



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 2, 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 Commissioners 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 from the July 1, 2025 Planning and Zoning Commission meeting.
2. Consider and take appropriate action on the minutes from August 25, 2025 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

3. Consider and make a recommendation to City Council on the **Site Plan for Kaufman Middle School**, situated on 50.31 acres of land (Property ID 189566) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County. The property is generally located at the northeast corner of South Houston Street and State Highway 34. (Case No: SP-06-25)

4. Consider and make a recommendation to City Council for a **Final Plat for Kaufman Middle School Addition**, Lot 1, Block A situated on 50.31 acres of land (Property ID 189566) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, said property being generally located at the north-east corner of South Houston Street and State Highway 34. (Case No: FP-06-25)
5. Consider and make a recommendation to City Council on the **Site Plan of The Center**, situated on 0.537 acres of land (Property ID 59775) out of the Kaufman Heads Over Heels Addition Final Plat, City of Kaufman, Kaufman County, Texas, generally located at 400 Terrell Highway. (Case No. SP-07-25)

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

The City Council will meet on Monday, September 22nd, to discuss the approved cases. The Planning and Zoning Commission will meet on Tuesday, October 7th.

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 TUESDAY, AUGUST 26, 2025 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



JOY HENDERSON
PLANNER

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



MINUTES
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 1, 2025 AT 6:00 PM
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET,
KAUFMAN, TEXAS 75142

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 Commissioners present, and declares a quorum present.

Chairman Dunn called the meeting to order at 6:00 p.m. on Tuesday, July 1, 2025. Commissioners present were Chairman Richard Dunn, Commissioner Burton Brown, Commissioner Lindsey Haynes, Commissioner Mike Slye, and Commissioner Kathleen Sisson. The City of Kaufman staff present included: Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Planner Joy Henderson. Teague Nalls and Perkins staff included: Philip Varughese and Chris Edwards. Present in the audience were Robert Miklos, Luke Spicer, Maria S. Campa, and Victor Campa.

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.

PRESENTATION Presentation and discussion regarding impact fees and associated capital improvement plans, including current assessments, peer city comparisons, and next steps for staff and the capital improvements advisory committee.

Philip Varughese and Chris Edwards of Teague Nalls and Perkins presented a report on impact fees.

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 June 3, 2025 Planning and Zoning Commission meeting.

2. Consider and take appropriate action on the minutes of the June 12, 2025 Special Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

Commissioner Sisson made a motion to approve the consent agenda for items 1 and 2. The motion was seconded by Commissioner Slye, with the members voting 5-0. The motion passed.

PUBLIC HEARING

3. Conduct a public hearing and make a recommendation to City Council regarding a Replat of Wilson Addition, Block 37, Lots 1R and 2R, being a partial replat of Block 37 of the Wilson Addition, to create one single-family residential lot. The subject property consists of approximately 0.208 acres, situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, and is generally located at 608 S. Wilson Street (Parcel IDs 24188 and 24189). (Case No. RP-01-25)

The Public Hearing opened at 6:51 p.m.

Senior Planner Martin Mares presented the Commissioners with a report for a Replat of Wilson Addition located at 608 South Wilson Street. Details of the case can be found in report RP-01-25 dated 07-01-2025.

The Public Hearing closed at 6:53p.m.

Commissioner Sisson made a motion to approve the Replat. The motion was seconded by Commissioner Haynes. The motion passed by a vote of 5-0.

DISCUSSION/ACTION ITEMS

4. Consider and make a recommendation to City Council on the **Land Study and Preliminary Plat of The Trails**, on 132.44 acres out of the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, generally located on the east side of FM 2727 (Property IDs 2199, 2206, 2207, 187114, 213257, 213258). (Case No: PP-02-25)

Senior Planner Martin Mares presented the Commissioners with a report on the Land Study and Preliminary Plat of The Trails, located on the east side of FM 2727. Details of the case can be found in report PP-02-25 dated 07-01-2025.

Commissioner Slye made a motion to approve the Land Study and Preliminary Plat of The Trails. The motion was seconded by Commissioner Brown. The motion passed by a vote of 5-0.

5. Consider and make a recommendation to City Council for a **Final Plat for Kings Fort Addition**, Block A, Lots 3, 4, 5, and 6, situated on 24.6318 acres of land (Property ID 202753), out of the Dionisio Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, said property being generally located in the 400 Block of Kings Fort Parkway. (Case No. FP-05-25)

Senior Planner Martin Mares presented the Commissioners with a report on the Final Plat for Kings Fort Addition, located in the 400 Block of Kings Fort Parkway. Details of the case can be

found in report FP-05-25 dated 07-01-2025.

Commissioner Slye asked if the property is annexed yet and who will be providing the water a sewer.

Senior Planner Martin Mares stated that the property has been annexed and the City of Kaufman will be providing the sewer a College Mound will provide the water.

Commissioner Slye made a motion to approve the Final Plat **for Kings Fort Addition**, Block A, Lots 3, 4, 5, and 6. The motion was seconded by Commissioner Haynes. The motion passed by a vote of 5-0.

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

Senior Planner Martin Mares announced the City Council will meet on Monday, July 28th, to discuss the cases from the Planning and Zoning meeting. The regular Planning and Zoning Commission will meet on Tuesday, August 5th.

BOARD INQUIRY

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ADJOURNMENT

Since there is no further business, we stand adjourned at 7:06 p.m.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNER**



MINUTES
WORK SESSION - 6:00 PM
REGULAR PLANNING AND ZONING COMMISSION MEETING – 6:30 PM
MONDAY, AUGUST 25, 2025
KAUFMAN CITY HALL COUNCIL CHAMBERS
209 SOUTH WASHINGTON STREET, KAUFMAN, TEXAS 75142

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

Chairman Dunn called the meeting to order at 6:01 p.m. on Monday, August 25, 2025. Commissioners present were Chairman Richard Dunn, Commissioner Burton Brown, Commissioner Lindsey Haynes, Commissioner Mike Slye and Commissioner Kathy Thorpe. The City of Kaufman staff present included: City Manager Mike Slye, Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Planner Joy Henderson. Teague Nalls and Perkins staff include Chris Edwards.

WORK SESSION

1. Presentation and discussion on the proposed adoption of impact fees for water, wastewater, and street facilities.

Chris Edwards of Teague Nalls and Perkins presented a report on impact fees. Discussion followed regarding the starting and ending cost of the fees and making sure that we are not the highest, but also not the lowest on the fees charged.

WORK SESSION ADJOURNMENT

Since there is no further business, we stand adjourned at 7:03 p.m.

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INVOCATION

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states Commissioners present, and declares a quorum present.

Chairman Dunn called the meeting to order at 7:04 p.m. on Monday, August 25, 2025. Commissioners present were Chairman Richard Dunn, Commissioner Burton Brown, Commissioner Lindsey Haynes, Commissioner Mike Slye, and Commissioner Kathy Thorpe. The City of Kaufman staff present included: City Manager Mike Slye, Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Planner Joy Henderson. Teague Nalls and Perkins staff include Chris Edwards.

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

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DISCUSSION/ACTION ITEMS

1. Discuss and make a recommendation to City Council on the proposed impact fees for water, wastewater, and street facilities.

Based on the workshop discussion, a motion was made on the following three items:

Commissioner Slye made a motion to approve the Water Impact Fee to start at \$4,700.00 with an increase of 4% per year. The motion was seconded by Commissioner Thorpe, with the members voting 5-0. The motion passed.

Commissioner Slye made a motion to approve the Wastewater Impact Fee to start at \$5,000.00 with an increase of 4% per year. The motion was seconded by Commissioner Thorpe, with the members voting 5-0. The motion passed.

Commissioner Slye made a motion to approve the Roadway Impact Fee to start at \$3,700.00 with an increase of 4% per year. The motion was seconded by Commissioner Thorpe, with the members voting 5-0. The motion passed.

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

Senior Planner Martin Mares announced the Planning and Zoning Commission will meet on Tuesday, September 2nd and the City Council will meet on Monday, September 22nd.

BOARD INQUIRY

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ADJOURNMENT

Since there is no further business, we stand adjourned at 7:08 p.m.

APPROVED:

RICHARD DUNN
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNER



Planning and Zoning Commission Report

Meeting Date: September 2, 2025

SUBJECT: Consider and make a recommendation to City Council on the Site Plan for Kaufman Middle School, situated on 50.31 acres of land (Property ID 189566) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County. The property is generally located at the northeast corner of South Houston Street and State Highway 34. (Case No: SP-06-25)

BACKGROUND/SUMMARY:

The subject property consists of 50.31 acres located at the northeast corner of South Houston Street and Highway 34 Bypass. The property is currently zoned PD-32, which was established in 2025. The proposed development includes a middle school, athletic field, agriculture barn, and tennis courts, while reserving a portion of the property for future development in Phase II.

Site Plan:

The plans illustrate a school building oriented parallel to South Houston Street, along with tennis courts, an athletic field, a concession stand, an agriculture barn, parking areas, and open space to the east reserved for future development.

Access will be provided by two direct connections, one along State Highway 34 and the other along FM 1388. Internal circulation will be supported by a fire and utility easement connecting the south, west, and north sides of the property. This circulation route will also function as the student pick-up and drop-off area.

Permitted Uses:

The Planned Development permits schools (public or parochial) and their associated uses, including football fields, tracks, tennis courts, agriculture barns, bus barns, concession stands, and similar facilities. The school and its associated uses are permitted by right within PD-32.

Off-Street Parking and Access:

The off-street parking and loading requirements are:

- One (1) parking space for each 12 students (design capacity); and
- One (1) parking space for each four (4) seats in assembly areas.

Based on the PD's parking requirements, 324 parking spaces would be required. However, during the approval of the PD, the applicant's intent was to use the greater of the two parking calculations, which was reflected in the approval of the Planned Development. The applicant provided parking spaces on the conceptual plan and has not deviated from the number shown. The school provides 876 seats, which requires 219 parking spaces, with an additional five spaces required for the agriculture barn. In total, the applicant is providing 231 parking spaces.

Landscaping

The development complies with the City’s landscaping standards. The street frontage includes 71 trees and 1,419 shrubs. The interior parking areas require 29 trees, and 29 trees are provided. Additionally, 16 square feet of landscaping per parking space is required, and the applicant is exceeding this requirement.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	A-O	Kaufman High School and Kaufman Junior High School
West:	PD-18 (across street)	Vacant Land, Children’s Shelter & Kaufman Library
South:	No Zoning (across street)	Not located in the City of Kaufman
East:	A-O	Vacant Land and Residential Homes



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property for Future Public uses. The requested Planned Development zoning is for a large school campus with commercial zoning as the base district.

Thoroughfare Plan:

State Highway 34 is designated as a “Type AA” major regional arterial bypass (4 lanes), with an ultimate right-of-way width of 240’. South Houston Street is designated as a “Type B” minor arterial (4 lanes), with an ultimate right-of-way width of 100’. The necessary right-of-way already exists at this location.

RECOMMENDATION:

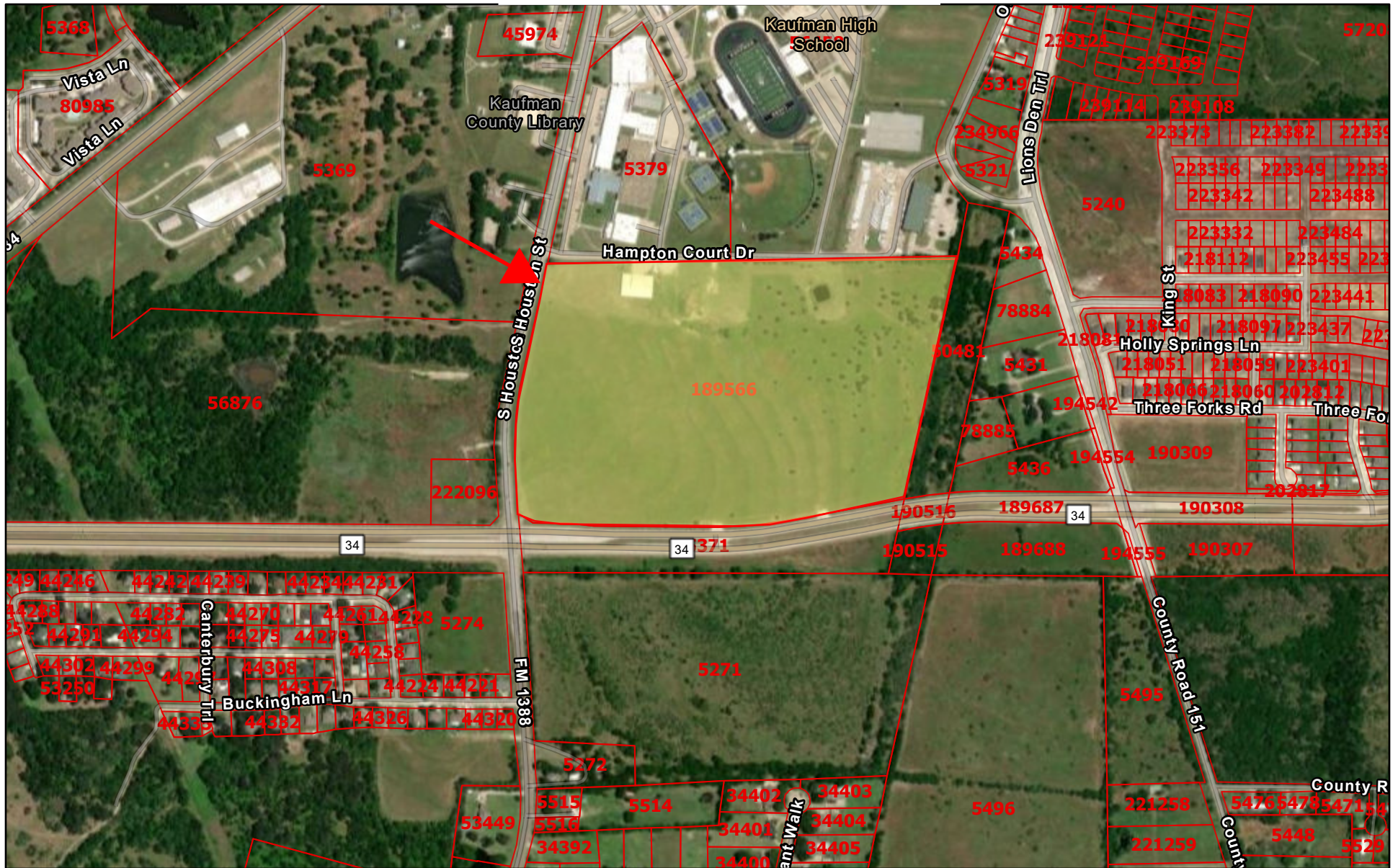
Staff recommends approval of the Site Plan for Kaufman Middle School.

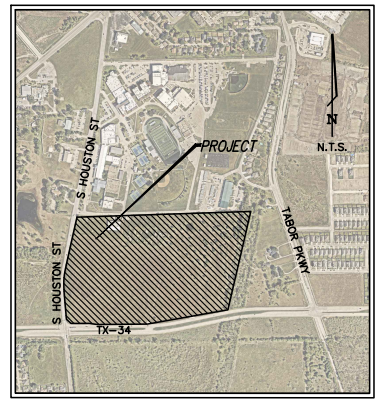
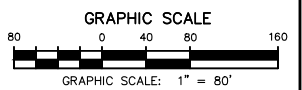
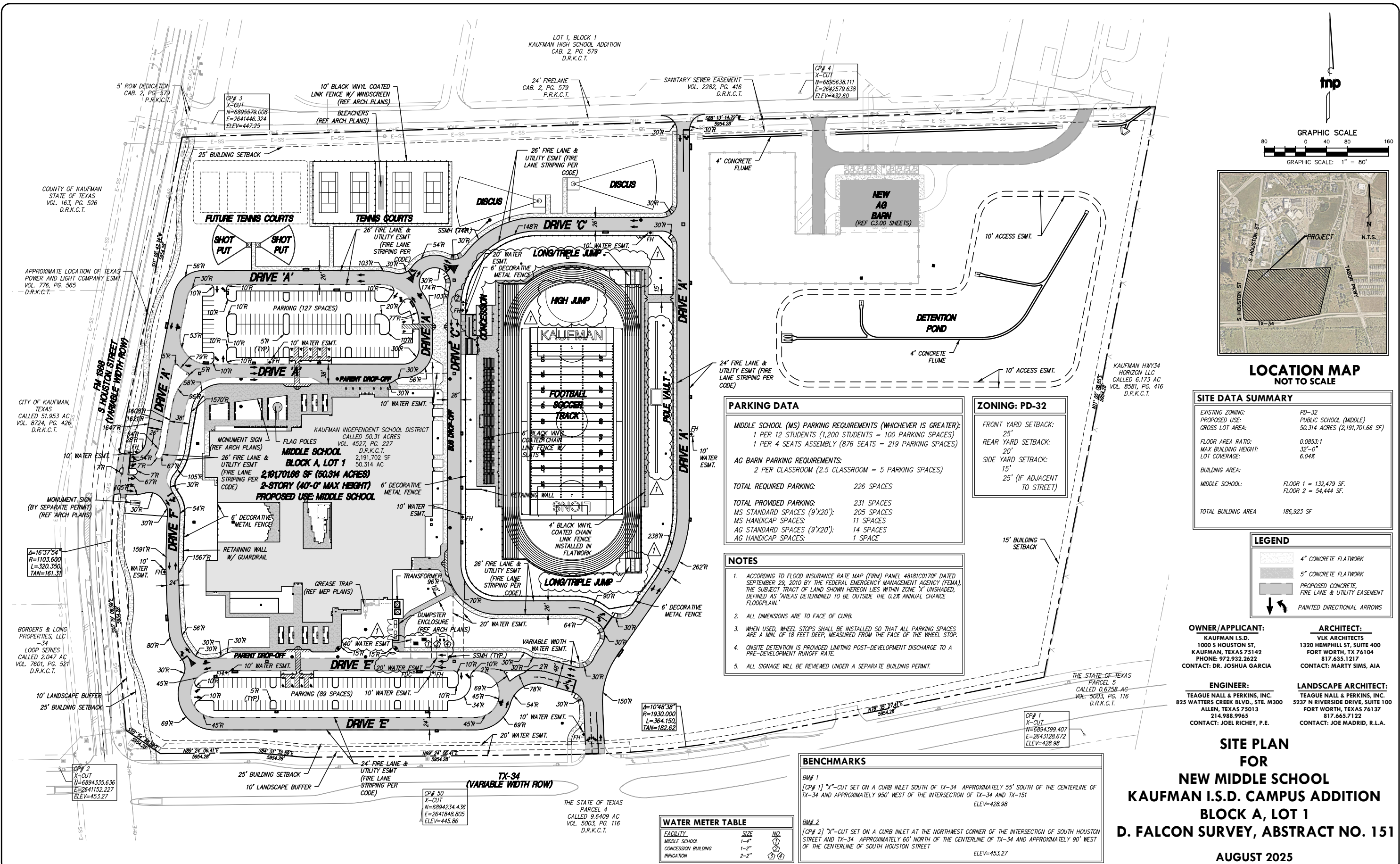
ATTACHMENTS:

- Location Map
- Exhibit A – Site Plan
- Exhibit B – Landscape Plan

Martin Mares
 Senior Planner
 972-932-2216 ext. 117
 mmares@kaufmantx.org

LOCATION MAP





LOCATION MAP
NOT TO SCALE

SITE DATA SUMMARY

EXISTING ZONING:	PD-32
PROPOSED USE:	PUBLIC SCHOOL (MIDDLE)
GROSS LOT AREA:	50,314 ACRES (2,191,701.66 SF)
FLOOR AREA RATIO:	0.085:1
MAX BUILDING HEIGHT:	32'-0"
LOT COVERAGE:	6.04%
BUILDING AREA:	
MIDDLE SCHOOL:	FLOOR 1 = 132,479 SF. FLOOR 2 = 54,444 SF.
TOTAL BUILDING AREA:	186,923 SF

PARKING DATA

MIDDLE SCHOOL (MS) PARKING REQUIREMENTS (WHICHEVER IS GREATER):
 1 PER 12 STUDENTS (1,200 STUDENTS = 100 PARKING SPACES)
 1 PER 4 SEATS ASSEMBLY (876 SEATS = 219 PARKING SPACES)

AG BARN PARKING REQUIREMENTS:
 2 PER CLASSROOM (2.5 CLASSROOM = 5 PARKING SPACES)

TOTAL REQUIRED PARKING: 226 SPACES

TOTAL PROVIDED PARKING: 231 SPACES

MS STANDARD SPACES (9'X20'): 205 SPACES
 MS HANDICAP SPACES: 11 SPACES
 AG STANDARD SPACES (9'X20'): 14 SPACES
 AG HANDICAP SPACES: 1 SPACE

ZONING: PD-32

FRONT YARD SETBACK: 25'
 REAR YARD SETBACK: 20'
 SIDE YARD SETBACK: 15'
 25' (IF ADJACENT TO STREET)

- NOTES**
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 48181C0170F DATED SEPTEMBER 29, 2010 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 - ALL DIMENSIONS ARE TO FACE OF CURB.
 - WHEN USED, WHEEL STOPS SHALL BE INSTALLED SO THAT ALL PARKING SPACES ARE A MIN. OF 18 FEET DEEP, MEASURED FROM THE FACE OF THE WHEEL STOP.
 - ONSITE DETENTION IS PROVIDED LIMITING POST-DEVELOPMENT DISCHARGE TO A PRE-DEVELOPMENT RUNOFF RATE.
 - ALL SIGNAGE WILL BE REVIEWED UNDER A SEPARATE BUILDING PERMIT.

LEGEND

- 4" CONCRETE FLATWORK
- 5" CONCRETE FLATWORK
- PROPOSED CONCRETE, FIRE LANE & UTILITY EASEMENT
- PAINTED DIRECTIONAL ARROWS

OWNER/APPLICANT: KAUFMAN I.S.D.
 1000 S HOUSTON ST., SUITE 400
 KAUFMAN, TEXAS 75142
 PHONE: 972.932.2622
 CONTACT: DR. JOSHUA GARCIA

ARCHITECT: VLK ARCHITECTS
 1320 HEMPHILL ST., SUITE 400
 FORT WORTH, TX 76104
 817.635.1217
 CONTACT: MARTY SIMS, AIA

ENGINEER: TEAGUE NALL & PERKINS, INC.
 825 WATTERS CREEK BLVD., STE. M300
 ALLEN, TEXAS 75013
 214.988.9965
 CONTACT: JOEL RICHEY, P.E.

LANDSCAPE ARCHITECT: TEAGUE NALL & PERKINS, INC.
 5237 N RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137
 817.665.7122
 CONTACT: JOE MADRID, R.L.A.

SITE PLAN FOR NEW MIDDLE SCHOOL KAUFMAN I.S.D. CAMPUS ADDITION BLOCK A, LOT 1 D. FALCON SURVEY, ABSTRACT NO. 151

AUGUST 2025

ADDENDUM #1

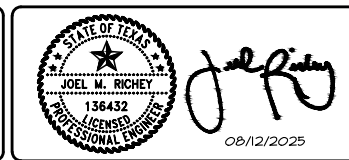
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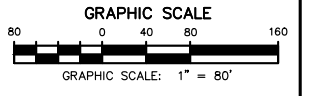
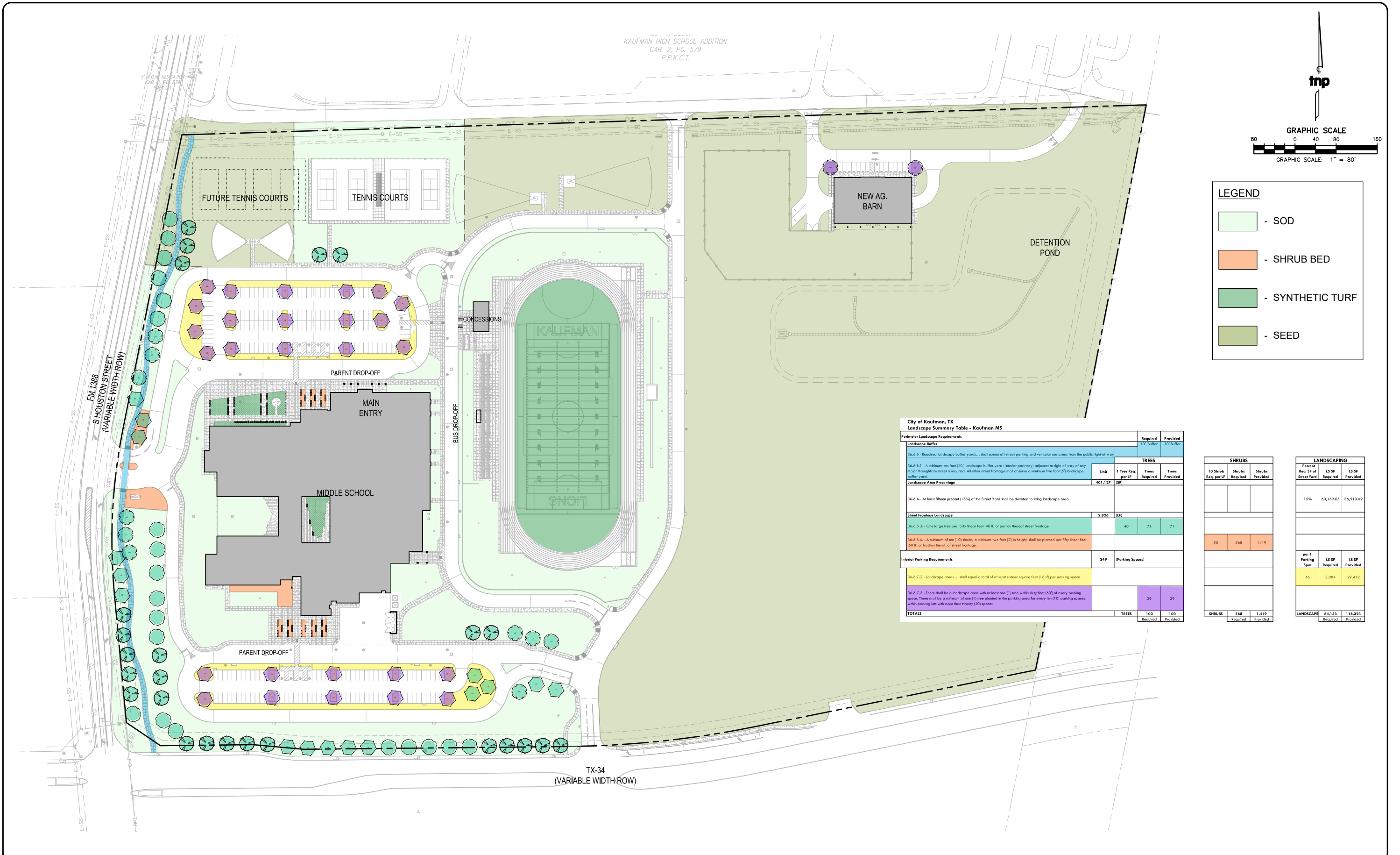


teague nall & perkins
 825 Watters Creek Boulevard., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 TBPE Registration No. F-230
 www.tnpsc.com



City of Kaufman, Texas
 Kaufman Independent School District
New Middle School
 CITY SITE PLAN

tnp project
 VLK24489
C1.06



LEGEND

- SOD
- SHRUB BED
- SYNTHETIC TURF
- SEED

City of Kaufman, TX
Landscape Summary Table - Kaufman MS

Perimeter Landscape Requirements	Required	Provided
Landscape Buffer	10' Buffer	10' Buffer
36.6.8 - Required landscape buffer yards... shall screen off-street parking and vehicular use areas from the public right-of-way		
36.6.8.1 - A minimum ten foot (10') landscape buffer yard (linear parkway) adjacent to right-of-way of any major throughfare street is required. All other street frontage shall observe a minimum five foot (5') landscape buffer yard.		
Landscape Area Percentage	401,137 (5%)	
36.6.A. - At least fifteen percent (15%) of the Street Yard shall be devoted to living landscape areas.		
Street Frontage Landscape	2,826 (LF)	
36.6.8.3 - One large tree per forty linear feet (40 ft) or portion thereof street frontage.		
36.6.8.4 - A minimum of ten (10) shrubs, a minimum two feet (2') in height, shall be planted per fifty linear feet (50 ft) or fraction thereof, of street frontage.		
Interior Parking Requirements	249 (Parking Spaces)	
36.6.C.2 - Landscape areas ... shall equal a total of at least sixteen square feet (16 sf) per parking space		
36.6.C.3 - There shall be a landscape area with at least one (1) tree within sixty feet (60') of every parking space. There shall be a minimum of one (1) tree planted in the parking area for every ten (10) parking spaces within parking lots with more than twenty (20) spaces.		
TOTALS	TREES 100 Required	100 Provided

SHRUBS			LANDSCAPING		
10 Shrub Req. per LF	Shrubs Required	Shrubs Provided	Percent Req. SF of Street Yard	LS SF Required	LS SF Provided
			15%	60,169.05	86,910.62
50	568	1419			
SHRUBS			LANDSCAPING		
per 1 Parking Spot	LS SF Required	LS SF Provided			
16	3,984	29,412			
TOTALS	568 Required	1419 Provided	64,153 Required	116,323 Provided	

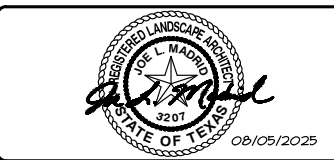
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	ADDENDUM #1		08/05/25



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AUG 2025

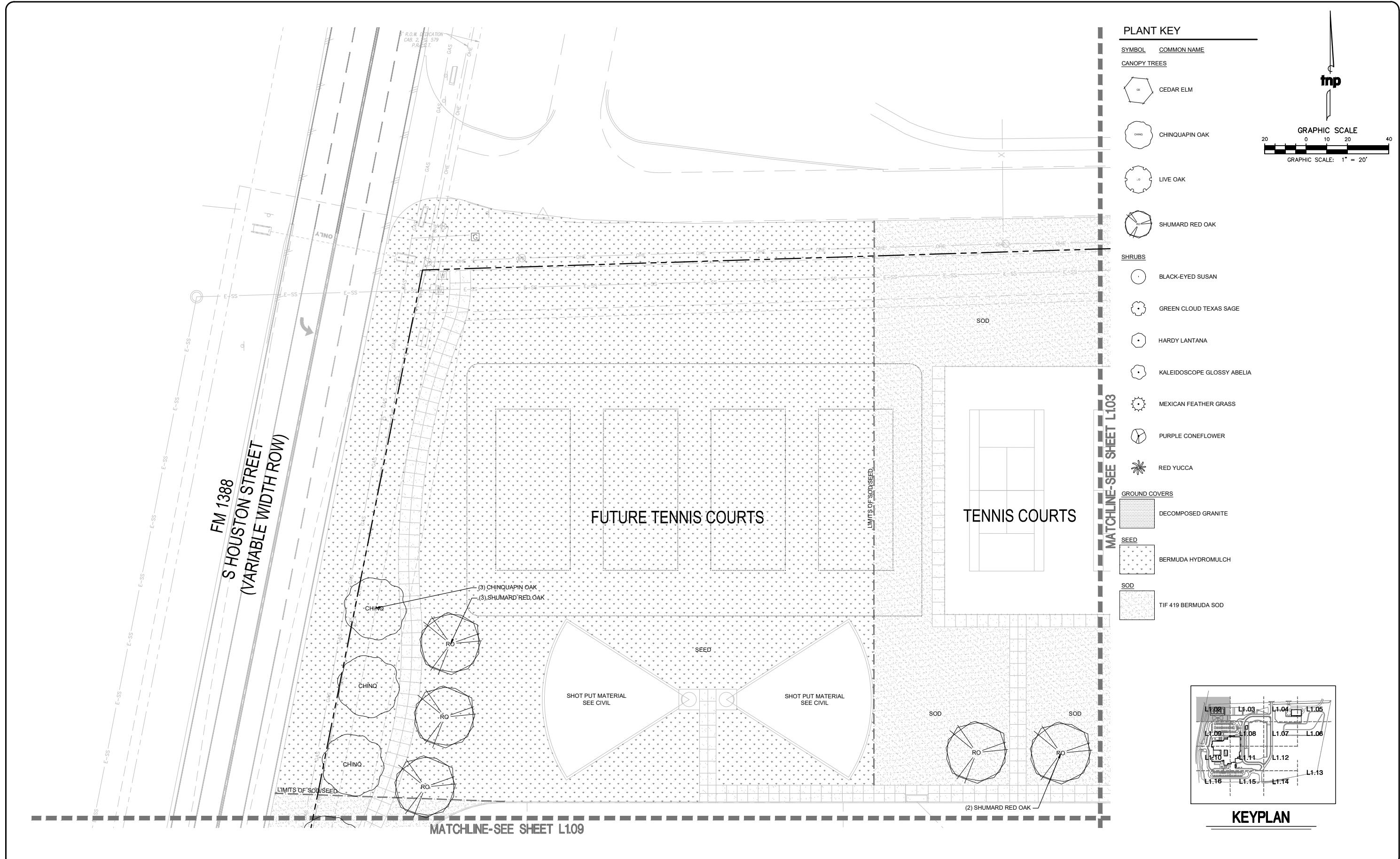


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TBPE Registration No. F-230
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City of Kaufman, Texas
Kaufman Independent School District
New Middle School
OVERALL LANDSCAPE PLAN

tnp project
VLK24489
L1.01



PLANT KEY

SYMBOL COMMON NAME

CANOPY TREES

- CEDAR ELM
- CHINQUAPIN OAK
- LIVE OAK
- SHUMARD RED OAK

SHRUBS

- BLACK-EYED SUSAN
- GREEN CLOUD TEXAS SAGE
- HARDY LANTANA
- KALEIDOSCOPE GLOSSY ABELIA
- MEXICAN FEATHER GRASS
- PURPLE CONEFLOWER
- RED YUCCA

GROUND COVERS

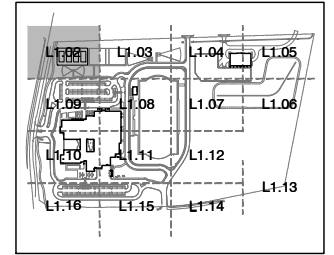
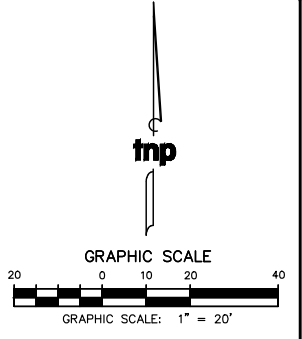
- DECOMPOSED GRANITE

SEED

- BERMUDA HYDROMULCH

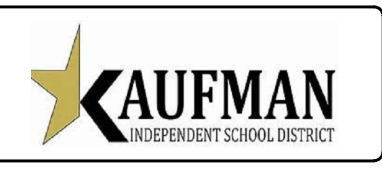
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- TIF 419 BERMUDA SOD

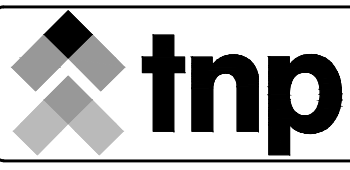


KEYPLAN

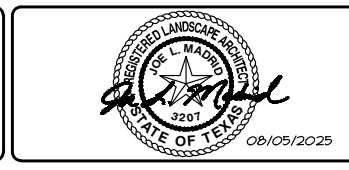
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date
AUG 2025

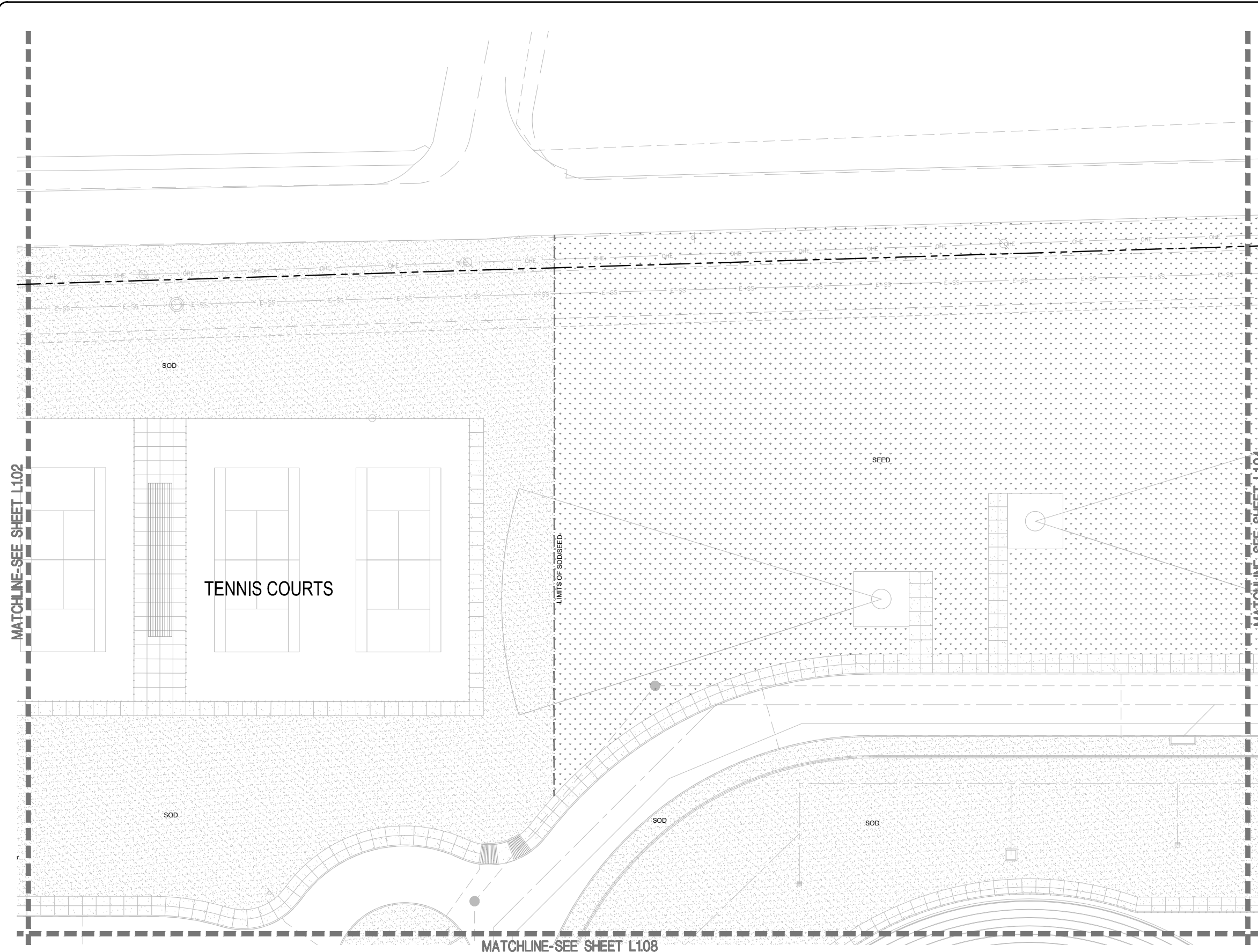


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Kaufman Independent School District
New Middle School
LANDSCAPE PLAN





Inp project
VLK24489
L1.02










PLANT KEY

SYMBOL COMMON NAME






CANOPY TREES

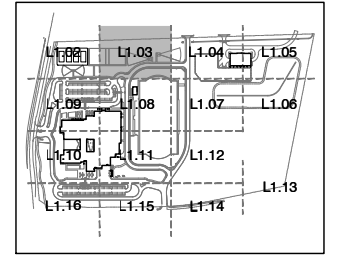
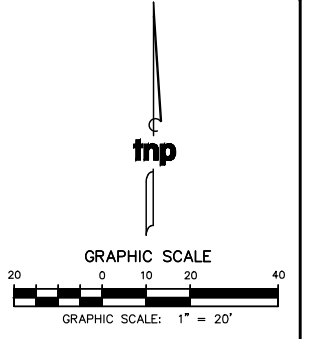
-  CEDAR ELM
-  CHINQUAPIN OAK
-  LIVE OAK
-  SHUMARD RED OAK

SHRUBS

-  BLACK-EYED SUSAN
-  GREEN CLOUD TEXAS SAGE
-  HARDY LANTANA
-  KALEIDOSCOPE GLOSSY ABELIA
-  MEXICAN FEATHER GRASS
-  PURPLE CONEFLOWER
-  RED YUCCA

GROUND COVERS

-  DECOMPOSED GRANITE
-  SEED
-  BERMUDA HYDROMULCH
-  SOD
-  TIF 419 BERMUDA SOD



KEYPLAN

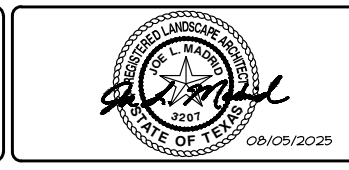
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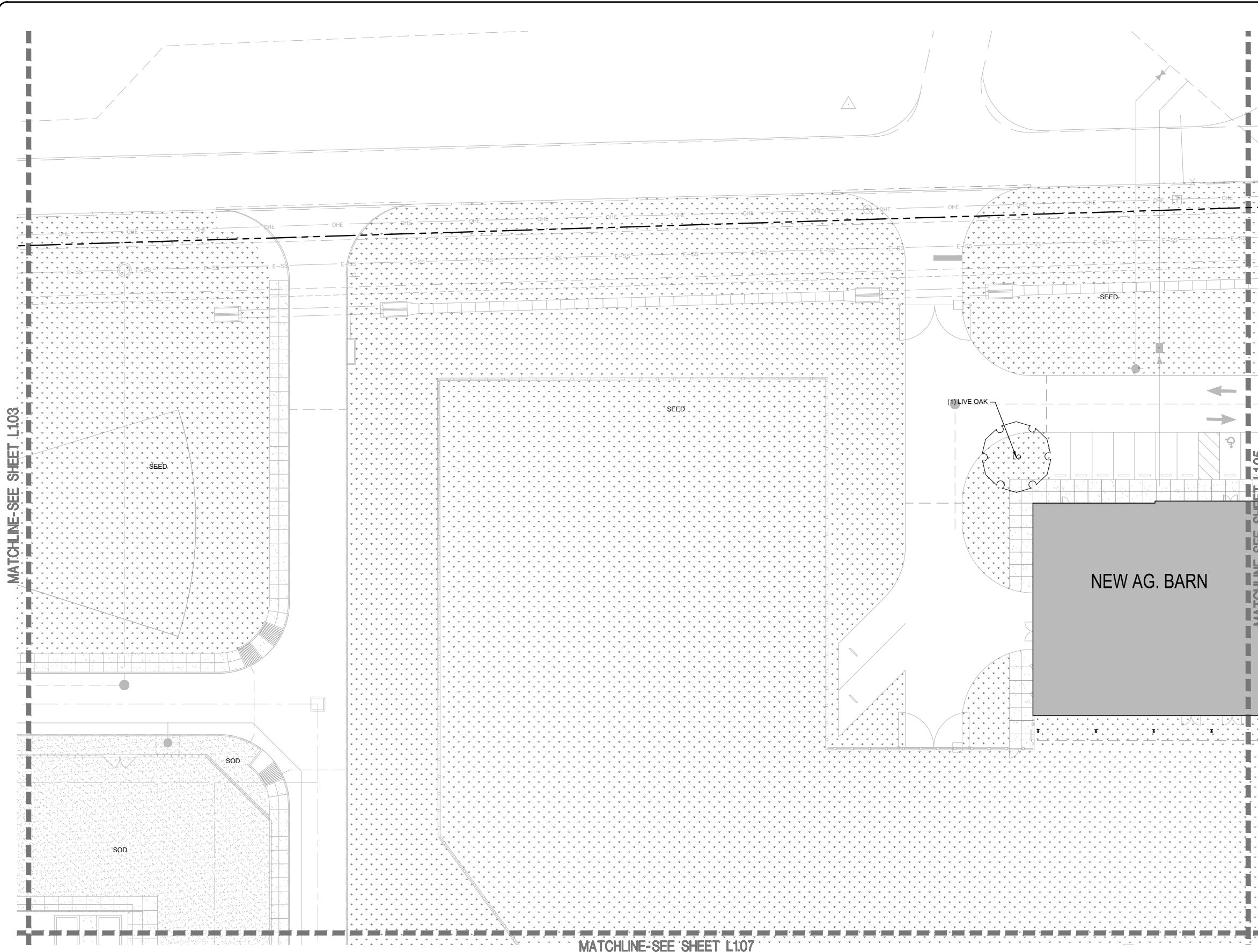


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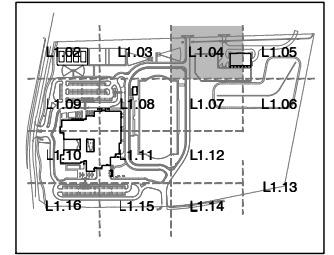
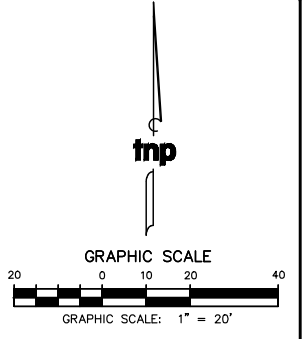
City of Kaufman, Texas
Kaufman Independent School District
New Middle School
LANDSCAPE PLAN

Inp project
VLK24489
L1.03



PLANT KEY

- | SYMBOL | COMMON NAME |
|----------------------|----------------------------|
| CANOPY TREES | |
| | CEDAR ELM |
| | CHINQUAPIN OAK |
| | LIVE OAK |
| | SHUMARD RED OAK |
| SHRUBS | |
| | BLACK-EYED SUSAN |
| | GREEN CLOUD TEXAS SAGE |
| | HARDY LANTANA |
| | KALEIDOSCOPE GLOSSY ABELIA |
| | MEXICAN FEATHER GRASS |
| | PURPLE CONEFLOWER |
| | RED YUCCA |
| GROUND COVERS | |
| | DECOMPOSED GRANITE |
| | SEED |
| | BERMUDA HYDROMULCH |
| | TIF 419 BERMUDA SOD |



KEYPLAN

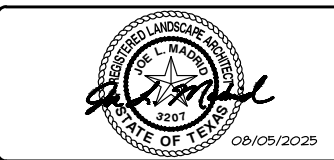
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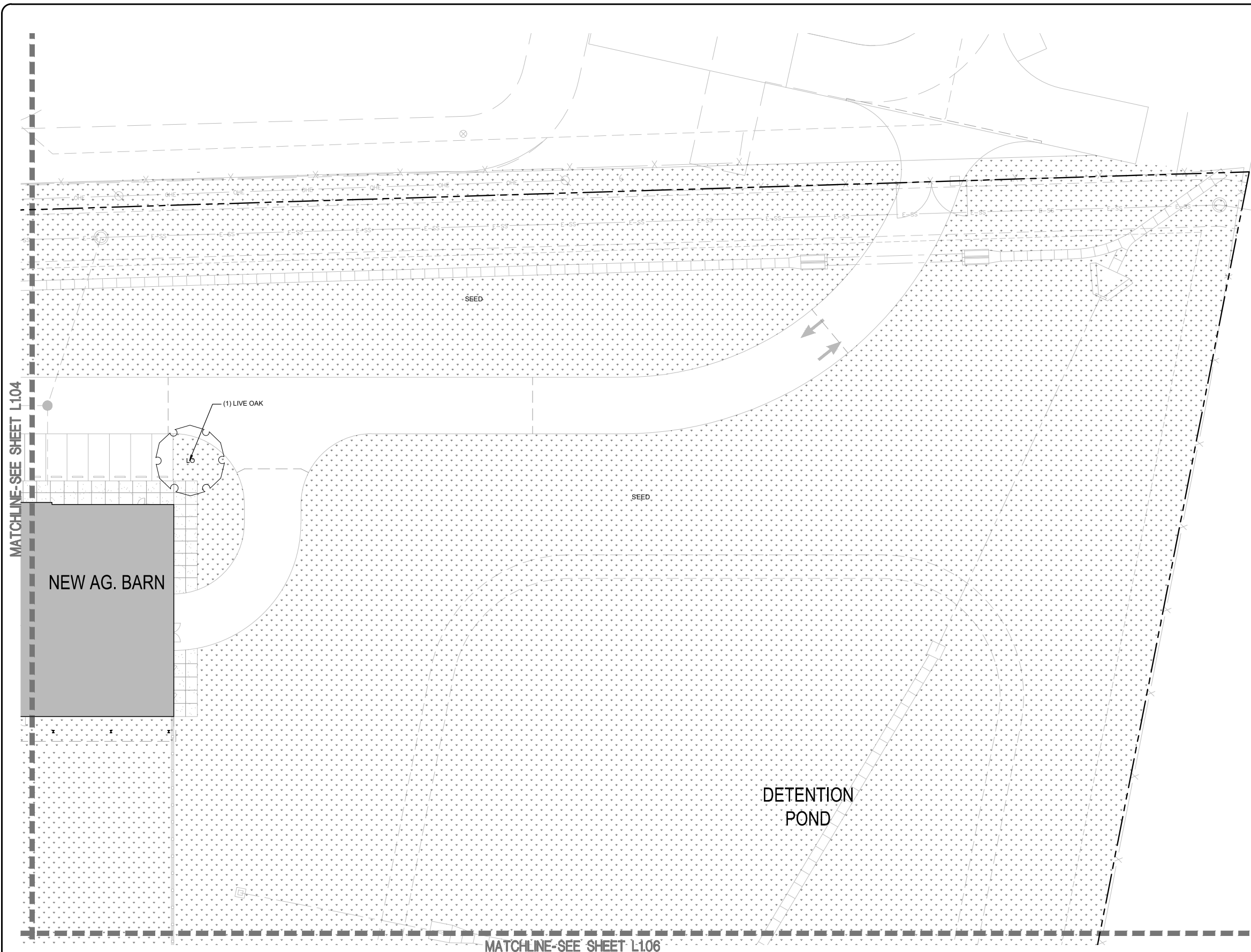


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Kaufman Independent School District
New Middle School
LANDSCAPE PLAN





Inp project
VLK24489
L1.04










PLANT KEY

SYMBOL COMMON NAME





CANOPY TREES

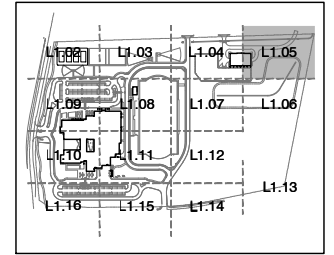
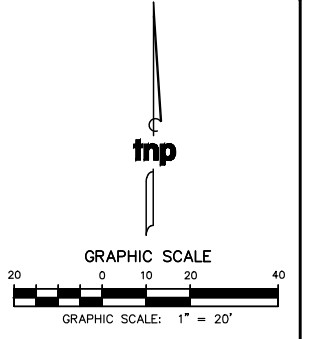
-  CEDAR ELM
-  CHINQUAPIN OAK
-  LIVE OAK
-  SHUMARD RED OAK

SHRUBS

-  BLACK-EYED SUSAN
-  GREEN CLOUD TEXAS SAGE
-  HARDY LANTANA
-  KALEIDOSCOPE GLOSSY ABELIA
-  MEXICAN FEATHER GRASS
-  PURPLE CONEFLOWER
-  RED YUCCA

GROUND COVERS

-  DECOMPOSED GRANITE
-  SEED
-  BERMUDA HYDROMULCH
-  TIF 419 BERMUDA SOD



KEYPLAN

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by	date



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date
AUG 2025

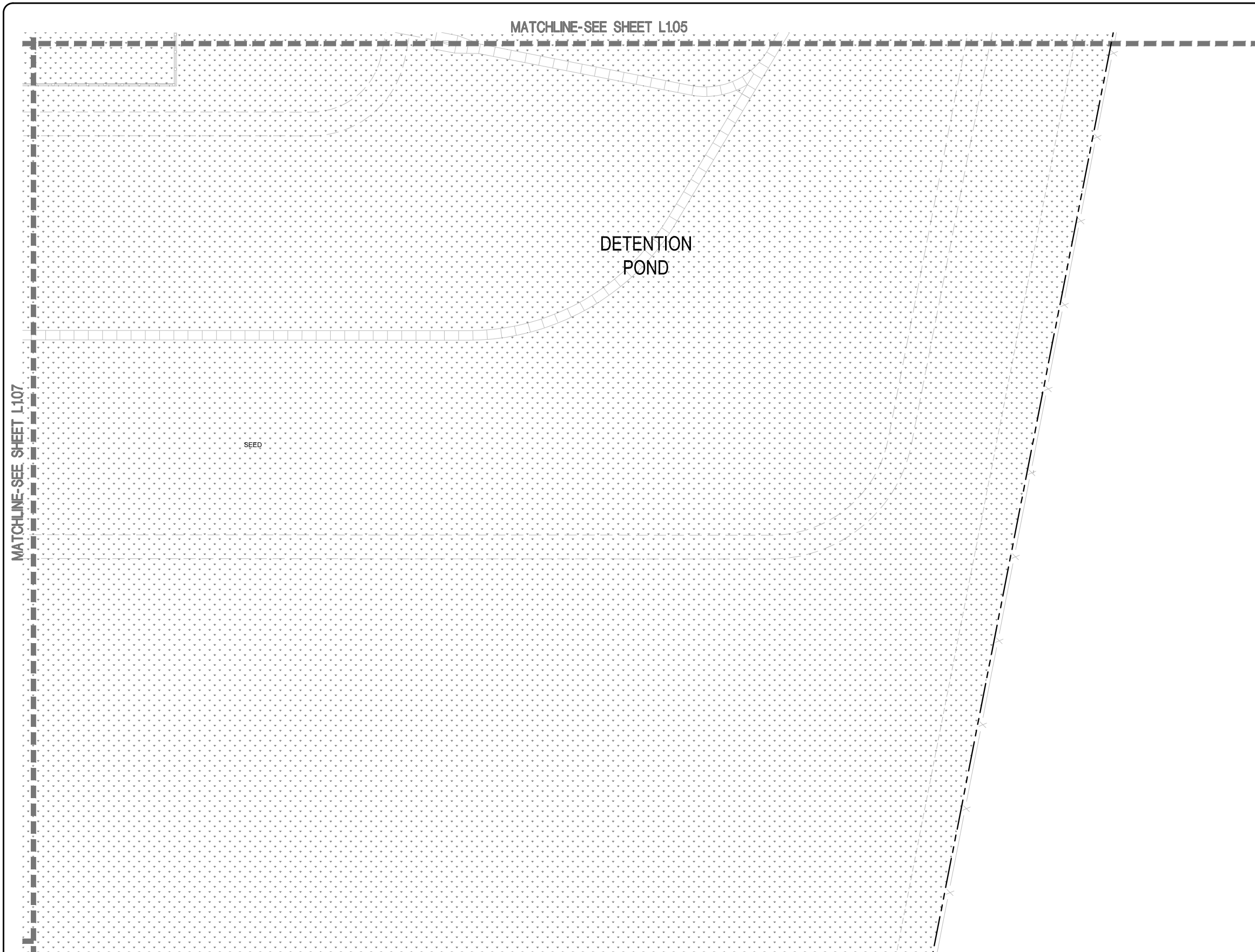


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L1.05










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

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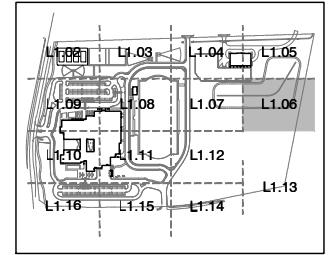
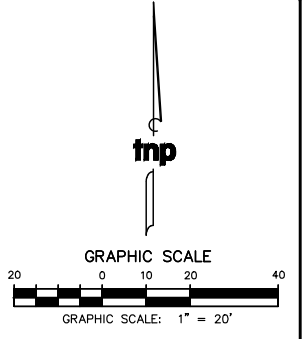
-  CEDAR ELM
-  CHINQUAPIN OAK
-  LIVE OAK
-  SHUMARD RED OAK

SHRUBS

-  BLACK-EYED SUSAN
-  GREEN CLOUD TEXAS SAGE
-  HARDY LANTANA
-  KALEIDOSCOPE GLOSSY ABELIA
-  MEXICAN FEATHER GRASS
-  PURPLE CONEFLOWER
-  RED YUCCA

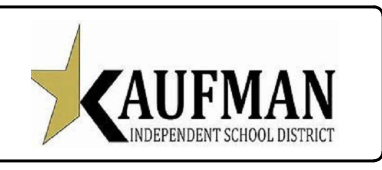
GROUND COVERS

-  DECOMPOSED GRANITE
- SEED**
-  BERMUDA HYDROMULCH
- SOD**
-  TIF 419 BERMUDA SOD



KEYPLAN

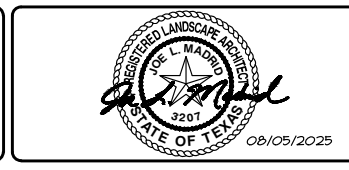
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no.	revision
	by
	date



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date
AUG 2025



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L1.06

MATCHLINE-SEE SHEET L1.04





MATCHLINE-SEE SHEET L1.12

MATCHLINE-SEE SHEET L1.08








PLANT KEY

SYMBOL COMMON NAME






CANOPY TREES

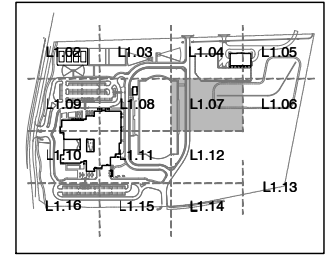
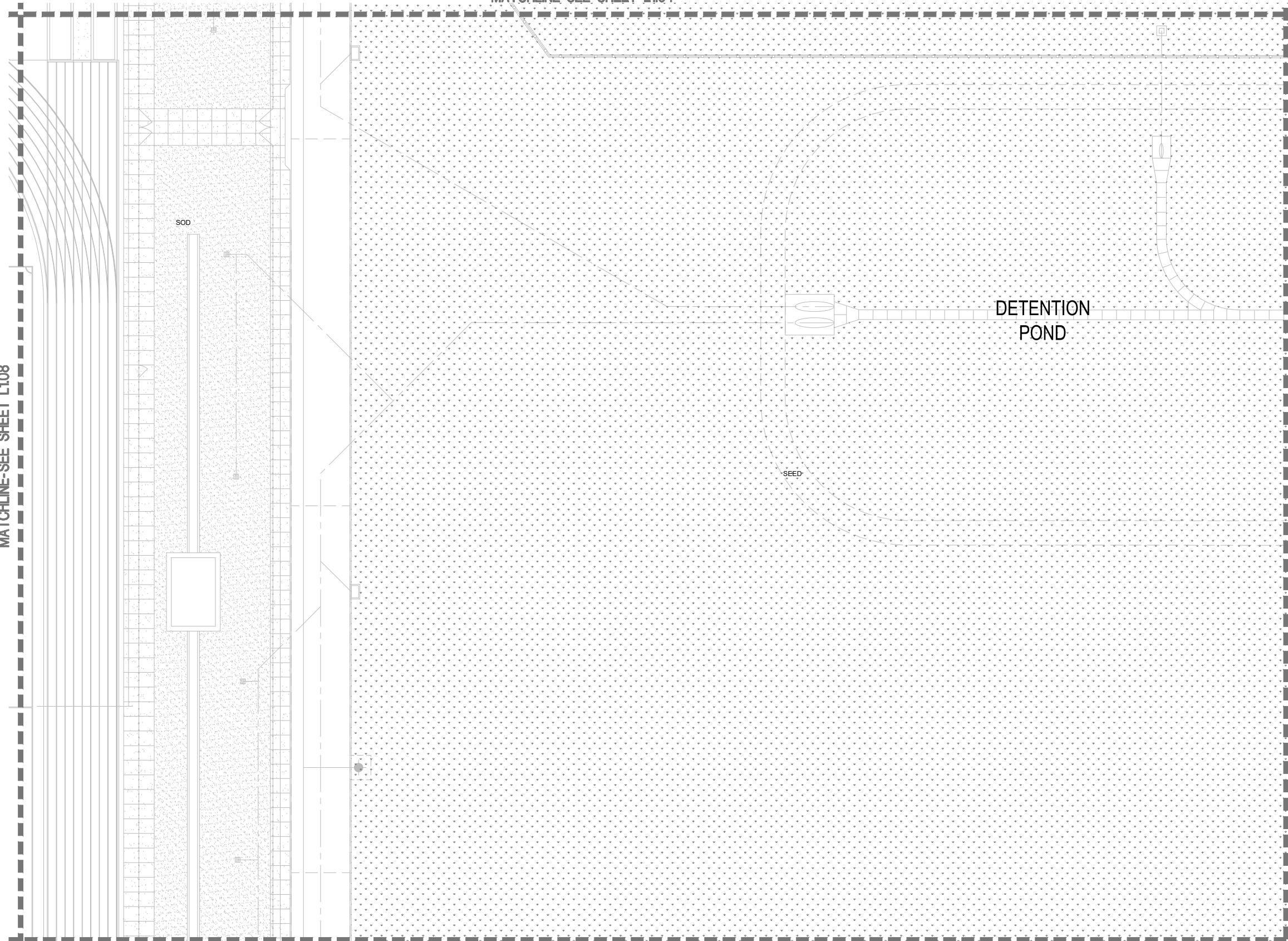
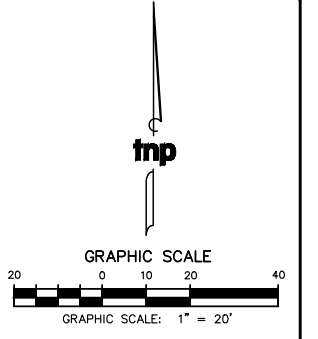
-  CEDAR ELM
-  CHINQUAPIN OAK
-  LIVE OAK
-  SHUMARD RED OAK

SHRUBS

-  BLACK-EYED SUSAN
-  GREEN CLOUD TEXAS SAGE
-  HARDY LANTANA
-  KALEIDOSCOPE GLOSSY ABELIA
-  MEXICAN FEATHER GRASS
-  PURPLE CONEFLOWER
-  RED YUCCA

GROUND COVERS

-  DECOMPOSED GRANITE
-  SEED
-  BERMUDA HYDROMULCH
-  SOD
-  TIF 419 BERMUDA SOD



KEYPLAN

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no.	revision
by	date



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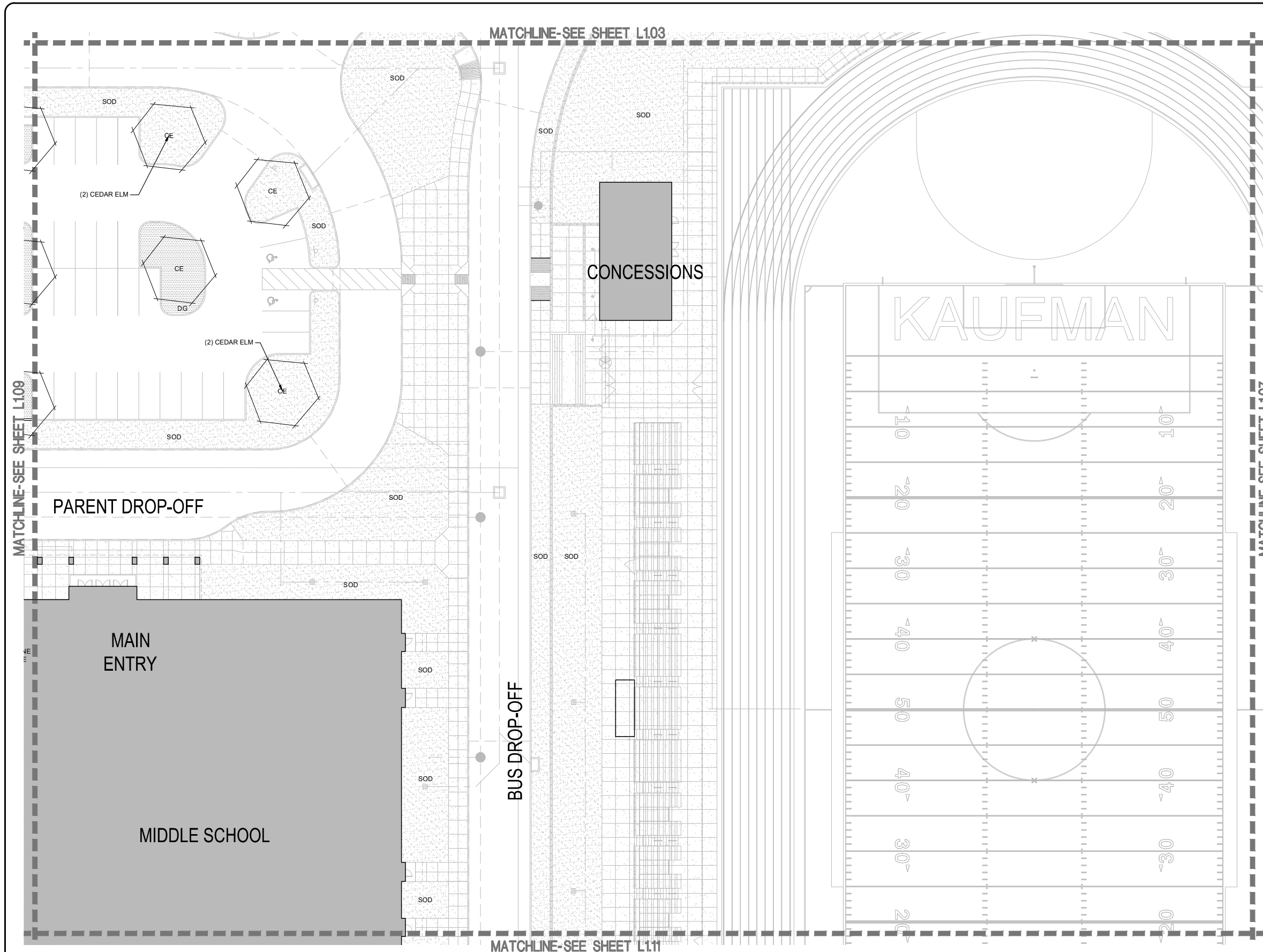


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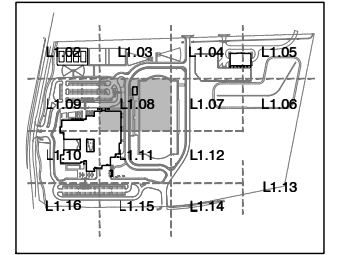
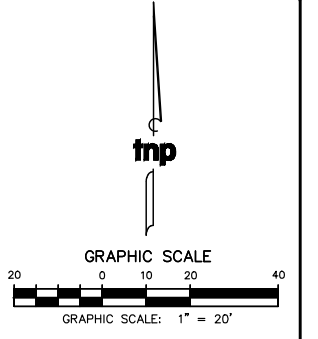
City of Kaufman, Texas
Kaufman Independent School District
New Middle School
LANDSCAPE PLAN

Inp project
VLK24489
L1.07



PLANT KEY

- | SYMBOL | COMMON NAME |
|----------------------|----------------------------|
| CANOPY TREES | |
| | CEDAR ELM |
| | CHINQUAPIN OAK |
| | LIVE OAK |
| | SHUMARD RED OAK |
| SHRUBS | |
| | BLACK-EYED SUSAN |
| | GREEN CLOUD TEXAS SAGE |
| | HARDY LANTANA |
| | KALEIDOSCOPE GLOSSY ABELIA |
| | MEXICAN FEATHER GRASS |
| | PURPLE CONEFLOWER |
| | RED YUCCA |
| GROUND COVERS | |
| | DECOMPOSED GRANITE |
| SEED | |
| | BERMUDA HYDROMULCH |
| SOD | |
| | TIF 419 BERMUDA SOD |



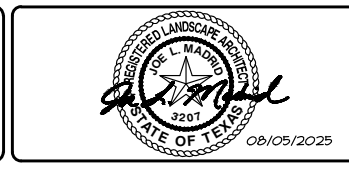
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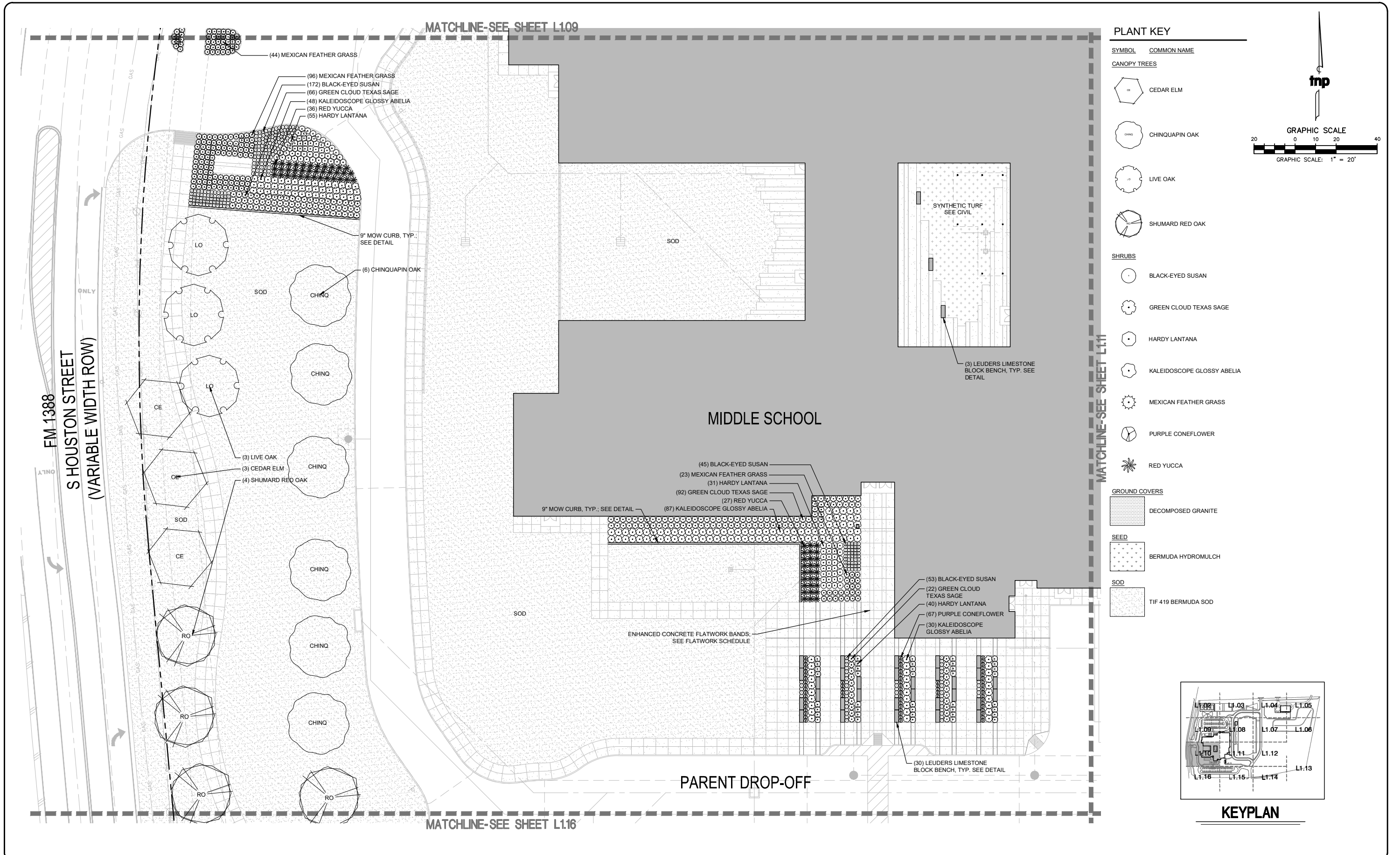


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Kaufman Independent School District
New Middle School
LANDSCAPE PLAN

Inp project
VLK24489
L1.08



PLANT KEY

SYMBOL COMMON NAME

CANOPY TREES

- CEDAR ELM
- CHINQUAPIN OAK
- LIVE OAK
- SHUMARD RED OAK

SHRUBS

- BLACK-EYED SUSAN
- GREEN CLOUD TEXAS SAGE
- HARDY LANTANA
- KALEIDOSCOPE GLOSSY ABELIA
- MEXICAN FEATHER GRASS
- PURPLE CONEFLOWER
- RED YUCCA

GROUND COVERS

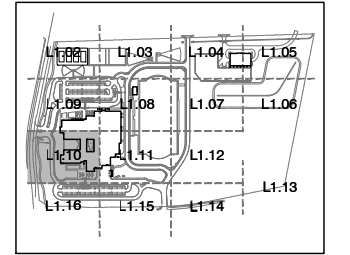
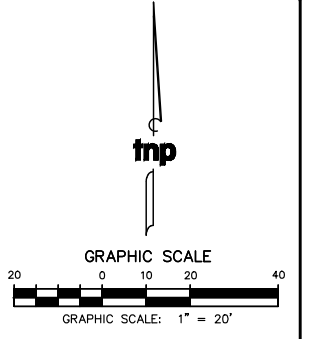
- DECOMPOSED GRANITE

SEED

- BERMUDA HYDROMULCH

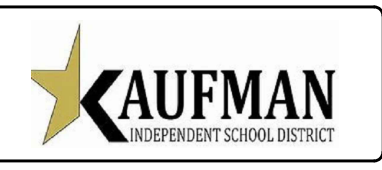
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- TIF 419 BERMUDA SOD



KEYPLAN

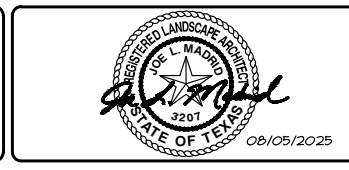
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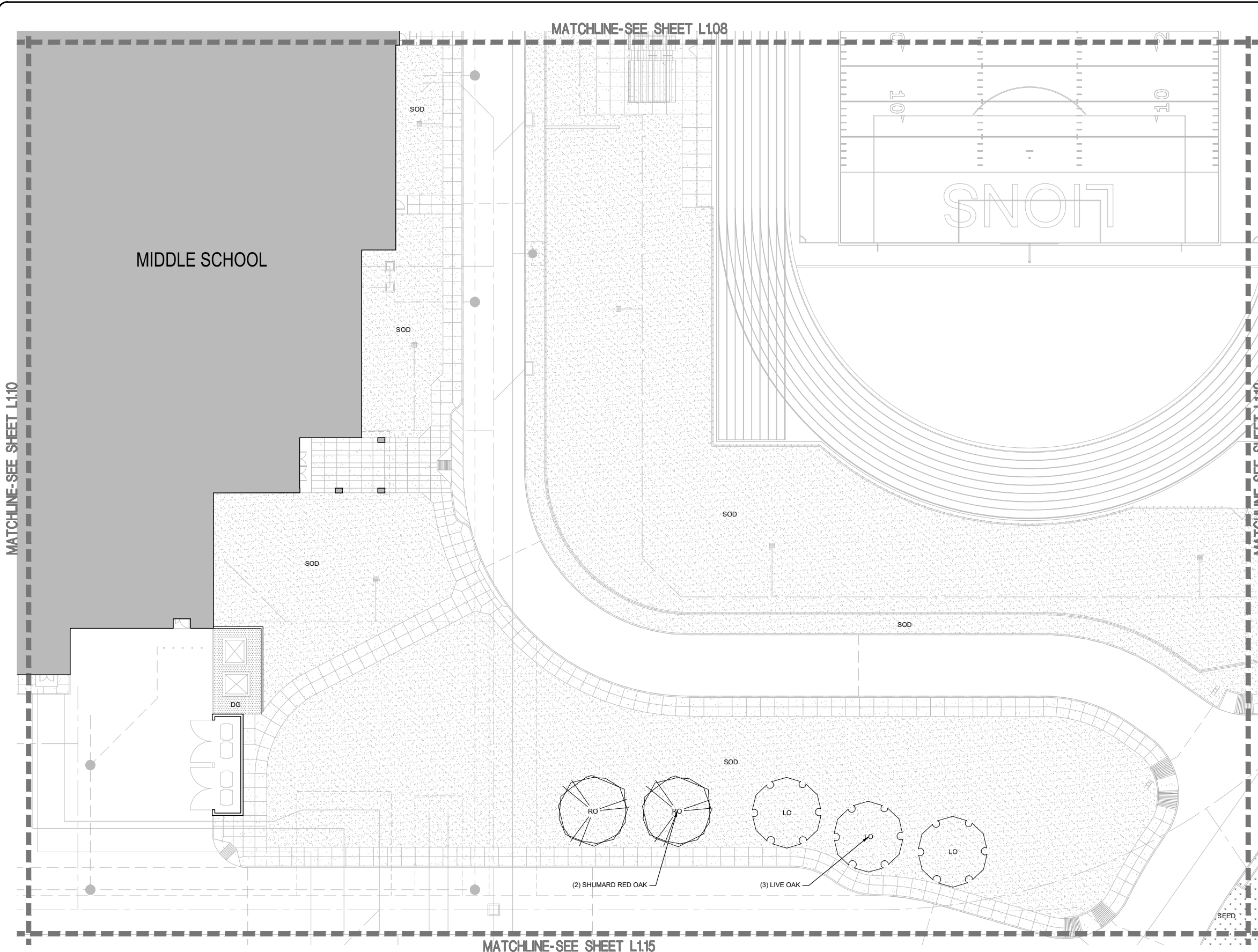


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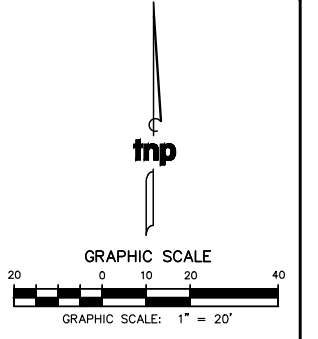
City of Kaufman, Texas
Kaufman Independent School District
New Middle School
LANDSCAPE PLAN

Inp project
VLK24489
L1.10



PLANT KEY

- | SYMBOL | COMMON NAME |
|----------------------|----------------------------|
| CANOPY TREES | |
| | CEDAR ELM |
| | CHINQUAPIN OAK |
| | LIVE OAK |
| | SHUMARD RED OAK |
| SHRUBS | |
| | BLACK-EYED SUSAN |
| | GREEN CLOUD TEXAS SAGE |
| | HARDY LANTANA |
| | KALEIDOSCOPE GLOSSY ABELIA |
| | MEXICAN FEATHER GRASS |
| | PURPLE CONEFLOWER |
| | RED YUCCA |
| GROUND COVERS | |
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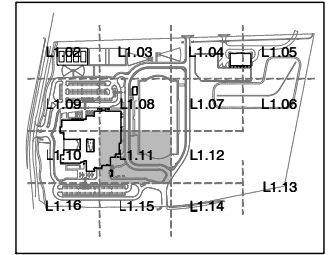


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MATCHLINE-SEE SHEET L1.12

MATCHLINE-SEE SHEET L1.08

MATCHLINE-SEE SHEET L1.15



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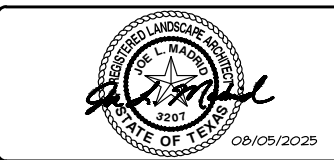
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date
AUG 2025



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Kaufman Independent School District
New Middle School
LANDSCAPE PLAN

Inp project
VLK24489
L1.11





MATCHLINE-SEE SHEET L1.07










PLANT KEY

SYMBOL COMMON NAME




CANOPY TREES

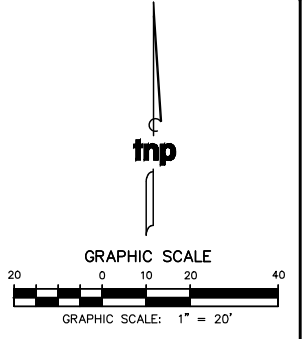
-  CEDAR ELM
-  CHINQUAPIN OAK
-  LIVE OAK
-  SHUMARD RED OAK

SHRUBS

-  BLACK-EYED SUSAN
-  GREEN CLOUD TEXAS SAGE
-  HARDY LANTANA
-  KALEIDOSCOPE GLOSSY ABELIA
-  MEXICAN FEATHER GRASS
-  PURPLE CONEFLOWER
-  RED YUCCA

GROUND COVERS

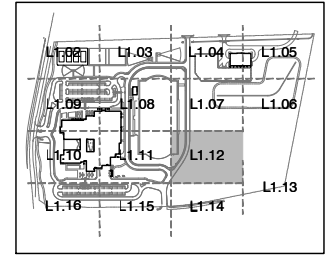
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-  BERMUDA HYDROMULCH
-  TIF 419 BERMUDA SOD



MATCHLINE-SEE SHEET L1.11

MATCHLINE-SEE SHEET L1.13

MATCHLINE-SEE SHEET L1.14



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AUG 2025

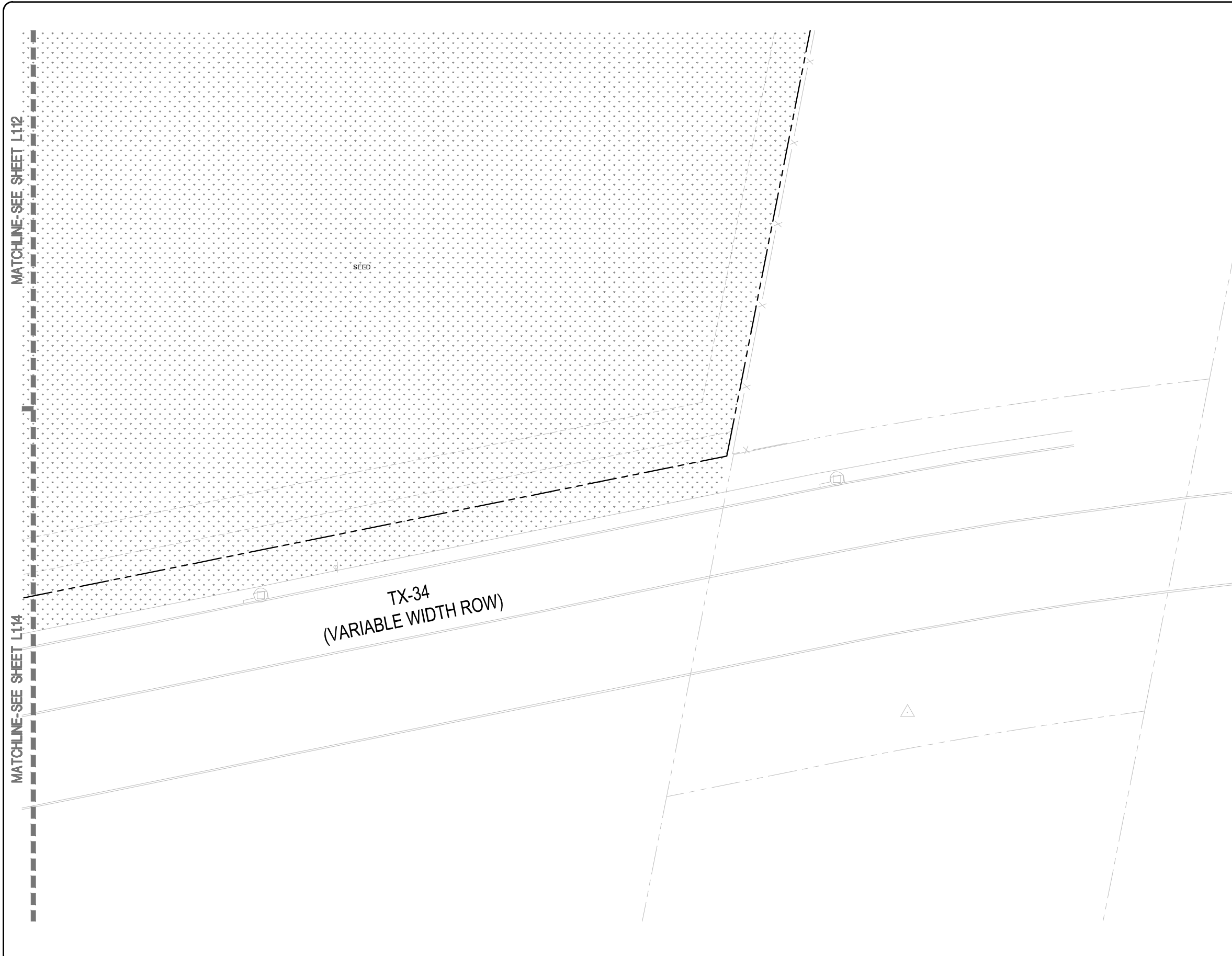


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New Middle School
LANDSCAPE PLAN





Inp project
VLK24489
L1.12










PLANT KEY

SYMBOL COMMON NAME





CANOPY TREES

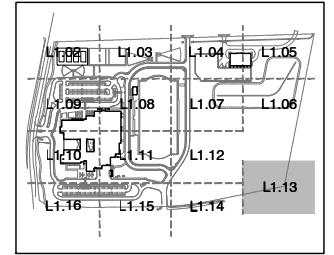
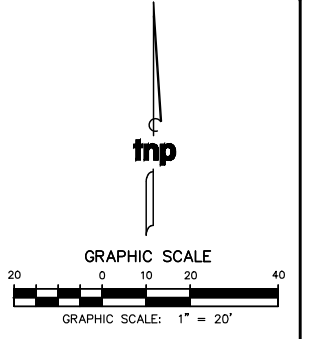
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-  CHINQUAPIN OAK
-  LIVE OAK
-  SHUMARD RED OAK

SHRUBS

-  BLACK-EYED SUSAN
-  GREEN CLOUD TEXAS SAGE
-  HARDY LANTANA
-  KALEIDOSCOPE GLOSSY ABELIA
-  MEXICAN FEATHER GRASS
-  PURPLE CONEFLOWER
-  RED YUCCA

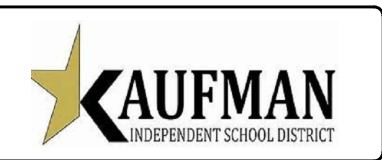
GROUND COVERS

-  DECOMPOSED GRANITE
-  SEED
-  BERMUDA HYDROMULCH
-  TIF 419 BERMUDA SOD



KEYPLAN

ADDENDUM #1	08/05/25		
no.	revision	by	date



scale
horiz
1"=20'
vert
N/A
date
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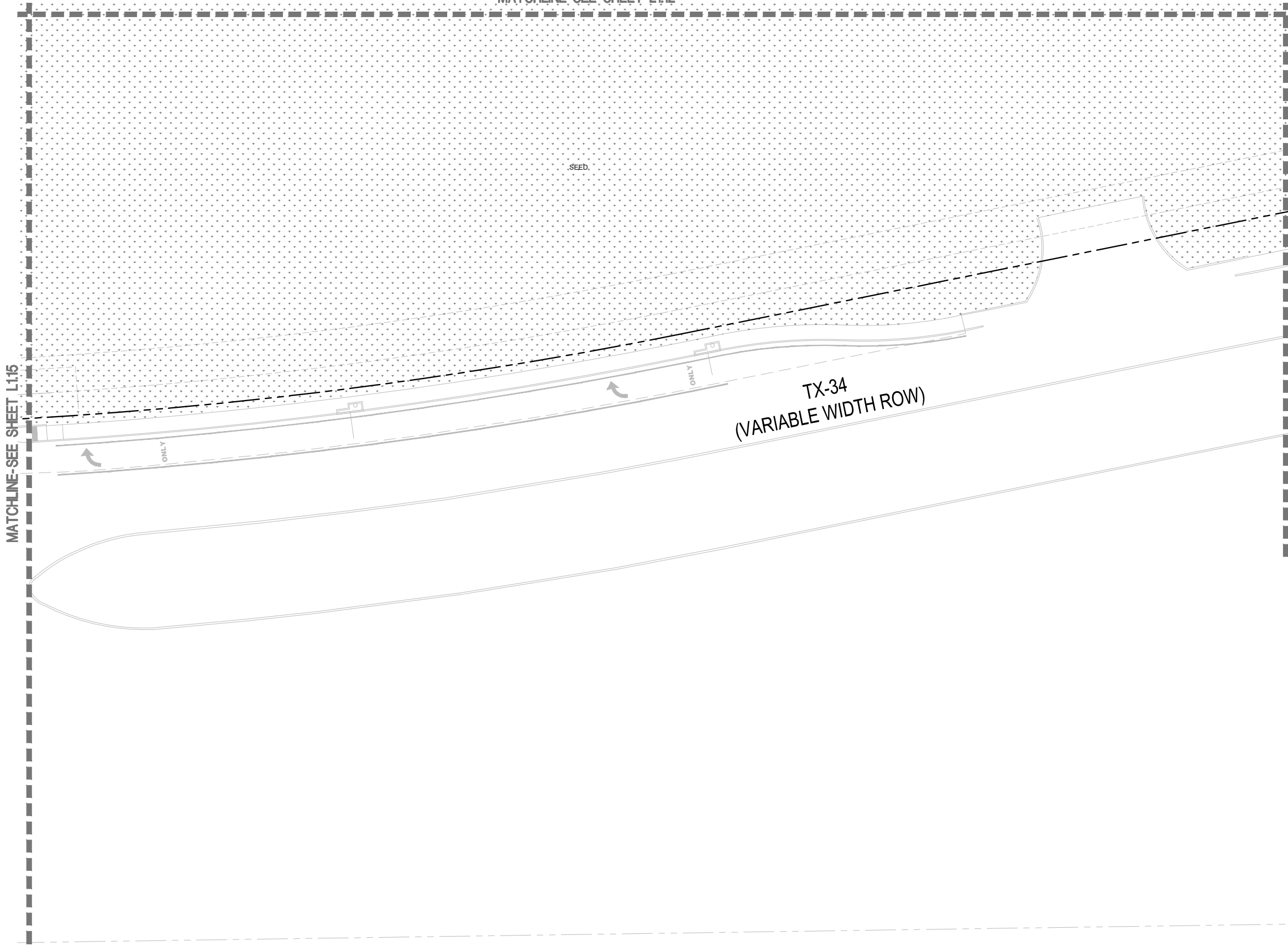
City of Kaufman, Texas
Kaufman Independent School District
New Middle School
LANDSCAPE PLAN

Inp project
VLK24489
L1.13

MATCHLINE-SEE SHEET L1.12

MATCHLINE-SEE SHEET L1.16





MATCHLINE-SEE SHEET L1.13










PLANT KEY

SYMBOL COMMON NAME


CANOPY TREES


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
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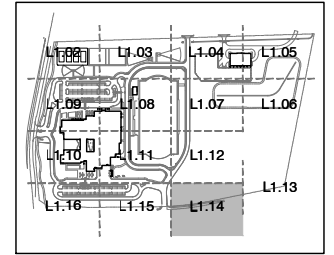
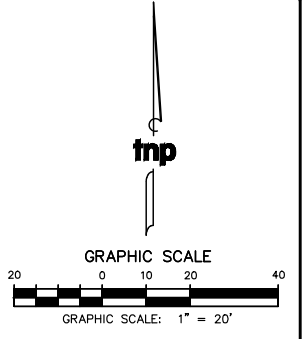
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-  MEXICAN FEATHER GRASS
-  PURPLE CONEFLOWER
-  RED YUCCA

GROUND COVERS

-  DECOMPOSED GRANITE
- SEED

 BERMUDA HYDROMULCH
- SOD

 TIF 419 BERMUDA SOD



KEYPLAN

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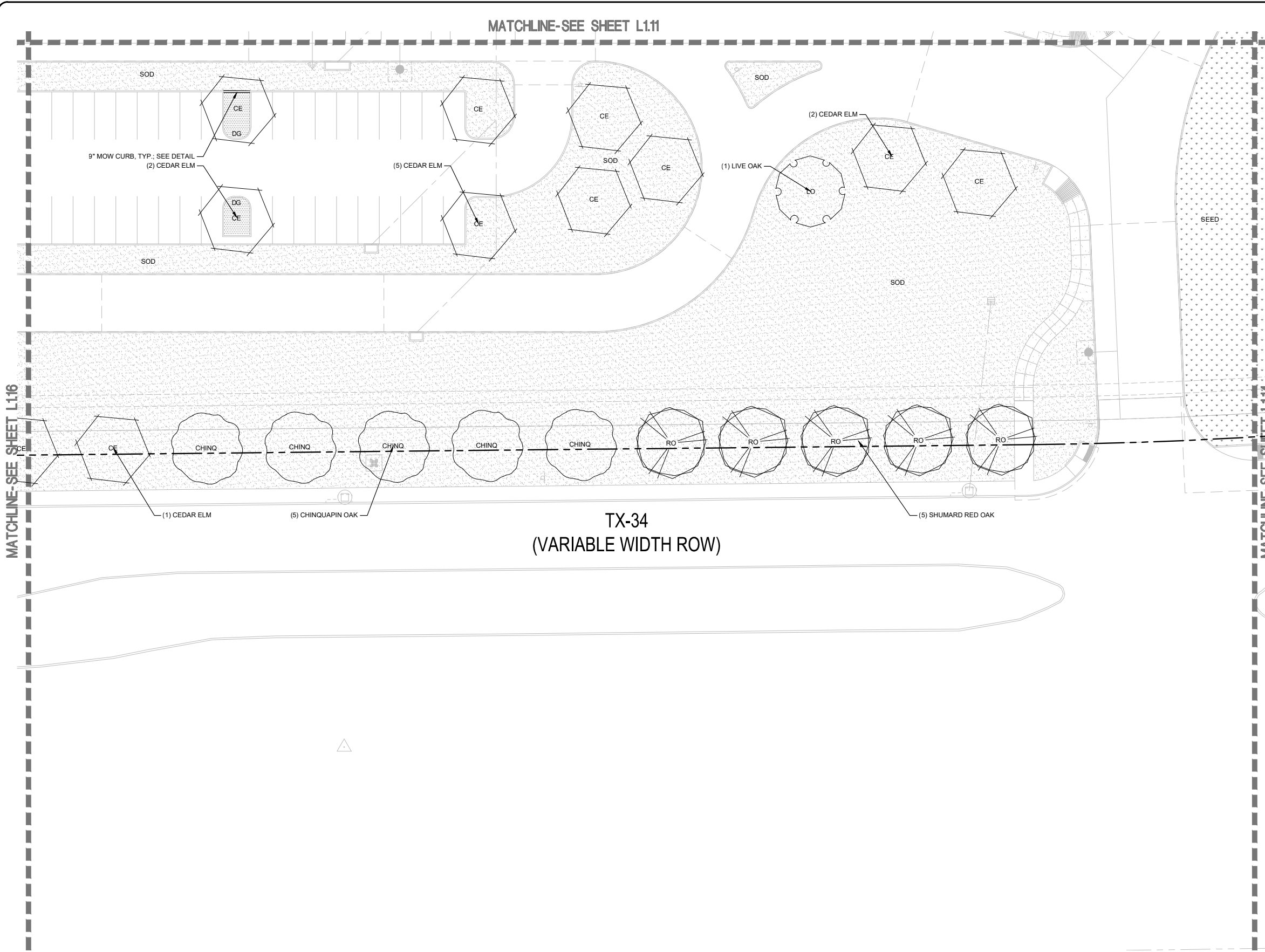
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New Middle School
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VLK24489
L1.14

MATCHLINE-SEE SHEET L1.11



PLANT KEY

SYMBOL COMMON NAME

CANOPY TREES

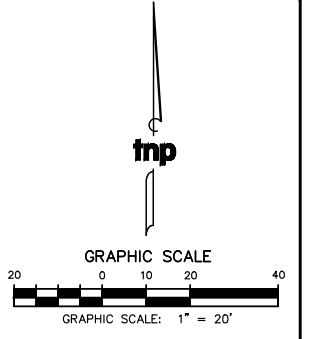
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- CHINQUAPIN OAK
- LIVE OAK
- SHUMARD RED OAK

SHRUBS

- BLACK-EYED SUSAN
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- KALEIDOSCOPE GLOSSY ABELIA
- MEXICAN FEATHER GRASS
- PURPLE CONEFLOWER
- RED YUCCA

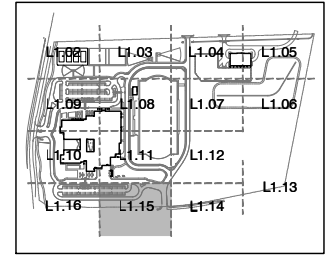
GROUND COVERS

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- SEED
- BERMUDA HYDROMULCH
- SOD
- TIF 419 BERMUDA SOD



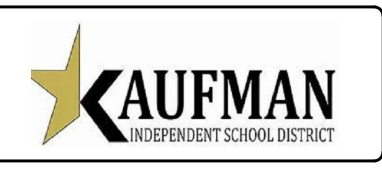
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MATCHLINE-SEE SHEET L1.14

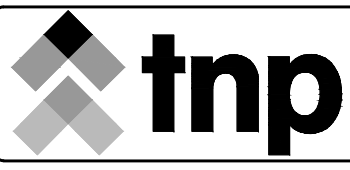


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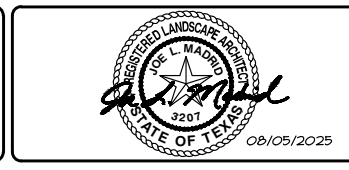
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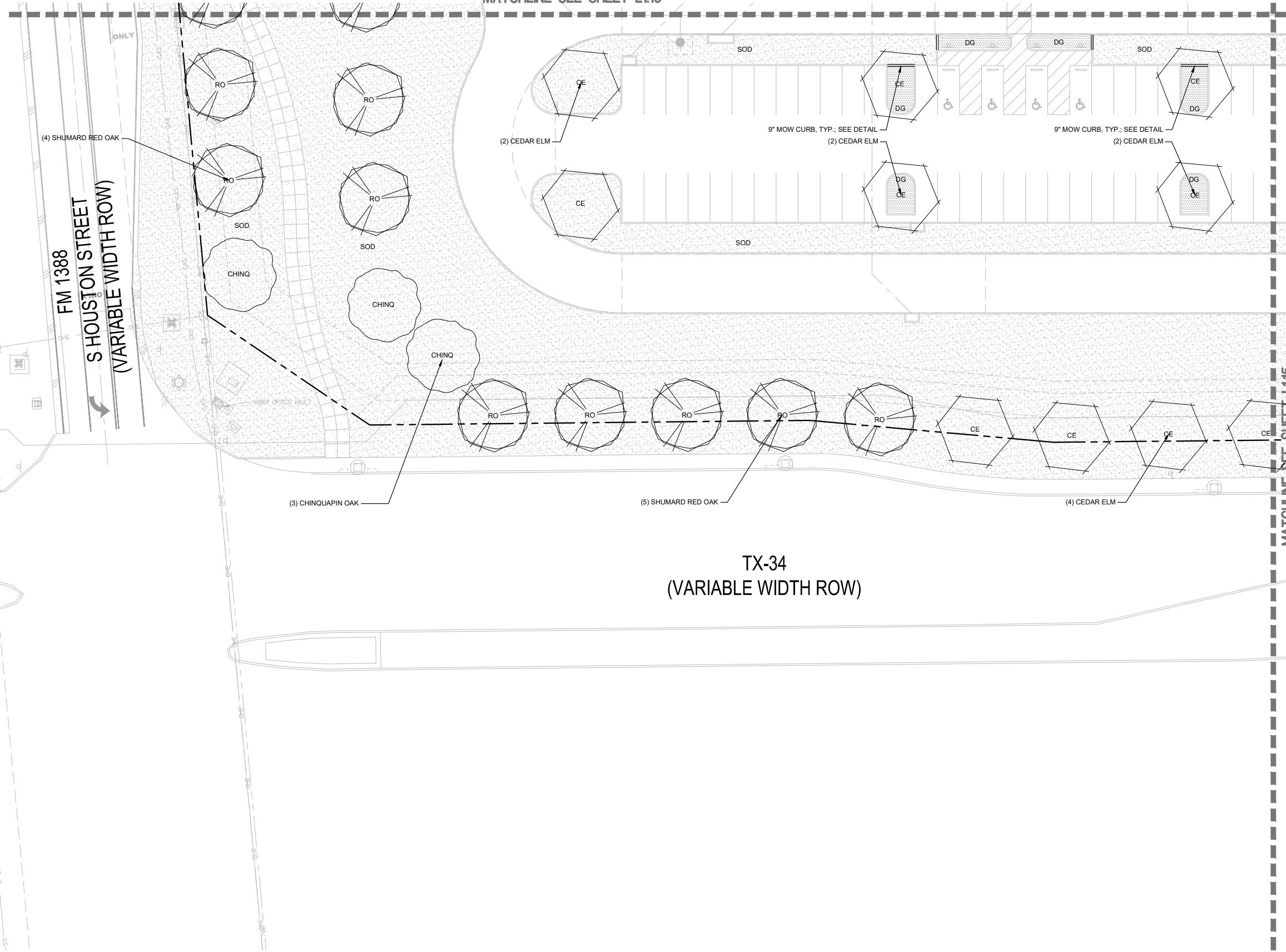
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MATCHLINE-SEE SHEET L1.10



PLANT KEY

SYMBOL COMMON NAME

CANOPY TREES

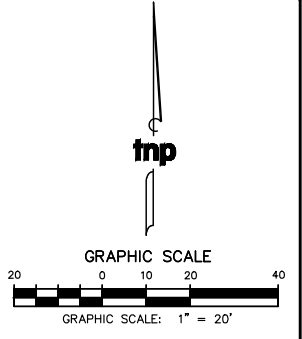
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- CHINQUAPIN OAK
- LIVE OAK
- SHUMARD RED OAK

SHRUBS

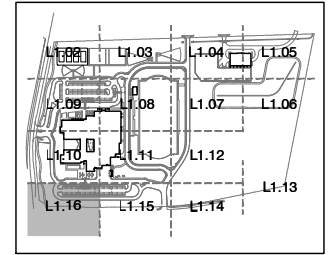
- BLACK-EYED SUSAN
- GREEN CLOUD TEXAS SAGE
- HARDY LANTANA
- KALEIDOSCOPE GLOSSY ABELIA
- MEXICAN FEATHER GRASS
- PURPLE CONEFLOWER
- RED YUCCA

GROUND COVERS

- DECOMPOSED GRANITE
- SEED
- BERMUDA HYDROMULCH
- TIF 419 BERMUDA SOD

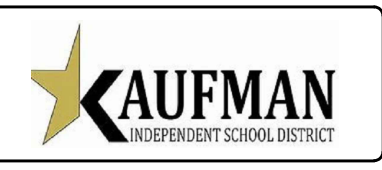


TX-34
(VARIABLE WIDTH ROW)



KEYPLAN

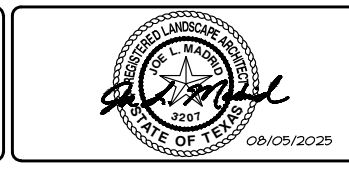
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




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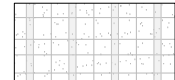
Inp project
VLK24489
L1.16

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
CANOPY TREES								
	CEDAR ELM	Ulmus crassifolia	43	3" Cal.	12'-14'	5'-6'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	CHINQUAPIN OAK	Quercus muehlenbergii	20	3" Cal.	10'-12'	6'-8'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	LIVE OAK	Quercus virginiana	12	3" Cal.	11'-12'	6'-8'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TURNK
	SHUMARD RED OAK	Quercus shumardii	25	3" Cal.	12'-14'	4'-5'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
SHRUBS								
	BLACK-EYED SUSAN	Rudbeckia fulgida	398	1 Gal.	12"-15"	12"-18"	18" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
	GREEN CLOUD TEXAS SAGE	Leucophyllum frutescens 'Green Cloud'	231	5 Gal.	24"-26"	30"-36"	32"-36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
	HARDY LANTANA	Lantana camara 'Miss Huff'	186	1 Gal.	6"-8"	30"-36"	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
	KALEIDOSCOPE GLOSSY ABELIA	Abelia x grandiflora 'Kaleidoscope'	216	3 Gal.	18"-24"	30"-42"	42" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
	MEXICAN FEATHER GRASS	Nassella tenuissima	215	5 gal	2'-3'	30"-36"	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BOARD TOP.
	PURPLE CONEFLOWER	Echinacea purpurea	110	1 Gal.	8"-10"	18"-20"	18" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
	RED YUCCA	Hesperaloe parviflora	63	5 Gal.	24"-30"	36"-42"	42" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
GROUND COVERS								
	DECOMPOSED GRANITE	Decomposed Granite	5,599 sf	n/a	n/a	n/a	n/a	4" THICK WITH WEED BARRIER FABRIC. REF DETAIL AND SPECIFICATIONS.
SEED								
	BERMUDA HYDROMULCH	Cynadone dactylon	1,053,872 sf	Hydromulch seed	n/a	n/a	n/a	REF. PLANTING NOTES & SPECIFICATIONS. ADD SF FOR SLOPES, CUT, & WASTE.
SOD								
	TIF 419 BERMUDA SOD	Cynodon Dactylon 'TIF 419'	334,941 sf	Solid Sod / Roll	n/a	n/a	n/a	REF PLANTING NOTES AND SPECIFICATIONS. ADD SF FOR SLOPES, CUT, AND WASTE.

FLATWORK SCHEDULE

Note: All colors and finishes are subject to review & approval by Owner/Architect.



- 6. Sand:** Tan-colored sand. Add small amount of manufactured sand (by-product of crushed rough aggregate) to fine aggregates to add some variegation to fine aggregates. Submit 1-qt. baggie.
- 7. Finish for Flatwork:** Brickform Select-Etch Surface Retarder SE-100 Gray. Exposure (532).
- Wash off with water and muriatic acid.
- 8. Expansion Joints:** See plans, specs, and details
- 9. Control Joints:** Sawcut 1/4 depth of concrete
- 10. Joint Sealer:** Color to match concrete, see specs
- 11. Concrete Sealer:** After 28 days of curing, apply Interstar SL-20 Penetrating Sealer as per manufacturer's instructions to half of the mockups (for comparison) across half of both light broom finish and floated areas. After approval by LA, apply sealant to all flatwork and benches in both interior courtyards including structural slabs. Submit label.
- 12. Mock-Up:** Prepare 5'x5' mock-up before pouring concrete

ENHANCED CONCRETE FLATWORK BANDS

- 1. Color:** Onyx 920 by Solomon Colors, ColorFlo SG Granular Dry Integral Color
- 2. Strength:** 6.0 sack mix, 4,000 PSI at 28 days, no fly ash
- 3. Thickness:** See Civil
- 4. Reinforcing:** #3 @ 18" O.C. both ways as per detail
- 5. Rough Aggregate:** 1/2" - 3/4", black (from Stringtown, OK). Rough aggregates shall be consistent in size, color, and quarry of origin. Submit 1-qt baggie.

PLANTING NOTES

SECTION 1 - GENERAL

- These notes are intended as a field reference for the Contractor. The Contractor will thoroughly review these notes, specifications and the drawings prior to start of any work. The Contractor shall visit the site prior to submitting his bid and prior to start of work to become completely familiar with site conditions.
- It is the responsibility of the contractor to advise the Landscape Architect (hereinafter, LA) of any condition found on the site which prohibits installation as shown on these drawings.
- Prior to submitting a bid, the Contractor shall verify any discrepancies between the notes, specifications, or the drawings with the LA for clarification. If there is a discrepancy between the quantity of materials shown on the plans and the quantity of materials shown in the materials legends, the greater quantity will take precedence for bidding purposes. All quantities listed are for information only. It is the contractor's responsibility to provide full coverage of materials in all areas.
- Written dimensions prevail over scaled dimensions. Notify landscape architect of any discrepancies
- The Contractor bears all responsibility for obtaining all licenses and permits required by federal, state, and local agencies to accomplish the work of this project.
- Contractor shall complete soil test in all planting areas to determine soil amendment requirements and submit test results to LA for approval. Contractor shall adjust pH and fertility based upon these results. No addition to or placement of soil is to be done prior to initial soil test report approval. Testing shall be done by LA approved laboratory. No planting shall begin until results and proper adjustment have been made. It is the Contractor's responsibility to ensure proper drainage and fertility of all planting areas.
- Coordinate all work with the project's building contractor or owner.
- Warning! Call toll-free 811 before you dig! The contractor bears all responsibility for verifying all underground utilities, pipes, and structures in the field prior to construction. Any damage to utilities that are to remain shall be repaired immediately at no expense to the owner. The Contractor shall contact the building contractor and all utility authorities to mark location of site utilities. Install flags or stakes and maintain them in place throughout the project. Damage to utilities or other work shall be repaired at the expense of the contractor responsible for the damage. The locations of existing utilities as shown on these plans are approximate. There may be other underground utilities within the project area that are not shown. Landscape Architect and/or Engineer assumes no responsibility for any utilities not shown on plans.
- Due to existing vegetation and other site conditions, the Contractor should anticipate field adjustments by the LA and should understand such adjustments are not a change order.
- The Contractor shall give the LA 48 hours' notice of required inspections upon completion of each of the following phases:
 - Pre-Construction Conference after award of bid (on-site)
 - Construction debris/ weed clean-up (before any grading, fill, or irrigation)
 - Rough Grading (within 2" of finish grade), Utility Marking, and Tree Staking
 - Fine Grading and Tree Staking (before any tree pits are dug)
 - Tree Planting
 - Staking of Bedlines and/or Edging
 - Shrub Planting
 - Substantial Completion
 - Final Acceptance
- Contractor shall guarantee all plant material for one (1) full year from date of final acceptance. The cutting off of water or electricity by other trades or persons shall not void the warranty.
- It is the contractor's responsibility to insure the availability of water to the plants at all times until final acceptance. The contractor shall reject and replace all trees with tip-dieback of more than one (1) inch over the entire canopy of the tree and replace all shrubs or plants with any dieback. All rejected plant material shall be replaced with specified plant material within 14 calendar days at the contractor's expense.
- LA assumes no responsibility for damages, liabilities, or cost resulting from changes or alterations made to the plan without the express written consent of LA.
- All materials, locations, and workmanship are subject to approval or refusal by the LA. All materials, locations, and workmanship rejected by the LA shall be remedied at the Contractor's expense.

SECTION 2 - MATERIALS

- The Contractor shall check all material for specified requirements, shipping damage, pests, and diseases and shall reject all unsatisfactory materials. All plant material is to be carefully handled by the root ball, not the trunk, branches, and/or foliage of the plant. Mishandled material will be rejected. B&B material shall be "hardened off" after digging for at least 90 days and have at least 10" of rootball for every caliper inch. All material rejected by the LA shall be removed from the site and replaced with acceptable material at the Contractor's expense
- Plants shall be well formed, vigorous, growing specimens with growth typical of variety specified and shall be free from injury, insects, and diseases. All plant material is to be well rooted, not root bound, such that the root ball remains intact throughout the planting process. The Contractor shall reject all cracked root balls. All plant material shall conform to the specifications and sizes shown in the plant list and shall be nursery grown in accordance with the latest edition (ANSI Z60.1) of "American Standard for Nursery Stock." Any plant substitution shall be approved by landscape architect prior to purchase. Trees with co-dominant stems shall be rejected.
- Do not make substitutions. If specified material is not available, submit proof of non-availability to LA.
- All planting areas shall have organic topsoil that is natural, well-drained, friable, fertile, sandy-loam. Sandy-loam is to be pH 6.5-7.5. Heavy clays, limestone, poorly drained bottomland soil, silt, or alluvial soils are not allowed in any planting areas. Topsoil shall be free of harmful insects or nematodes, soil-borne diseases, toxins, select fill, inorganic subsoils, heavy metals, trash, petroleum by-products, rocks over 1/2" in diameter, rubble, roots, and weeds or weed seeds. Contractor shall submit a 2-cup sample in a gallon-size baggie to Landscape Architect before delivery of any soil to the site or placement of any soil in planting areas.

- Sod shall consist of live growing plants secured from sources which have dense, thickly matted root system throughout the soil of the sod for a minimum of one inch. Sod shall be free of weeds or other varieties of grasses.
- Sod shall not be used where the roots are dried because of sun or wind. The landscape architect has the right to reject any or all of sod due to lack of care, improper cutting, or other agronomic problems.

SECTION 3 - EXECUTION

- The Contractor shall thoroughly remove from the construction site all limestone larger than 1/2" in diameter and all heavy clay to these depths: 6" minimum in turf and seed areas, and 18" minimum in planting beds. The LA shall verify that this is complete before the Contractor is authorized to proceed with fill of specified topsoil or grading. Scarify subsoil after removal of rock or heavy clay before adding topsoil so as to break up any surface tension.
- The Contractor shall thoroughly remove from the construction site all the following particles that are larger than 3/4" in diameter: inorganic select fill, heavy clay, limestone, and construction debris, mortar, concrete, paint, chemicals, weeds, plastic, paper, steel, mortar, masonry, construction debris, and other substances that are harmful to plant growth. Remove the above items to these depths: 6" minimum in turf and seed areas, and 18" minimum in planting beds. The LA shall verify that the above items are removed before the Contractor is authorized to proceed with fill with specified topsoil or grading. DO NOT PLACE ANY FILL ON CONSTRUCTION DEBRIS.
- Mow curbs shall be used at all planting bed edges when they are adjacent to lawn (see detail). Unless otherwise shown on plans, mow curbs shall intersect curbs, sidewalks, and buildings at 90 degrees (square). Mow curbs shall have expansion joints every 50' and at all abutments to other hardscape elements. Construction joints shall be saw cut at 10' on center. Mow curbs shall have curves that are smooth, flowing, and consistent in nature. Mow curbs with straight lines shall be straight. All formwork shall be within a 1/4" tolerance of drawings. No mow curb shall have a radius smaller than 72" unless specifically called out on drawings.
- Contractor shall fine grade all areas for approval by LA. Contractor shall be responsible for providing 2% positive drainage in all planting areas. No planting or mulching will take place until all construction, clean-up, fine grading, and irrigation is complete in the immediate area. Final finish grading shall be reviewed by the LA before any planting takes place. Contractor shall be responsible for any additional topsoil required to create a smooth condition prior to planting.
- All planting beds shall be amended as per plans details and specs. Submit trip tickets to L.A. for approval of quantity and type of materials.
- All sod and seed areas shall be amended as per plans and specifications.
- Scarify all rootballs (#1 and larger) to prevent plants from remaining pot-bound. This is to be done by hand or with a 3-prong cultivator but never with a shovel or machete.
- Place shrubs and groundcovers so that the top of the rootball is 1/4" to 3/4" above finish grade. Trees shall be set 1" above finish grade for each caliper inch of trunk. Example: A 3" tree shall be set 3" above finish grade.
- Water in and compact planting backfill to prevent formation of air pockets.
- Plants shall be set plumb, unless otherwise directed by LA.
- Back row of shrubs shall be planted 36" from face of building wall, groundcovers shall be 12" from building or as required by conditions. Front row of shrubs shall be planted a minimum of 24" behind (12" for ground cover) bed lines at lawns or walks and minimum 36" back from curbs, driveways, and parking areas.
- After planting, remove strapping, wire "ears" and string, cords, burlap, etc. from top of B&B rootballs.
- All planting beds and trees shall be mulched with 3" of mulch (2.5" after settlement).
- All trees are to be stabilized per detail and specs immediately after planting.
- All sod areas shall be thoroughly graded and smoothed with at least 8 passes in different directions using a drag-behind system such as a bunker rake or other device until very smooth and within 1/4" of specified grade (see civil sheets for grading plans).
- Prior to sod installation, a fertilizer shall be applied and tilled into the prepared soil. Application must be done no longer than 24 hours prior to installation of sod. Do not apply fertilizer when a possibility of rain might occur before sod is installed. Reference specifications for specific type of fertilizer to be used.
- Lay sod in parallel rows with tight joints. All sod must be placed perpendicular to slopes and staggered no less than 12" on each row. Slopes greater than 4:1 must be held in place with galvanized sod pins, wood pegs, or other method approved by LA. All sod shall be rolled with a 5-ton mechanical roller in at least two directions within 24 hours of laying. All sod areas shall be barricaded with wood stakes and ribbon for no less than 7 days.
- Plant material shall be pruned as necessary to control size but not to disrupt the natural growth pattern or characteristic form of the plant except as necessary to achieve height clearance for visibility and pedestrian passage or to achieve a continuous opaque hedge if required.
- All plant material shall be fully-maintained in a healthy and growing condition until final acceptance, and must be replaced with plant material of same variety and size if damaged, destroyed, or removed. This includes mowing, pruning, watering, and weeding.
- Landscape areas shall be kept free of trash, weeds, debris, and dead plant material until final acceptance. Any damage to landscape areas shall be repaired at no cost to owner.

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	date	AUG 2025

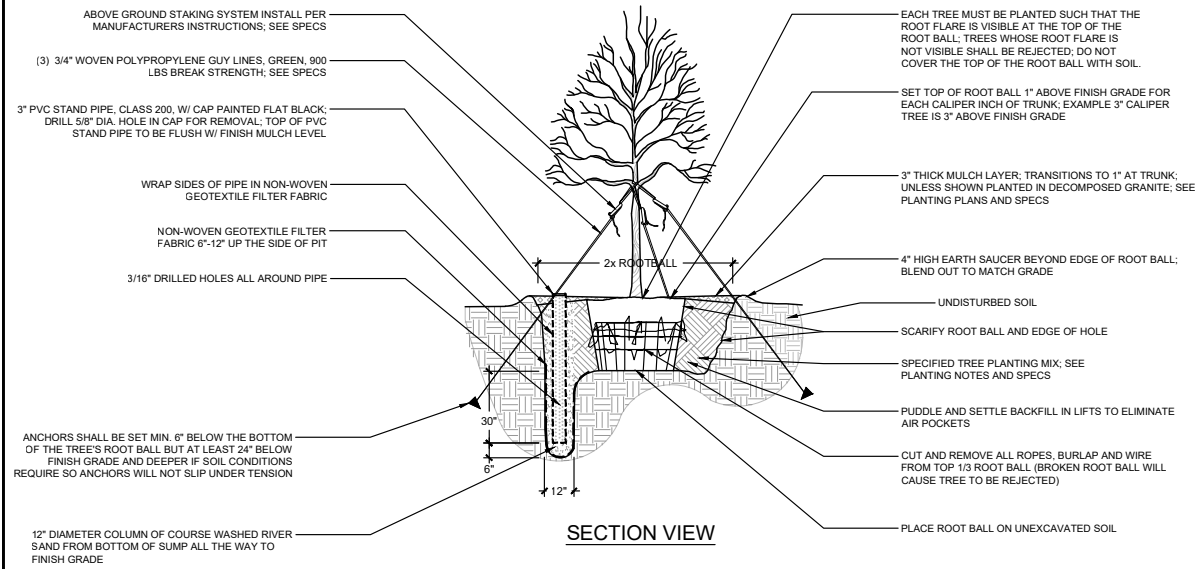
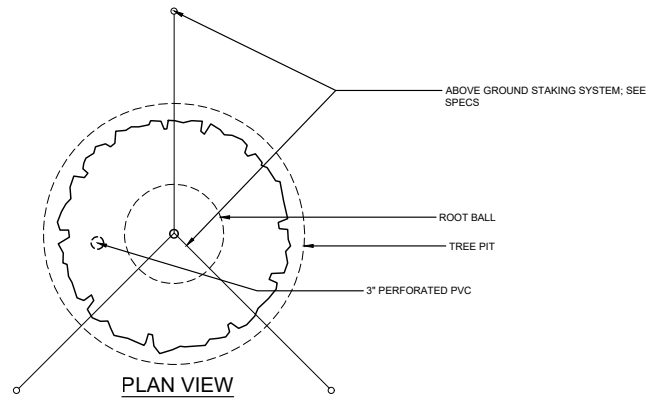


teague nall & perkins
 825 Watters Creek Boulevard., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 TBPE Registration No. F-230
 www.tnpsc.com

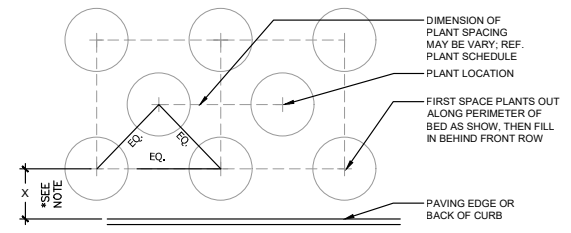


City of Kaufman, Texas
 Kaufman Independent School District
New Middle School
LANDSCAPE SCHEDULE AND NOTES

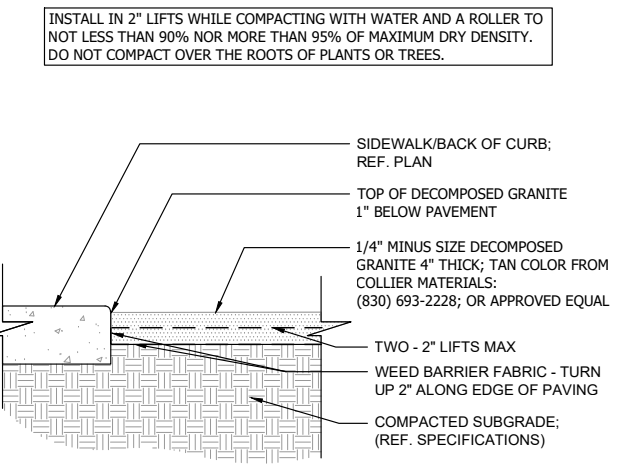
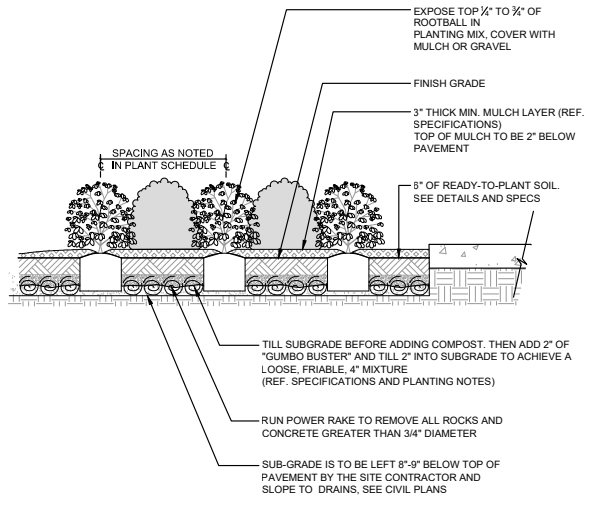
Inp project
 VLK24489
L1.17



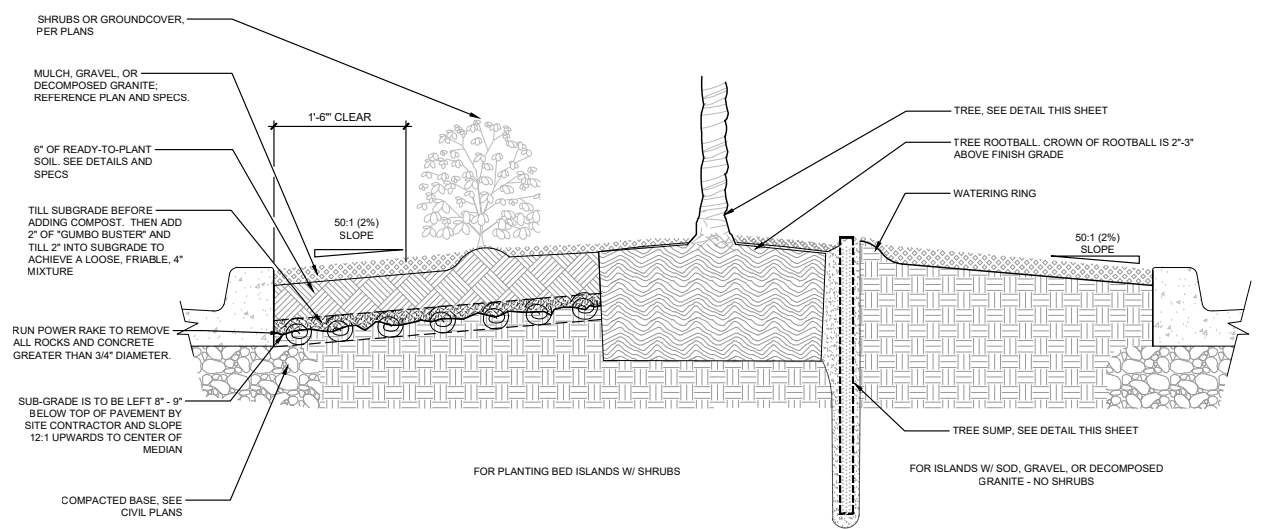
- NOTES:**
1. ROOT BALL SIZE SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK.
 2. ROOT BALL WIDTH SHOULD BE DETERMINED BY THE FOLLOWING; 10" OF ROOT BALL FOR EACH CALIPER INCH OF TREE TRUNK.
 3. ROOT BALL DEPTH IS 2/3 OF DIAMETER.
 4. DO NOT HEAVILY PRUNE THE TREE AT PLANTING; PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES; HOWEVER, DO NOT REMOVE THE TERMINAL BUDDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



- NOTES:**
1. X = 12" MIN. FOR GROUND COVER
 2. X = 24" MIN. FOR SHRUBS
 3. SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS OTHERWISE NOTED

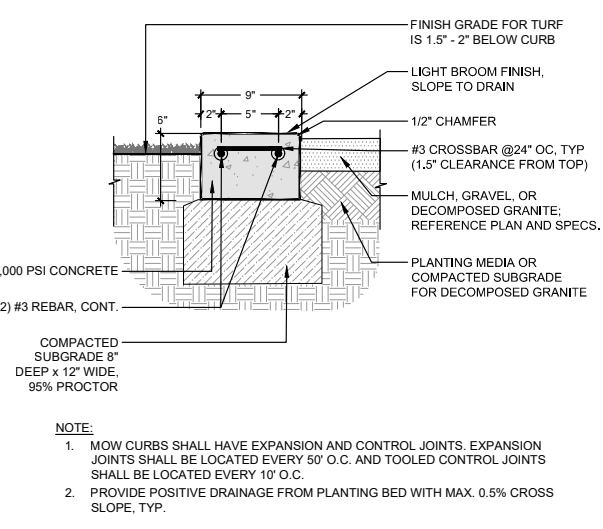


1 TREE PLANTING NTS TNP-ST-01



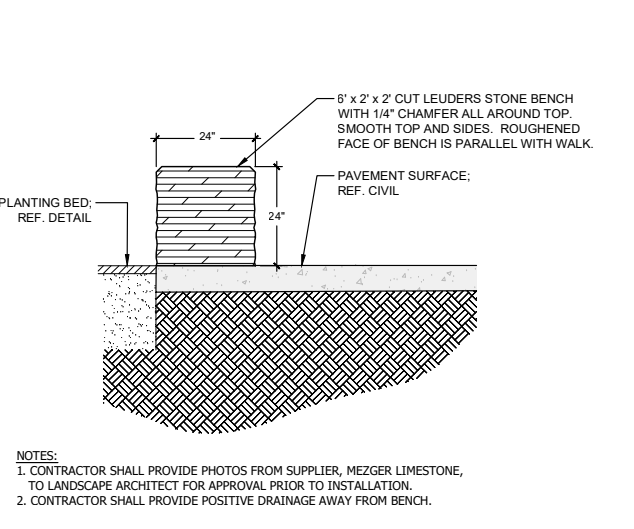
2 PARKING LOT ISLAND WITH 2% SLOPE (APPLIES TO ALL PARKING LOT ISLANDS & MEDIANS) NTS TNP-ST-02

3 SHRUB AND GROUND COVER PLANTING DETAIL NTS TNP-ST-07



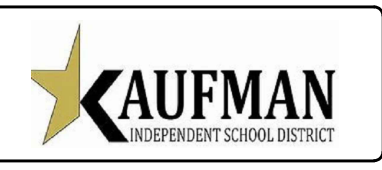
4 9" WIDE CONCRETE MOW CURB NTS TNP-ST-06

5 DECOMPOSED GRANITE NTS TNP-ST-05



6 LUEDERS LIMESTONE BENCH ON CONCRETE NTS TNP-SE-36

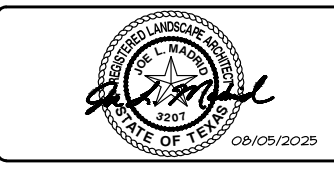
no.	revision	by	date
	ADDENDUM #1		08/05/25



scale	horiz	N/A
	vert	N/A
date		AUG 2025

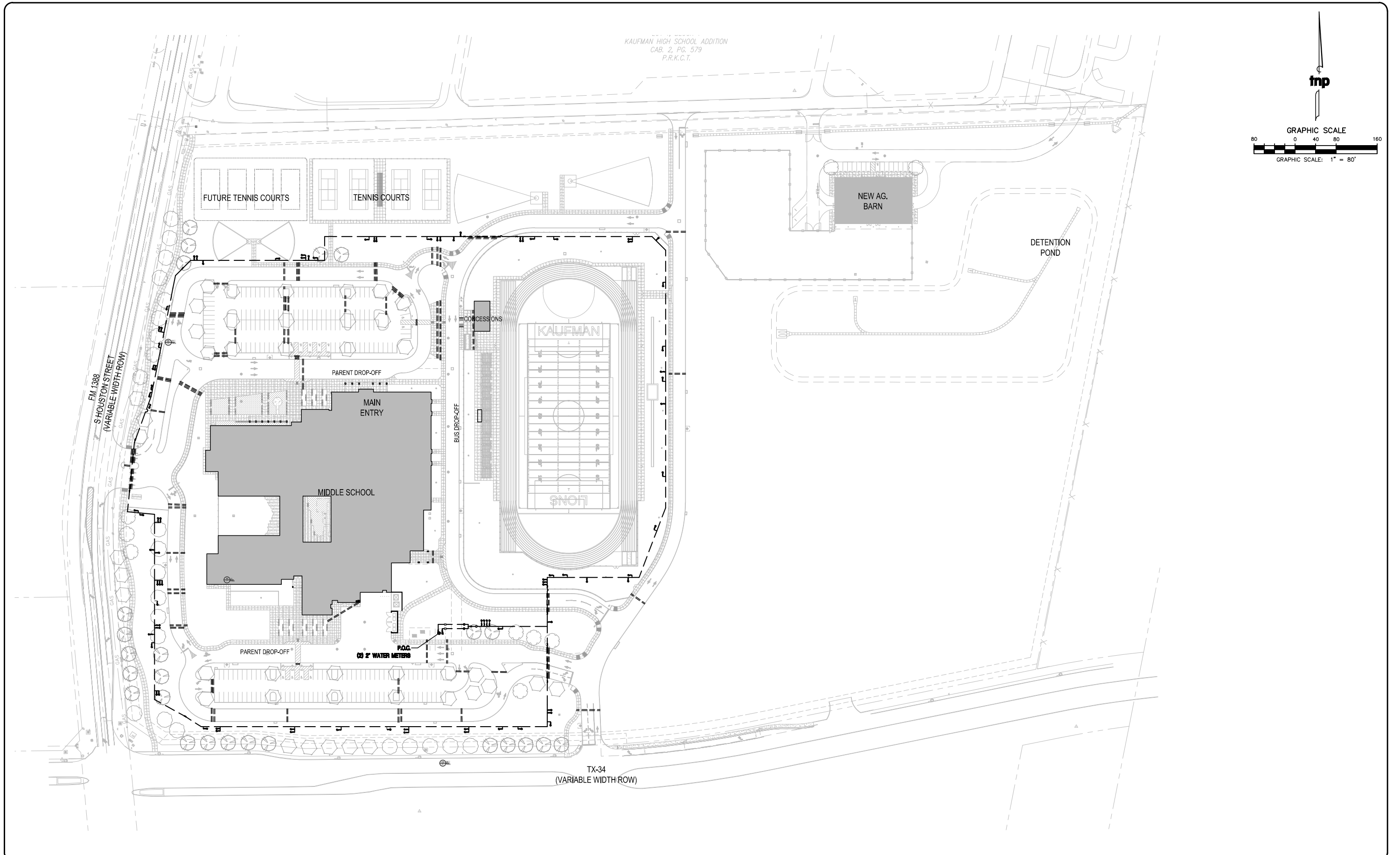


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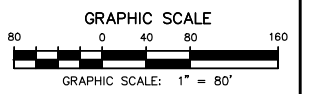
City of Kaufman, Texas
Kaufman Independent School District
New Middle School
LANDSCAPE DETAILS

Inp project VLK24489
L1.18



KAUFMAN HIGH SCHOOL ADDITION
CAB. 2, PG. 579
P.R.K.C.T.

tnp



ADDENDUM #1	08/05/25
no.	revision
by	date



scale
horiz
1"=80'
vert
N/A
date
AUG 2025



teague nall & perkins
825 Watters Creek Boulevard., Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
TBPE Registration No. F-230
www.tnpsc.com



City of Kaufman, Texas
Kaufman Independent School District
New Middle School
OVERALL IRRIGATION PLAN

Inp project
VLK24489
IR1.01



Planning and Zoning Commission Report

Meeting Date: September 2, 2025

SUBJECT: Consider and make a recommendation to City Council for a **Final Plat for Kaufman Middle School Addition, Lot 1, Block A** situated on 50.31 acres of land (Property ID 189566) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, said property being generally located at the north-east corner of South Houston Street and State Highway 34. (Case No: FP-06-25)

SUMMARY:

The applicant is requesting approval of a Final Plat for the Kaufman Middle School Addition, Lot 1, Block A, to accommodate the proposed middle school. The property is zoned Planned Development-32 (PD-32) for Commercial uses.

The plans illustrate a school building oriented parallel to South Houston Street, along with tennis courts, an athletic field, a concession stand, an agriculture barn, parking areas, and open space reserved to the east for future development.

Access will be provided by two direct connections, one along State Highway 34 and the other along FM 1388. Internal circulation will be supported by a fire and utility easement connecting to the south, west, and north, which will also serve as the student pick-up and drop-off area.

The lot meets the minimum dimensional standards, including a width of 100 feet, a depth of 100 feet, and a lot area of at least 10,000 square feet.

THOROUGHFARE PLAN:

State Highway 34 is designated as a "Type AA" major regional arterial bypass (4 lanes), with an ultimate right-of-way width of 240'. South Houston Street is designated as a "Type B" minor arterial (4 lanes), with an ultimate right-of-way width of 100'. The necessary right-of-way already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Final Plat for Kaufman Middle School Addition, Lot 1, Block A. with the following condition:

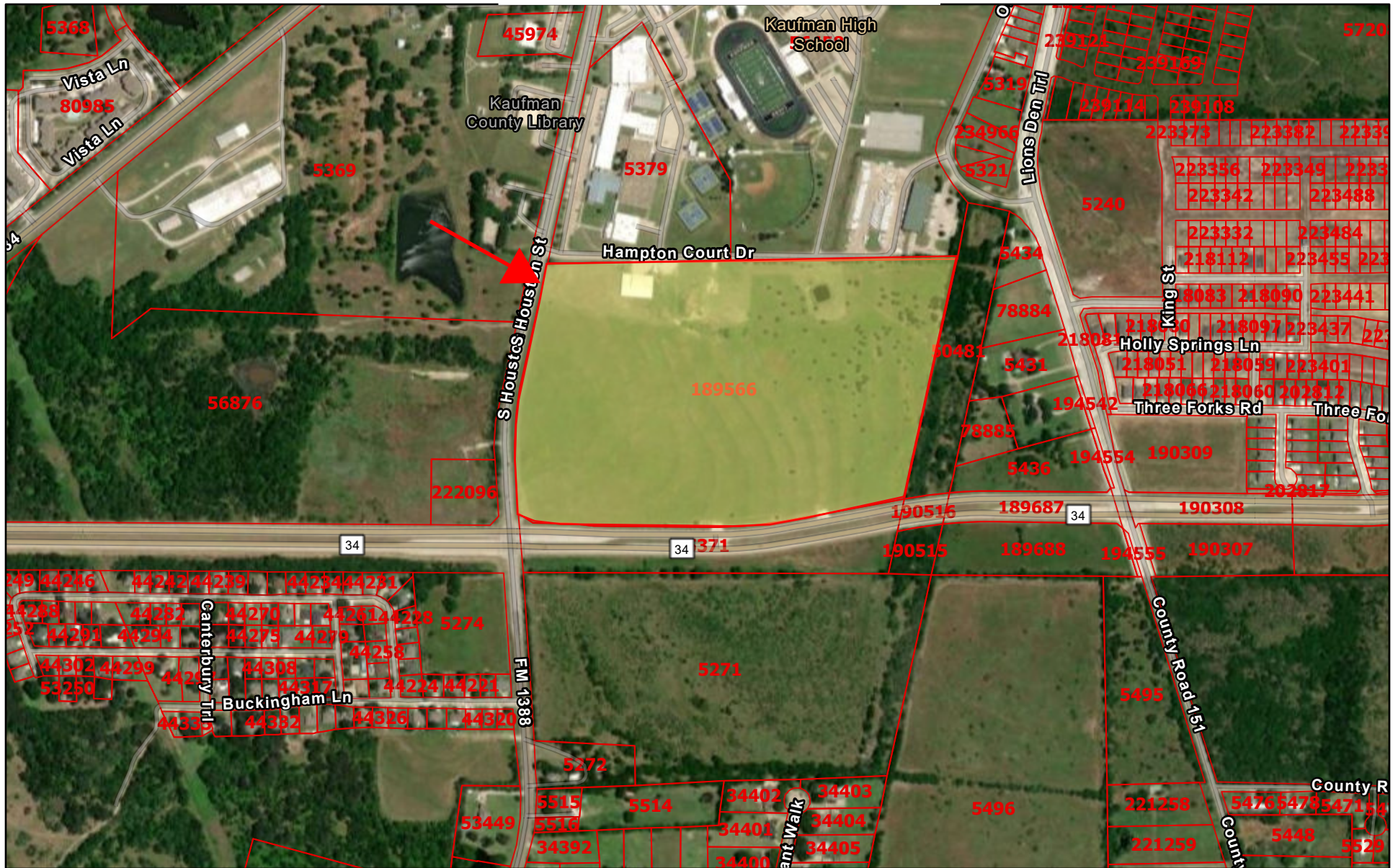
- 1) Construction plans must be approved prior to the recordation of the plat.

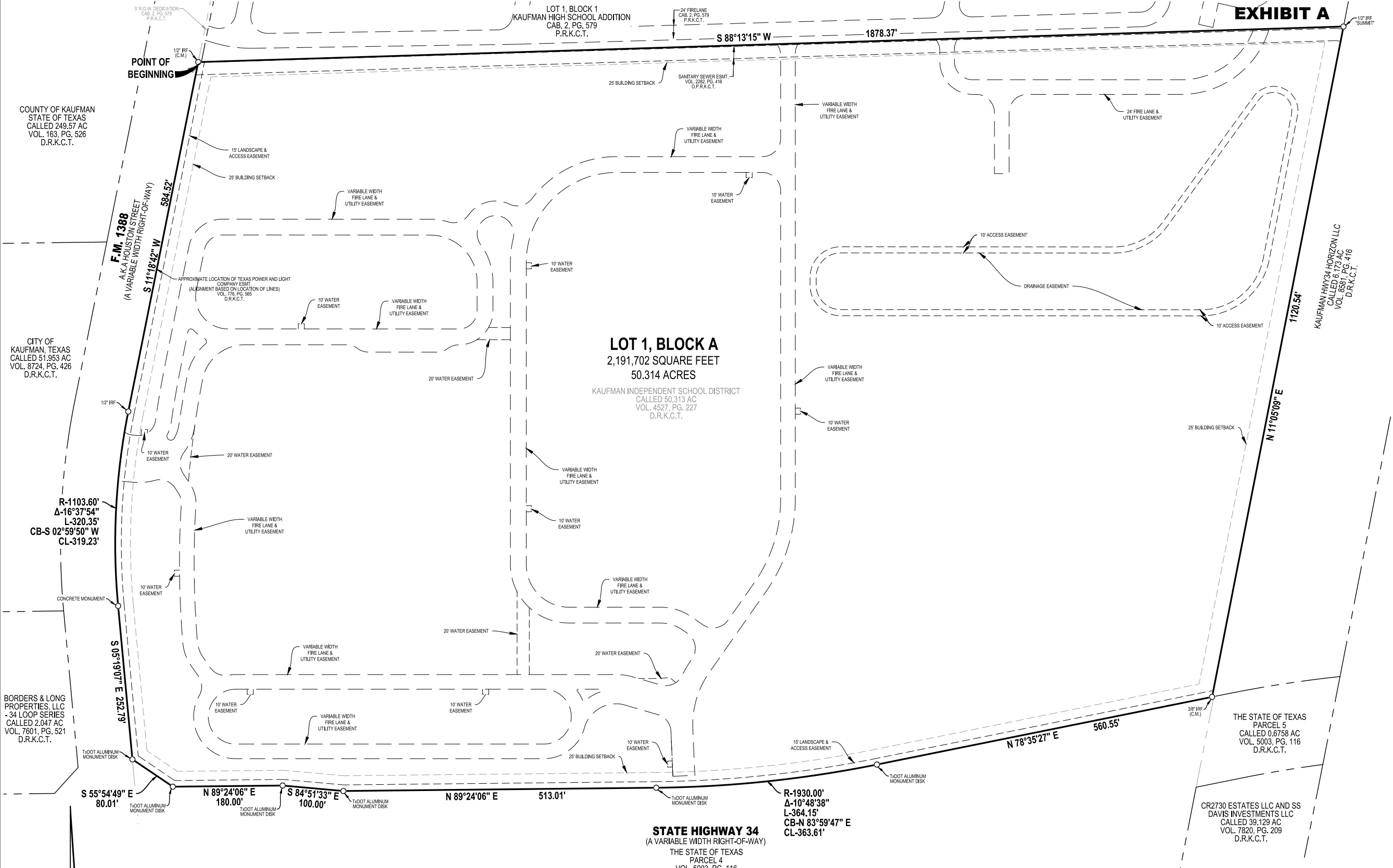
ATTACHMENTS:

- Location Map
- Exhibit A – Final Plat

Martin Mares
Senior Planner
972-932-2216 ext. 117
mmares@kaufmantx.org

LOCATION MAP





COUNTY OF KAUFMAN
STATE OF TEXAS
CALLED 249.57 AC
VOL. 163, PG. 526
D.R.K.C.T.

CITY OF KAUFMAN, TEXAS
CALLED 51.953 AC
VOL. 8724, PG. 426
D.R.K.C.T.

BORDERS & LONG PROPERTIES, LLC
- 34 LOOP SERIES
CALLED 2.047 AC
VOL. 7601, PG. 521
D.R.K.C.T.

LOT 1, BLOCK 1
KAUFMAN HIGH SCHOOL ADDITION
CAB. 2, PG. 579
P.R.K.C.T.

LOT 1, BLOCK A
2,191,702 SQUARE FEET
50.314 ACRES
KAUFMAN INDEPENDENT SCHOOL DISTRICT
CALLED 50.313 AC
VOL. 4527, PG. 227
D.R.K.C.T.

KAUFMAN HWY34 HORIZON LLC
CALLED 6.173 AC
VOL. 8881, PG. 416
D.R.K.C.T.

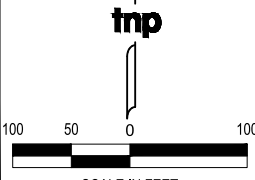
THE STATE OF TEXAS
PARCEL 5
CALLED 0.6758 AC
VOL. 5003, PG. 116
D.R.K.C.T.

CR2730 ESTATES LLC AND SS
DAVIS INVESTMENTS LLC
CALLED 39.129 AC
VOL. 7820, PG. 209
D.R.K.C.T.

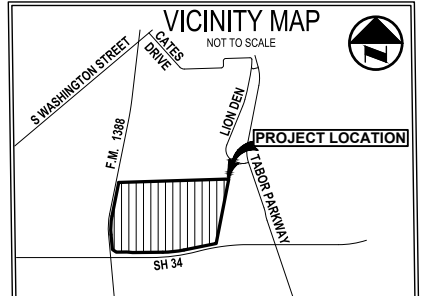
STATE HIGHWAY 34
(A VARIABLE WIDTH RIGHT-OF-WAY)
THE STATE OF TEXAS
PARCEL 4
VOL. 5003, PG. 116
D.R.K.C.T.

NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000114077.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE KAUFMAN COUNTY, TEXAS AND INCORPORATED AREAS (FIRM) NO. 48257C03100 DATED JULY 3, 2012 AND (FIRM) NO. 48257C03250 DATED JULY 3, 2012 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- BLOCKING THE FLOW OF WATER IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF DRAINAGE FACILITIES OR FLOODWATS WITH FENCING, TREE, BUSHES, STRUCTURES, TRASH, DEBRIS, ETC. IS PROHIBITED. MAINTENANCE OF DRAINAGE EASEMENTS AND DRAINAGE FACILITIES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND/OR THE HOMEOWNERS' ASSOCIATION. THE CITY OF KAUFMAN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE EASEMENTS AND FACILITIES OR FOR THE CONTROL OF EROSION. THE CITY OF KAUFMAN WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- NOTICE: SELLING A PORTION OF THIS ADDITION 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.
- LOT 1 OF BLOCK B HAS RECEIVED SITE PLAN AND CIVIL PLAN APPROVAL FOR DEVELOPMENT OF A SINGLE ELEMENTARY SCHOOL. ADDITIONAL SITE PLANNING, CIVIL PLAN APPROVAL, AND EITHER AN AMENDING PLAT OR REPLAT WILL BE REQUIRED PRIOR TO THE DEVELOPMENT OF ADDITIONAL BUILDINGS, ACCESS DRIVEWAYS, UTILITIES, OR FACILITIES ON THE PROPERTY.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.



LEGEND
(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
D.R.K.C.T. - DEED RECORDS KAUFMAN COUNTY, TEXAS
P.R.K.C.T. - PLAT RECORDS KAUFMAN COUNTY, TEXAS
O.P.R.K.C.T. - OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS



FINAL PLAT
KAUFMAN MIDDLE SCHOOL ADDITION
LOT 1, BLOCK A
50.314 ACRES
SITUATED IN THE
D. FALCON SURVEY, ABSTRACT NUMBER 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
1 NON-RESIDENTIAL LOT

OWNER	PROJECT INFORMATION	SURVEYOR
KAUFMAN INDEPENDENT SCHOOL DISTRICT 1000 S. Houston Street Kaufman, Texas 75142 Contact: Dr. Lori Blaylock 972.932.2622	Project No.: KID 24492 Date: June 19, 2025 Drawn By: JM Scale: 1"=100' SHEET 1 of 2	TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 Contact: Jay Maddox

EXHIBIT A

OWNER ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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

WHEREAS KAUFMAN INDEPENDENT SCHOOL DISTRICT is the owner of a 50.314 acre tract of land situated in the D. Falcon Survey, Abstract Number 151, City of Kaufman, Kaufman County, Texas, same being all of a called 50.313 acre tract described by deed to Kaufman Independent School District as recorded in Volume 4527, Page 427 of the Deed Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 50.313 acre tract and the southwest corner of Lot 1, Block 1, Kaufman High School Addition, an addition to the City of Kaufman as recorded in Cabinet 2, Page 579 of the Plat Records of Kaufman County, Texas and lying on the west right-of-way of South Houston, also known as F.M. Highway No. 1388, a variable width right-of-way;

THENCE North 88 degrees 13 minutes 15 seconds East, along the north line of said 50.313 acre tract and the south line of said Lot 1, Block 1, a distance of 1878.37 feet to a 1/2 inch iron with cap stamped "SUMMIT" found for the northeast corner of said 50.313 acre tract and the southeast corner of said Lot 1, Block 1, also lying on the west line of a called 6.173 acre tract of land described by deed to Kaufman HWY 34 Horizon LLC as recorded in Volume 8581, Page 416 of the Deed Records of Kaufman County, Texas;

THENCE South 11 degrees 05 minutes 09 seconds West, along the east line of said 50.313 acre tract and the west line of said 6.173 acre tract, a distance of 1120.54 feet to a 3/8 inch iron rod found for the southeast corner of said 50.313 acre tract and the southwest corner of said 6.173 acre tract, also lying on the north right-of-way of State Highway 34 according to a called 9.6409 acre tract to the State of Texas (Parcel 4) recorded in Volume 5003, Page 116 of the Ded Records of Kaufman County, Texas;

THENCE along the north right-of-way of said State Highway 34 the following courses and distances:

South 78 degrees 35 minutes 27 seconds West, a distance of 560.55 feet to a TXDOT Aluminum Monument disk found for corner at the beginning of a curve to the right;

With a curve to the right having a radius of 1930.00 feet, a central angle of 10 degrees 48 minutes 38 seconds, an arc length of 364.15 feet, a chord bearing of South 83 degrees 59 minutes 47 seconds West, a distance of 363.61 feet to a TXDOT Aluminum Monument disk found for corner;

South 89 degrees 24 minutes 06 seconds West, a distance of 513.01 feet to a TXDOT Aluminum Monument disk found for corner;

North 84 degrees 51 minutes 33 seconds West, a distance of 100.00 feet to a TXDOT Aluminum Monument disk found for corner;

South 89 degrees 24 minutes 06 seconds West, a distance of 180.00 feet to a TXDOT Aluminum Monument disk found for corner at the southerly end of a corner clip of said State Highway 34;

THENCE North 55 degrees 54 minutes 49 seconds West, a distance of 80.01 feet along said corner clip to a TXDOT Aluminum Monument disk found for the northerly end of said corner clip lying on the west right-of-way of said F.M. Highway No. 1388;

THENCE along the west right-of-way of said F.M. Highway No. 1388 the following courses and distances:

North 05 degrees 19 minutes 07 seconds West, a distance of 252.79 feet to a concrete monument found for corner at the beginning of a curve to the right;

With a curve to the right having a radius of 1103.60 feet, a central angle of 16 degrees 37 minutes 54 seconds, an arc length of 320.35 feet, a chord bearing of North 02 degrees 59 minutes 50 seconds East, a distance of 319.23 feet to a 1/2 inch iron rod found for corner;

North 11 degrees 18 minutes 42 seconds East, a distance of 584.52 feet to the POINT OF BEGINNING containing 2,191,702 square feet, or 50.314 acres of land.

SURVEYORS CERTIFICATE

That I, BRIAN J. MADDOX, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman.

BRIAN J. MADDOX
Registered Professional Land Surveyor No. 5430

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRIAN J. MADDOX, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires On:

NOW, THEREFORE, KNOW ALL PERSON BY THESE PRESENTS:

THAT KAUFMAN INDEPENDENT SCHOOL DISTRICT acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK A, KAUFMAN MIDDLE SCHOOL ADDITION, 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: KAUFMAN INDEPENDENT SCHOOL DISTRICT

Owner: _____

Title: _____

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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 _____, 20_____.

Notary Public in and for the State of Texas

My Commission Expires On:

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 _____, 20_____.	
_____ City Secretary City of Kaufman, Texas	

FINAL PLAT
KAUFMAN MIDDLE SCHOOL ADDITION
LOT 1, BLOCK A
50.314 ACRES
SITUATED IN THE
D. FALCON SURVEY, ABSTRACT NUMBER 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
1 NON-RESIDENTIAL LOT

OWNER
KAUFMAN INDEPENDENT
SCHOOL DISTRICT
1000 S. Houston Street
Kaufman, Texas 75142
Contact: Dr. Lori Blaylock
972.932.2622

PROJECT INFORMATION
Project No.: KID 24492
Date: June 19, 2025
Drawn By: JM
Scale: 1"=100'
SHEET 2 of 2

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
Contact: Jay Maddox



Planning and Zoning Commission Report

Meeting Date: September 2, 2025

SUBJECT: Consider and make a recommendation to City Council on the Site Plan of The Center, situated on 0.537 acres of land (Property ID 59775) out of the Kaufman Heads Over Heels Addition Final Plat, City of Kaufman, Kaufman County, Texas, generally located at 400 Terrell Highway. (Case No. SP-07-25)

BACKGROUND/SUMMARY:

The subject property, located at 400 Terrell Highway, was platted as part of the Kaufman Heads Over Heels Addition on January 7, 2003. As part of that plat, a 30-foot street dedication was provided.

The property is zoned Commercial (C) and is currently used as a Christian Help Center, also known as The Center. The facility provides vital community resources, support, education, and care. This use is classified as an "Institution of a charitable or philanthropic nature" in the use chart, which is permitted by right in the Commercial zoning district. The applicant is proposing an addition to the existing development

Per Section 39, the submittal of a site plan is required when any redevelopment, addition, or alteration to an existing site or structure exceeds ten percent (10%) of the gross floor area, results in a change of use that increases the parking requirement by more than ten percent (10%) of the existing parking or materially changes traffic circulation. Because the proposed addition represents approximately a 28 percent increase in gross floor area, a site plan submittal is required.

Site Plan:

The existing development includes a 4,320-square-foot building and 27 on-site parking spaces, including two accessible spaces. The proposed addition consists of 960 square feet. The site is fully developed, and the addition does not trigger a parking deficiency, as the site provides ample parking.

Parking and Access

For institutions of a philanthropic nature, the parking requirement is ten (10) spaces plus one (1) additional space for each employee. Based on this calculation, a total of 13 parking spaces would be required for the existing development, which has three employees. The site provides approximately 27 spaces, exceeding the requirement and demonstrating that adequate parking is available.

Access to the site is provided by two primary driveways along Dellis Avenue, allowing circulation from both entry points.

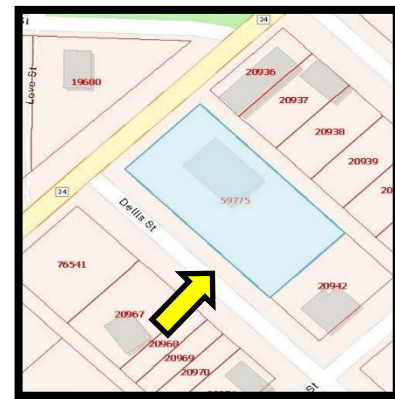
Non-Conforming Building:

When the plat was approved in 2003, the required 30-foot street dedication caused the existing structure on the site to become nonconforming with respect to the front setback. In conjunction with this application, the applicant has submitted a variance request to the Board of Adjustment (ZBA). Section 34.6(C) of the nonconforming provisions states: “A nonconforming use or structure shall not be enlarged, increased, or extended to occupy a greater area of land than was occupied at the time the use or structure became nonconforming, except to provide additional off-street parking or loading areas required by this Ordinance.”

The applicant is requesting a variance to the front setback in order to bring the structure into conformance, which would then allow for the proposed expansion. Conditions have been included to ensure that the applicant completes the variance process, and, if the variance is approved, the structure may be enlarged accordingly.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	SF-6 Commercial	Residential Homes Residential Homes
West:	SF-6	Residential Homes
South:	SF-6 Commercial	Residential Homes Vacant Land
East:	SF-6	Residential Homes



COMPREHENSIVE PLAN:

The 2014 Future Land Use Plan designates the subject property for future single-family use; however, the property is currently zoned and operating as commercial.

Thoroughfare Plan:

Highway 34 is classified as a Type “A” Major Arterial, requiring a 120-foot right-of-way. The necessary right-of-way was provided on the Kaufman Heads Over Heels Addition plat dated in January 2003.

Dellis Street is classified as a Type “D” Minor Collector, requiring a 60-foot right-of-way, and the existing driveways are located off Dellis Street, which is controlled by the City of Kaufman.

RECOMMENDATION:

Staff recommends approval of the Site Plan for The Center, on 0.537 acres of the Kaufman Heads Over Heels Addition with the following condition:

- 1) The structure shall not be enlarged or expanded until the front setback nonconformity has been resolved.

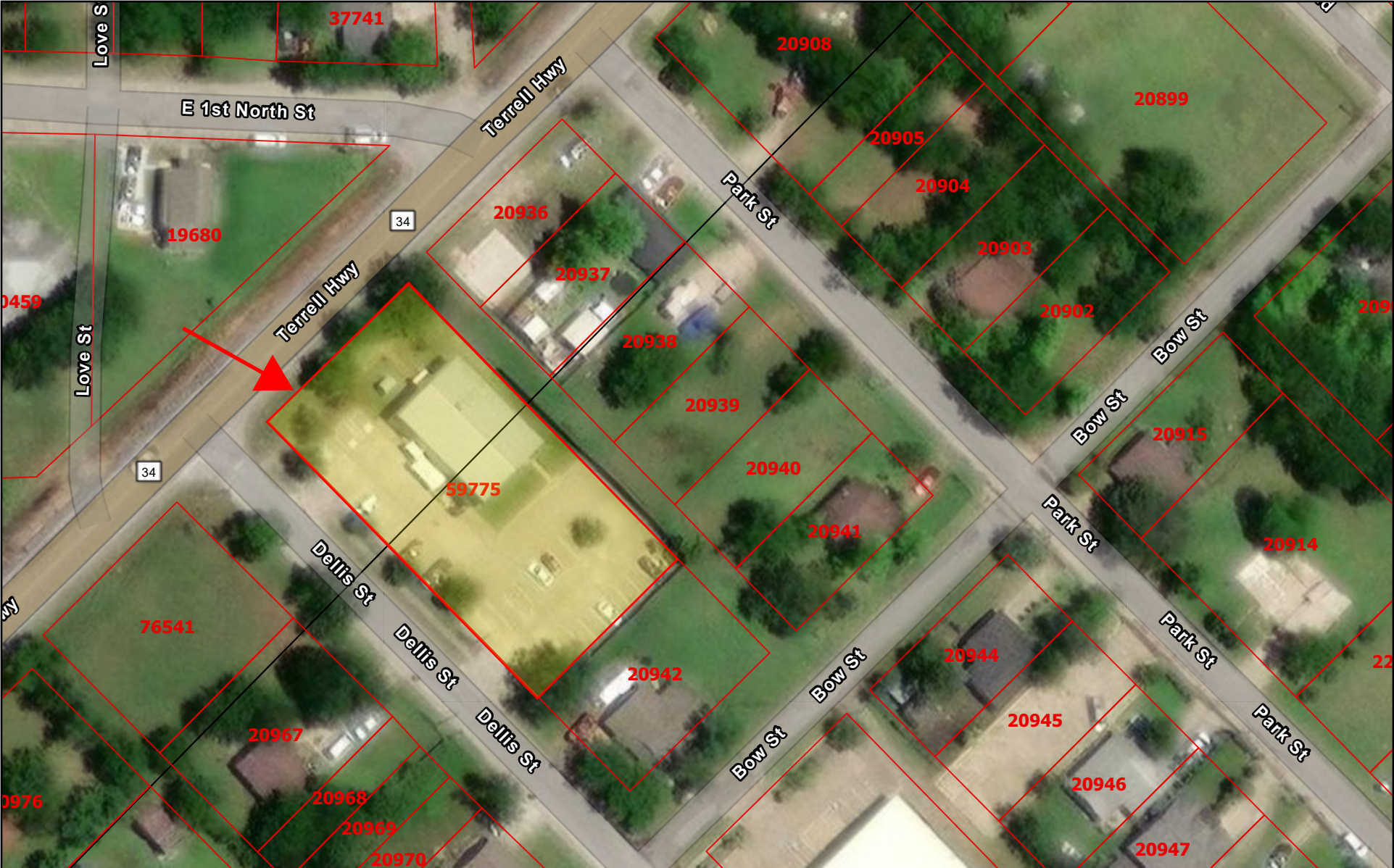
ATTACHMENTS:

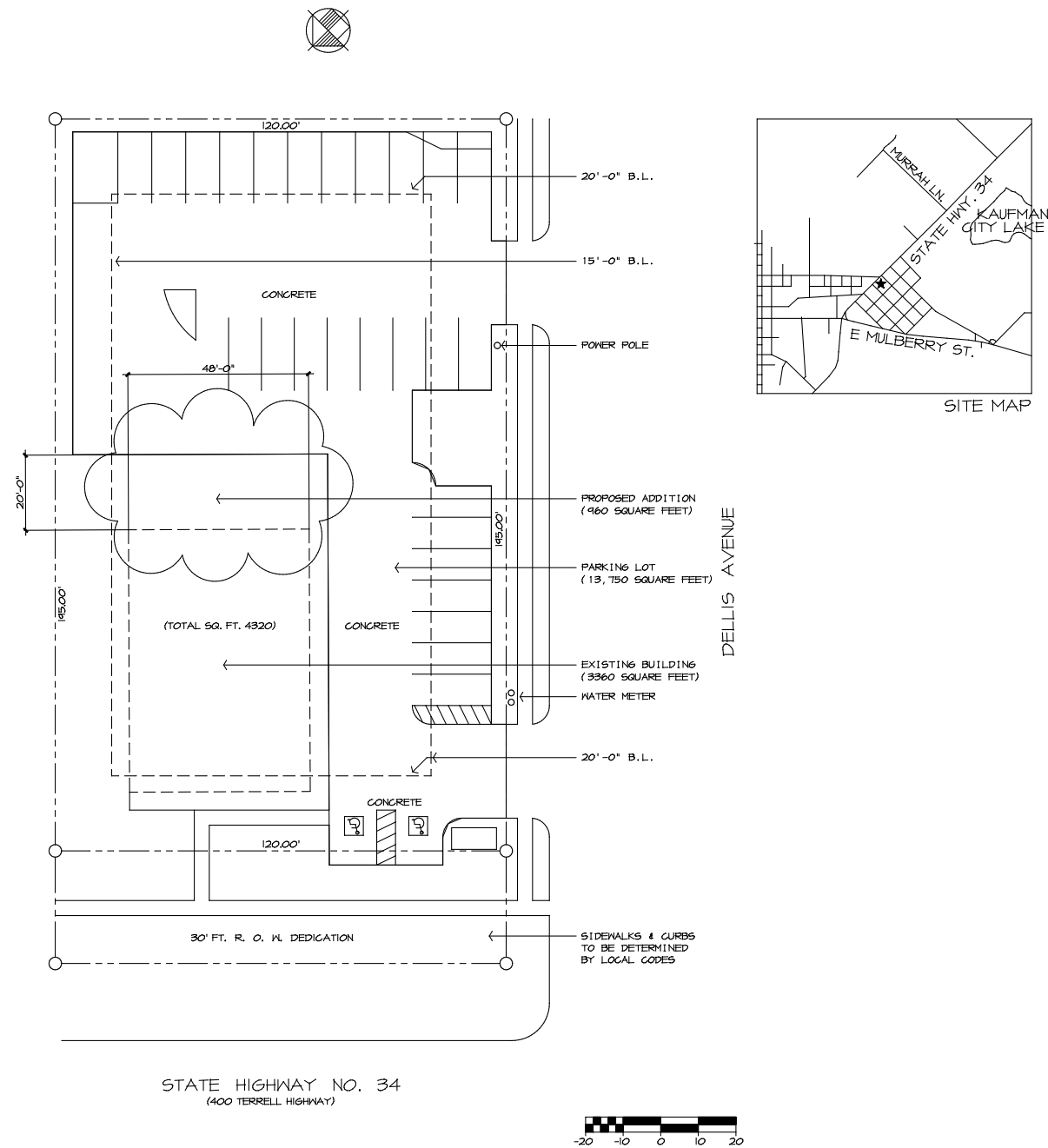
- Location Map

- Exhibit A – Site Plan

Martin Mares
Senior Planner
972-932-2216 ext. 117
mmares@kaufmantx.org

LOCATION MAP





STATE HIGHWAY NO. 34
(400 TERRELL HIGHWAY)



PLOT PLAN SCALE: 1" = 20'-0"

BUILDER	
BUILDER CLIENT	LOT 16R BLOCK 16
KAUFMAN CHRISTIAN HELP CENTER	HEAD OVER HEELS ADD. 400 TERRELL HIGHWAY KAUFMAN TEXAS

SWINTECH		DATE	DEC. 18, 2023
CUSTOM DESIGNS		REVISION DATE	
		JOB NO.	
		COMP. JOB NO.	23147
DESIGNER	PLANNER	SHEET NO.	1
457B CR 103	KAUFMAN, TEXAS		214-406-8052