



**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**TUESDAY, NOVEMBER 4, 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 October 7, 2025 Planning and Zoning Commission meeting.

**END OF CONSENT AGENDA**

**PUBLIC HEARING**

1. Conduct a public hearing and make a recommendation to City Council regarding an amendment to Exhibit 9A, "Zoning Ordinance" of Chapter 9, Planning and Development Regulations" of the Code of Ordinances (the "Zoning Ordinance"), to amend Section 9A-11, "Certificates of Occupancy, Life Safety Inspections and Compliance" of the Zoning Ordinance in order to repeal provisions requiring certificates of occupancy and related inspections for certain residential buildings and providing that the provisions of the City's adopted Building Codes relating to certificates of occupancy take priority over conflicting provisions in the Zoning Ordinance. Case No. Z-10-25

2. Conduct a public hearing and make a recommendation to City Council on a request for a Specific Use Permit (SUP-60) for a kiosk to provide ice/water on approximately 1.162 acres of land, located at 1801 South Washington Street, being Lot 1, Block 1 of the Kaufman Retail Partners Center, City of Kaufman, Kaufman County, Texas (Parcel ID 191050). (Case No. Z-09-25)

## **DISCUSSION/ACTION ITEMS**

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

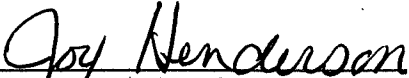
The City Council will meet on Monday, November 17th, to discuss the approved cases. The Planning and Zoning Commission will meet on Tuesday, December 2<sup>nd</sup>.

## **BOARD INQUIRY**

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

## **ADJOURNMENT**

I, JOY HENDERSON, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON WEDNESDAY, OCTOBER 29, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE (3) BUSINESS DAYS 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, 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.

Chairman Dunn called the meeting to order at 6:00 p.m. on Tuesday, October 7, 2025. Commissioners present were Chairman Richard Dunn, Commissioner Burton Brown, Commissioner Mike Slye, Commissioner Kathleen Sisson, and Commissioner Kathy Thorpe. The City of Kaufman staff present included: Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Planner Joy Henderson. Present in the audience was Rita Walker.

**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**

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

## **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)

The Public Hearing opened at 6:02 p.m.

Senior Planner Martin Mares presented the Commissioners with a report for a Replat of Snow's Second Addition located at 1201 S. Houston Street. Details of the case can be found in report RP-03-25 dated 10-07-2025.

The Public Hearing closed at 6:03p.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**

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)

Senior Planner Martin Mares stated this item has been withdrawn.

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

Senior Planner Martin Mares announced the City Council will meet on Monday, October 27th, to discuss the cases from the Planning and Zoning meeting. The regular 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**

Since there is no further business, we stand adjourned at 6:07 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: November 4, 2025**

**SUBJECT:** Conduct a public hearing and make a recommendation to City Council regarding an amendment to Exhibit 9A, "Zoning Ordinance" of Chapter 9, Planning and Development Regulations" of the Code of Ordinances (the "Zoning Ordinance"), to amend Section 9A-11, "Certificates of Occupancy, Life Safety Inspections and Compliance" of the Zoning Ordinance in order to repeal provisions requiring certificates of occupancy and related inspections for certain residential buildings and providing that the provisions of the City's adopted Building Codes relating to certificates of occupancy take priority over conflicting provisions in the Zoning Ordinance. Case No. Z-10-25

### **BACKGROUND/SUMMARY:**

The City's current Zoning Ordinance was adopted in 2007. As part of that adoption, Section 11, Certificates of Occupancy, Life Safety Inspections, and Compliance, was included to establish procedures and requirements for Certificates of Occupancy (CO) and life safety inspections for all buildings and structures. As part of ongoing updates to align with the latest adopted Codes and local amendments, City staff has reviewed Section 11 to ensure consistency with current building and fire code requirements.

### **SUMMARY OF PROPOSED AMENDMENTS:**

The proposed amendments are primarily administrative and clarifying in nature. They update terminology, improve readability, and ensure that all provisions align with the most recent International Building Code (IBC), International Fire Code (IFC), and local code adoption ordinances.

The revisions do not eliminate the requirement for Certificates of Occupancy; rather, they clarify procedures and reaffirm that a CO will still be required prior to occupancy or change of use for nonresidential structures.

Key updates include:

- **Applicability:** Clarifies that CO inspections apply only to nonresidential buildings and structures, as defined by the adopted International Building Code.
- **Procedures:** Updates the procedural steps for both new or altered buildings and changes in building use, reflecting coordination between the Building Official and Fire Chief.
- **Temporary Utility Release:** Adds clearer language prohibiting occupancy during construction and outlining the approval process for temporary utility release.
- **Revocation and Posting:** Specifies conditions for suspension or revocation and restates the requirement for posting the CO in a visible location within the building.

These updates are intended to improve consistency between zoning and building code enforcement, and ensure life safety compliance across all nonresidential occupancies.

RECOMMENDATION:

Staff recommends amending Exhibit 9A, “Zoning Ordinance” of Chapter 9, Planning and Development Regulations” of the Code of Ordinances (the “Zoning Ordinance”), to amend Section 9A-11, “Certificates of Occupancy, Life Safety Inspections and Compliance” of the Zoning Ordinance in order to repeal provisions requiring certificates of occupancy and related inspections for certain residential buildings and providing that the provisions of the City’s adopted Building Codes relating to certificates of occupancy take priority over conflicting provisions in the Zoning Ordinance.

ATTACHMENTS:

- Section 11, Certificates of Occupancy, Life Safety Inspections, and Compliance Redline
- Certificates of Occupancy Compliance Text Amendment

Johnny Bray, CBO  
Director of Development Services  
972-932-2216 ext. 140  
[Jbray@kaufmantx.org](mailto:Jbray@kaufmantx.org)

## § 11. CERTIFICATES OF OCCUPANCY, ~~LIFE SAFETY INSPECTIONS AND COMPLIANCE.~~

### 11.1 CERTIFICATES OF OCCUPANCY ~~AND LIFE SAFETY INSPECTIONS~~ INSPECTIONS.

The Certificates of Occupancy and Life Safety Inspections and certificates of occupancy required by this Section shall only apply to non-residential buildings and structures. As used in this Section, the term “non-residential” shall have the meaning established in the applicable International Codes and local amendments, as adopted by the City. As applicable, Certificates of Occupancy and Life Safety Inspections required by this Section shall be required for any each of the following nonresidentialnon-residential buildings and nonresidentialnon-residential structures:

- A. Initial occupancy and use of a new non-residential building, ~~new residential residential structure~~ or structurally altered existing non-residential building (including minor renovation/rehabilitation ~~of residential structures~~, as described in Subsection ~~11.4~~ [11.3] below).
- B. Change in use of an existing non-residential building to a use of a different classification, including without limitation, a change from a nonconforming use to an allowed use.
- C. Change in the use of land to a use of a different classification.
- D. Change in ownership or occupant of any existing building or structure used for non-residential ~~or residential~~ purposes (including lease or rental of a portion of a structure such as an office suite ~~or apartment~~).

No such use, or change of use, or change of tenant/occupant/owner in a non-residential building or structure shall take place until an Life Safety Inspection has been conducted by the Building Official and the Fire Chief and a Certificate of Occupancy therefor shall have been issued by the City. The application fee(s) for a Certificate of Occupancy shall be set forth in the City’s adopted Fee Schedule, as amended. Schedule of Fees Ordinance O-29-03 adopted on 12-08-03 or as amended.

### 11.2 PROCEDURE FOR NEW OR ALTERED BUILDINGS

Upon the completion of new non-residential construction or alteration of a non-residential building or structure, after performance of required inspections, and after receipt of an application, The a Certificate of Occupancy shall be issued when after the Building Official and/or the Fire Chief make the required inspections and find no violations of determine that the provisions of this Ordinance, current the requirements of the adopted International Codes and local amendments adopted by the City, and Council (ICC) requirements or all other applicable ordinances and regulations have been satisfied. after such construction or alterations are complete.

### 11.3 PROCEDURE FOR A CHANGE IN BUILDING USE

Written application for a Certificate of Occupancy and Life Safety Inspection and Certificate of Occupancy for a change in the use of land or a change in the use of a building, or for a change

~~from a nonconforming use to a conforming use, as required by Section 11.1-1 shall be made to said the Building Official and/or Fire Chief. If the proposed use is found to be in conformity with the provisions of this Ordinance, the requirements of the adopted International Codes, and local amendments adopted by the City, and all other applicable ordinances and regulations, the Certificate of Occupancy shall be issued after the application for same has been made and all required building inspections and Fire Safety Inspections are completed and approved by the Building Official, or his designee and/or the Fire Chief, or his designee.~~

#### 11.4

#### ~~TEMPORARY UTILITY RELEASE/OCCUPANCY PROHIBITED~~ Temporary Utility Release/Occupancy Prohibited.

A written application for a Temporary Utility Release shall be submitted to the Building Official ~~and/or the Fire Chief~~ for his review, and shall be approved upon a finding that the necessary building permits have been issued and that the construction, renovation or repair activities proposed ~~will be beneficial to the subject structure/site and the surrounding area, and that they~~ will not compromise the public health, safety and welfare. A Temporary Utility Release shall be valid for a period of ninety (90) days, and thirty-day extensions may be granted by the Building Official ~~or Fire Chief~~ or his designee, if additional time will be needed to complete the construction, renovation or repair work. Under no circumstances shall occupation of the premises be allowed during the construction, renovation or repair work, ~~and violations of this Subsection are subject to a fine not to exceed \$500.00, and each and every day that the provisions of this Subsection are violated shall constitute a separate and distinct offense.~~ Upon completion of the minor renovation, rehabilitation or remodeling work, and prior to occupancy of the structure/site, the property owner shall make a request building inspection and Life Safety Inspection for final inspections to be performed by the Building Official and/or Fire Chief or his their respective designees ~~[sic]~~. The Certificate of Occupancy shall be issued after all required inspections are completed and the premises found to be in compliance with this Ordinance, current adopted International Codes ~~Council (ICC)~~ requirements and all other applicable regulations.

~~{RESERVED}~~

#### 11.5 CONTENTS

Every Certificate of Occupancy shall contain the following: 1) building permit number; 2) the address of the building; 3) the name and address of the owner or the owner's authorized agent; ~~4) the name and address of lessee or occupant; 5~~ 4) a description of that portion of the building for which the Certificate is issued; ~~5~~ 6) a statement that the described portion of the building has been inspected for compliance with the requirements of the current adopted International Codes ~~Council (ICC) and/or Life Safety Inspection, for the~~ group and division of occupancy; ~~6~~ 7) the name of the Building Official ~~or Fire Chief~~; ~~7~~ tThe edition of the Ceode under which the permit was issued; 8) use and occupancy (uses) allowed; ~~9~~ tThe type of construction; ~~10~~ tThe design occupant load; ~~11~~ iff ana automatic sprinkler system is provided, whether the sprinkler system is required; ~~12~~ aAny special stipulations and conditions of the building permit; ~~9~~ maximum number of persons/occupants; and, ~~13~~ 10) issue date of Certificate of Occupancy.

#### 11.6 POSTING

The Certificate of Occupancy ~~or Life Safety Inspection~~ shall be posted in all ~~nonresidential~~ non-residential buildings in a conspicuous place on the premises and shall not

be removed except by the Building Official or Fire Chief, or his-respective designee.

### **11.7 REVOCATION**

The Building Official or Fire Chief, or his-respective designee may, in writing, suspend or revoke a Certificate of Occupancy ~~or Life Safety Inspection~~ issued under the provisions of this Ordinance whenever the Certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provision of this Ordinance or the building code and other codes adopted by the City, and any amendments thereto.

~~(Ordinance O-02-07 adopted 3/19/07)~~

## **§ 11. CERTIFICATES OF OCCUPANCY COMPLIANCE.**

### **11.1 CERTIFICATES OF OCCUPANCY INSPECTIONS.**

The Certificates of Occupancy Inspections required by this Section shall only apply to non-residential buildings and structures. As used in this Section, the term “non-residential” shall have the meaning established in the applicable International Codes and local amendments, as adopted by the City. As applicable, Certificates of Occupancy required by this Section shall be required for each of the following non-residential buildings and non-residential structures:

- A.** Initial occupancy and use of a new non-residential building or structurally altered existing non-residential building (including minor renovation/rehabilitation as described in Subsection 11.3 below).
- B.** Change in use of an existing non-residential building to a use of a different classification, including without limitation, a change from a nonconforming use to an allowed use.
- C.** Change in the use of land to a use of a different classification.
- D.** Change in ownership or occupant of any existing building or structure used for non-residential purposes (including lease or rental of a portion of a structure such as an office suite).

No such use, or change of use, or change of tenant/occupant/owner in a non-residential building or structure shall take place until an Inspection has been conducted by the Building Official and the Fire Chief and a Certificate of Occupancy therefor shall have been issued by the City. The application fee(s) for a Certificate of Occupancy shall be set forth in the City’s adopted Fee Schedule, as amended.

### **11.2 PROCEDURE FOR NEW OR ALTERED BUILDINGS**

Upon the completion of new non-residential construction or alteration of a non-residential building or structure, after performance of required inspections, and after receipt of an application, a Certificate of Occupancy shall be issued when the Building Official and the Fire Chief determine that the provisions of this Ordinance, the requirements of the adopted International Codes and local amendments adopted by the City, and all other applicable ordinances and regulations have been satisfied.

### **11.3 PROCEDURE FOR A CHANGE IN BUILDING USE**

Written application for a Certificate of Occupancy as required by Section 11.1 shall be made to the Building Official. If the proposed use is found to be in conformity with the provisions of this Ordinance, the requirements of the adopted International Codes, and local amendments adopted by the City, and all other applicable ordinances and regulations, the Certificate of Occupancy shall be issued after the application for same has been made and all required inspections are completed and approved by the Building Official, or his designee and the Fire Chief, or his designee.

### **11.4 TEMPORARY UTILITY RELEASE/OCCUPANCY PROHIBITED**

A written application for a Temporary Utility Release shall be submitted to the Building Official for review and shall be approved upon a finding that the necessary building permits

have been issued and that the construction, renovation or repair activities proposed, will not compromise the public health, safety and welfare. A Temporary Utility Release shall be valid for a period of ninety (90) days, and thirty-day extensions may be granted by the Building Official or his designee, if additional time will be needed to complete the construction, renovation or repair work. Under no circumstances shall occupation of the premises be allowed during the construction, renovation or repair work. Upon completion of the minor renovation, rehabilitation or remodeling work, and prior to occupancy of the structure/site, the property owner shall make a request for final inspections to be performed by the Building Official and Fire Chief or their respective designees. The Certificate of Occupancy shall be issued after all required inspections are completed and the premises found to be in compliance with this Ordinance, current adopted International Codes and all other applicable regulations.

## **11.5 CONTENTS**

Every Certificate of Occupancy shall contain the following: 1) building permit number; 2) the address of the building; 3) the name and address of the owner or the owner's authorized agent; 4) a description of that portion of the building for which the Certificate is issued; 5) a statement that the described portion of the building has been inspected for compliance with the requirements of the current adopted International Codes, for the group and division of occupancy; 6) the name of the Building Official 7) the edition of the Code under which the permit was issued; 8) use and occupancy allowed; 9) the type of construction; 10) the design occupant load; 11) if an automatic sprinkler system is provided, whether the sprinkler system is required; 12) any special stipulations and conditions of the building permit; and, 13) issue date of Certificate of Occupancy.

## **11.6 POSTING**

The Certificate of Occupancy shall be posted in all non-residential buildings in a conspicuous place on the premises and shall not be removed except by the Building Official or Fire Chief, or respective designee.

## **11.7 REVOCATION**

The Building Official or Fire Chief, or respective designee may, in writing, suspend or revoke a Certificate of Occupancy issued under the provisions of this Ordinance whenever the Certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provision of this Ordinance or the building code and other codes adopted by the City, and any amendments thereto.



## Planning and Zoning Commission Report

Meeting Date: November 4, 2025

**SUBJECT:** Conduct a public hearing and make a recommendation to City Council on a request for a Specific Use Permit (SUP-60) for a kiosk to provide ice/water on approximately 1.162 acres of land, located at 1801 South Washington Street, being Lot 1, Block 1 of the Kaufman Retail Partners Center, City of Kaufman, Kaufman County, Texas (Parcel ID 191050). (Case No. Z-09-25)

### BACKGROUND/SUMMARY:

The applicant has submitted a Specific Use Permit (SUP) request to allow a kiosk use for the sale of ice and water at **1801 South Washington Street**. The property is zoned **Commercial District (C)**. The most comparable use classification for the proposed operation is a **kiosk**, which requires approval of a Specific Use Permit to be allowed within the Commercial District.

Watermill Express is the proposed tenant and intends to construct a 106-square-foot stand-alone structure that will dispense bagged ice and purified water. Other commercial tenants within the lot include H&R Block, Direct One Wireless, Terry Kay, O.D., Little Caesars, and Asado's Mexican Restaurant.

### SITE PLAN:

A Site Plan has been provided for review. Access to this portion of the lot is provided through two driveways located along the western side of the site, both fronting South Washington Street. The plan shows the general layout of the development, including three parking spaces (two standard and one accessible space), landscaping, and a sidewalk along South Washington Street and East 11th Street.

### DEFINITION:

The proposed use involves a self-service water and ice vending machine that dispenses bagged ice and purified water through an automated system. While the City's Zoning Ordinance does not specifically list a "water or ice vending machine" as a use, the most comparable classification is a "Kiosk." Section 33.5 of the Zoning Ordinance defines a kiosk as "a small, stand-alone structure or booth for the purpose of dispensing goods or services, often temporary in nature and designed to accommodate limited customer interaction." This definition aligns closely with the operational characteristics of the proposed vending machine, which functions as a compact, stand-alone retail point of sale.

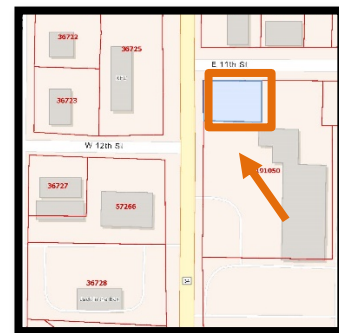
Staff finds that although the proposed use meets the intent of the kiosk definition, kiosks are typically accessory or incidental uses that complement an existing principal business—such as those located on sites with convenience stores, shopping centers, or similar developments. In contrast, the applicant's proposal involves a stand-alone installation operating independently as the primary use of the property. This configuration functions in a similar manner to a small-scale

retail use by providing direct service to the public without an associated principal structure on the site.

Given this distinction, staff considers the proposed vending machine consistent in nature with a kiosk but acknowledges that it extends beyond the typical accessory role described in the ordinance. Therefore, the use is most appropriately classified as a “Kiosk” under Chart 6 – Retail and Service Uses, which allows kiosks in the Commercial (C) District with approval of a Specific Use Permit (SUP). The SUP process will allow the City to evaluate the stand-alone nature of the installation, review site design, and apply appropriate conditions to ensure compatibility with adjacent development and consistency with the intent of the district.

**SURROUNDING ZONING AND EXISTING LAND USES:**

	<b>Zoning</b>	<b>Existing Land Use</b>
<b>North:</b>	<b>Washington Street Corridor</b>	<b>Apartment</b>
<b>South:</b>	<b>Commercial</b>	<b>Retail Shopping Center</b>
<b>East:</b>	<b>Commercial Single Family-6</b>	<b>Pizza Drive-thru and Residential Home</b>
<b>West:</b>	<b>Washington Street Corridor</b>	<b>Taco Bell Restaurant</b>



**COMPREHENSIVE PLAN:**

**Land Use Plan:**

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial. The property is zoned Commercial (C), which allows for a mix of retail, restaurant, office, and commercial service uses. A kiosk to provide ice/water requires a Specific Use Permit. Staff finds the proposed use to be consistent with the Future Land Use Plan.

**DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS**

**Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:**

A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all the following:

1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
3. The nature of the use is reasonable;

4. Any negative impact on the surrounding area has been mitigated; and/or
5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.

B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

**PROPERTY OWNER RESPONSES:**

The City of Kaufman mailed out notification letters to 30 property owners within 300 feet of the property. The results are as follows:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 30

**RECOMMENDATION:**

The Planning and Zoning Commission may make one of the following recommendations:

- Approve
- Approve with conditions
- Deny

If the recommendation is for approval of Z-09-25, a Specific Use Permit (SUP-60) for a kiosk to provide ice and water at 1801 South Washington Street, staff recommends the following conditions:

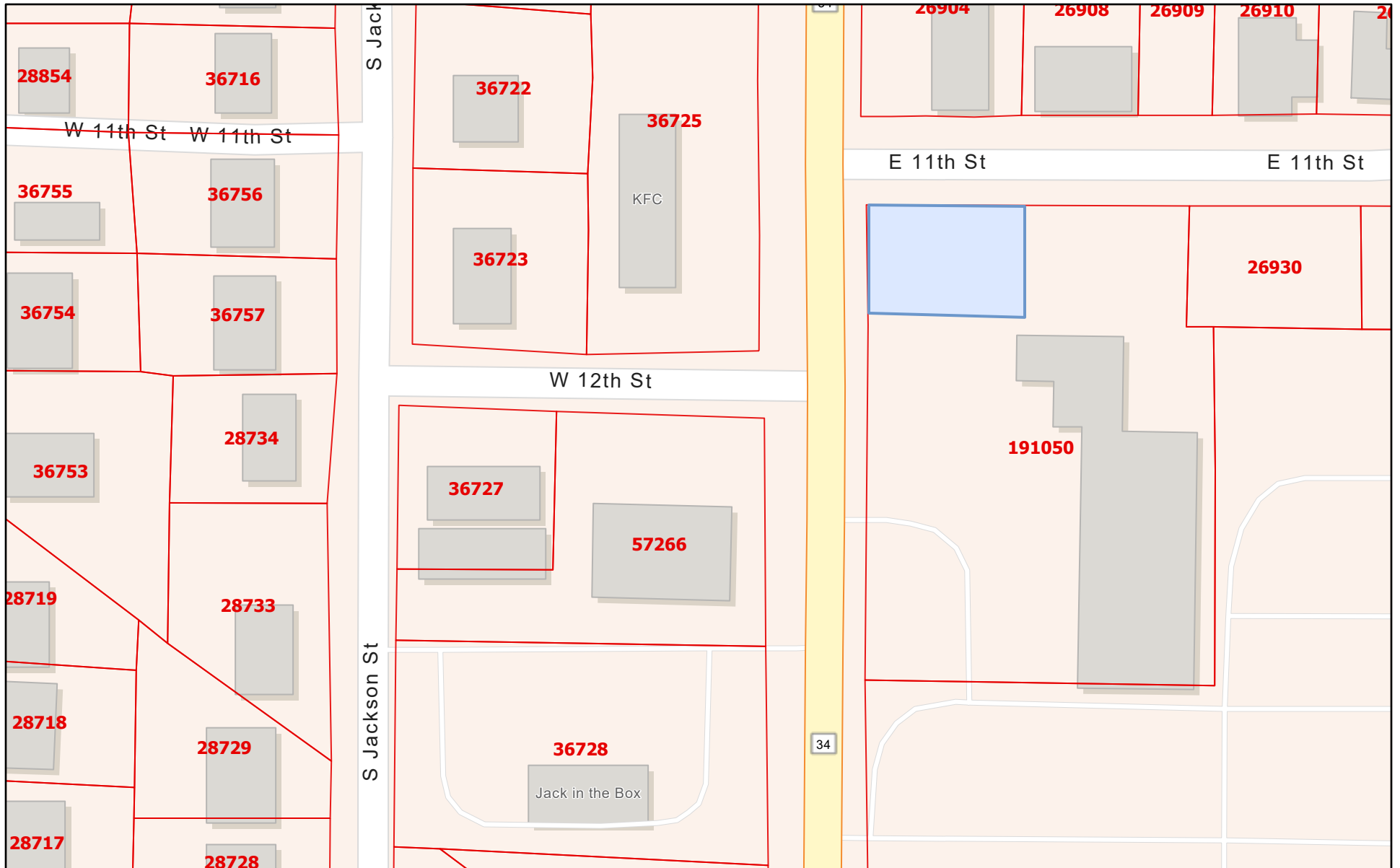
1. The property, including all buildings, premises, and land used pursuant to this SUP, shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size or layout from the approved Site Plan and associated exhibits unless an amendment to SUP-60 is first approved by the City Council specifically authorizing such changes.
2. The property owner shall obtain TxDOT approval for the two driveway connections along South Washington Street prior to the issuance of a Certificate of Occupancy

**ATTACHMENTS:**

Location Map  
Exhibit A - Site Plan and associated exhibits  
Exhibit B - Survey  
Exhibit C - Final Plat

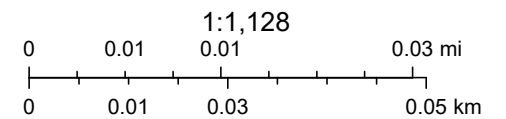
Martin Mares  
Senior Planner  
972-932-2216 ext. 141  
[MMares@kaufmantx.org](mailto:MMares@kaufmantx.org)

# 1801 S. Washington



8/8/2025, 3:15:37 PM

 Parcels



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.

## PROJECT DESCRIPTION



**WATERMILL EXPRESS PID 114180**  
**1801 S WASHINGTON ST, KAUFMAN, TX 75142**

Our new vending station is a 106sf pre-manufactured, stand-alone, unmanned unit that will sit on a new 15x15 surface-level pad located in 2 leased parking spaces and will connect to existing utilities from the old unit. All units come to the site already inspected and approved by the State, leaving local review to primarily the pad and utility connections.

The unit is connected to city water, this connection will allow the unit to produce purified water and ice. The purified ice and water will be produced within the unit.

1. The use is harmonious and compatible with surrounding existing and proposed uses.  
**We are proposing a retail use as a water dispensing unit. This is compatible and harmonious with the surrounding shopping center as well as the existing “Twice the Ice” machine down the road.**
2. The activities requested are normally associated with permitted uses in the base district.  
**Our activities as a water and ice dispensing unit are associated with permitted uses in the district as there are existing “Twice the Ice” kiosks within the city. Additionally, our units are more aesthetically pleasing and provide low-cost, high-quality water and ice to your community.**
3. The nature of the use is reasonable.  
**We believe the nature of the use is reasonable as we are a self-service water dispensing kiosk. We are providing adequate parking to allow for safe movement around the property. Watermill Express has saved nearly 15 billion single-use plastic water bottles from going into the nation’s landfills with our refill kiosk concept.**
4. Any negative impact on the surrounding area has been mitigated.  
**We are mitigating any negative impact with the addition of shrubs and trees, our operations crew make daily visits to ensure the kiosk and surrounding area are clear of any litter and to sanitize the unit to ensure a consistently positive experience for customers and landlords. Our refill kiosk concept allows our customers to save money by refilling their own water bottles thus cutting down on plastic waste.**

5. Any additional conditions specified ensure that the district purposes are upheld.  
Our self-service, refill kiosk uses a multi-barrier water purification system that effectively treats viruses, bacteria, nitrates, arsenic, lead, PFAs, and other contaminants. This low-cost, high-quality water ensures that Watermill Express is a destination for customers.

Please confirm receipt of this submittal package and let us know an approximate review time.

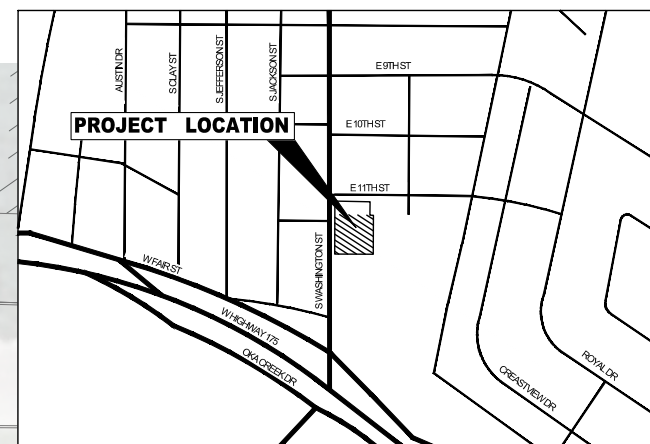
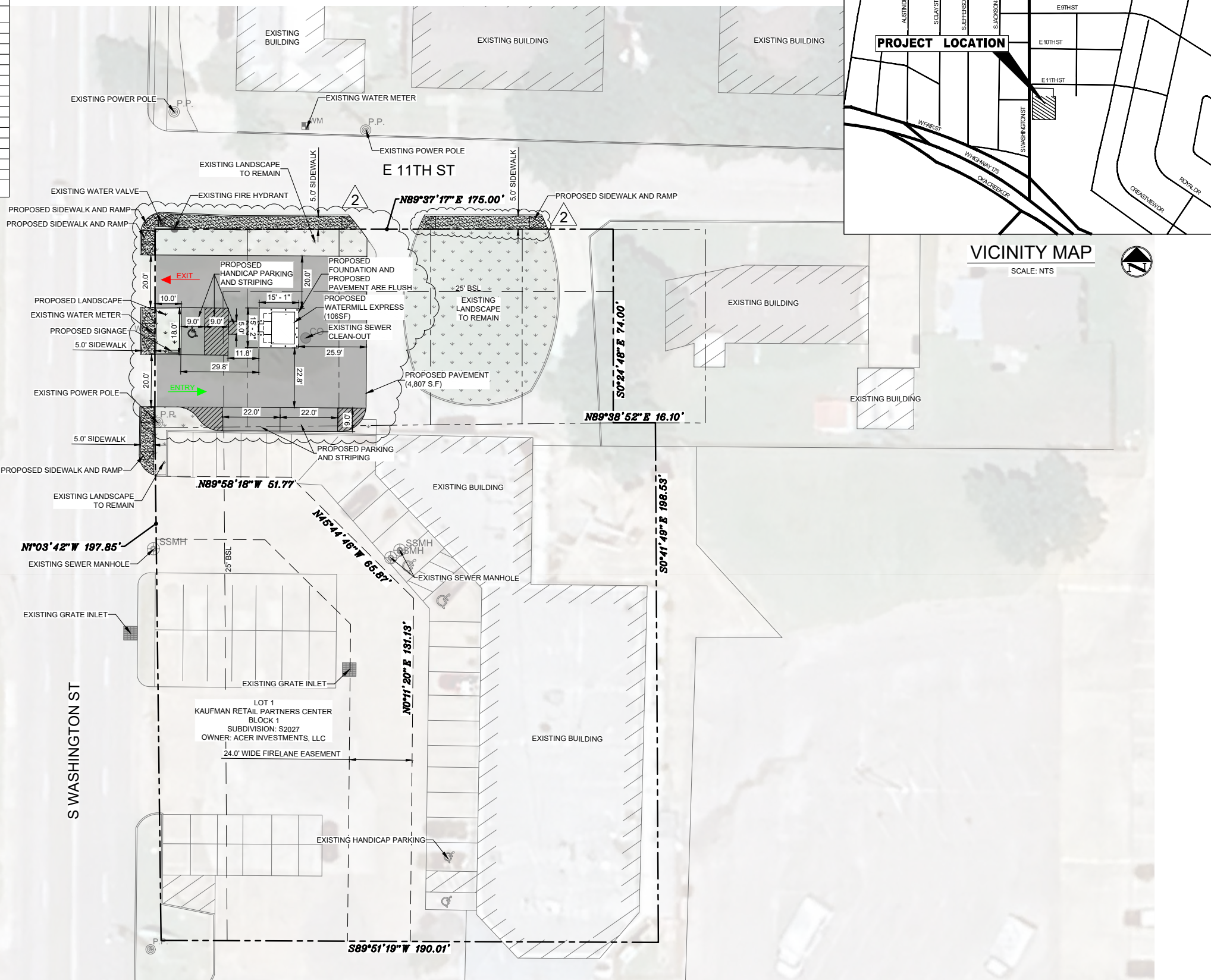
Thank you,

A handwritten signature in black ink that reads "Ashley Hayes". The signature is written in a cursive, flowing style.

**Ashley Hayes**  
**Watermill Express, LLC / Permitting Coordinator**  
**561.313.9614**  
**[Ashley.Hayes@Watermillexpress.com](mailto:Ashley.Hayes@Watermillexpress.com)**

PARKING ANALYSIS		
	REQUIRED	PROVIDED
LOT AREA (S.F.)		50,530 S.F. (1.16 ACRES)
TOTAL BUILDING AREA (S.F.)		8,075 S.F.
OFFICE (1 SPACE/300S.F.)		
H&R BLOCK (1,800 S.F.)	6 SPACES	
RETAIL (1 SPACE/200S.F.)		
DIRECT ONE WIRELESS (1,800 S.F.)	9 SPACES	
TERRY KAY, O.D. (1,800 S.F.)	9 SPACES	
LITTLE CAESARS (2,300 S.F.)	12 SPACES	
ASADOS MEXICAN GRILL (2,475 S.F.)	12 SPACES	
TOTAL STANDARD PARKING SPACES	48 SPACES	
ACCESSIBLE PARKING	2 SPACES	
TOTAL PARKING SPACES	50 SPACES	
PROPOSED IMPROVEMENTS		
PROPOSED KIOSK (106 S.F.)	1 SPACE	2 SPACES
ACCESSIBLE PARKING	1 SPACE	1 SPACE
TOTAL PARKING SPACES AFTER KIOSK INSTALLATION	52 SPACES	52 SPACES

SITE SUMMARY	
ITEM	PROVIDED
LOT SIZE	50,530 SQ. FT. (1.16 ACRES)
LOT COVERAGE (%)	11.34%
LANDSCAPING (%)	16.23%
PARKING REQUIRED/PROPOSED	52 SPACES



**LEGEND**

- PROPERTY LINE
- LOT LINE
- BSL
- EASEMENT LINE
- PROPOSED PAVING
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE
- PROPOSED RAMP
- EXIT
- ENTRY
- P.P.
- MP
- FH
- WV
- SSMH
- EXISTING GRATE INLET
- WM

- NOTES**
- CONSTRUCTION WILL BE IN ACCORDANCE WITH STANDARD CITY DETAILS AS SHOWN IN THE CITY OF KAUFMAN DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS.
  - THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL DEMONSTRATE HOW ALL MECHANICAL EQUIPMENT SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - ALL WATER AND SEWER SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR.
  - UTILITY LOCATION BASED ON BEST AVAILABLE DATA. CONTRACTOR TO VERIFY SIZE, LOCATION AND INVERT OF EXISTING UTILITIES ON SITE AND PROVIDE APPROVAL SKETCH FOR THE CONNECTION OF PROPOSED UTILITIES BEFORE COMMENCING CONSTRUCTION.



NO.	DATE	REVISION
1	2025-10-27	REVISED SITE, PARKING, AND LANDSCAPE LAYOUT
2	2025-09-10	REVISED PER CITY COMMENTS

**WATERMILL EXPRESS**  
 1801 S WASHINGTON ST.  
 CITY OF KAUFMAN  
 KAUFMAN COUNTY, TEXAS

**SITE PLAN**

**MES MODERN ENGINEERING SOLUTIONS**  
 805 GLENDEVON DRIVE  
 MCKINNEY TX, 75051  
 PHONE: (214) 833-6748  
 FIRM #20221

DESIGNED: TL	DATE: OCTOBER 2025	PROJECT #: 114180	SHEET: <b>C3.0</b>
DRAWN: TL			
REVIEWER: MG			





SITE SUMMARY	
ITEM	PROVIDED
LOT SIZE	50,530 SQ. FT. (1.16 ACRES)
LOT COVERAGE (%)	11.34%
LANDSCAPING (%)	16.23%
TREES - SHRUBS PROVIDED	3 TREES/20 SHRUBS

LEGEND

- PROPERTY LINE
- LOT LINE
- BSL
- EASEMENT LINE
- BUFFER YARD
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE
- PROPOSED TREE
- PROPOSED SHRUBS
- PROPOSED RAMP
- MP EXISTING METER POLE
- P.P. EXISTING POWER POLE
- FH EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- SSMH EXISTING SEWER MANHOLE
- EXISTING GRATE INLET
- WM EXISTING WATER METER

NOTES

- CONSTRUCTION WILL BE IN ACCORDANCE WITH STANDARD CITY DETAILS AS SHOWN IN THE CITY OF KAUFMAN DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS.
- THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL WATER AND SEWER SHALL BE INSTALLED BY A LICENSED PLUMBING CONTRACTOR.
- UTILITY LOCATION BASED ON BEST AVAILABLE DATA. CONTRACTOR TO VERIFY SIZE, LOCATION AND INVERT OF EXISTING UTILITIES ON SITE AND PROVIDE APPROVAL SKETCH FOR THE CONNECTION OF PROPOSED UTILITIES BEFORE COMMENCING CONSTRUCTION.



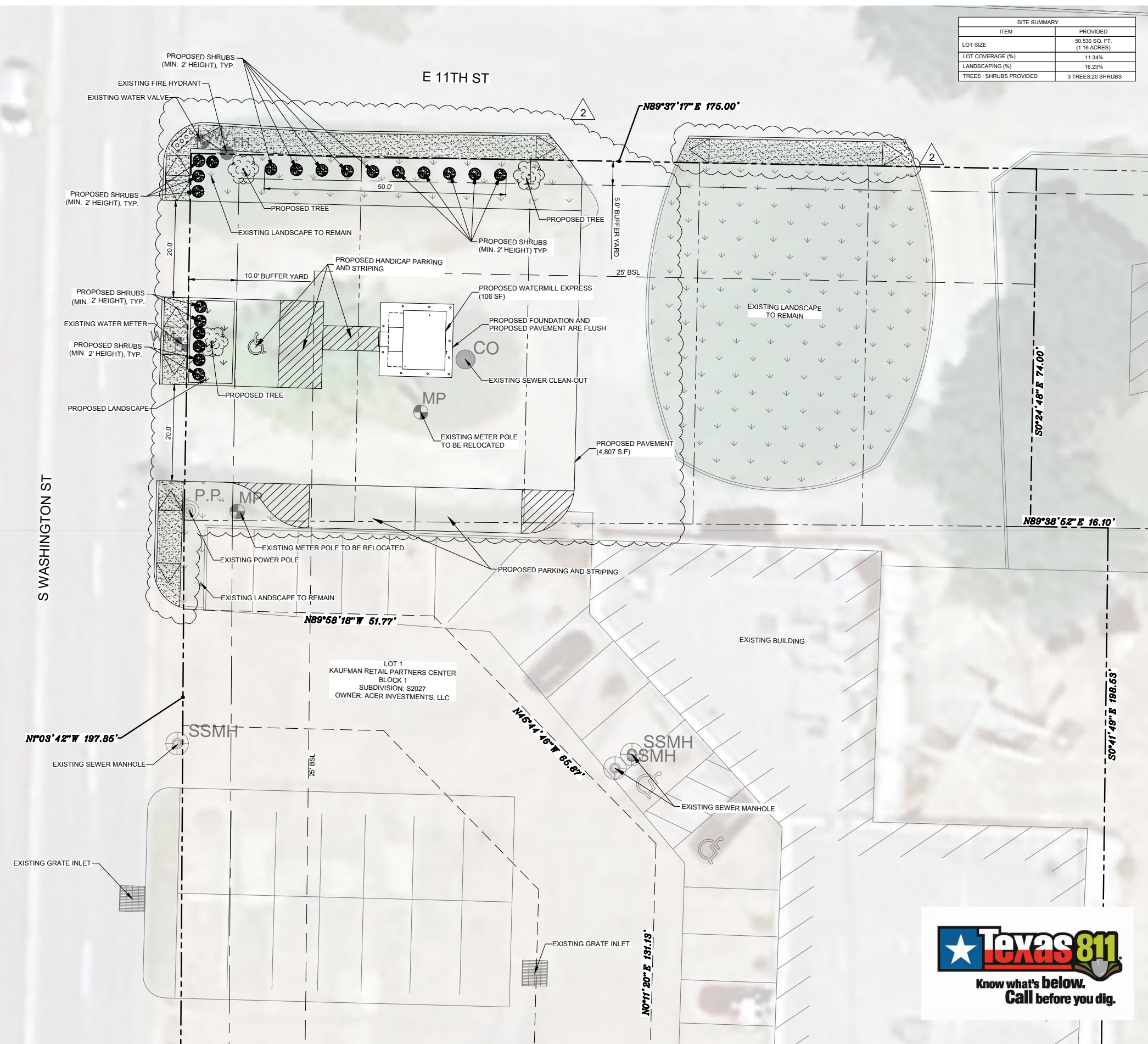
NO.	DATE	REVISION

**WATERMILL EXPRESS**  
1801 S WASHINGTON ST.  
CITY OF KAUFMAN  
KAUFMAN COUNTY, TEXAS

LANDSCAPE PLAN

**MES MODERN ENGINEERING SOLUTIONS**  
805 GLENDEVON DRIVE  
MCKINNEY TX, 75051  
PHONE: (214) 833-6748  
FIRM #20221

DESIGNED: TL	DATE: OCTOBER 2025	PROJECT #: 114180	SHEET: C3.1
DRAWN: TL	REVIEWER: MG		



Drawing: 2/AMER, Watermill Express 11/11/20 - 1801 S WASHINGTON ST, KAUFMAN, TX 75001  
 Last Saved: 10/27/2025 10:48 AM  
 Plot: C:\Users\m...

**EXHIBIT A**  
**229 SQUARE FOOT STRIP OF LAND**  
**PART OF THE ANNA L. CARTER SURVEY, ABST. No. 98**  
**LOT 1, BLOCK 1, KAUFMAN RETAIL PARTNERS CENTER ADDITION**  
**IN THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS**

**BEING** a 229-square foot (0.005-acre) tract of land and being part of Lot 1, Block 1 of the Kaufman Retail Partners Center, an addition to the City of Kaufman as shown in Cabinet 3, at Slide 241 of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2-inch steel rod found in the east right-of-way line of Washington Street (State Highway No. 34), and the south right-of-way line of East Eleventh Street, same being the northwest corner of the northwest corner of said Lot 1, Block 1, and having grid coordinates of:

X = 2,643,338.47 feet,  
 Y = 6,899,958.73 feet;

**THENCE** S 50°28'00" E a distance of 51.60 feet to the **POINT OF BEGINNING** at the northwest corner of the herein described tract, said point having grid coordinates of:

X = 2,643,378.26 feet,  
 Y = 6,899,925.89 feet;

**THENCE** N 89°36'00" E a distance of 15.08 feet;

**THENCE** S 00°24'00" E a distance of 15.17 feet;

**THENCE** S 89°36'00" W a distance of 15.08 feet;

**THENCE** N 00°24'00" W a distance of 15.17 feet to the **POINT OF BEGINNING** and containing 229 square feet or 0.005 acres of land.

OCTOBER 2025

3475-25

Sheet 1 of 2

**rdelta**  
 E N G I N E E R S

618 Main Street  
 Garland, TX 75040  
 Ph. (972) 494-5031  
 www.rdelta.com  
 TBPE No. F-1515  
 TBPLS No. 10155000

# EXHIBIT A

**229 SQUARE FOOT STRIP OF LAND  
PART OF THE ANNA L. CARTER SURVEY, ABST. No. 98  
LOT 1, BLOCK 1, KAUFMAN RETAIL PARTNERS CENTER ADDITION  
IN THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS**

**P.O.C.**

X = 2,643,338.47'  
Y = 6,899,958.73'  
1/2-INCH SRF WITH  
YELLOW CAP STAMPED  
"RPLS 5239"

**EAST ELEVENTH STREET**

**WASHINGTON STREET (S.H. 34)**

LOT 1, BLOCK 1  
KAUFMAN RETAIL PARTNERS CENTER  
CABINET 3, SLIDE 241  
INST. NO. 2015-0016441  
O.P.R.K.C.T.



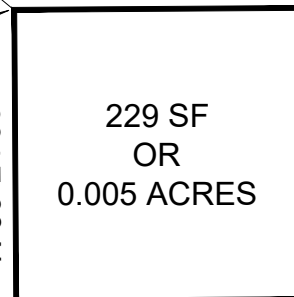
*Wayne C. Terry*  
Wayne C. Terry  
Registered Professional Land Surveyor  
Registration No. 4184  
October 20, 2025

**P.O.B.**

X = 2,643,378.26'  
Y = 6,899,925.89'

15.08'  
N 89°36'00" E

15.17'  
N 00°24'00" W



15.17'  
S 00°24'00" E

S 89°36'00" W  
15.08'

**LEGEND**

- INST. NO. = Instrument Number
- POB = Point of Beginning
- POC = Point of Commencing
- O.P.R.K.C.T. = Official Public Records of Kaufman County, Texas
- SF = Square Feet
- SRF = Steel Rod Found

**Notes:**

The coordinates shown hereon are reported on the North Central Zone of the Texas Coordinate System of 1983's projection grid. The bearings shown hereon reference the grid Y-axis of the North Central Zone as the basis for north. All distances are reported on the surface by applying the published TxDOT county-wide grid to surface combined factor for Kaufman County is 1.000114077. R-Delta Engineers used the AllTerra Real-time Kinematic (RTK) Network to obtain the grid coordinates to which this survey is related.



GRAPHIC SCALE IN FEET  
SCALE: 1" = 10'

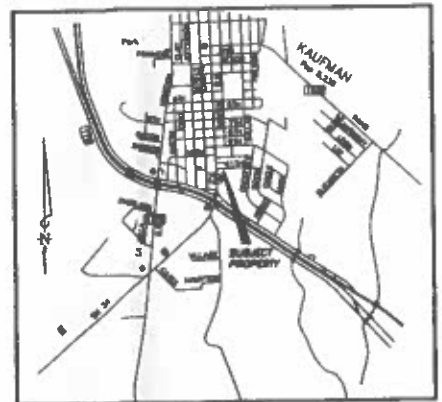
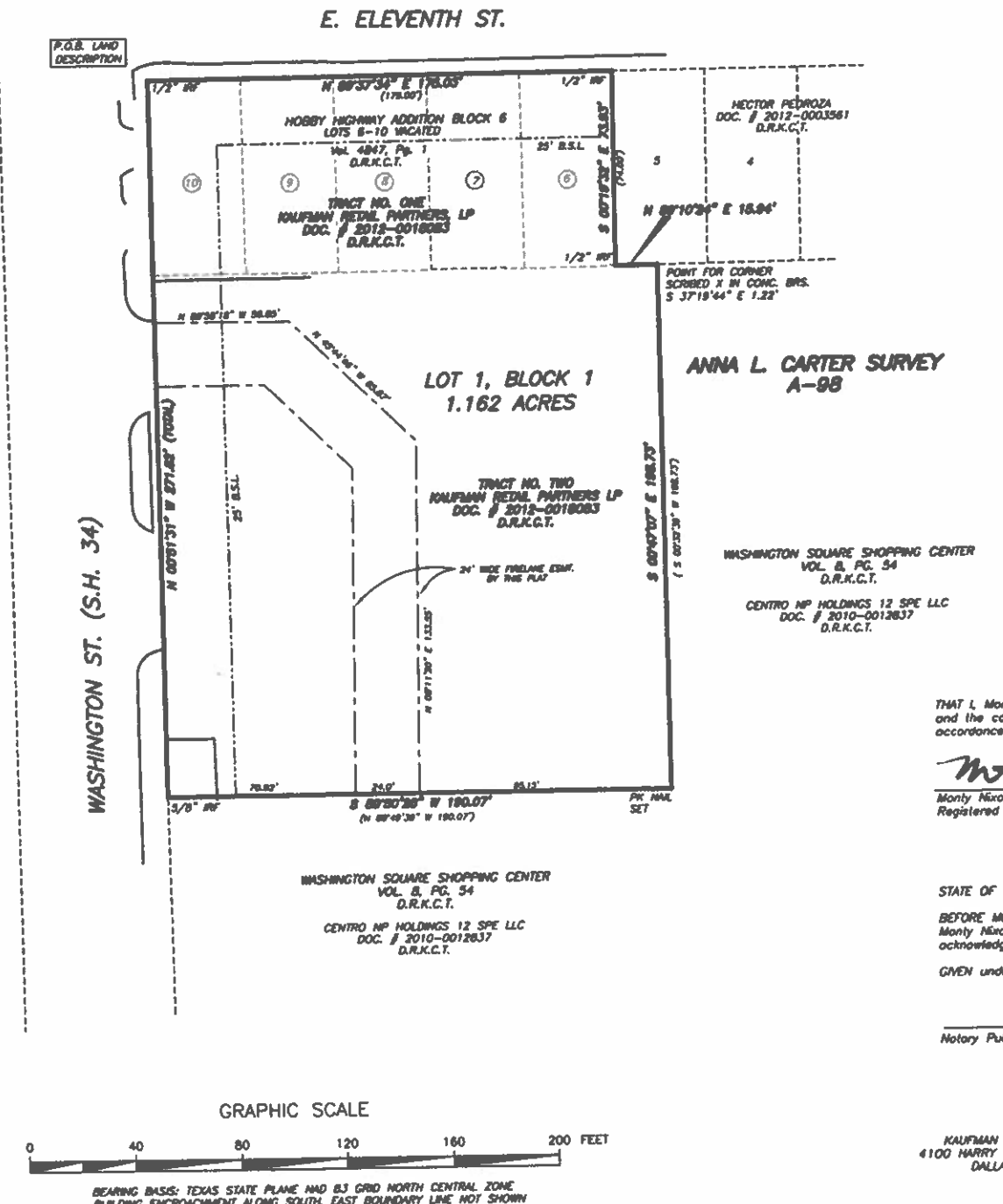
OCTOBER 2025      3475-25      Sheet 2 of 2

**rdelta**  
ENGINEERS

618 Main Street  
Garland, TX 75040  
Ph. (972) 494-5031  
www.rdelta.com  
TBPE No. F-1515  
TBPLS No. 10155000

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Summit Surveying, Inc. 15-020 Crosspoint Kaufman (Aug) 15-020 Crosspoint Kaufman



Approved by City of Kaufman, Texas  
 City Manager  
*[Signature]*  
 City Secretary  
 8-28-15  
 Date

THAT I, Monty Nixon, do hereby certify that this plat was prepared from an actual on the ground survey and the corner monuments shown hereon were found or set under my direction and supervision, in accordance with the Plating Rules and Regulations of the City of Kaufman, Kaufman County, Texas.

*[Signature]*  
 Monty Nixon  
 Registered Professional Land Surveyor No. 5542



STATE OF TEXAS  
 BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Monty Nixon known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this the \_\_\_ Day of \_\_\_\_\_, 2015.

Notary Public

OWNER:  
 KAUFMAN RETAIL PARTNERS LP  
 4100 HARRY HINES BLVD. SUITE 300C  
 DALLAS, TEXAS 75219

SURVEYOR:  
 SUMMIT SURVEYING, INC.  
 2040 DEERBROOK DRIVE  
 TYLER, TEXAS 75703

Legal Description  
 1.162 Acres  
 Anna L. Carter Survey A-98  
 City of Kaufman  
 Kaufman County, Texas

INST # 2015-001641  
 Filed for record in Kaufman County  
 8/31/15 at 9:27 AM

ALL THAT CERTAIN lot, tract, or parcel of land situated within the Anna L. Carter Survey Abstract 88, Kaufman County, Texas, being all of Tract One (Lots 5, 7, 8, 9, 10, Block 6 of Hobby Highway Addition vacated in Volume 4847, Pg. 1) and Tract Two described in a deed to Kaufman Retail Partners, LP recorded in Document No. 2012-0018083 in the Deed Records of Kaufman County, Texas and being more completely described as follows:

BEGINNING of a 1/2 inch iron rod found in the east right of way line of Washington Street (State Highway 34) and the south right of way line of East Eleventh Street, same being the northeast corner of said Tract One, same being the northwest corner of Lot 10, Block 6 Hobby Highway Addition recorded in Volume 185, Page 371 in said Deed Records;

THENCE North 89 deg. 37 min. 34 sec. East along said south right of way line and the north line of said Tract One and Lots 10, 9, 8, 7 and 6 of said Hobby Highway Addition, a distance of 175.00 feet to a 1/2 inch iron rod found for the northeast corner of said Tract One and said Lot 6;

THENCE South 00 deg. 19 min. 32 sec. East along the east line of said Tract One and said Lot 6, a distance of 73.83 feet to a 1/2 inch iron rod found for the southeast corner of said Tract One and said Lot 6, same being in the north line of said Tract Two;

THENCE North 89 deg. 10 min. 24 sec. East along the north line of said Tract Two and the south line of Lot 5 of said Hobby Highway Addition, a distance of 15.94 feet to a point far corner, from which a found X scribed in concrete bears South 37 deg. 18 min. 44 sec. East, a distance of 1.22 feet;

THENCE South 00 deg. 47 min. 07 sec. East along the east line of said Tract Two and the most northerly west line of Washington Square Shopping Center recorded in Volume 8, Page 54 in said Deed Records, a distance of 188.73 feet to a PK Nail set for corner in asphalt for the southeast corner of said Tract Two and an old corner in said Washington Square Shopping Center;

THENCE South 89 deg. 50 min. 26 sec. West along the south line of said Tract Two and the most westerly north line of said Washington Square Shopping Center a distance of 180.07 feet to a 5/8 inch iron rod found for the southwest corner of said Tract Two and the most westerly northwest corner of said Washington Square Shopping Center, same being in the east right of way line of said Washington Street;

THENCE North 00 deg. 51 min. 31 sec. West along said east right of way line and the west line of said Tract Two and Tract One, a distance of 271.82 feet to the PLACE OF BEGINNING containing 1.162 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Kaufman Retail Partners, LP acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as Kaufman Retail Partners Center in addition to the City of Kaufman, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Kaufman. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Kaufman's use thereof. The City of Kaufman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Kaufman and public utility entities shall at all times have the full right in 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 of any time procuring permission from anyone.

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Kaufman, Texas.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as designated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to close such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Witness my hand, this the \_\_\_ Day of \_\_\_\_\_, 2015

Authorized Signature - Owner

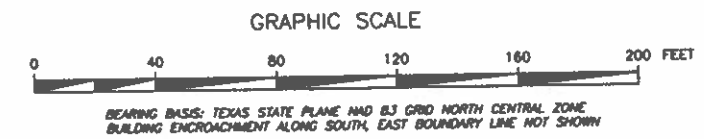
STATE OF TEXAS

BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes considerations therein expressed.

GIVEN under my hand and seal of office this the \_\_\_ Day of \_\_\_\_\_, 2015.

Notary Public

**FINAL PLAT  
 SHOWING  
 LOT 1, BLOCK 1  
 KAUFMAN RETAIL PARTNERS CENTER  
 BEING A PART OF THE  
 ANNA CARTER SURVEY A-98  
 CITY OF KAUFMAN  
 KAUFMAN COUNTY, TEXAS  
 ONE LOT - 1.162 ACRES**



REVISIONS	DATE	BY
ISSUED		

**FINAL PLAT  
 KAUFMAN RETAIL PARTNERS CENTER  
 CITY OF KAUFMAN  
 KAUFMAN COUNTY, TEXAS**

**Summit Surveying, Inc.**  
 Land Boundary • Topography • GPS • Geodetic  
 2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544  
 TBPLS Firm No. 10081000

This drawing and all related documents, including those on electronic media, were prepared by Summit Surveying, Inc. (Summit) and are the property of Summit. The information hereon shall be used only by the client to whom the services are rendered. Any other use of said documents, including (without limitation) any reproduction or alteration, is strictly prohibited, and the user shall hold Summit and its duly authorized representatives harmless from all liabilities which may arise from such unauthorized use. Such use shall cover any facilities which may arise from the use or reuse of any such unauthorized use or changes.

PROJECT MOR. MLN
PROJECT TECH. MLN/AAU
CHECKED BY JWC
JOB NO. 15-020