a fire access and utility easement connecting to the QuikTrip site. The northern and western sides will share a portion of the fire access and utility easement, providing a connection to the 80-foot right-of-way on Kings Fort Parkway.

The site plan is substantially in compliance with the requirements of the Zoning Ordinance and PD-15, with the exception of the side yard setback. Since the Planned Development does not specify a side yard setback, it defaults to the Kaufman Development Code (KDC), which requires a minimum of 25 feet. The proposed building encroaches into this setback.

To address this, the applicant has submitted a request for a Planned Development amendment to reduce the required side yard setback. This amendment will be considered at the Planning and Zoning Commission's special meeting on June 12th. **Approval of the amendment is necessary for the site plan to be approved as currently proposed.** If the amendment is not approved, the site plan will need to be revised to comply with the 25-foot side setback requirement in accordance with the Kaufman Zoning Code.

**Building Elevations**

The Brakes Plus building incorporates faux stone and concrete block materials, along with brown-finished aluminum/glass storefront elements and EIFS. The building elevation needs to be revised, and a condition is being placed. While EIFS is allowed to count toward the 80% masonry requirement, it must be a minimum of 8 feet above the ground, which it is not at the moment.

All buildings and walls are required to have at least eighty percent (80%) masonry exterior sheathing, excluding windows and doors. Glass block, stucco, split block, tilt wall, and similar materials may be counted as masonry. Up to forty percent (40%) of the required masonry may be met with EIFS or Hardie Plank, provided it is installed at a height of eight feet (8') above the ground or higher.

**Landscaping**

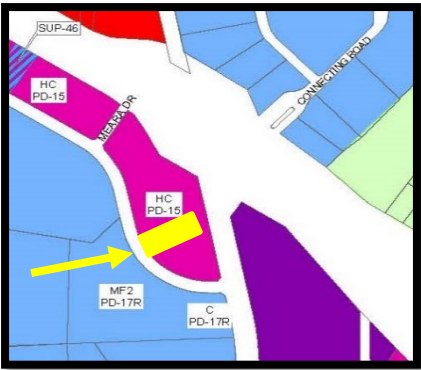
The landscaping will include 95 shrubs, 12 trees, and 15,280 sq ft of ground cover. The street yard requires 1,658 and 4,060 square feet are being provided. The interior Parkway plantings are being met with the three required trees and the 85 shrubs being provided exceed the 21 which are required.

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 EXISITNG LAND USES:**

|               | <b>Zoning</b>              | <b>Existing Land Use</b>                                |
|---------------|----------------------------|---------------------------------------------------------|
| <b>North:</b> | <b>Planned Development</b> | <b>Kaufman Business Park (across SH 175)</b>            |
| <b>East:</b>  | <b>Planned Development</b> | <b>Quiktrip &amp; Numo Manufacturing (across SH 34)</b> |
| <b>South:</b> | <b>Planned Development</b> | <b>Vacant land</b>                                      |
| <b>West:</b>  | <b>Planned Development</b> | <b>Vacant land</b>                                      |



### 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 Highway Commercial", which allows for commercial uses listed in the Kaufman Zoning Ordinance. The proposed use is in conformance with the 2014 Future Land Use Plan and the Commercial zoning regulations.

### THOROUGHFARE PLAN:

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 120 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for both thoroughfares already exists at this location.

### RECOMMENDATION:

Staff recommends approval of the Site Plan for Brakes Plus located in the 900 Block of Kings Fort Parkway, with the following condition:

The building elevations shall comply with the requirements of Planned Development-15 (PD-15), and a revision is required to ensure compliance.

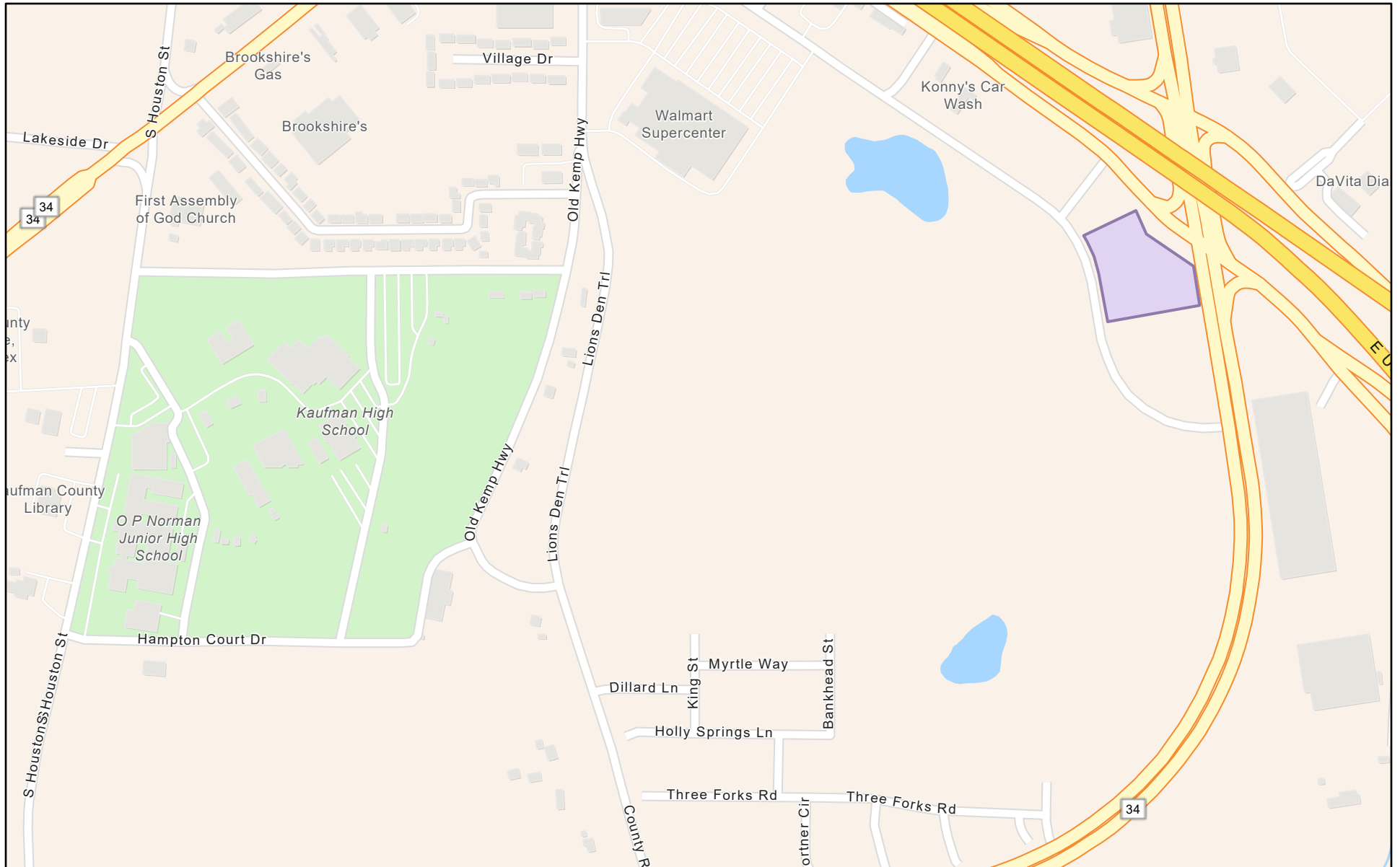
The proposed amendment to Planned Development-15 (PD-15) to reduce the required side yard setback must be approved prior to Site Plan approval. If the amendment is not approved, the Site Plan shall be revised to comply with the 25-foot side yard setback requirement in accordance with the Kaufman Development Code.

### ATTACHMENTS:

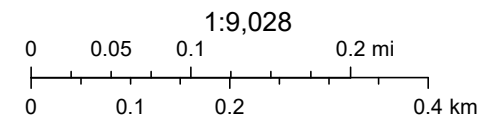
- Location Map
- Exhibit A – Site Plan
- Exhibit B – Elevations/Floor Plan
- Exhibit C – Landscape Plan

Martin Mares  
Senior Planner  
972-932-2216 ext. 117  
[mmares@kaufmantx.org](mailto:mmares@kaufmantx.org)

# Location Map



5/14/2025, 3:32:48 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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

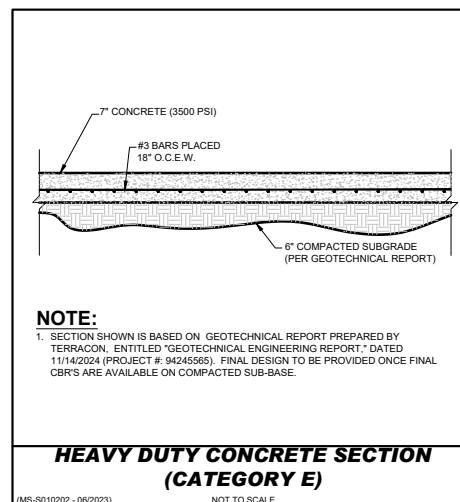


1. SEE SHEET C-102 IN "CONSTRUCTION DOCUMENTS FOR BRAKES PLUS", DATED 12/30/2024, BY BOHLER FOR GENERAL NOTES, STANDARD ABBREVIATIONS, AND STANDARD DRAWING LEGEND.
2. ALL CURB RADIi ARE 3' UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIST PORCHES, PRECISE BUILDING DIMENSIONS AND EXIST BUILDING UTILITY ENTRANCE LOCATIONS. ARCHITECTURAL, STRUCTURAL, MECHANICAL/ELECTRICAL/PLUMBING, LANDSCAPE AND LIGHTING PLANS ARE TO BE PROVIDED BY OTHERS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS. (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITY. ALL RELOCATIONS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. THIS PLAN WAS PREPARED WITH SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY A LAND SURVEYOR. (SEE SHEET C-101 IN "CONSTRUCTION DOCUMENTS FOR BRAKES PLUS", DATED 12/30/2024, BY BOHLER FOR SURVEY REFERENCE.
7. THIS PLAN WAS PREPARED WITH A GEOTECHNICAL ANALYSIS PREPARED BY A GEOTECHNICAL ENGINEER. SEE SHEET C-101 IN "CONSTRUCTION DOCUMENTS FOR BRAKES PLUS", DATED 12/30/2024, BY BOHLER FOR GEOTECHNICAL REFERENCE.
8. THE PROPERTY AREA IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAP, NUMBER 48257C0310B DATED 07/03/2012
9. PROPOSED FIRE LANES SHALL BE CONSTRUCTED TO LOCAL, STATE, AND IFC REQUIREMENTS.
10. PROPOSED SIGNAGE SHOWN IS FOR REPRESENTATIONAL PURPOSES ONLY AND SHALL BE PERMITTED SEPARATELY.
11. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF KAUFMAN ORDINANCE SECTION 44, SIGN REGULATIONS.
12. NO SIGNAGE SHALL BE ALLOWED IN THE VISIBILITY TRIANGLE.
13. ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF KAUFMAN ORDINANCE SECTION 42, LIGHTING AND GLARE STANDARDS.
14. IF DEVELOPMENT OF A LOT WITH AN APPROVED SITE PLAN HAS NOT COMMENCED (I.E. BUILDING HAS NOT YET STARTED) WITHIN 1 YEAR OF THE DATE OF THE CITY COUNCIL APPROVAL OF THE SITE PLAN, THE SITE PLAN SHALL BE DEEMED TO HAVE EXPIRED.
15. ALL REVISIONS SHALL BE IN ACCORDANCE WITH THE CITY OF KAUFMAN ORDINANCE SECTION 39, REVISION TO THE APPROVED SITE PLAN.



**LOCATION MAP**  
SCALE: 1" = 500'

| <b><u>SITE DATA</u></b>                                                                                                                                |                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LEGAL</b>                                                                                                                                           |                                                                                                                                                                           |
| LOT 2 , BLOCK "F"                                                                                                                                      |                                                                                                                                                                           |
| PARCEL AREA                                                                                                                                            | 0.85 AC (36,808 SF)                                                                                                                                                       |
| <b>ZONING</b>                                                                                                                                          |                                                                                                                                                                           |
| ZONING DISTRICT                                                                                                                                        | PD-15 - HC<br>PLANNED DEVELOPMENT-15<br>HIGHWAY COMMERCIAL                                                                                                                |
| FUTURE LAND USE                                                                                                                                        | COMMERCIAL                                                                                                                                                                |
| EXISTING LAND USE                                                                                                                                      | UNDEVELOPED                                                                                                                                                               |
| PROPOSED USE                                                                                                                                           | MINOR AUTO REPAIR                                                                                                                                                         |
| SETBACKS REQUIRED                                                                                                                                      | FRONT: 50'<br>SIDE: 15'<br>REAR: 25'                                                                                                                                      |
| <b>BUILDING</b>                                                                                                                                        |                                                                                                                                                                           |
| BUILDING AREA                                                                                                                                          | 4,975 SF                                                                                                                                                                  |
| BUILDING HEIGHT                                                                                                                                        | 29'                                                                                                                                                                       |
| LOT COVERAGE                                                                                                                                           | 13.52% (0.11 AC)                                                                                                                                                          |
| FLOOR AREA RATIO                                                                                                                                       | 0.135                                                                                                                                                                     |
| IMPERVIOUS AREA                                                                                                                                        | 70.0% (0.59 AC)                                                                                                                                                           |
| <b>PARKING</b>                                                                                                                                         |                                                                                                                                                                           |
| REQUIRED<br>1,500 SF OF SALES FLOOR AREA<br>1,000 SF OF EXTERIOR LOT AREA USED<br>FOR STORAGE, SALES, AND PARKING<br>1 BAY<br>1 SERVICE/TOWING VEHICLE | 560 SF (SALES FLOOR AREA) = 1 SPACES<br>4,644 SF OF EXTERIOR LOT AREA = 5 SPACES<br>8 BAYS = 8 SPACES<br>0 SERVICE/TOWING VEHICLES = 0 SPACES<br>TOTAL SPACES = 14 SPACES |
| PROPOSED NON-ADA COMPLIANT<br>PARKING SPOTS                                                                                                            | 28 SPACES                                                                                                                                                                 |
| PROPOSED ADA-COMPLIANT PARKING<br>SPOTS                                                                                                                | 2 SPACES (1 VAN)                                                                                                                                                          |
| TOTAL PROPOSED PARKING                                                                                                                                 | 30 TOTAL SPACES                                                                                                                                                           |
| <b>LANDSCAPING</b>                                                                                                                                     |                                                                                                                                                                           |
| STREET YARD LANDSCAPING REQUIRED                                                                                                                       | 15% OF STREET YARD (1,633 SF)                                                                                                                                             |
| STREET YARD LANDSCAPING PROPOSED                                                                                                                       | 30 (4,251 SF)                                                                                                                                                             |



***HATCH LEGEND***  
REFER TO SHEET C-901 FOR  
PAVEMENT SECTION DETAILS

|                                                                                       |                                                      |                                                                                       |                                                                                  |
|---------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
|  | <p>PAVEMENT<br/>&amp;<br/>ADA STRIPING</p>           |  | <p>PROPOSED<br/>STANDARD<br/>DUTY<br/>CONCRETE<br/>PAVEMENT<br/>(CATEGORY 9)</p> |
|  | <p>PROPOSED<br/>CONCRETE<br/>SIDEWALK</p>            |  | <p>PROPOSED<br/>MEDIUM DUTY<br/>CONCRETE<br/>PAVEMENT<br/>(CATEGORY 8)</p>       |
|  | <p>PROPOSED BUILDING<br/>(SEE ARCH<br/>DRAWINGS)</p> |  | <p>PROPOSED<br/>HEAVY DUTY<br/>CONCRETE<br/>PAVEMENT<br/>(CATEGORY 7)</p>        |

|                                                                                         |                                                                                                       |
|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>OWNER</b>                                                                            | <b>DEVELOPER</b>                                                                                      |
| JWS LAND, LTD.<br>00 S. LAKE FOREST, SUITE 295<br>MCKINNEY, TEXAS 75070<br>469-213-3005 | EXPRESS OIL CHANGE, LLC<br>1880 SOUTH PARK DR.<br>JOHN DAVIS<br>JDAVIS@EXPRESSOIL.COM<br>205-943-5770 |

**ARCHITECT**  
ARCODEV ARCHITECTS  
45 SPYGLASS DR.  
LITTLETON, CO 80123

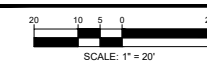
## PROJECT BENCHMARKS

**BM#1**  
X-CUT SET ON THE CENTERLINE OF SIDEWALK RUNNING ALONG THE EAST CURBLINE OF KINGS FORT PARKWAY ± 141 FEET SOUTH OF A FIRE HYDRANT AND ±40 FEET SOUTHWEST OF A LIGHT POLE. BOTH FEATURES RUNNING ALONG THE EAST RIGHT OF WAY OF SAID KINGS FORT PARKWAY.  
ELEVATION = 416.55'

**BM#2**  
X-CUT SET ON THE CENTERLINE OF SIDEWALK RUNNING ALONG THE EAST CURBLINE OF KINGS FORT PARKWAY ±50 FEET FROM A SANITARY MANHOLE IN THE WEST RIGHT OF WAY OF KINGS FORT PARKWAY AND ± 149 FEET NORTHWEST OF A FIRE HYDRANT IN THE EAST RIGHT OF WAY OF KINGS FORT PARKWAY.  
ELEVATION = 414.95'



**THIS PLAN TO BE UTILIZED  
FOR SITE LAYOUT PURPOSES  
ONLY**

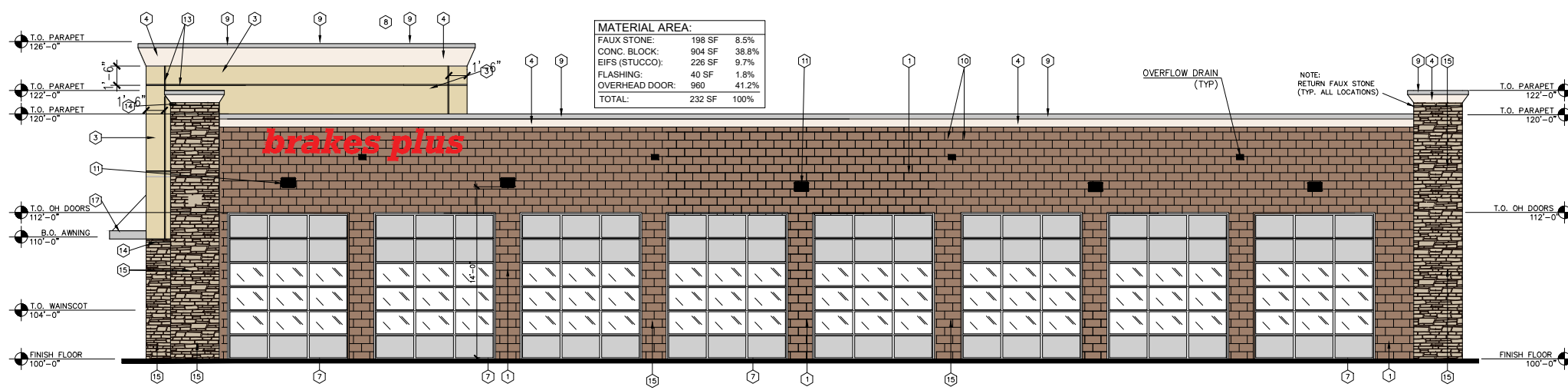
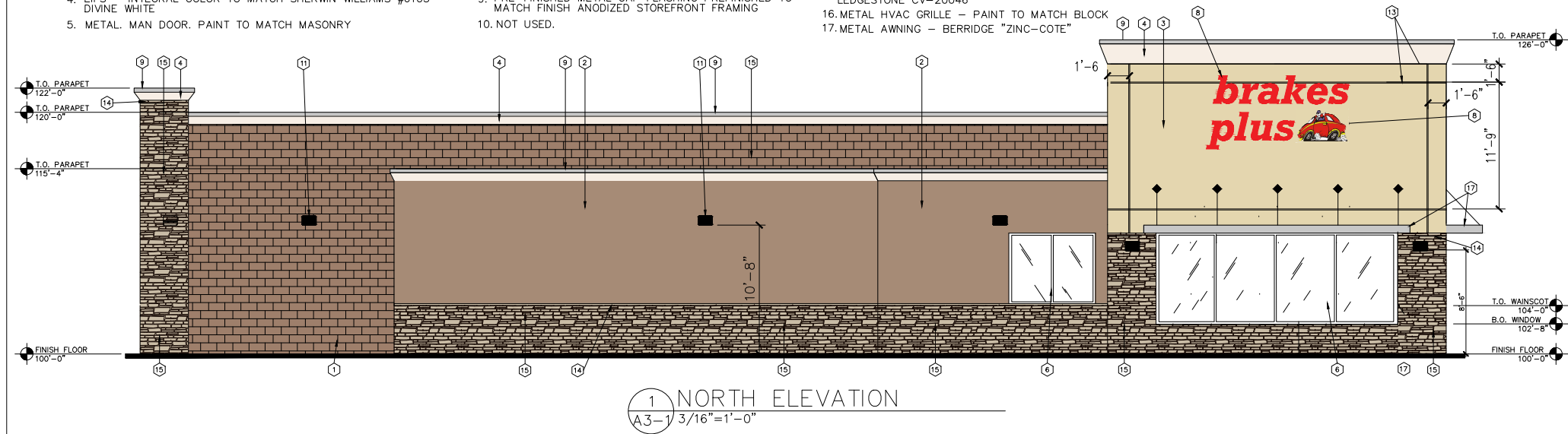
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KEYNOTES

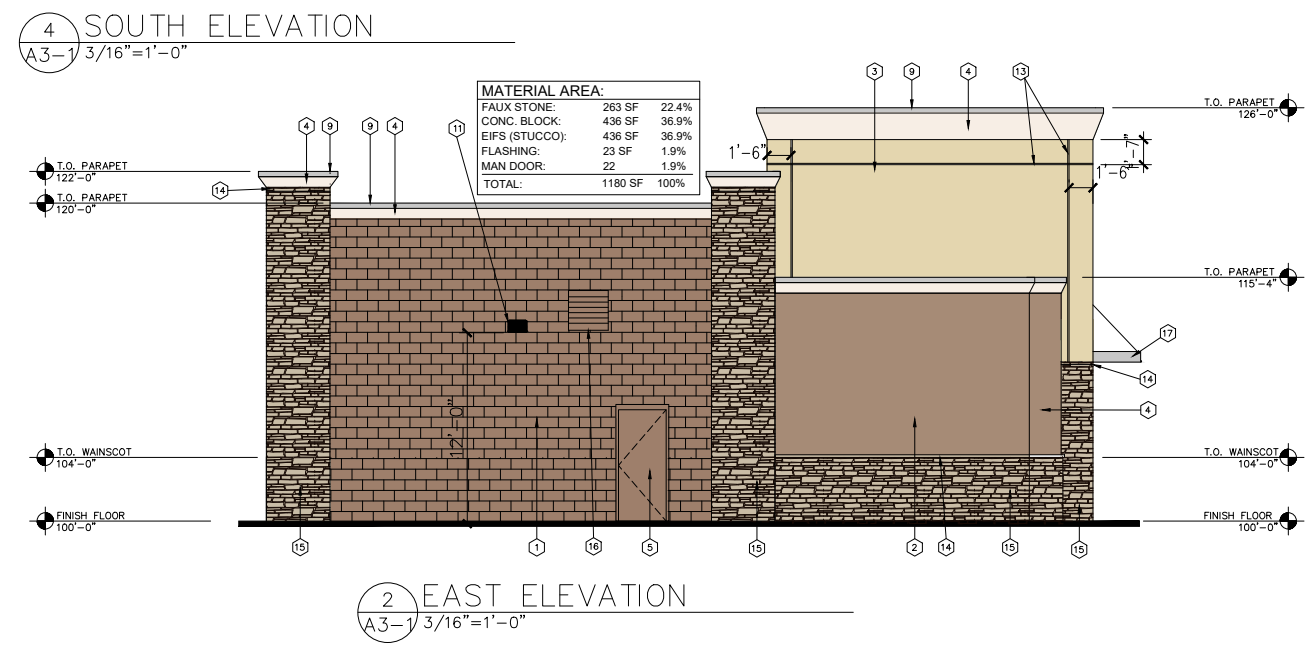
1. SMOOTH FACE CONCRETE BLOCK BY BEST BLOCK  
COLOR: MEDIUM BROWN
2. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834  
CRAFTSMAN BROWN
3. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834  
BIRDSEYE MAPLE
4. EIFS - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105  
DIVINE WHITE
5. METAL. MAN DOOR. PAINT TO MATCH MASONRY
6. ALUMINUM/GLASS STOREFRONT  
CLEAR ANODIZED ALUMINUM
7. ALUMINUM SECTIONAL OVERHEAD DOORS  
CLEAR ANODIZED ALUMINUM
8. ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
9. PRE-FINISHED METAL CAP FLASHING PREFINISHED TO  
MATCH FINISH ANODIZED STOREFRONT FRAMING
10. NOT USED.
11. DECORATIVE LIGHT FIXTURE.
12. KEY DROP BOX
13. 1 1/2" X 3/4" REVEAL
14. WATER SILL - FAUX STONE - CULTURED STONE - WHITE  
OAK COUNTRY LEDGESTONE CV-20046
15. FAUX STONE - CULTURED STONE - WHITE OAK COUNTRY  
LEDGESTONE CV-20046
16. METAL HVAC GRILLE - PAINT TO MATCH BLOCK
17. METAL AWNING - BERRIDGE "ZINC-COTE"

| MATERIAL AREA: |         |       |
|----------------|---------|-------|
| FAUX STONE:    | 458 SF  | 20.0% |
| CONC. BLOCK:   | 539 SF  | 23.9% |
| EIFS (STUCCO): | 1079 SF | 46.1% |
| AWNING:        | 13 SF   | 0.4%  |
| FLASHING:      | 46 SF   | 1.9%  |
| GLASS:         | 202 SF  | 8.6%  |
| TOTAL:         | 2337 SF | 100%  |

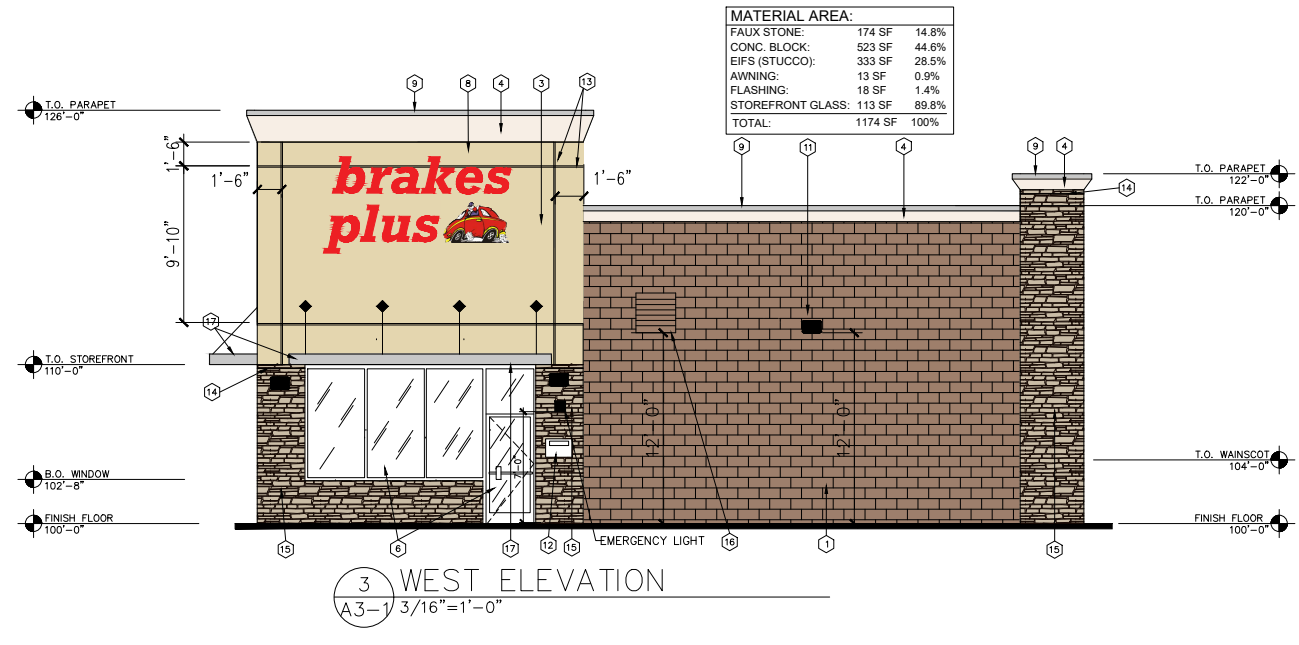


| MATERIAL AREA: |        |       |
|----------------|--------|-------|
| FAUX STONE:    | 198 SF | 8.5%  |
| CONC. BLOCK:   | 904 SF | 38.8% |
| EIFS (STUCCO): | 226 SF | 9.7%  |
| FLASHING:      | 40 SF  | 1.8%  |
| OVERHEAD DOOR: | 960    | 41.2% |
| TOTAL:         | 232 SF | 100%  |

| MATERIAL AREA:    |         |       |
|-------------------|---------|-------|
| FAUX STONE:       | 174 SF  | 14.8% |
| CONC. BLOCK:      | 523 SF  | 44.8% |
| EIFS (STUCCO):    | 333 SF  | 28.5% |
| AWNING:           | 13 SF   | 0.9%  |
| FLASHING:         | 18 SF   | 1.4%  |
| STOREFRONT GLASS: | 113 SF  | 89.8% |
| TOTAL:            | 1174 SF | 100%  |



| MATERIAL AREA: |         |       |
|----------------|---------|-------|
| FAUX STONE:    | 263 SF  | 22.4% |
| CONC. BLOCK:   | 436 SF  | 36.9% |
| EIFS (STUCCO): | 436 SF  | 36.9% |
| FLASHING:      | 23 SF   | 1.9%  |
| MAN DOOR:      | 22      | 1.9%  |
| TOTAL:         | 1180 SF | 100%  |



| MATERIAL AREA:    |         |       |
|-------------------|---------|-------|
| FAUX STONE:       | 174 SF  | 14.8% |
| CONC. BLOCK:      | 523 SF  | 44.8% |
| EIFS (STUCCO):    | 333 SF  | 28.5% |
| AWNING:           | 13 SF   | 0.9%  |
| FLASHING:         | 18 SF   | 1.4%  |
| STOREFRONT GLASS: | 113 SF  | 89.8% |
| TOTAL:            | 1174 SF | 100%  |

**BRAKES PLUS**

NEC OF KINGS FORT PARKWAY AND MEARA DRIVE  
KAUFMAN, TX 74142

ARCHITECT OF RECORD

| REVISION | DATE     | COMMENTS               |
|----------|----------|------------------------|
|          | 04.18.25 | FOR BDC DEPT SUBMITTAL |

ARCODEV

45 SPYGLASS DRIVE  
LITTLETON, CO 80123  
VOICE: 303.881-8925  
NORMIE@ARCODEV.COM

SHEET

**A3-1**

EXTERIOR ELEVATIONS

SHEET TITLE:

LANDSCAPE  
PLANTING PLAN

SHEET NUMBER:

5  
OF 7

ORG. DATE - 02/10/2025





## **Planning and Zoning Commission Report**

**Meeting Date:** June 3, 2025

**SUBJECT:** Consider and make a recommendation to City Council for a **Replat for Kings Fort Addition, Block F, Lots 4R & 5R** (Brakes Plus), being a replat of a portion of Lot 2, Block F of Kings Fort Addition, situated on 3.845 acres of land (Property ID 202753) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located in the 900 Block of Kings Fort Parkway. (Case No. R-01-25)

**SUMMARY:**

The applicant is requesting approval of a Replat for **Kings Fort Addition, Block F, Lots 4R & 5R**, to facilitate the development of a Brakes Plus facility. The subject property is **zoned Planned Development-15 (PD-15)** for Highway Commercial uses. Brakes Plus is classified as a minor auto repair use, which is permitted within this Planned Development district.

Lot 5R does not currently have any proposed development; however, it includes an access easement that establishes cross-access between the lots and provides a connection to Kings Fort Parkway.

Both lots meet the minimum standards of the Highway Commercial (HC) zoning district, including a minimum width of 100 feet, a minimum depth of 200 feet, and a minimum lot area of 20,000 square feet.

A shared access and fire lane easement will provide full access to and circulation through the site. This easement will also support cross-access for future development on the remainder of the tract to the north, and the portion of the easement extending south will provide access to the adjacent QuikTrip site.

The applicant received approval of civil plans. In conjunction with this Replat, a site plan will also be considered. Additionally, at the Planning and Zoning Commission's special meeting on June 12th, the applicant will present a proposed amendment to the Planned Development to reduce the required side yard setback. While the amendment does not directly affect the Replat, it will be necessary to retain the current building location, as it encroaches into the required 25-foot side setback as shown on the site plan.

**THOROUGHFARE PLAN:**

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 120 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for both thoroughfares already exists at this location.

RECOMMENDATION:

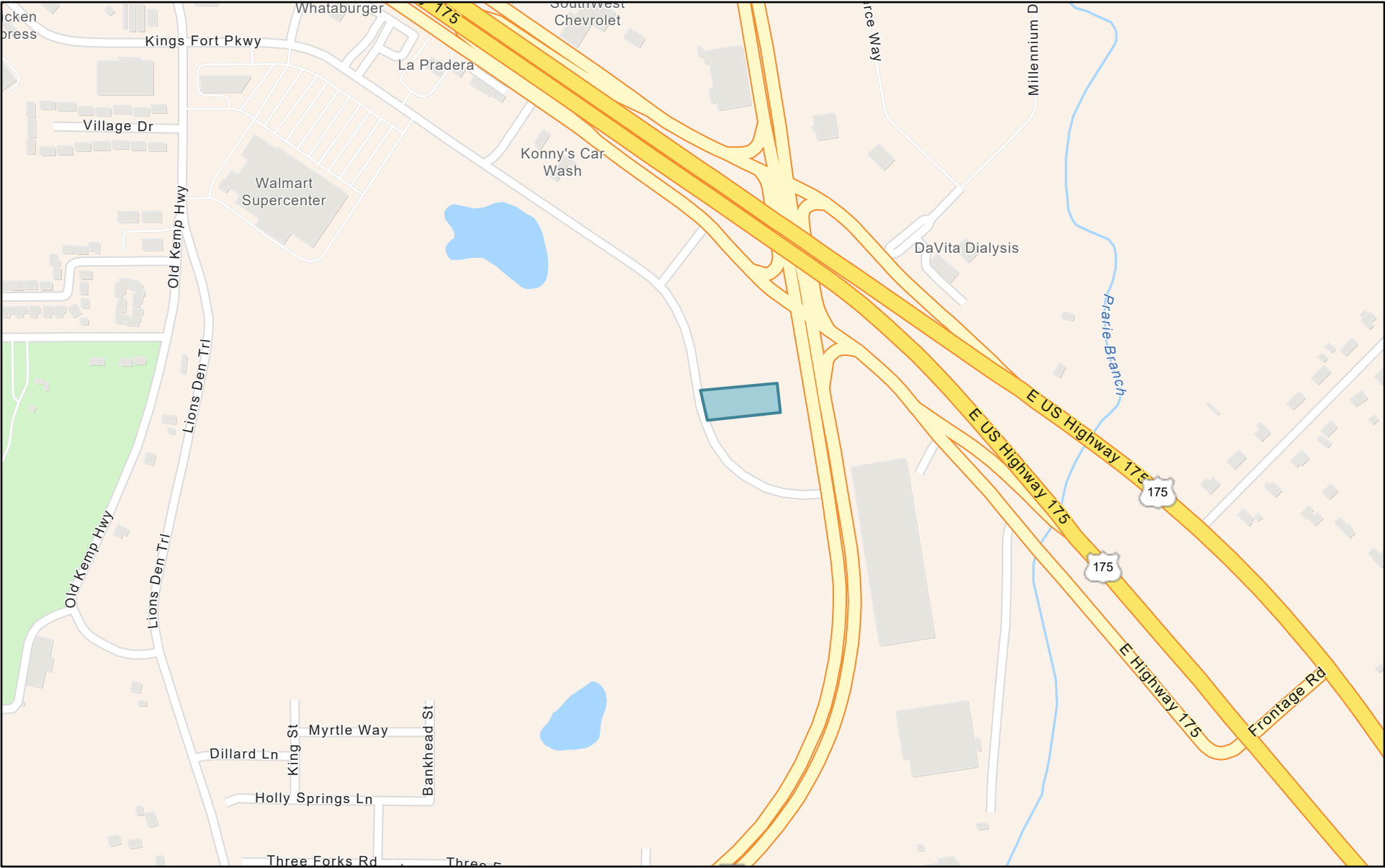
Staff recommends approval of the Final Plat of Lot 1 of Block F of the Kings Fort Addition.

ATTACHMENTS:

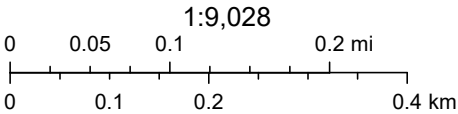
- Location Map
- Exhibit A – Final Plan

Martin Mares  
Senior Planner  
972-932-2216 ext. 117  
[mmares@kaufmantx.org](mailto:mmares@kaufmantx.org)

# Location Map



5/12/2025, 2:30:59 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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

H:\2024\TXA240170\_00\SURVEYING\DRAWINGS\SURVEY\B-FINL-PLAT\TXA240170.00.0A-----LAYOUT- COVER SHEET

SB

OWNER'S CERTIFICATION

STATE OF TEXAS §  
COUNTY OF KAUFMAN §

WHEREAS JWS LAND, LTD IS THE OWNER OF A 3.845 ACRE (167,488 SQUARE FOOT) TRACT OF LAND SITUATED IN THE DIONISION FALCON SURVEY, ABSTRACT NO. 151, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, BEING PART OF A CALLED 242.860 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1" IN A SPECIAL WARRANTY DEED TO JWS LAND, LTD RECORDED IN INSTRUMENT NUMBER 2012-0020419 OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS (O.P.R.K.C.T.), BEING A PORTION OF LOT 2, BLOCK "F", KINGS FORT ADDITION, AN ADDITION TO THE CITY OF KAUFMAN, TEXAS ACCORDING TO THE CONVEYANCE PLAT RECORDED IN CABINET 4, SHEET 375 (O.P.R.K.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FIVE-EIGHTHS INCH IRON ROD WITH CAP STAMPED "KHA" (RECORD MONUMENT) FOUND IN THE WEST LINE OF SAID LOT 2, BEING AT THE NORTHWEST CORNER OF A 4.0911 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO JWS LAND, LTD RECORDED IN INSTRUMENT NUMBER 2024-003257 (O.P.R.K.C.T.), BEING THE SAME NORTHWEST CORNER OF LOT 1, BLOCK F, KINGS FORT ADDITION, AND ADDITION TO THE CITY OF KAUFMAN, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 2024-0036963 OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS (O.P.R.K.C.T.) AND BEING IN THE EAST RIGHT-OF-WAY LINE OF KINGS FORT PARKWAY (AN 80-FOOT RIGHT-OF-WAY);

**THENCE** NORTH 11 DEGREES 45 MINUTES 07 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 2 AND SAID EAST LINE OF KINGS FORT PARKWAY, A DISTANCE OF 219.35 FEET TO A ONE-HALF INCH IRON ROD WITH CAP STAMPED "BOHLER ENG." SET (HEREINAFTER CALLED "CAPPED IRON ROD SET") MARKING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 21 DEGREES 28 MINUTES 16 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 29 MINUTES 15 SECONDS WEST, 201.18 FEET;

**THENCE** ALONG SAID CURVE, CONTINUING WITH SAID WEST LINE OF LOT 2 AND SAID EAST LINE OF KINGS FORT PARKWAY, A DISTANCE OF 202.36 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 3963" AT THE NORTHWEST CORNER OF SAID LOT 2;

**THENCE** NORTH 63 DEGREES 06 MINUTES 59 SECONDS EAST, A DISTANCE OF 261.55 FEET, TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 3963" AT THE NORTHEAST CORNER OF SAID LOT 2 ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 175 (A VARIABLE WIDTH RIGHT-OF WAY);

**THENCE** SOUTH 26 DEGREES 53 MINUTES 11 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 2 AND THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 175, A DISTANCE OF 115.45 TO A 175, A DISTANCE OF 115.45 TO A TEXAS DEPARTMENT OF TRANSPORTATION (A.K.A. TxDOT) CONCRETE RIGHT-OF-WAY MONUMENT MARKING AN ANGLE POINT;

**THENCE** SOUTH 56 DEGREES 50 MINUTES 14 SECONDS EAST, CONTINUING WITH SAID EAST LINE OF LOT 2 AND THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 175, A DISTANCE OF 264.85 FEET TO A FOUND 1/2-INCH IRON ROD MARKING AN ANGLE POINT;

**THENCE** SOUTH 10 DEGREES 49 MINUTES 22 SECONDS EAST, CONTINUING WITH SAID EAST LINE OF LOT 2 AND THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 175, A DISTANCE OF 193.83 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK F;

**THENCE** SOUTH 79 DEGREES 10 MINUTES 38 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 429.62 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 167,488 SQUARE FEET OR 3.845 ACRES.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

THAT JWS LAND, LTD ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 4 AND 5, BLOCK F, KINGS FORT ADDITION, AN ADDITION TO THE CITY OF KAUFMAN, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF KAUFMAN. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF KAUFMAN'S USE THEREOF. THE CITY OF KAUFMAN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF KAUFMAN AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

FIRE LANE - THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

ACCESS EASEMENTS - THAT THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIME OF THE CITY OF KAUFMAN, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS IN, ALONG UPON AND ACROSS SAID PREMISES.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF KAUFMAN, TEXAS.

WITNESS, MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: JWS LAND, LTD., A TEXAS LIMITED PARTNERSHIP

BY: J.W. SCHULER, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: \_\_\_\_\_  
NAME: KELLY CANNELL  
TITLE: VICE PRESIDENT

STATE OF TEXAS §  
COUNTY OF KAUFMAN §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_,

KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

NOTES:

- SURVEY BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE, AND NO PROJECTION.
- THE BASIS OF BEARING IS DERIVED FROM THE ALLTERRA RTKNET COOPERATIVE NETWORK - TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, NAD83. ELEVATIONS, IF SHOWN, ARE DERIVED FROM NORTH AMERICAN VERTICAL DATUM (NAVD83) USING GEOID12A.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 48257C0310D WITH AN EFFECTIVE DATE OF JULY 3, 2012, COMMUNITY PANEL NUMBER 4804070310D, OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X" - OTHER AREAS- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SUBDIVIDED AREA IS LEGALLY OWNED BY THE APPLICANT
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- THE FIRE LANE AND ACCESS EASEMENTS ARE FOR THE USE OF LOT 4, BLOCK F AND THE REMAINDER OF THE JWS LAND LTD. TRACTS SITUATED WITHIN BLOCK F. NO IMPROVEMENTS SHALL BE MADE, NOR SHALL ANY OBSTRUCTIONS BE ALLOWED TO OCCUR, THAT IMPEDE INGRESS OR EGRESS ON THE FIRE LANE AND ACCESS EASEMENT.
- THE FIRE LANE AND ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
- NOTICE: SELLING A PORTION O THIS ADDITIONAL BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- CONSTRUCTION NOT COMPLETED WITHIN ONE YEAR OF THE RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY STANDARDS AND REGULATIONS. THE COUNTY MAY REQUIRE THE SUBDIVISION TO BE RE-PLATTED.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OF DRAINAGE CHANNELS.
- KAUFMAN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.
- KAUFMAN COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY OR LOSS OF LIFE CAUSED BY FLOODING OR FLOODING CONDITIONS.
- COUNTY WILL NOT BE RESPONSIBLE FOR THE AVAILABILITY OR DELIVERY OF ANY PRIVATE WELL WATER IN A SUBDIVISION
- ALL CULVERTS WITHIN ANY RIGHT-OF-WAY SHALL REQUIRE COUNTY PERMIT APPROVAL AND MEET MINIMUM COUNTY STANDARDS
- NO ROAD, STREET, OR PUBLIC IMPROVEMENT DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY KAUFMAN COUNTY IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT, ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF KAUFMAN COUNTY, SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET, OR PUBLIC IMPROVEMENT AND SPECIFICALLY ACCEPTING SUCH FOR COUNTY MAINTENANCE
- ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT TO REMOVE AND KEEP CLEAR ALL OR PART OF ANY BUILDING, FENCES, TREES, OVERGROWN SHRUBS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENT OR RIGHT-OF-WAY SHOWN ON THE PLAT (OR FILED BY SEPARATE INSTRUMENT THAT IS ASSOCIATED WITH SAID PROPERTY); AND ANY PUBLIC UTILITY, INCLUDING THE COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES AN INGRESS AND EGRESS TO AND FROM UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF IT ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS. THE COUNTY CAN REMOVE TREES OR ANY OTHER IMPROVEMENT(S) AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE THEM.
- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE THE REMAINDER OF LOT 2, BLOCK F, KINGS FORT ADDITION INTO 2 LOTS FOR DEVELOPMENT.

|                                                                                                                                                 |                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| SURVEYOR:<br>BOHLER ENGINEERING TX, LLC<br>2600 NETWORK BLVD, STE 310<br>FRISCO, TX 75034<br>PHONE: (469) 458 - 7300<br>CONTACT: SCOTT BERGHERR | OWNER:<br>JWS LAND LTD<br>PO 6621<br>MCKINNEY, TX 75071<br>PHONE: (972) 772-1800<br>CONTACT: KEVIN WEBB |
|-------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|

|                                                               |      |
|---------------------------------------------------------------|------|
| APPROVED BY: PLANNING AND ZONING COMMISSION, CITY OF KAUFMANN |      |
| CHAIRMAN                                                      | DATE |
| APPROVED BY: CITY COUNCIL, CITY OF KAUFMAN                    |      |
| MAYOR                                                         | DATE |
| CITY SECRETARY                                                | DATE |

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §  
COUNTY OF KAUFMAN §

I, Scott R. Bergherr, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

\_\_\_\_\_  
Scott R. Bergherr DATE  
Registered Professional Surveyor 6821

STATE OF TEXAS §  
COUNTY OF KAUFMAN §

BEFORE ME, the undersigned authority, on this day personally appeared Scott R. Bergherr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

REPLAT  
KINGS FORT ADDITION  
LOTS 4R & 5R, BLOCK F  
BEING A REPLAT OF THE REMAINDER OF LOT  
2, BLOCK F, OF  
KINGS FORT ADDITION  
3.845 ACRES SITUATED IN THE  
D. FALCON SURVEY, ABSTRACT NO., 151  
CITY OF KAUFMAN, KAUFMAN COUNTY,  
TEXAS  
2 NON-RESIDENTIAL LOTS

**BOHLER**

2600 NETWORK BLVD., SUITE 310  
FRISCO, TX 75034  
Phone: (469) 458-7300  
**TX@BohlerEng.com**  
TBPLS NO. 10194942

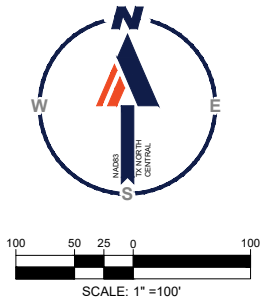
SHEET NUMBER:

1  
OF 2

ORG. DATE - 04/01/2025

| CURVE TABLE |        |        |               |              |            |         |
|-------------|--------|--------|---------------|--------------|------------|---------|
| CURVE NO    | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH | DELTA      | TANGENT |
| C1          | 45.00' | 41.21' | S37°02'18"E   | 39.78'       | 052°28'01" | 22.18'  |
| C2          | 55.00' | 49.47' | N36°35'08"W   | 47.82'       | 051°31'58" | 26.55'  |
| C3          | 30.00' | 27.20' | N36°47'43"W   | 26.28'       | 051°56'38" | 14.61'  |
| C4          | 70.00' | 63.48' | S36°47'10"E   | 61.33'       | 051°57'45" | 34.11'  |
| C5          | 30.02' | 47.13' | N55°48'50"W   | 42.43'       | 089°57'33" | 29.99'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N10°49'09"W | 37.50'   |
| L2         | N79°10'51"E | 138.97'  |
| L3         | N34°10'36"E | 51.01'   |
| L4         | N10°49'09"W | 70.03'   |
| L5         | N79°10'51"E | 15.00'   |
| L6         | S10°49'09"E | 76.24'   |
| L7         | S34°10'36"W | 63.44'   |
| L8         | S79°10'51"W | 130.18'  |
| L9         | S10°49'09"E | 22.50'   |
| L10        | S79°10'38"W | 15.00'   |
| L11        | S11°46'01"E | 25.00'   |
| L12        | S79°10'38"W | 310.58'  |
| L13        | N10°48'17"W | 57.75'   |
| L14        | N79°10'36"E | 25.00'   |
| L15        | S10°48'17"E | 2.73'    |
| L16        | N79°10'38"E | 255.15'  |



**SITE LOCATION MAP**  
SCALE: 1" = 1000'  
SOURCE: AUTODESK GEOLOCATION MAP

**LEGEND**

|  |                                   |                |                                                   |
|--|-----------------------------------|----------------|---------------------------------------------------|
|  | BENCHMARK                         | INST.          | INSTRUMENT                                        |
|  | MONUMENT FOUND<br>OR SET AS NOTED | NO.            | NUMBER                                            |
|  |                                   | VOL.           | VOLUME                                            |
|  |                                   | PG.            | PAGE                                              |
|  | RECORDED MONUMENT                 | O.P.R.K.C.T.   | OFFICIAL PUBLIC RECORDS,<br>KAUFMAN COUNTY, TEXAS |
|  | PLUS OR MINUS                     |                |                                                   |
|  | POINT OF BEGINNING                | X <sup>S</sup> | CHISELED "X" SET IN CONCRETE                      |
|  | CABINET                           | CIRS           | CAPPED IRON ROD SET "BOHLER ENG."                 |
|  |                                   | CIRF           | CAPPED IRON ROD FOUND                             |

**REPLAT**  
**KINGS FORT ADDITION**  
**LOTS 4R & 5R, BLOCK F**  
**BEING A REPLAT OF THE REMAINDER OF LOT**  
**2, BLOCK F, OF**  
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**2**  
OF 2

ORG. DATE - 04/01/2025