



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**TUESDAY, OCTOBER 7, 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 of the September 2, 2025 Planning and Zoning Commission meeting.

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

2. Conduct a public hearing and make a recommendation to City Council regarding a Replat of Snow's Second Addition, Lot 1R, Block B2 being a partial replat of Block B2 of Snow's Second Addition, to create one single-family residential lot. The subject property consists of approximately 0.492 acres, situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, and is generally located at 1201 S. Houston Street (Parcel IDs 36520 and 36523). (Case No. RP-03-25)

### **DISCUSSION/ACTION ITEMS**

3. Consider and make a recommendation to City Council for a **Final Plat for Caldwell Estates**, Block A, Lot 1, situated on 2.307 acres of land (Property ID 210120), out of the C.A. Lovejoy Survey, Abstract No. A-303, in the City of Kaufman, Kaufman County, Texas, said property being generally located in the 706 Adams Lane. (Case No. FP-07-25)

### **ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER**

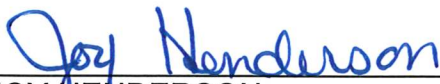
The City Council will meet on Monday, October 27th, to discuss the approved cases.  
The Planning and Zoning Commission will meet on Tuesday, November 4th.

### **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 WEDNESDAY, OCTOBER 1, 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, 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.

Chairman Dunn called the meeting to order at 6:25 p.m. on Tuesday, September 2, 2025. Commissioners present were Chairman Richard Dunn, Vice-Chairman Porfirio Lopez, Commissioner Mike Slye, and Commissioner Kathy Thorpe. The City of Kaufman staff present included: Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Planner Joy Henderson. Present in the audience was Joel Richey. Commissioner Burton Brown arrived at 6:37 p.m.

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

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**CONSENT AGENDA** All matters listed under the Consent Agenda, are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. For a citizen to request 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

Commissioner Slye made a motion to approve the consent agenda for items 1 and 2. The motion was seconded by Vice-Chairman Lopez, with the members voting 4-0. The motion passed.

## 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)

Senior Planner Martin Mares presented the Commissioners with a report on the Site Plan for the Center, located at 400 Terrell Highway. Details of the case can be found in report SP-07-25 dated 09-02-2025.

Senior Planner Martin Mares presented the Commissioners with a report on the Site Plan for the Kaufman Middle School Addition. Details of the case can be found in report SP-07-25 dated 09-02-2025.

Commissioner Slye expressed concern with the open campus concept, since it would not provide any protection to the kids in attendance.

Assistant City Manager Mendoza stated all of the new requirements have been added to the plans.

Joel Richey stated a TIA was completed and a four lane road will be required. The school is hoping to start moving dirt this fall.

Vice-Chairman Lopez made a motion to approve the Site Plan for the Kaufman Middle School Addition, located at the north-east corner of South Houston Street and State Highway 34. The motion was seconded by Commissioner Thorpe. The motion passed by a vote of 4-0.

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)

Senior Planner Martin Mares presented the Commissioners with a report on the Final Plat for the Kaufman Middle School Addition. Details of the case can be found in report FP-06-25 dated 09-02-2025.

Commissioner Slye made a motion to approve the Final Plat for the Kaufman Middle School Addition, located at the north-east corner of South Houston Street and State Highway 34, with the condition that the civil construction plans have been approved. The motion was seconded by Vice-Chairman Lopez. The motion passed by a vote of 4-0.

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)

Chairman Dunn excused himself due to a conflict of interest. Vice-Chairman Lopez conducted the meeting.

Senior Planner Martin Mares presented the Commissioners with a report on the Site Plan for the Center, located at 400 Terrell Highway. Details of the case can be found in report SP-07-25 dated 09-02-2025.

Commissioner Slye asked if there was enough for the Highway 34 expansion?

Commissioner Brown made a motion to approve the Site Plan for the Center, located at 400 Terrell Highway, with the condition that the structure shall not be enlarged or expanded until the front setback nonconformity has been resolved. The motion was seconded by Commissioner Slye. The motion passed by a vote of 4-0.

Chairman Dunn returned as Chairman of the Planning and Zoning.

### **ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER**

Senior Planner Martin Mares announced the City Council will meet on Monday, September 22nd, to discuss the cases from the Planning and Zoning meeting. The regular Planning and Zoning Commission will meet on Tuesday, October 7<sup>th</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**

Since there is no further business, we stand adjourned at 6:51 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: October 7, 2025**

**SUBJECT** Conduct a public hearing and make a recommendation to City Council regarding a Replat of Snow’s Second Addition, Lot 1R, Block B2 being a partial replat of Block B2 of Snow’s Second Addition, to create one single-family residential lot. The subject property consists of approximately 0.492 acres, situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, and is generally located at 1201 S. Houston Street (Parcel IDs 36520 and 36523). (Case No. RP-03-25)

**SUMMARY:**

The applicant is requesting approval of a Replat for Snow’s Second Addition to combine two lots into a single lot. The subject property is zoned Single-Family (SF-10) for residential use and currently contains one house on each lot. The applicant intends to combine the lots and demolish the home that fronts Austin Drive. Staff has included language to address concerns about multiple residences on a single-family lot. The condition requires that the home fronting Austin Drive be demolished prior to the recordation of the plat, if approved. This condition is necessary because the lots are located in a single-family residential area, which only allows one primary residence.

<b>Single Family (SF-10)</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Area	10,000 sf	20,969 sf
Minimum Lot Width	80’	88.78’
Minimum Lot Depth	125’	210.03’

**THOROUGHFARE PLAN:**

The Thoroughfare Plan classifies South Houston Street as a Type D minor collector street with a 60-foot right-of-way. The property owner is dedicating 5 feet of the required right-of-way on this plat. Austin Drive and 5th Street are classified as local streets, each with the required 50-foot right-of-way.

**PROPERTY OWNER RESPONSES:**

The City of Kaufman mailed out notification letters to 27 property owners within 300’ of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 1
- Property owners who have not responded = 26

**RECOMMENDATION:**

Staff recommends approval of the Replat of Snow's Second Addition Block B2, Lot 1, with the condition that the secondary home, facing Austin Street, shall be demolished prior to recording the plat.

ATTACHMENTS:



- Location Map
- Exhibit A – Replat
- Exhibit B - Letters

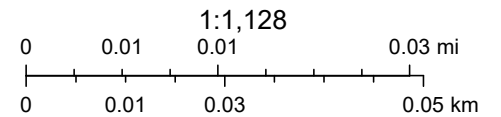
Martin Mares  
Senior Planner  
972-932-2216 ext. 117  
[mmares@kaufmantx.org](mailto:mmares@kaufmantx.org)

# Location Map



9/15/2025, 3:10:02 PM

-  Parcels
-  Abstracts



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.

STATE OF TEXAS  
COUNTY OF KAUFMAN

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of the C. A. Lovejoy Survey, Abstract No. 303, part of Block B2, as shown on the Revised Map of the City of Kaufman, recorded in Cabinet 1 page 2 of the Plat Records of Kaufman County, Texas, all of that certain First and Second Tract conveyed to Ricky Dale Walker and Rita Kay Walker on August 14, 1980, recorded in Vol. 683 page 153 of the Deed Records of Kaufman County, Texas and all of that certain tract conveyed to Ricky Walker and Rita Walker on August 18, 1993, recorded in Vol. 1098 page 445 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a capped 3/8" Iron rod set at the Northeast corner of the above mentioned Block B2 and being at the intersection of the South line of W. Fifth Street with the West line of Austin Drive.

THENCE S 1 deg. 03 min. 45 sec. E, with the East line of Block B2 and with the West line of Austin Drive, a distance of 100.00 ft. to a capped 3/8" Iron rod set at the Northeast corner of the Neil Edward Oliver and Deborah Ann Oliver tract, recorded in Vol. 681 page 916 of the Deed Records of Kaufman County, Texas.

THENCE S 88 deg. 56 min. 15 sec. W, with the North line of said Oliver tract, a distance of 110.00 ft. to a 1" Iron pipe found at the Northwest corner of same.

THENCE S 1 deg. 03 min. 45 sec. E, with the West line of said Oliver tract, a distance of 6.00 ft. to a capped 3/8" Iron rod set at the Northeast corner of the Chelsey Maddox tract, recorded in Vol. 6371 page 451 of the Deed Records of Kaufman County, Texas.

THENCE N 81 deg. 30 min. 47 sec. W, with the North line of said Maddox tract, a distance of 116.20 ft. to an "X" in Concrete found at the Northwest corner of same, in the West line of the above mentioned Block B2 and being in the East line of S. Houston Street.

THENCE N 8 deg. 27 min. 46 sec. E, with the East line of S. Houston Street, a distance of 87.94 ft. to an "X" in Concrete found at the intersection of same with the South line of W. Fifth Street and being at the Northwest corner of said Block B2.

THENCE N 88 deg. 56 min. 15 sec. E, with the North line of said Block B2 and with the South line of W. Fifth Street, a distance of 210.03 ft. to the point of beginning, containing 0.491 of an acre of land.

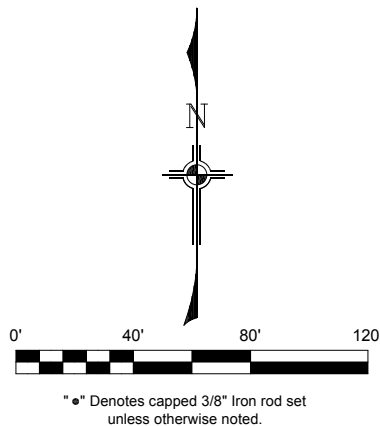
I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that this plat was prepared from an actual survey made under my personal supervision and that the corner monuments shown thereon were placed in accordance with the Subdivision Regulations of the City of Kaufman, Texas.

GIVEN UNDER MY HAND AND SEAL  
this the 25th day of September, 2025.



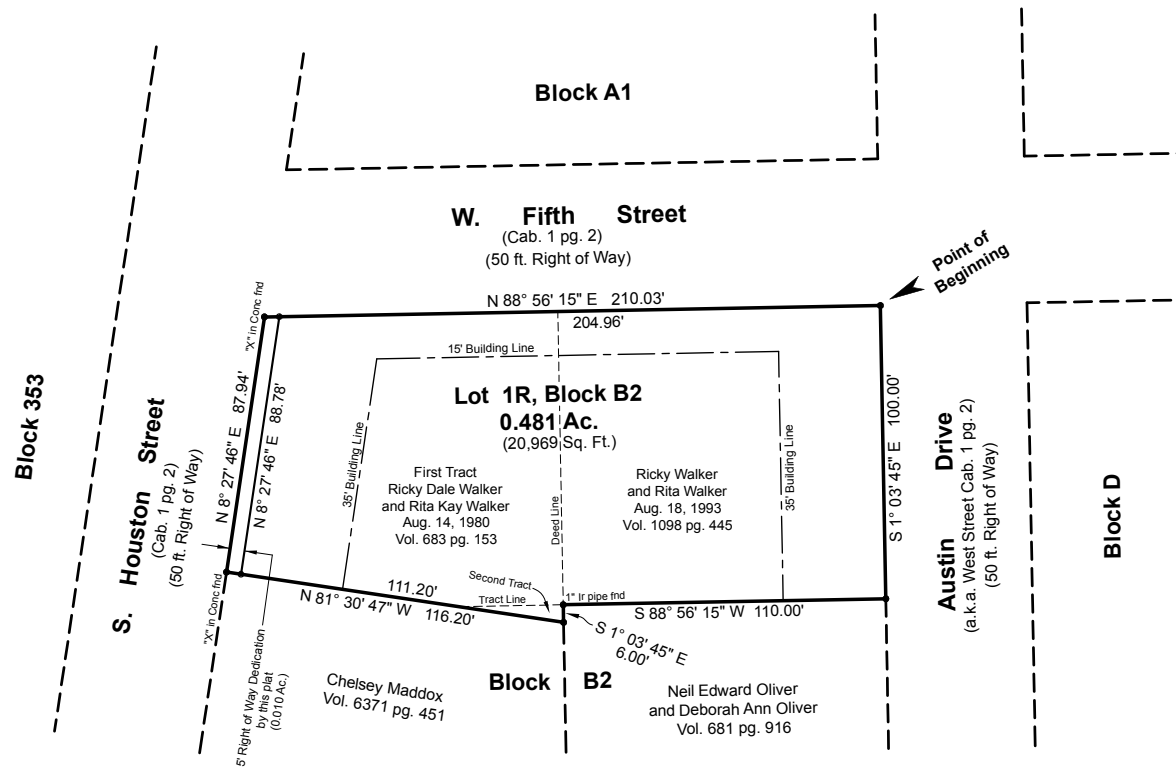
GREG SJERVEN, R. P. L. S. NO. 5244

Cabinet \_\_\_\_\_ Page \_\_\_\_\_



"•" Denotes capped 3/8" Iron rod set unless otherwise noted.

- Notes:
- All lots comply with the minimum size requirements of the zoning district.
  - This property may be subject to charges related to impact fees and the Applicant should contact the City regarding any applicable fees due.
  - Notice- selling a portion of this addition by metes and bounds is a violation of the City of Kaufman's Subdivision Ordinance and State law and is subject to fines and withholding of utilities and building permits.
  - This plat does not alter or remove existing deed restrictions, if any, on this property.
  - The subject property does not lie within a 100-year flood plain according to Community Panel Nos. 48257C0305D and 48257C0310D, dated July 3, 2012, of the National Flood Insurance Rate Maps for Kaufman County, Texas.
  - The purpose of this Plat is to combine two deeded lots into one platted lot.
  - Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
  - No overhead utilities are permitted on the subject property.



**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 the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

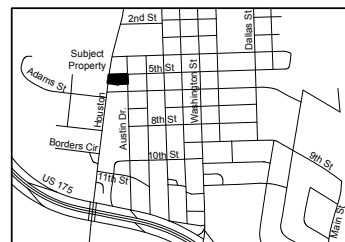
\_\_\_\_\_  
City Secretary  
City of Kaufman, Texas

PREPARED FOR:  
RICKY WALKER  
AND RITA WALKER  
1201 S. HOUSTON ST.  
KAUFMAN, TX. 75142  
(972-571-1184)  
Email: rwalker4@embarqmail.com

Greg Sjerven  
statewidesurvey@aol.com

**Statewide Surveying Service**

208 N. Washington St.  
Kaufman, Tx. 75142  
972-962-6481  
Firm No. 10009100



Vicinity Map

**OWNER ACKNOWLEDGEMENT AND DEDICATION:**

That Ricky Walker and Rita Walker, acting herein by and through their duly authorized officers, do hereby dedicate this plat designating the hereinabove described property as Re-Plat of Snow's Second Addition, Lot 1R, Block B2, an addition to the City of Kaufman, Texas, and do 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 we 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, trees, 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.

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:

\_\_\_\_\_  
Ricky Walker (Owner)

\_\_\_\_\_  
Rita Walker (Owner)

STATE OF TEXAS  
COUNTY OF KAUFMAN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ricky Walker, 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 consideration therein expressed.

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Rita Walker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**" Re-Plat "**

**Snow's Second Addition  
Lot 1R, Block B2**

Being a Re-Plat of part of Block B2 of Snow's Second Addition in the City of Kaufman, Kaufman County, Texas, recorded in Cabinet 1 page 2 of the Plat Records of Kaufman County, Texas

0.491 of an acres situated in the C. A. Lovejoy Survey, Abstract No. 303  
City of Kaufman,  
Kaufman County, Texas  
Right of Way Dedication: 0.010 Ac.  
(1 residential lot)  
(Date: September 25, 2025)

**From:** [Baker, Wesley](#)  
**To:** [Kaufman Planning](#)  
**Subject:** Public Hearing - Ricky Dale & Rita Kay Walker  
**Date:** Tuesday, September 30, 2025 10:45:59 AM

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To whom it may concern.

I received a notice of public hearing for the above subject neighbors requesting a replat of two properties into one property. Based on the drawings provided for 36520 & 36523 we have no objection to this replat.

I live at 1300 S.. Houston St., Kaufman, Texas 75142.

Respectfully yours,

**Wesley E. Baker | Executive Vice President | DynaTen**  
Office (817) 616-2265 | Cell (682)304-7528  
**24/7 Service Support: (833) 396-2836**  
4375 Diplomacy Road, Fort Worth, Texas 76155



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Date: 9-17-25

RE: Conduct a public hearing and make a recommendation to City Council regarding a replat of Snows Second Addition, Block B2, Lot 1 being a partial replat of Block B2 of the Snows Second Addition, to create one single-family residential lot. The subject property consists of approximately 0.481 acres, situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, generally located at 1201 S. Houston Street (Parcel IDs 36520 and 36523). (Case No. RP-03-25)

Name: Ray + Anita Hall

Address: 1206 S Houston

City & State: Kaufman

I AM IN FAVOR

I OBJECT

Phone #: 972 978 6435

Email Address: AnitaHall@yachoo.com

COMMENTS:

\_\_\_\_\_

\_\_\_\_\_

Ray + Anita Hall  
NAME PRINTED

Anita Hall  
SIGNATURE



## **Planning and Zoning Commission Report**

**Meeting Date: October 7, 2025**

**SUBJECT** Consider and make a recommendation to City Council for a Final Plat for Caldwell Estates, Block A, Lot 1, situated on 2.307 acres of land (Property ID 210120), out of the C.A. Lovejoy Survey, Abstract No. A-303, in the City of Kaufman, Kaufman County, Texas, said property being generally located in the 706 Adams Lane. (Case No. FP-07-25)

### **SUMMARY:**

The applicant is requesting approval of a Final Plat for Caldwell Estates, Block A, Lot 1, to allow for the construction of a single-family residence. The property is zoned Single-Family Residential (SF-10). Unlike a standard platted lot, the subject property does not front a dedicated public right-of-way. Instead, it fronts onto another lot. The plat currently labels Adams Lane; however, this area functions only as an access easement and is not a dedicated right-of-way. From the southern corner of the lot, it is approximately 168 feet to the nearest public right-of-way. Access to the property is provided via an easement that connects to the right-of-way and serves multiple lots along its length.

Per Section 02.03.078(b)(2) of the Subdivision Ordinance, each lot within the City limits is required to front a public street or approved public way. Specifically, "each lot within the City limits shall have access to a street (or an approved public way) by having frontage on such a street that is not less than fifty (50) feet at the street right-of-way line, or as otherwise specified in the Zoning Ordinance or a Planned Development (PD) Ordinance, if applicable."

### **Frontage Exceptions (Infill):**

The Subdivision Ordinance provides a limited frontage exception for infill development of no more than three (3) lots, where at least one lot has direct frontage onto a public street. Under this provision, the remaining lots may be served by a common access easement, provided that:

- The easement is paved in concrete;
- It is dedicated and platted as a fire lane;
- It is maintained by the property owners;
- It is approved by the Fire Chief; and
- Utility easements are provided to adequately serve all lots.

In this case, while an access easement fronts the property, it is not paved, not platted as a fire lane, and does not appear to provide the necessary utility easements to the adjacent properties, based on the applicant's submittal.

### **Final Plat and Construction Plan Requirements**

Per Sec. 02.03.041 (Construction Plans) and Sec. 02.03.031(b) (Improvements Required) of the Subdivision Ordinance, all required improvements—including streets, drainage, and utilities—must be addressed through the submission and approval of construction plans in conjunction

with a Final Plat. These plans are necessary to demonstrate how public improvements and utilities will be designed, constructed, and connected in a manner that adequately serves both the subdivision and surrounding properties.

In this case, construction (civil) plans have not been submitted with the Final Plat application. As a result, it remains unclear how utilities and other necessary infrastructure will be provided to serve the lot. Construction plans are a required element for plat approval under the ordinance.

<b>Single Family (SF-10)</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Area	10,000 sf	100,500 sf
Minimum Lot Width	80'	Approximately 252'
Minimum Front Yard	35'	35'
Minimum Rear Yard	30'	30'
Minimum Side Yard	12'	12'

The property does not meet the requirements for a frontage exception (infill), as it fails to provide the minimum direct street frontage, does not establish a compliant common access easement, and does not satisfy the fire lane or utility easement standards required by ordinance. Additionally, construction plans are required in conjunction with a Final Plat pursuant to Sec. 02.03.041 and Sec. 02.03.031(b), and no such plans have been submitted to demonstrate how utilities and infrastructure will serve the lot.

**THOROUGHFARE PLAN:**

Each lot within the City limits shall have access to a street (or an approved public way) by having frontage on such a street that is not less than fifty (50) feet at the street right-of-way line. This lot does not have an approved street as it fronts a lot.

**Recommended Action**

Staff cannot recommend approval of the Final Plat for Caldwell Estates, Block A, Lot 1 for the following reasons:

No required street frontage — the lot does not front a public right-of-way as required by Sec. 02.03.078(b)(2) (the lot fronts another lot and is approximately 168 ft from the nearest ROW).

Infill access standards (Frontage Exceptions) not met — the access easement does not satisfy the common access/fire-lane/utility requirements of Sec. 02.03.078(b)(3) (not paved in concrete, not dedicated/platted as a fire lane, not shown as approved by the Fire Chief, and lacks demonstrated utility easements).

Missing construction plans — required construction (civil) plans per Sec. 02.03.041 and Sec. 02.03.031(b) were not submitted, so public improvements and utility provision are not demonstrated.

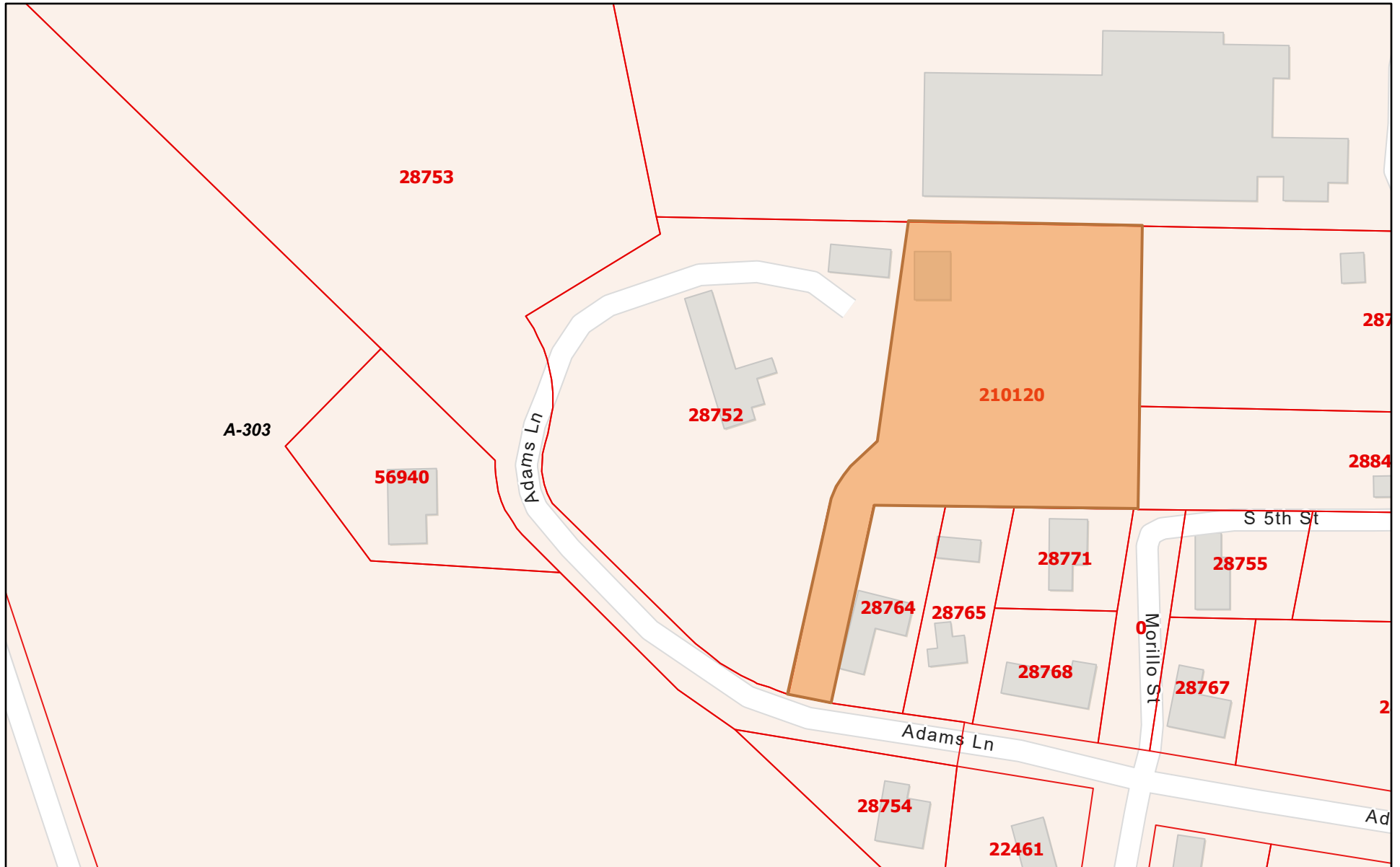
Staff cannot recommend approval until these items are addressed and the required documentation is provided as this is currently an incomplete application.

ATTACHMENTS:

- Location Map
- Exhibit A – Replat


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

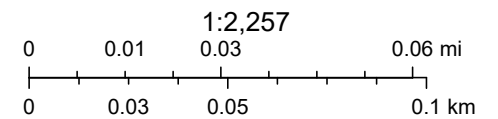
# Location Map



9/15/2025, 4:48:19 PM

 Parcels

 Abstracts

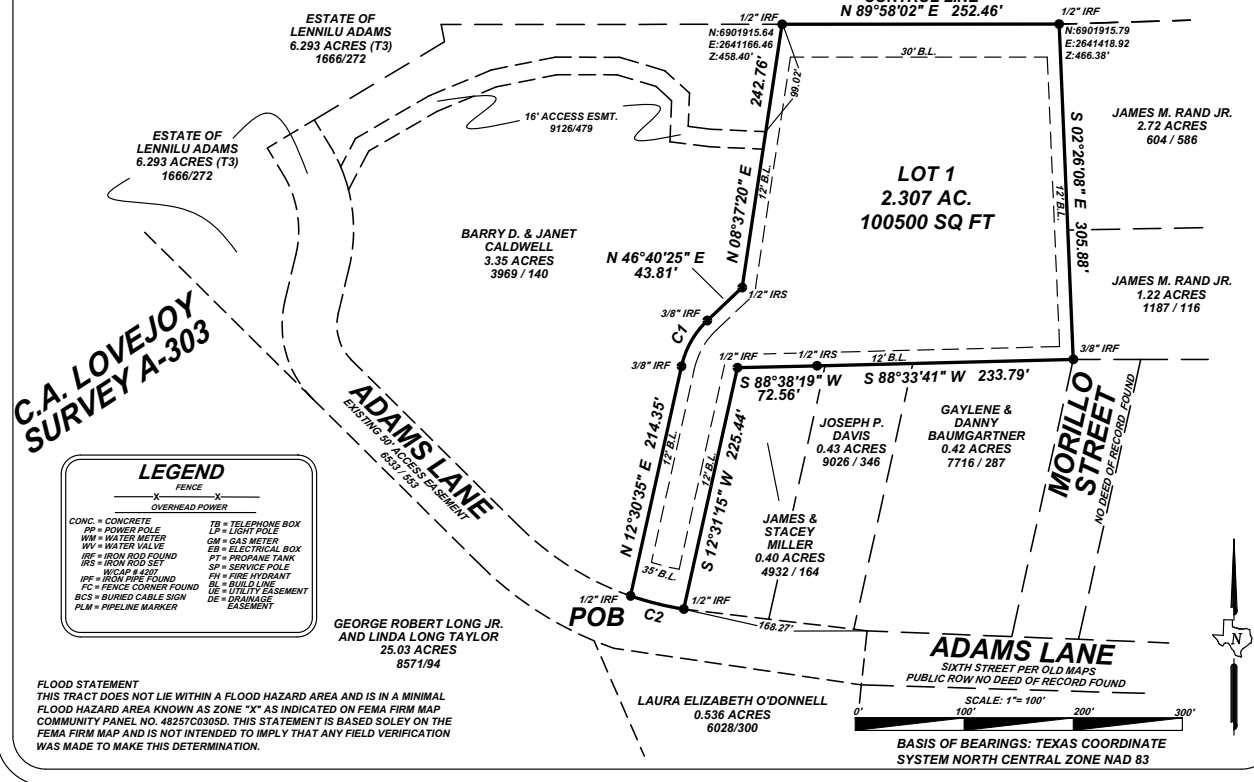


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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.

CURVE	RADIUS	LENGTH	CHORD
C1	81.74'	47.94'	N 29°23'04" E 47.94'
C2	271.00'	50.01'	N 76°05'52" W 50.01'



**OWNER'S CERTIFICATE:**  
STATE OF TEXAS  
COUNTY OF KAUFMAN

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE C.A. LOVEJOY SURVEY, A-303, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 2.306 ACRE TRACT OF LAND DESCRIBED IN DEED TO BRODY CALDWELL AND JAKE CALDWELL RECORDED IN VOLUME 6533, PAGE 553, OF THE DEED RECORDS KAUFMAN COUNTY, TEXAS (DRKCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD SET, WITH A YELLOW CAP MARKED #4207, IN THE NORTH LINE OF ADAMS LANE, AT THE SOUTHEAST CORNER OF THE BARRY D. AND JANET CALDWELL 3.35 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 3969, PAGE 140 OF THE DRKCT, BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON LINE OF THE CALDWELL 3.35 ACRE TRACT AND THIS TRACT AS FOLLOWS: N 12° 30' 35" E, 214.35 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH A RADIUS OF 81.74 FEET, AN ARC LENGTH OF 47.94 FEET, A CHORD THAT BEARS N 29° 23' 04" E, 47.94 FEET TO A 1/2" IRON ROD FOUND; N 46° 40' 25" E, 43.81 FEET TO A 1/2" IRON ROD SET, WITH A YELLOW CAP MARKED #4207; N 08° 37' 20" E, 242.76 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF THE KAUFMAN ISD 15.78 ACRE TRACT ACCORDING TO KAUFMAN COUNTY APPRAISAL DISTRICT PROPERTY ID # 57263, AT THE NORTHEAST CORNER OF THE 3.35 ACRE TRACT, BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 89° 58' 02" E (CONTROL LINE), 252.46 FEET ALONG THE COMMON LINE OF THE KAUFMAN ISD TRACT AND THIS TRACT TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JAMES M. RAND JR. 2.72 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 604, PAGE 586 OF THE DRKCT, BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 02° 26' 08" E, 305.88 FEET ALONG THE COMMON LINE OF THE RAND 2.72 ACRE TRACT AND THIS TRACT, PASSING THE NORTHWEST CORNER OF A JAMES M. RAND JR. 1.22 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 1187, PAGE 116 OF THE DRKCT AND CONTINUING TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF MORILLO STREET, THE NORTHEAST CORNER OF THE GAYLENE AND DANNY BAUMGARTNER 0.42 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 7716, PAGE 287 OF THE DRKCT, AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 88° 33' 41" W, 233.79 FEET ALONG THE COMMON LINE OF THE BAUMGARTNER TRACT AND THIS TRACT PASSING THE NORTHEAST CORNER OF THE JOSEPH P. DAVIS 0.43 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 9026, PAGE 346 OF THE DRKCT, ALSO PASSING THE NORTHEAST CORNER OF THE JAMES AND STACEY MILLER 0.40 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 4932, PAGE 164 OF THE DRKCT, AND CONTINUING TO A 1/2" IRON ROD FOUND;

THENCE, ALONG THE COMMON LINE OF THE MILLER TRACT AND THIS TRACT AS FOLLOWS: S 88° 38' 19" W, 72.56 FEET TO A 1/2" IRON ROD FOUND; S 12° 31' 15" W, 225.44 FEET TO A 1/2" IRON ROD SET WITH A YELLOW CAP MARKED #4207 IN THE NORTH LINE OF ADAMS LANE, BEING THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT, AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 271.00 FEET, A CHORD THAT BEARS N 76° 05' 52" W, 50.01 FEET;

THENCE, ALONG THE NORTH LINE OF ADAMS LANE, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 50.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.307 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRODY CALDWELL AND JAKE CALDWELL, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CALDWELL ESTATES, 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 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.

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: \_\_\_\_\_

BRODY CALDWELL \_\_\_\_\_ JAKE CALDWELL \_\_\_\_\_

- NOTES:**
- "NOTICE - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF KAUFMAN'S SUBDIVISION ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS"
  - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
  - FLOOD STATEMENT:** THIS TRACT DOES NOT LIE WITHIN A FLOOD HAZARD AREA AND IS IN A MINIMAL FLOOD HAZARD AREA KNOWN AS ZONE "X" AS INDICATED ON FEMA FIRM MAP COMMUNITY PANEL NO. 48257C0305D. THIS STATEMENT IS BASED SOLELY ON THE FEMA FIRM MAP AND IS NOT INTENDED TO IMPLY THAT ANY FIELD VERIFICATION WAS MADE TO MAKE THIS DETERMINATION.
  - ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
  - "THIS PROPERTY IS OBLIGATED TO RESERVE AND/OR DEDICATE FUTURE RIGHT-OF-WAY AS REQUIRED BY EITHER THE CITY OF KAUFMAN'S AND/OR KAUFMAN COUNTY'S THOROUGHFARE PLAN, AND/OR THIS CHAPTER, AND THE STANDARDS OF DESIGN AND CONSTRUCTION."
  - "THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE."
  - "ALL DRAINAGE AND DETENTION EASEMENTS SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER."
  - "MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN."
  - "THE CITY RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR (MFF) ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM (MFF) ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND ARE SUBJECT TO CHANGE."
  - "THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48257C0305D OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR KAUFMAN COUNTY, TEXAS." (INDICATE WHICH LOTS ARE APPLICABLE TO THIS NOTATION);
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83).
  - "NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY"
  - "NOTICE-SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF KAUFMAN'S SUBDIVISION ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
  - THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY."

**CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR**  
STATE OF TEXAS §  
COUNTY OF KAUFMAN §

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

GARY L. HARDIN RPLS 4207

DATE \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF KAUFMAN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GARY L. HARDIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AKNOWLEDGED 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.

TAYLOR PATRICK  
MY COMMISSION EXPIRES: \_\_\_\_\_



**CERTIFICATE OF PLAT APPROVAL**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

CITY OFFICIAL  
CITY OF KAUFMAN, TEXAS

WITNESS BY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY SECRETARY  
CITY OF KAUFMAN, TEXAS

**CERTIFICATE OF PLAT APPROVAL**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND ZONING COMMISSION CHAIRPERSON  
CITY OF KAUFMAN, TEXAS

MAYOR  
CITY OF KAUFMAN, TEXAS

WITNESS BY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY SECRETARY  
CITY OF KAUFMAN, TEXAS

STATE OF TEXAS  
COUNTY OF KAUFMAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED BRODY CALDWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

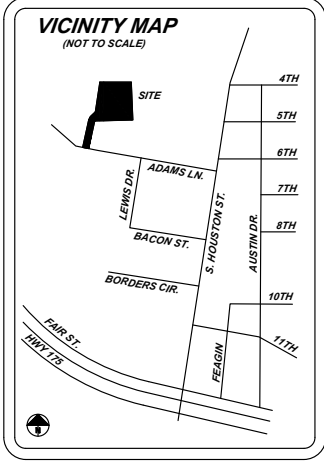
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF KAUFMAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED JAKE CALDWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND AKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_



OWNERS/DEVELOPER  
BRODY & JAKE CALDWELL  
905 S. WASHINGTON STREET  
KAUFMAN, TX 75142  
(972) 741-6757  
MOTORPARTS32@GMAIL.COM



**FINAL PLAT**  
**CALDWELL ESTATES**

1 LOT  
BLOCK A  
2.307 ACRES  
C.A. LOVEJOY SURVEY A-303  
CITY OF KAUFMAN  
KAUFMAN COUNTY, TEXAS

REVISED DATE: SEPTEMBER 26, 2025  
DATE PERFORMED: SEPTEMBER 2, 2025 WORK ORDER # 2506123  
SCALE: 1"= 100 FEET FIELD BY: TS DRAWN BY: BH