



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, APRIL 7, 2026 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 January 6 , 2026 Planning and Zoning Commission meeting.
2. Consider and take appropriate action on the minutes of the March 9 , 2026 joint Planning and Zoning Commission and City Council meeting.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

3. Consider and make a recommendation to City Council on a **Final Plat for Caldwell Estates**, Block A, Lot 1, consisting of 2.307 acres (Property ID 210120), located within the C.A. Lovejoy

Survey, Abstract No. A-303, in the City of Kaufman, Kaufman County, Texas, and generally located at 706 Adams Lane. (Case No. FP-01-26)

4. Consider and make a recommendation to City Council on a **Site Plan for Harmony Bank**, Kings Fort Addition, Block F, Lot 3, consisting of 1.102 acres (Property ID 240766), located within the D. Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, and generally located at 815 Kings Fort Parkway. (Case No. SP-01-26)
5. Consider and make a recommendation to City Council on a **Site Plan for the Charley's Restaurant drive-through**, Washington Square Center, consisting of 8.06 acres (Property ID 3871), located within a portion of the Anna L. Carter Addition, in the City of Kaufman, Kaufman County, Texas, and generally located at 2005 South Washington Street. (Case No. SP-08-25)

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

The City Council will meet on Monday, April 27, to discuss the Planning and Zoning cases. The Planning and Zoning Commission will meet on Tuesday, May 5.

BOARD INQUIRY

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

ADJOURNMENT

I, JOY HENDERSON, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON TUESDAY, MARCH 31, 2026, 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, JANUARY 6, 2026 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.

I will call the meeting to order at 6:00 p.m. on Tuesday, January 6, 2026. Commissioners present were Chairman Richard Dunn, Vice-Chairman Porfirio Lopez, Commissioner Burton Brown, and Commissioner Kathleen Sisson. The City of Kaufman staff present included: Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Planner Joy Henderson. Present in the audience was Tanna Taylor, James Stout and Rileigh Crow.

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.

1. Consider and take appropriate action on the minutes of the November 4, 2025 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

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

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council for a **zoning change** on property located at 5176 Tabor Parkway. (Case No. Z-01-26)

The public hearing opened at 6:02p.m.

Senior Planner Martin Mares presented the Commissioners with a report for a zoning change on property located at 5176 Tabor Parkway. (Case No. Z-01-26).

The public hearing closed at 6:05 p.m.

Commissioner Sisson made a motion to approve the **zoning change**. The motion was seconded by Vice-Chairman Lopez. The motion passed by a vote of 4-0.

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

Senior Planner Martin Mares announced the City Council will meet on Monday, January 26th, to discuss the approved cases. The Planning and Zoning Commission will meet on Tuesday, February 3rd.

BOARD INQUIRY

If a member of the Commission has an inquiry about a subject not on this agenda, I will hear it now.

ADJOURNMENT

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

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNER**



**MINUTES OF THE
JOINT WORK SESSION BETWEEN
PLANNING & ZONING COMMISSION
AND CITY COUNCIL**

**MONDAY, MARCH 9, 2026 - 6:00 P.M.
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

PLEDGE OF ALLEGIANCE

CALL JOINT WORK SESSION TO ORDER Mayor and Chairman call the Joint Work Session to order, states the date and time, states Councilmembers/Commissioners present, and declares a quorum present.**

Mayor Jordan and Chairman Dunn called the Joint Planning and Zoning Commission and City Council Work Session to order at 6:01 p.m. Councilmembers present were Jeff Jordan, Ashlea Longenecker, Quattro Borders, Charles Gillenwater, and Jason Nelson. Mayor Pro-Tem Phillips arrived at 6:12 p.m. Councilmember Lisa Parker was absent. Planning and Zoning Commissioners present were Richard Dunn, Kathy Thorpe, Kathleen Sisson, and Burton Brown. Commissioner Mike Slye arrived at 6:09 p.m. Vice Chairman Porfiro Lopez was absent. Mayor Jordan and Chairman Dunn declared a quorum present.

Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, Development Services Director Johnny Bray, Senior Planner Martin Mares, Fire Chief Brian Watson, Police Captain Jason Stastny, and Police Chief Les Edwards.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Joint Session 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 City Council and Planning and Zoning Commission on any subject, but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council and Commission as a whole. When addressing the Council and Commission, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council and/or the Chair and the Planning and Zoning Commission.

No comments were given.

WORK SESSION A Work Session is used to explore matters of interest to one or more City Council Members or the City Manager for the purpose of giving staff direction on whether or not such matters should be placed on a future regular or special meeting of the Council for citizen's input, City Council deliberation and formal City action. Although Work Sessions are public meetings, and citizens have a legal right to attend, they are not public hearings, so citizens are not allowed to participate in the session.

1. Discuss and provide input regarding an update on the Comprehensive Plan, including the purpose and process of the Plan, a report on project progress to date, and refinement and finalization of key elements of the Strategic Direction, such as the City's Vision Statement, Plan Guiding Principles, and the development of Place Types.

There were discussions regarding what a comprehensive plan is, how the plan will be used, and the project process and timeline. There was a review of the population growth, the city's demographics, and the existing land use. There were discussions regarding the input received from the community open house and online engagement. The Strategic Direction was reviewed, including the vision statement, guiding principles, and future land use. Breakout groups were held to discuss vision planning and land-use ideas.

ADJOURNMENT OF JOINT WORK SESSION

There being no further business, Mayor Jordan and Chairman Dunn adjourned the meeting at 8:00 p.m.

JEFF JORDAN
MAYOR

RICHARD DUNN
P & Z Chairman

ATTEST:

JESSIE HANKS
CITY SECRETARY



Planning and Zoning Commission Report

Meeting Date: April 7, 2026

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-01-26)

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 typical platted lot, the subject property does not front a dedicated public right-of-way; instead, it fronts an adjacent lot with an access easement connecting to Adams Lane. The nearest public right-of-way is approximately 168 feet from the southern corner of the property. This easement serves multiple lots and provides the primary access to the site. The applicant has submitted and received approval of civil plans for this tract.

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.

This lot fronts an existing access easement that has been previously dedicated and improved to serve the surrounding properties. While the access does not meet the current design standards required for a newly constructed public street, it was established prior to the adoption of the current code. As such, the access has been provided to the property owners and continues to function as the primary means of ingress and egress.

Single Family (SF-10)	Required	Provided
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'

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 of not less than fifty (50) feet at the street right-of-way line. This lot access will be provided through the infill exception, with an access easement providing access to Adams Lane.

RECOMMENDATION:

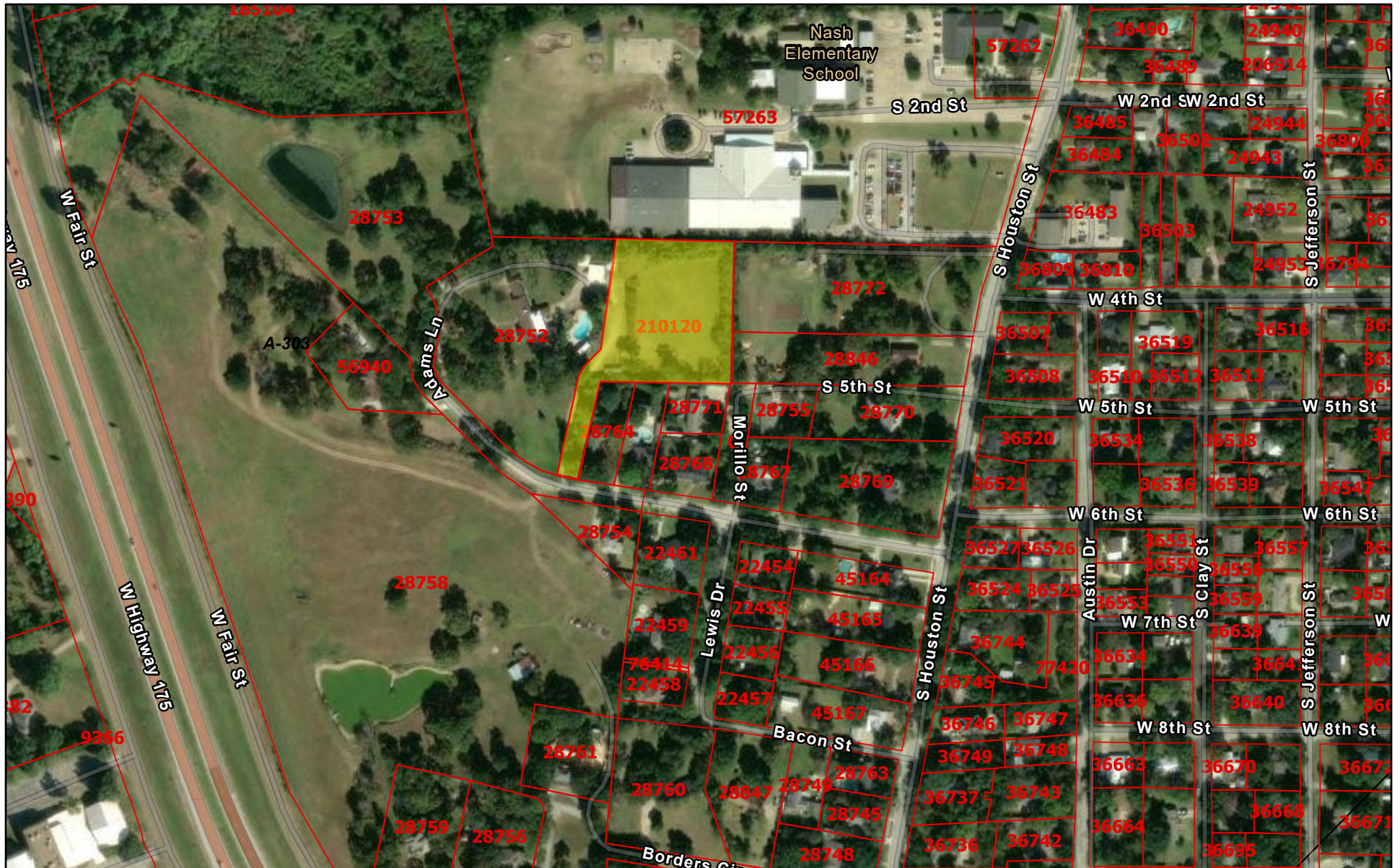
Staff recommends approval of the Final Plat for Caldwell Estates, Block A, Lot 1

ATTACHMENTS:

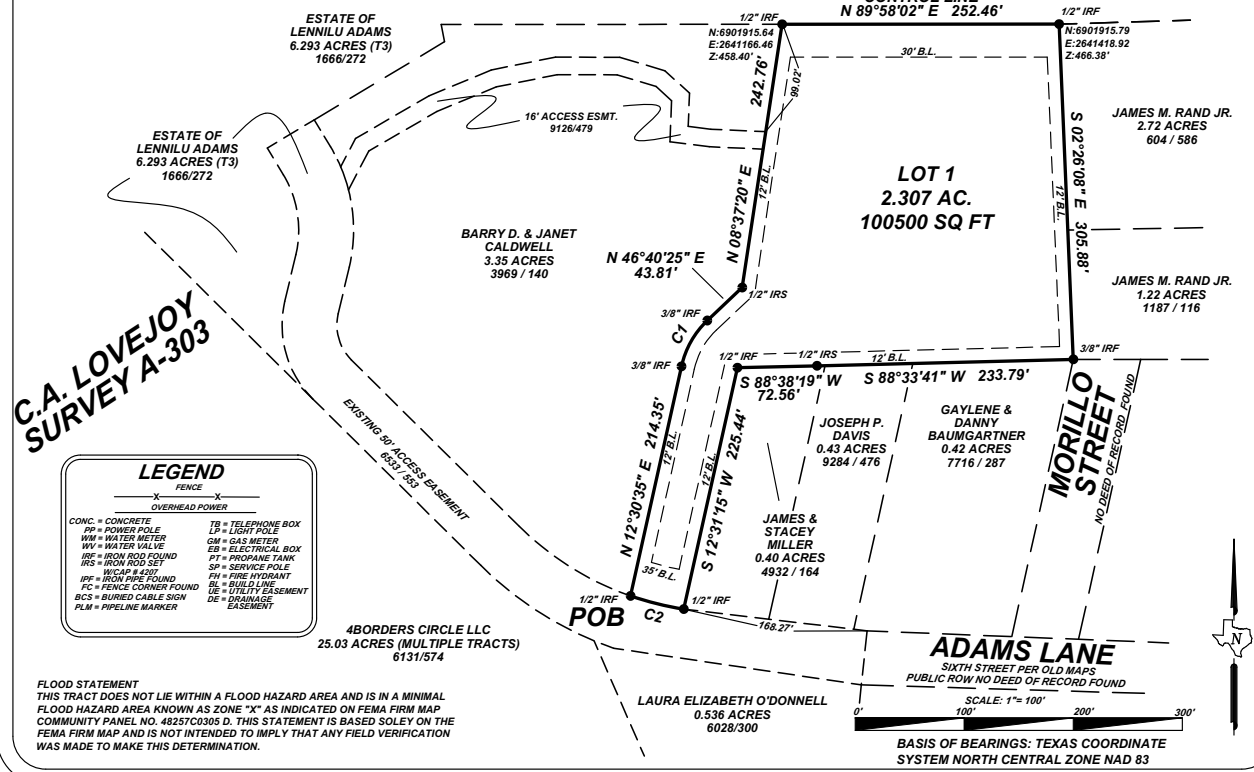
- Location Map
- Exhibit A – Replat

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

Location Map



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'



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. 48257C0305 D. 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.

- 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. 48257C0305 D. 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."
 - 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"
 - LOCATION AND DIMENSIONS OF ALL BOUNDARY LINES, LOT LINES, THE CITY LIMIT LINE (IF ANY), AND/OR THE OUTER BORDER OF THE CITY'S EXTRATERRITORIAL JURISDICTION WHEN SUCH LINES OR BORDERS TRAVERSE OR ARE CONTIGUOUS TO OR WITHIN 200 FEET OF THE SUBDIVISION.

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 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

TAYLOR PATRICK
 MY COMMISSION EXPIRES: _____



OWNER ACKNOWLEDGEMENT AND DEDICATION
 STATE OF TEXAS
 COUNTY OF KAUFMAN

I JAKE CALDWELL, THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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 JAKE CALDWELL RECORDED IN VOLUME 9129, PAGE 30, 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 A 50' ACCESS EASEMENT RECORDED IN VOLUME 6533, PAGE 553 OF THE DRKCT, 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 LOT 1, BLK. 1, K.I.S.D. NASH SCHOOL ADDITION, ACCORDING TO THE PLAT RECORDED IN CABINET 2, PAGE 448, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, BEING 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 LOT 1, BLK. 1, K.I.S.D. NASH SCHOOL ADDITION 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 9284, PAGE 476 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 THE ABOVE MENTIONED ACCESS EASEMENT, 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 SAID ACCESS EASEMENT, 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 PERSON BY THESE PRESENTS:

THAT I JAKE CALDWELL, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1 OF CALDWELL ESTATES, AN ADDITION TO THE CITY OF KAUFMAN, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LINES, DRIVE AISLES, PARKING SPACES, PARKS AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS, AND OTHER UTILITIES AND FACILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TRESS SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF KAUFMAN. AT NO POINT SHALL ANY OVERHEAD UTILITIES BE INSTALLED ON THE SUBJECT PROPERTY. THE CITY OF KAUFMAN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

STATE OF TEXAS
 COUNTY OF

JAKE CALDWELL (OWNER)

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 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

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

CERTIFICATE OF PLAT APPROVAL

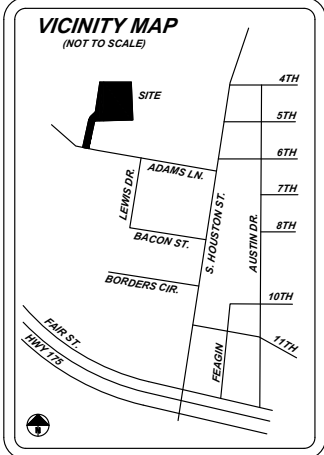
APPROVED _____ DATE _____

PLANNING AND ZONING COMMISSION
 CHAIRPERSON CITY OF KAUFMAN, TEXAS

MAYOR
 CITY OF KAUFMAN, TEXAS _____ DATE _____

WITNESS BY HAND THIS _____ DAY OF _____, 2026

CITY SECRETARY
 CITY OF KAUFMAN, TEXAS



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



REVISED DATE: MARCH 27, 2026
 DATE PERFORMED: SEPTEMBER 2, 2025 WORK ORDER # 2506123
 SCALE: 1"= 100 FEET FIELD BY: TS DRAWN BY: BH

FINAL PLAT
CALDWELL ESTATES

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



Planning and Zoning Commission Report

Meeting Date: April 7, 2026

SUBJECT: Consider and make a recommendation to City Council for a Site Plan for Harmony Bank, Kings Fort Addition, Block F, Lot 3, situated on 1.102 acres of land (Property ID 240766), out of the D. Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, said property being generally located in the 815 Kings Fort Parkway. (Case No. SP-01-26)

SUMMARY:

The applicant is requesting approval of a **Site Plan (SP-01-26)** for the construction Harmony Bank. The subject property is zoned Planned Development-15 (PD-15) for Highway Commercial uses. Harmony Bank is considered a financial institution with drive-thru service which is permitted within this Planned Development (PD-15) district.

Development standards for the site are outlined in the Planned Development ordinance (PD-15). Any standards not specifically addressed in Planned Development default to the Highway Commercial regulations in the Kaufman Development Code.

Site Plan

The site plan includes one tract designated for the development of the Harmony Bank. The lot is 1.102 acres, and the building footprint is approximately 3,075.06 square feet. A total of 16 parking spaces are required, and 22 spaces are proposed.

On the eastern side of the property, the site will include a fire access and utility easement connection, which will provide future cross-access to an adjacent tract once it develops. The northern, western, and southern sides of the property will front a right-of-way.

The site plan is substantially in compliance with the requirements of the Zoning Ordinance and PD-15. Teller lanes are also proposed and provide adequate queuing and escape lanes, as required..

Building Elevations

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

The Harmony Bank building incorporates brick and cast stone for the majority of the structure, as shown on the façade plans. The building meets the minimum eighty percent (80%) masonry requirement, with each elevation exceeding ninety percent (90%) masonry.

Landscaping

The proposed development exceeds the minimum landscape requirements for nonresidential parcels, which require at least fifteen percent (15%) of the street yard to be devoted to living landscaped area. The total street yard area is 39,857 square feet, requiring a minimum of 5,979 square feet (15%) of landscaping. The proposal provides 16,874 square feet (42%), significantly exceeding the minimum requirement.

A minimum ten-foot (10') landscape buffer yard is provided along all adjacent rights-of-way, in compliance with the Zoning Ordinance. Along King Fork Parkway (86 linear feet), the site provides the required buffer, three (3) large trees, and fifty-two (52) shrubs, exceeding the required eighteen (18) shrubs. Along Meara Drive (303 linear feet), the proposal includes the required buffer, eight (8) large trees, and seventy-nine (79) shrubs, exceeding the required sixty-one (61) shrubs. Along U.S. Highway 175 (250 linear feet), the required buffer is provided with seven (7) small trees in lieu of large trees due to overhead utility lines, along with 147 shrubs, exceeding the required fifty (50) shrubs.

Parking lot landscaping meets ordinance requirements. A total of nine (9) trees are required; however, only six (6) trees are located at the terminus of parking rows. The remaining three (3) required trees have been redistributed to other areas of the site in accordance with PD-15.

PD-15 allows the City-required landscaping within the interior of the parking lot to be relocated to the perimeter of the parking lot. This may include, but is not limited to, landscaping at the terminus of parking rows and within street yard areas. A reduction in the required landscape area or the number of trees below what is required by the Kaufman Zoning Ordinance is not permitted; however, the required landscape area and trees may be placed along the perimeter of the lot rather than within the interior parking field.

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

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Planned Development	Kaufman Business Park (across SH 175)
East:	Planned Development	Vacant land/ Brakes Plus
South:	Planned Development	Vacant land
West:	Planned Development	Lone Star Credit Union



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned “PD-15 Highway Commercial”, which allows for

commercial uses listed in the Kaufman Zoning Ordinance. The proposed use is in conformance with the 2014 Future Land Use Plan and the Commercial zoning regulations.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 120 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80 feet. Meara Drive is designated with a 60-foot right-of-way. The necessary right-of-way for the thoroughfares already exists at this location.

RECOMMENDATION:

Staff recommend approval of the Site Plan for Harmony

ATTACHMENTS:

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

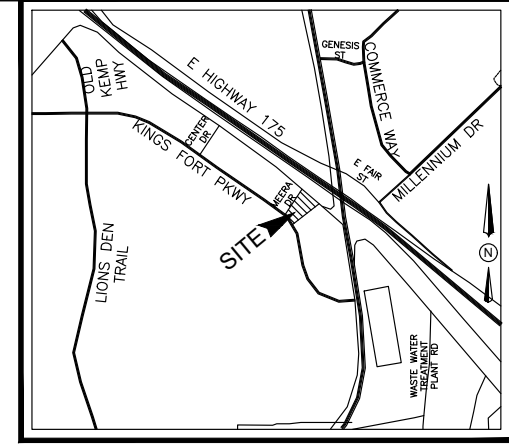
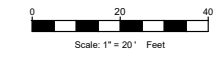
Martin Mares
Senior Planner
972-932-2216 ext. 117
mmares@kaufmantx.org

Location Map



FLOOD PLAIN NOTE

THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE COMMUNITY-PANEL NUMBER 48257C0310D, EFFECTIVE DATE JULY 3, 2012. FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY.



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.D.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.

SITE NOTES

- NO DUMPSTERS WILL BE LOCATED ON SITE.
- ALL SIGNS LOCATED ON SITE ARE CONCEPTUAL AND WILL REQUIRE SEPARATE APPROVAL THROUGH A SIGN PERMIT.

SITE DATA SUMMARY TABLE

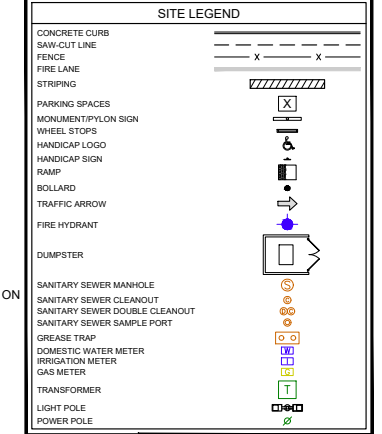
LOT	1
EXISTING ZONING	HC PD-15
PROPOSED USE	FINANCIAL INSTITUTION
GROSS LOT AREA (S.F.)	47,998
GROSS LOT AREA (ACRES)	1.102
ROW DEDICATION AREA (S.F.)	47,998
NET LOT AREA (S.F.)	1,102
NET LOT AREA (ACRES)	0.025
TOTAL FINANCIAL INSTITUTION (BANK) AREA (S.F.)	3,075
TOTAL PATIO AREA (S.F.)	0
TOTAL BUILDING FLOOR AREA (S.F.)	3,075
LOT COVERAGE	6.41%
FLOOR AREA RATIO (F.A.R.)	0.064
PROPOSED STREET YARD AREA	39,857
REQUIRED LANDSCAPE AREA	15%
PROPOSED LANDSCAPE AREA (S.F.)	5,979
PROPOSED USABLE LANDSCAPE AREA (%)	16.874
OVERALL LOT IMPERVIOUS AREA	31,124
PARKING REQUIREMENTS:	
PARKING REQUIREMENTS FOR MEDICAL OFFICES	1 PER 200 SF GFA
REQUIRED PARKING TOTAL	16
REQUIRED TOTAL HANDICAP SPACES (1 PER 25 SPACES)	1
PROVIDED PARKING - REGULAR	20
PROVIDED PARKING - HANDICAP	2

BUILDING DATA SUMMARY TABLE

LOTS	BUILDING NAME	STORY	HEIGHT	USE	BLDG AREA (SF)	PATIO AREA (SF)	TOTAL (SF)
1	Financial Institution	1	30'-00"	Bank	3,075	0	3,075

PARKING DATA SUMMARY TABLE BY USE

LOTS	USE	TOTAL FLOOR AREA (SF)	PARKING REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED			PARKING RATIO PROVIDED
					REGULAR	HANDICAP SPACES	TOTAL	
1	Financial Institution	3,075	1 PER 200 SF	16	20	2	22	1.38



EXISTING LEGEND



BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALL TERRA RTK NETWORK.

OTHER BENCHMARKS:

BENCHMARK NO. 1
FROM THE MOST WESTERLY CORNER NORTH 28.37 FEET THENCE WEST 56.81 FEET TO A SQUARE CUT "X" IN CONCRETE. ELEVATION = 414.54'

BENCHMARK NO. 2
FROM THE MOST SOUTHERLY CORNER SOUTH 190.38 FEET THENCE EAST 14.46 FEET TO A SQUARE CUT "X" IN CONCRETE. ELEVATION = 414.59'

SITE PLAN

HARMONY BANK
CONSTRUCTION PLANS
815 KINGS FORT PARKWAY, CITY OF KAUFMAN
KAUFMAN COUNTY, TX 75142
KINGS FORT ADDITION, BLOCK F, LOT 3

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	LG	03/06/26	SCALE BAR	011-26	C-3.0

TX. P.E. FIRM #11525

!! WARNING !!

EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

NO.	DATE	DESCRIPTION	BY
1	03/06/26	1ST CITY SUBMITTAL	KP
2	03/25/26	2ND CITY SUBMITTAL	KP
3	03/31/26	3RD CITY SUBMITTAL	KP



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PERMITTING OR CONSTRUCTION.

These drawings are assumed to be complete and final. It shall be the tenant/client's responsibility to review and bring in writing any design discrepancies to the designer's attention. Any design changes will be at additional expense. The designer shall not be held responsible for city, state and federal code/regulation authority's interpretations.

Approved: _____ Date: _____



NOTE: ALL FINAL FINISHES ARE BASED ON CONCEPTUAL DESIGN. FINAL SPECIFICATIONS MAY VARY.

No.	Revision	Date

ISSUE STATUS: DESIGN DEVELOPMENT
ISSUE DATE: 2026-03-03

HARMONY BANK

815 KINGS FORT PARKWAY
KAUFMAN, TEXAS

PROJECT #: 25-1148-L003

SHEET TITLE
**ARCHITECTURAL SITE
- RENDERING**

SHEET NUMBER © 2025

A0.30

CAUTION: IF THIS PRINT IS NOT 24" X 36" THEN IT IS A REDUCED PRINT

Harmony Bank – Elevation Facade Area Takeoff								
Elevation	Total Facade SF	Masonry SF	Glazing SF	Canopy SF	Masonry %	Glazing %	Canopy %	Masonry % (w/out glazing)
North	1,136	1,015	65	56	89.3%	5.7%	4.9%	94.8%
West	1,421	1,074	242	105	75.6%	17.0%	7.3%	91.1%
South	1,162	1,028	66	68	88.5%	5.7%	5.9%	93.8%
East	1,400	1,280	74	45	91.4%	5.3%	3.2%	96.5%
Building Total	5,119	4,397	447	274	85.9%	8.7%	5.4%	94.1%



BERMUDA BLUE - GLEN GERY

AZUL - GLEN GERY

RAVENSWOOD - ENDICOTT

MANAGANESE IRONSPOT - ENDICOTT

WHITE LIMESTONED - DALLAS CAST STONE

DUNSMUIR - MCNEAR

OLD BRICK AUSTIN - NOVACERAMIC

LEATHER HONEY - LA COVADONGA

PROPOSED FACADE MATERIALS:

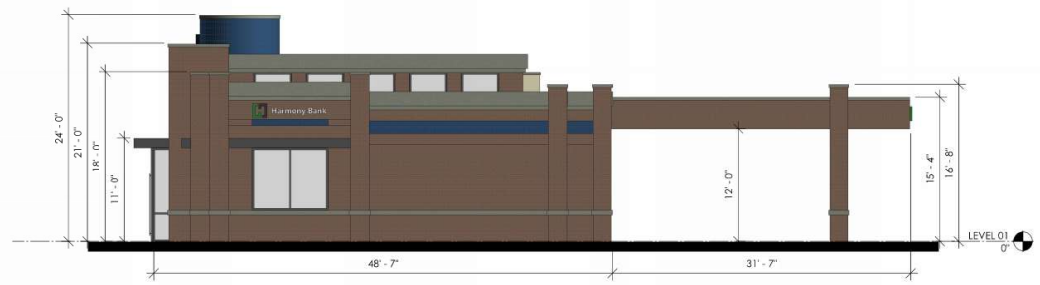
- BRICK AND CAST STONE
- 100% MASONRY EXCEPT FOR GLASS AND DOORS



04 EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



03 WEST ELEVATION
SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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These drawings are assumed to be complete and final. It shall be the participant's responsibility to review and bring in writing any design discrepancies to the designers' attention. Any design changes will be of additional expense. The designer shall not be held responsible for city, state and federal code/regulation authority's interpretations.

Approved: _____ Date: _____

No.	Revision	Date

ISSUE STATUS: PRELIM SITE PLAN
ISSUE DATE: 2026-03-03

HARMONY BANK

815 KINGS FORT PARKWAY
KAUFMAN, TEXAS

PROJECT #: 25-1148-L003
PM: NICK LEWIS

SHEET TITLE
ARCHITECTURAL SITE-ELEVATIONS

SHEET NUMBER _____ © 2025

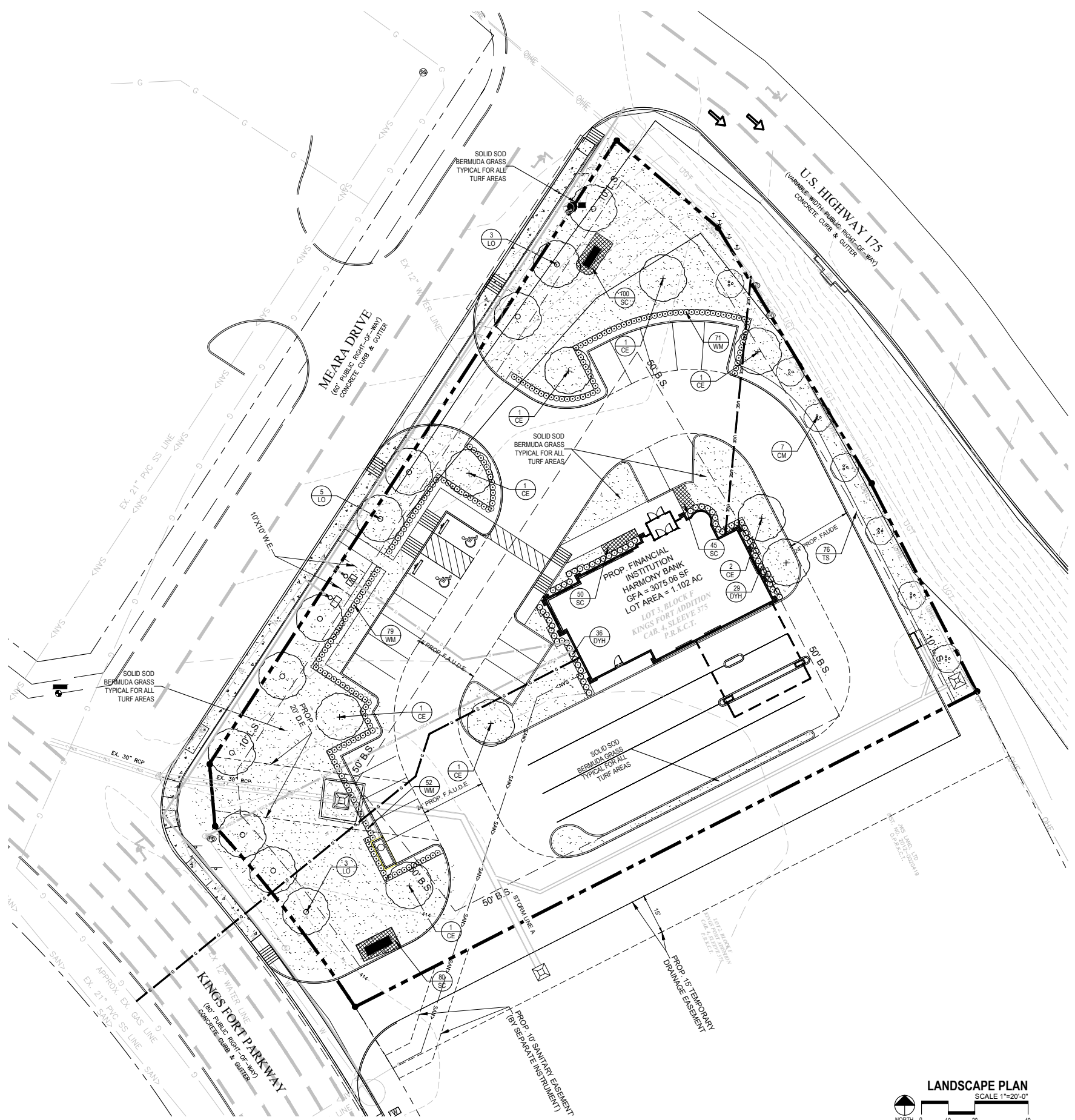
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LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



**HARMONY BANK
815 KINGS FORT PARKWAY
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS**



- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
 - ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- GENERAL LAWN NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
 - ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
 - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
 - CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

- SOLID SOD NOTES**
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
 - ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

LANDSCAPE TABULATIONS

LANDSCAPE AREA PERCENTAGE:
REQUIREMENTS: FOR ALL NONRESIDENTIAL PARCELS AT LEAST FIFTEEN PERCENT (15%) OF THE STREET YARD SHALL BE DEVOTED TO LIVING LANDSCAPED AREA.

STREET YARD AREA = 39,857 S.F.

REQUIRED: LANDSCAPE AREA: 5,979 S.F. (15%)	PROVIDED: LANDSCAPE AREA: 16,874 S.F. (42%)
---	--

LANDSCAPE BUFFER YARD:
REQUIREMENTS: A MINIMUM TEN (10) FOOT LANDSCAPE BUFFER YARD IS REQUIRED ALONG ADJACENT RIGHT-OF-WAY. A MINIMUM (1) ONE LARGE TREE PER FORTY (40) LINEAR FEET OF STREET FRONTAGE. A MINIMUM TEN (10) SHRUBS PER FORTY (50) LINEAR FEET OF STREET FRONTAGE.

KING FORK PARKWAY = 86 L.F.	REQUIRED: 10' LANDSCAPE BUFFER (3) LARGE TREES (18) SHRUBS	PROVIDED: 10' LANDSCAPE BUFFER (3) LARGE TREES (52) SHRUBS
MEARA DRIVE = 303 L.F.	REQUIRED: 10' LANDSCAPE BUFFER (8) LARGE TREES (61) SHRUBS	PROVIDED: 10' LANDSCAPE BUFFER (8) LARGE TREES (79) SHRUBS
US HWY 175 = 250 L.F.	REQUIRED: 10' LANDSCAPE BUFFER (7) LARGE TREES (50) SHRUBS	PROVIDED: 10' LANDSCAPE BUFFER (7) SMALL TREES (OVERHEAD POWER LINES) (147) SHRUBS

PARKING LOT LANDSCAPE:
REQUIREMENTS: ONE TREE TO BE LOCATED AT THE END OF EACH ROW OF PARKING.

REQUIRED: (9) LARGE TREES	PROVIDED: (6) LARGE TREES
------------------------------	------------------------------

INTERNAL LANDSCAPE REQUIREMENT: NONE

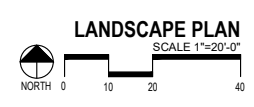
REQUIRED: (0) LARGE TREES	PROVIDED: (3) LARGE TREES
------------------------------	------------------------------

PLANT MATERIAL SCHEDULE

TREES				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	2" cal. container, 12' ht., 6" spread, 5' clear straight trunk
CM	7	Crepe Myrtle	<i>Lagerstroemia indica</i>	2" cal. container, 8' ht., 4" spread, 3 or 5 caines
LO	11	Live Oak	<i>Quercus virginiana</i>	2" cal. container, 12' ht., 6" spread, 5' clear straight trunk
SHRUBS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
DYH	65	Dwarf Yaupon Holly	<i>Ilex vomitoria</i>	5 gal. container, 24" ht., 20" spread
TS	76	Texas Sage	<i>Leucophyllum frutescens</i>	5 gal. container, 24" ht., 20" spread
WM	202	Wax Myrtle	<i>Myrica cerifera</i>	5 gal. container, 24" ht., 20" spread
GROUNDCOVERS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
SC	275	Seasonal Color '419' Bermudagrass	<i>Cynodon dactylon</i> '419'	4" pots full container, well rooted refer to solid sod notes

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

* PER THE CITY OF KAUFMAN PROPOSED TREES ARE TO BE MEASURED 12 INCHED FROM THE TOP OF THE BOOT BALL.



ISSUE:
FOR APPROVAL 02.27.2026
CITY COMMENTS 03.23.2026
CITY COMMENTS 03.31.2026
CITY COMMENTS 04.02.2026

DATE:
04.02.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1762 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



03.31.2026

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS
Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK
Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- 1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1960, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
C. Texas Association of Nurserymen, Grades and Standards.
D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
C. Product Data: Submit complete product data and specifications on all other specified materials.
D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
C. Grass Areas:
1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
C. Position the trees and shrubs in their intended location as per plan.
D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
B. Guarantee:
1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead material as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

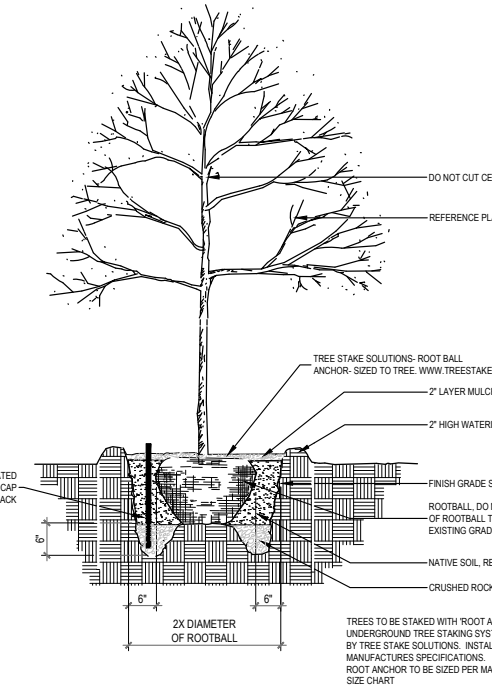
- A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

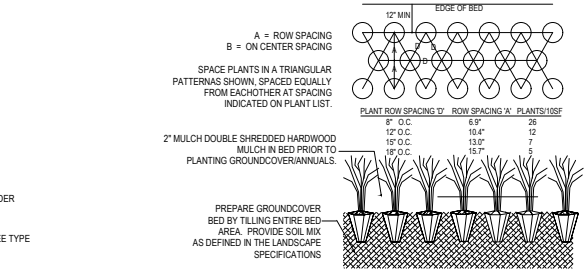
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

2.1 PLANTS

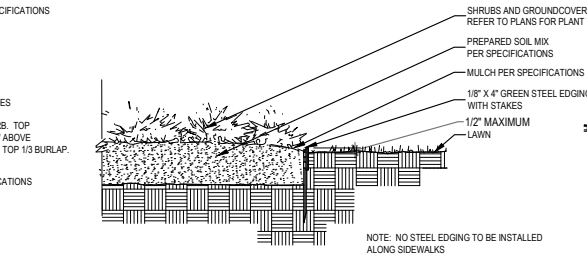
- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable discolorations, insect eggs and larvae and are to be of specimen quality.
D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.



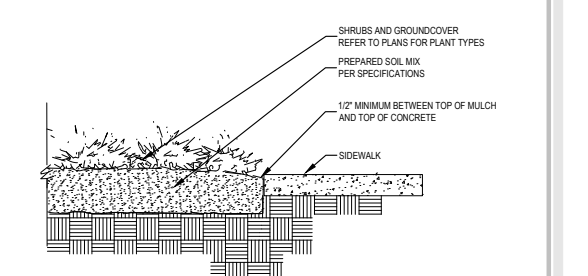
01 TREE PLANTING DETAIL NOT TO SCALE



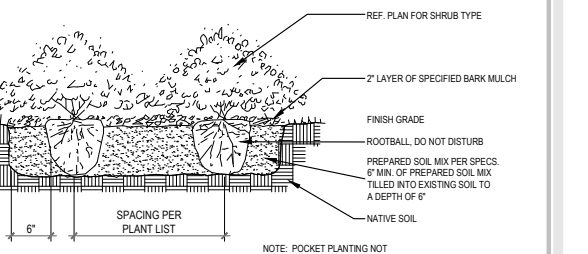
02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

HARMONY BANK
815 KINGS FORT PARKWAY
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

ISSUE:
FOR APPROVAL 02.27.2026
CITY COMMENTS 03.31.2026

DATE:
03.31.2026

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:



Planning and Zoning Commission Report

Meeting Date: April 7, 2026

SUBJECT: Consider and make a recommendation to City Council on a Site Plan for the Charley's Restaurant drive-through, Washington Square Center, consisting of 8.06 acres (Property ID 3871), located within a portion of the Anna L. Carter Addition, in the City of Kaufman, Kaufman County, Texas, and generally located at 2005 South Washington Street. (Case No. SP-08-25)

SUMMARY:

The applicant is requesting approval of a **Site Plan (SP-08-25)** for the remodel of an existing building into two tenant suites with a drive-through component. One portion of the building will be finished as a white box for a future tenant, while the remaining portion will be occupied by a Charley's restaurant with a drive-through window. Although restaurants with drive-through service are permitted within the Commercial District, the addition of a drive-through modifies the site's circulation pattern. In accordance with the Development Code, any change in traffic flow, including the introduction of a drive-through, requires Site Plan approval to ensure proper evaluation of on-site vehicular circulation.

Site Plan

The proposed Site Plan consists of one tract within Washington Square Center and includes minor modifications to the existing building formerly occupied by The Cash Store. The building will be divided into two suites: approximately 1,500 square feet will be developed as a Charley's restaurant with a drive-through, including a menu board and pickup window, and approximately 1,000 square feet will remain as a white box space for a future tenant.

Proposed site modifications include the removal of an existing dumpster enclosure adjacent to the building to accommodate the drive-through lane. Additionally, six (6) parking spaces located near the proposed pickup window will be removed to improve vehicular circulation. The drive-through will enter from the south side of the site, with the menu board located at the rear of the building and the pickup window positioned along the north side. No additional improvements are proposed that would trigger further site modifications or landscaping requirements. Existing parking located in front of the building will remain, and the drive-through lane will include striping and sufficient width to accommodate an escape lane.

Drive-Through Stacking Requirements

The proposed drive-through facility is required to provide adequate on-site vehicle stacking to ensure safe and efficient circulation. Stacking spaces must measure a minimum of nine (9) feet in width and twenty (20) feet in length per vehicle.

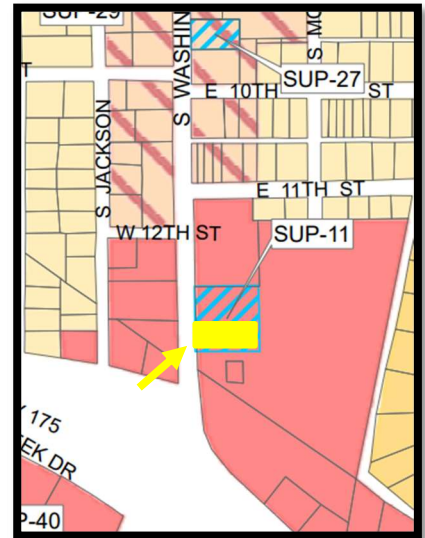
For restaurant uses, a minimum of six (6) stacking spaces is required at the first point of service, typically the menu board, with an additional two (2) spaces required for each subsequent service point, such as a pickup window.

Stacking areas must be designed to avoid conflicts with parking spaces, internal drive aisles, and designated fire lanes. The layout should ensure that queued vehicles remain internal to the site and do not impede circulation or access.

The removal of six parking spaces provides additional maneuvering room for two-way traffic and helps minimize potential conflicts with the drive-through lane. This adjustment is particularly important near the ingress and egress point adjacent to the escape lane, where additional space reduces the likelihood of vehicle interference and improves overall traffic flow within the site. The required stacking spaces have been provided.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Commercial	Asados Mexican Grill
East:	Commercial	Washington Square Center
South:	Commercial	Wells Fargo
West:	Commercial	Exxon



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned, which allows for commercial uses listed in the Kaufman Zoning Ordinance. The proposed use is in conformance with the 2014 Future Land Use Plan and the Commercial zoning regulations.

RECOMMENDATION:

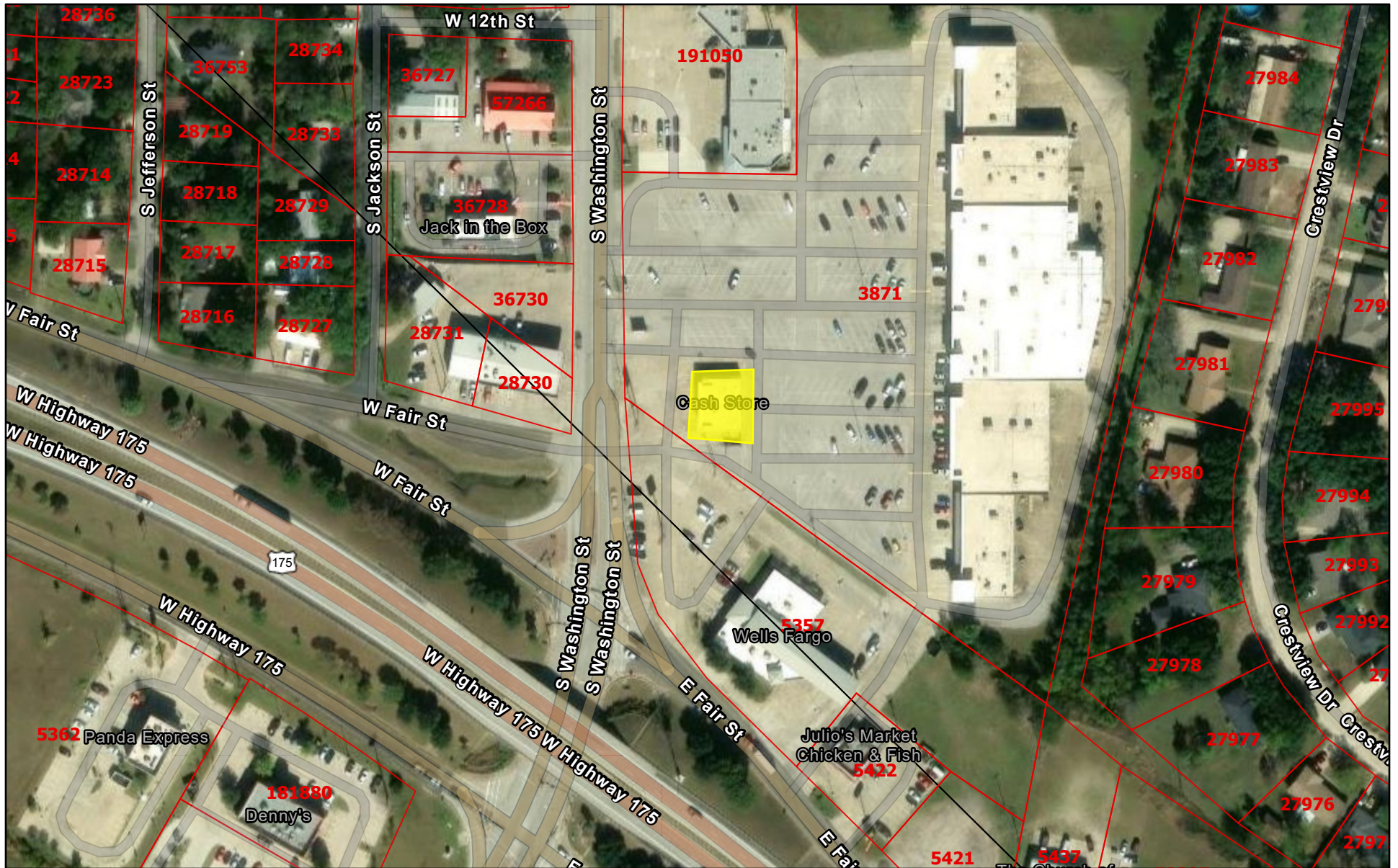
Staff recommends approval of the Charley’s Restaurant drive-through.

ATTACHMENTS:

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

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

Location Map



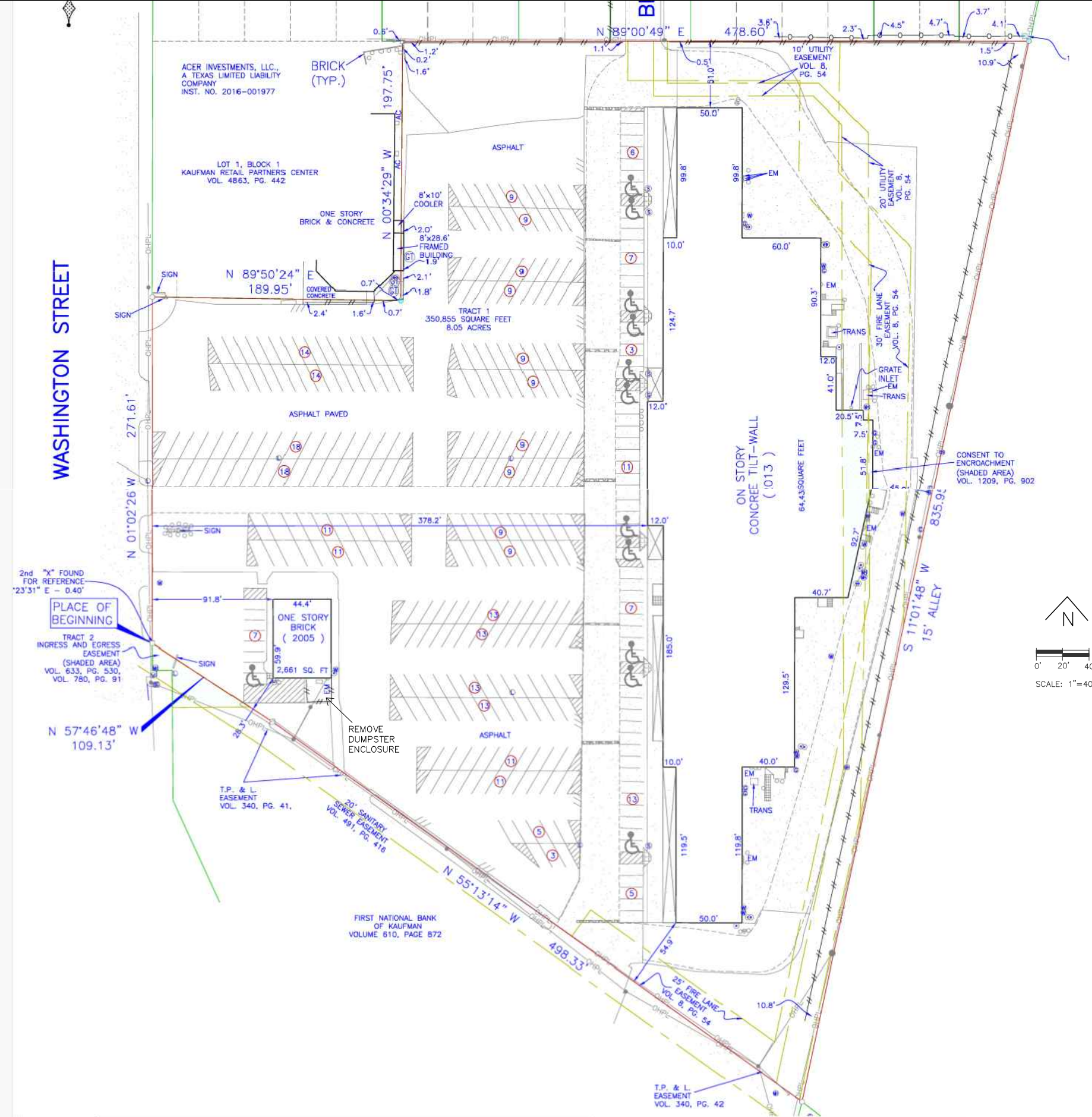
PROPERTY OWNER
L3 PATRIOT ENTER KAUFMAN LLC
3471 MAIN HWY STE 411 MIAMI, FL 33133
PHONE: 972-263-9882

DEVELOPER
CHARLEYS KAUFMAN LLC
28 PRESTIGE RD STE 4120 ALLEN TX 75002
PHONE: 469-396-5298

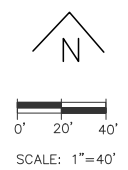
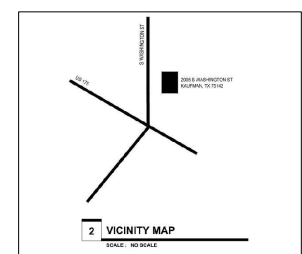
CONTRACTOR
TEN CONSTRUCTION
KRISTI ROBERTS
PHONE: 214-213-6928

DESIGNER
CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

WASHINGTON STREET



LOT DATA:	
LOT SIZE:	6.08 ACRES (351,093 SF)
BUILDING AREA (ENTIRE LOT):	67,091 SF
LOT AREA COVERAGE:	19.1%
LANDSCAPE AREA:	NO CHANGES REQ'D



ZONING CLASSIFICATION: COMMERCIAL

EXHIBIT "A"
Legal Description of Property

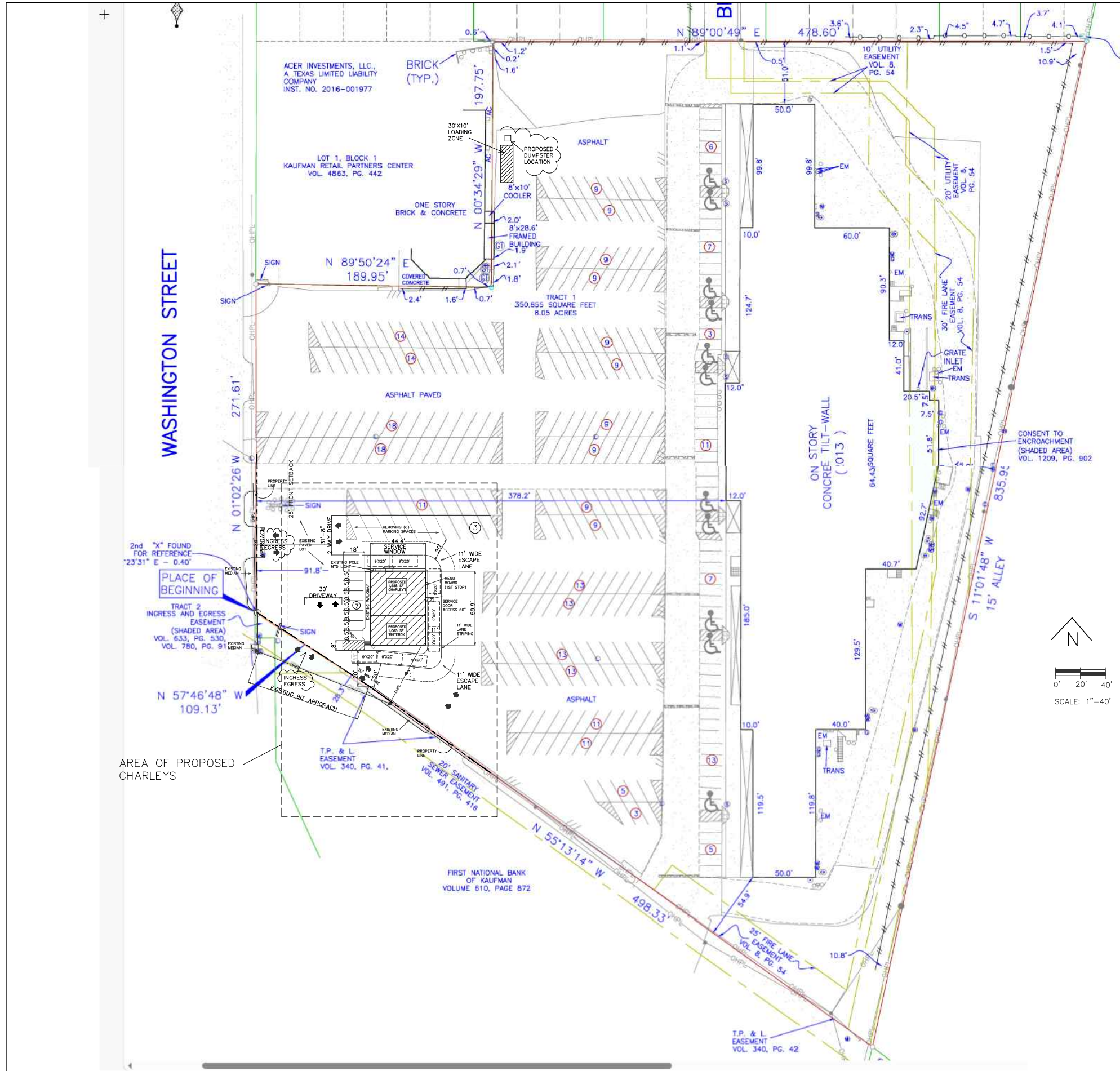
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EXISTING SITE PLAN
SCALE 1"=40'

PROPOSED CHARLEY'S
2005 S WASHINGTON ST
KAUFMAN, TEXAS 75142

CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

SHEET
A-1
DATE: 3-2-26
REV: 3-23-26



WASHINGTON SQUARE PARKING TABLE				
2005-2017 S Washington Ave				
As of: March 2020				
Suite #	Tenant Name	Tenant Type/ Projected Use	Leased SF	Parking Ratio 1,000 SF
2005 S Washington St	Charley's Cheesesteaks	Restaurant	1,500	100.0
2005-B	Vacant	Retail/Service	1,100	200.0
2007 S Washington St	Vacant	Retail/Service	1,000	200.0
100	Vacant	Retail/Service	1,000	200.0
200	Vacant	Retail/Service	1,000	200.0
300	Vacant	Retail/Service	1,000	200.0
400	Vacant	Retail/Service	1,000	200.0
500	Vacant	Retail/Service	1,000	200.0
2009 S Washington St	Vacant	Retail/Service	4,200	200.0
100	Vacant	Medical	5,400	200.0
200	WellMed	Medical	15,000	250.0
2011 S Washington St	Bealls	Retail	8,230	500.0
2013 S Washington St	AutoZone	Auto Parts Sales	7,450	150.0
2014 S Washington St	Snap Fitness	Fitness Gym	13,000	250.0
2015 S Washington St	Dollar Tree	Retail	900	200.0
2017 S Washington St	Vacant	Retail/Service	900	200.0
100	Vacant	Retail/Service	900	200.0
200	Vacant	Retail/Service	900	200.0
300	Vacant	Retail/Service	900	200.0
400	Vacant	Retail/Service	900	200.0
500	Vacant	Retail/Service	900	200.0
600	Smoothie King	Restaurant	1,500	200.0
TOTALS			66,880	

PROPERTY OWNER
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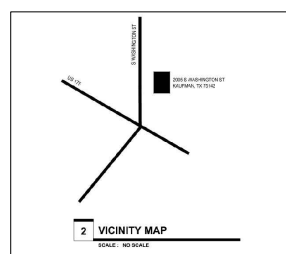
CONTRACTOR
TEN CONSTRUCTION
KRISTI ROBERTS
PHONE: 214-213-6928

DESIGNER:
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362 W FORK #3115 IRVING, TX 75039
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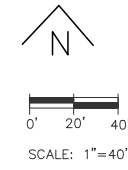
PARKING SUMMARY	
Total Stalls - All on TRACT 1	327
Total Allocated Spaces	302
Handicap Spaces	12

LOT DATA:

LOT SIZE: 6.08 ACRES (351,093 SF)
BUILDING AREA (ENTIRE LOT): 67,091 SF
LOT AREA COVERAGE: 19.1%
LANDSCAPE AREA: NO CHANGES REQ'D



- SITE NOTES:**
1. THIS SITE WILL REMAIN AS ONE SINGLE PROPERTY AND LOT
 2. ALL EXISTING PARKING MEETS THE STANDARDS OF TABLE 35-1.
 3. ALL PARKING IS EXISTING (REMOVING 6 PARKING SPACES AS SHOWN THIS SHEET TO MAINTAIN MINIMUM 20' DRIVING LANES.



ZONING CLASSIFICATION: COMMERCIAL

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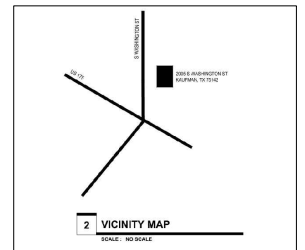
PROPOSED SITE PLAN
SCALE 1"=40'

PROPOSED CHARLEY'S
2005 S WASHINGTON ST
KAUFMAN, TEXAS 75142

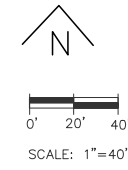
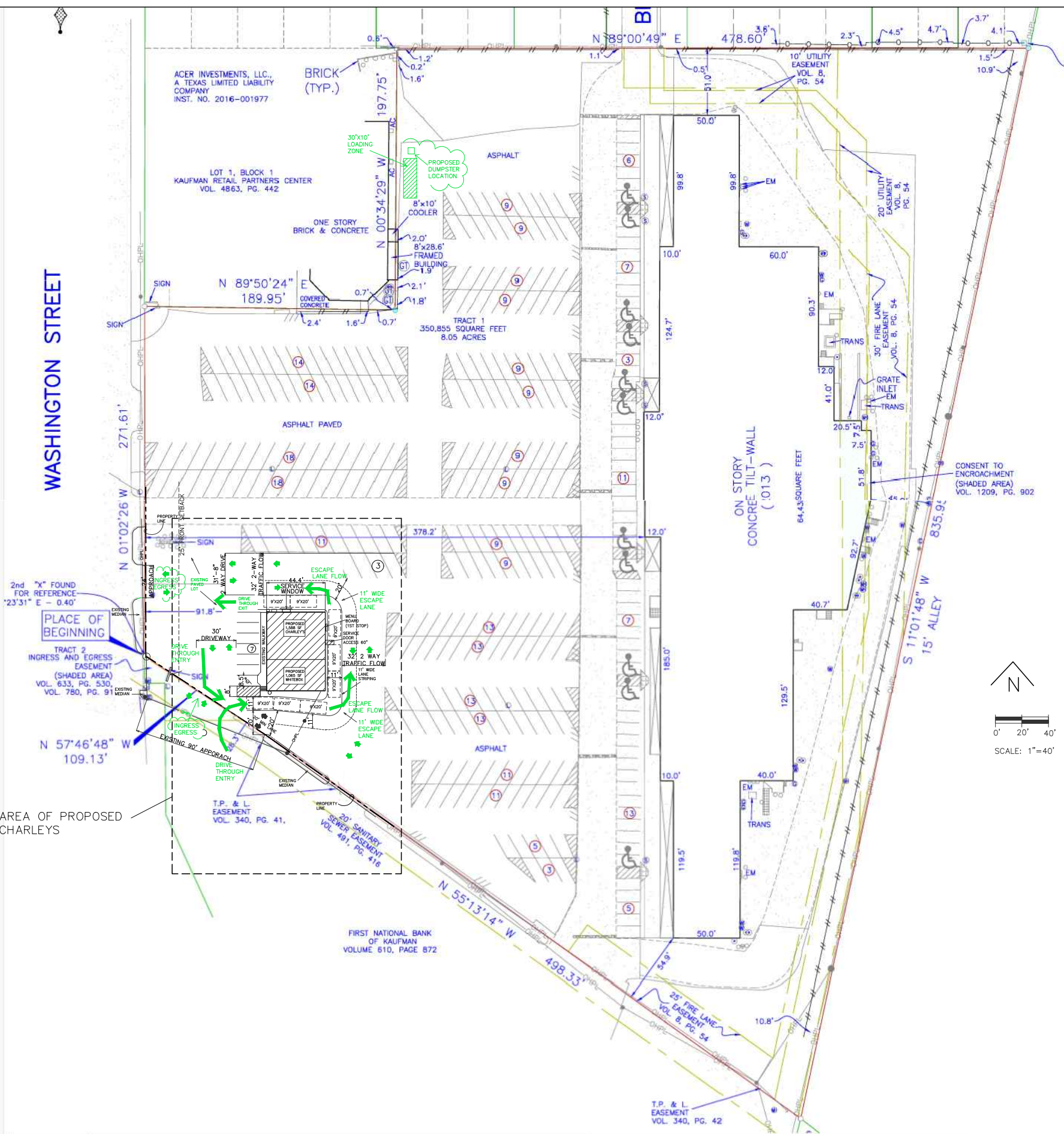
CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

SHEET
A-1.1
DATE: 3-3-26
REV: 3-23-26

PROPERTY OWNER L3 PATRIOT ENTER KAUFMAN LLC 3471 MAIN HWY STE 411 MIAMI, FL 33133 PHONE: 972-263-9882
DEVELOPER CHARLEYS KAUFMAN LLC 28 PRESTIGE RD STE 4120 ALLEN TX 75002 PHONE: 469-396-5298
CONTRACTOR TEN CONSTRUCTION KRISTI ROBERTS PHONE: 214-213-6928
DESIGNER: CONTRACTORS PERMITTING SERVICES 362 W FORK #3115 IRVING, TX 75039 PHONE: 214-874-1524



WASHINGTON STREET



ZONING CLASSIFICATION: COMMERCIAL

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CIRCULATION EXHIBIT
SCALE 1"=40'

PROPOSED CHARLEY'S
2005 S WASHINGTON ST
KAUFMAN, TEXAS 75142

CONTRACTORS PERMITTING SERVICES 362 W FORK #3115 IRVING, TX 75039 PHONE: 214-874-1524	SHEET A-1.2 DATE: 3-3-26 REV: 3-23-26
---	---

AREA OF PROPOSED CHARLEYS

2nd "X" FOUND FOR REFERENCE - 23'31" E - 0.40'

PLACE OF BEGINNING

N 57°46'48" W 109.13'

N 01°02'26" W 271.61'

N 89°50'24" E 189.95'

N 00°34'29" W 197.75'

T.P. & L. EASEMENT VOL. 340, PG. 42

FIRST NATIONAL BANK OF KAUFMAN VOLUME 810, PAGE 872

LOT 1, BLOCK 1 KAUFMAN RETAIL PARTNERS CENTER VOL. 4863, PG. 442

ACER INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY INST. NO. 2016-001977

TRACT 1 350,855 SQUARE FEET 8.05 ACRES

ON STORY TILT-WALL CONCRETE (1013)

CONSENT TO ENCROACHMENT (SHADED AREA) VOL. 1209, PG. 902

64,433 SQUARE FEET

TRANS

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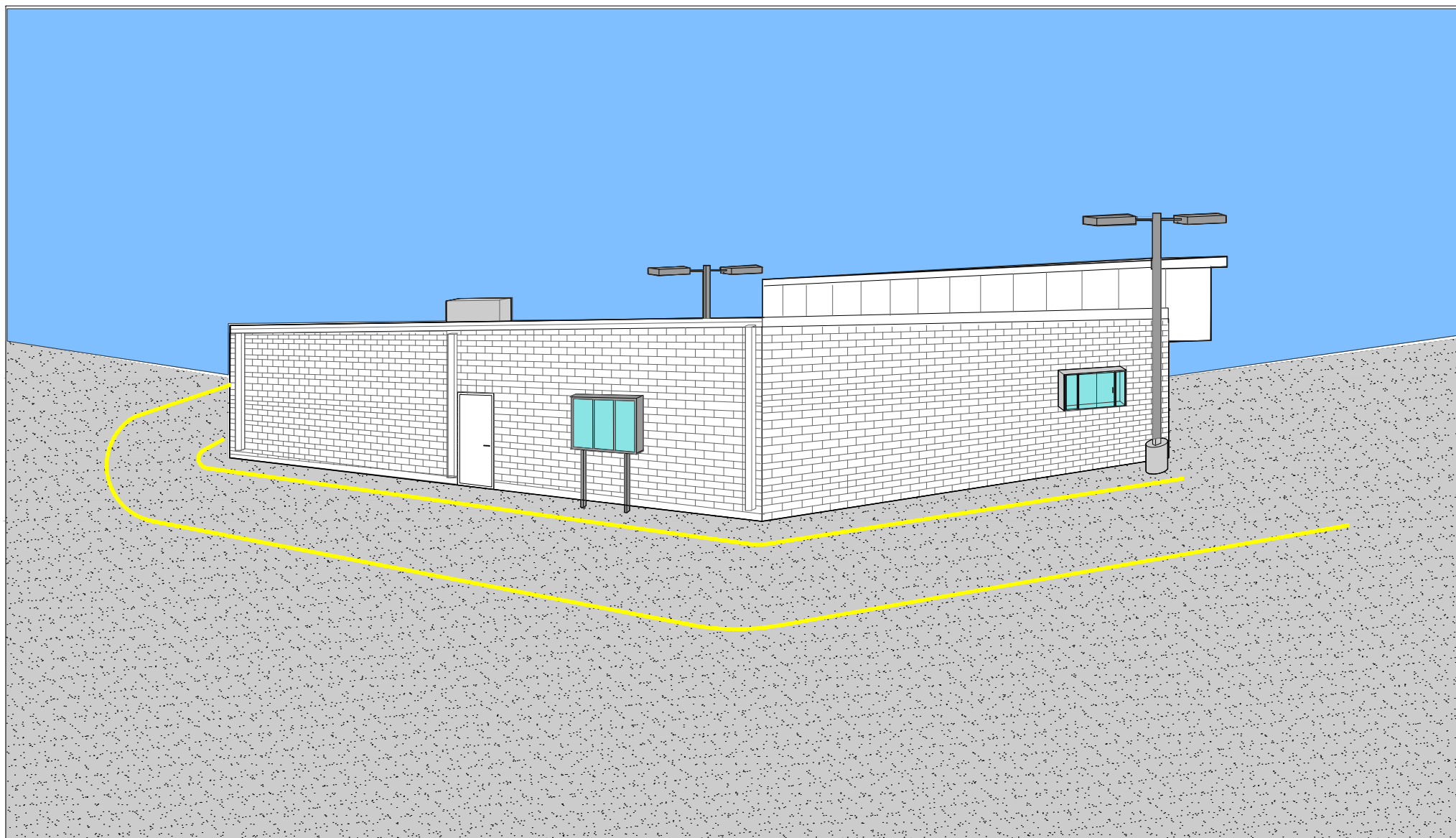
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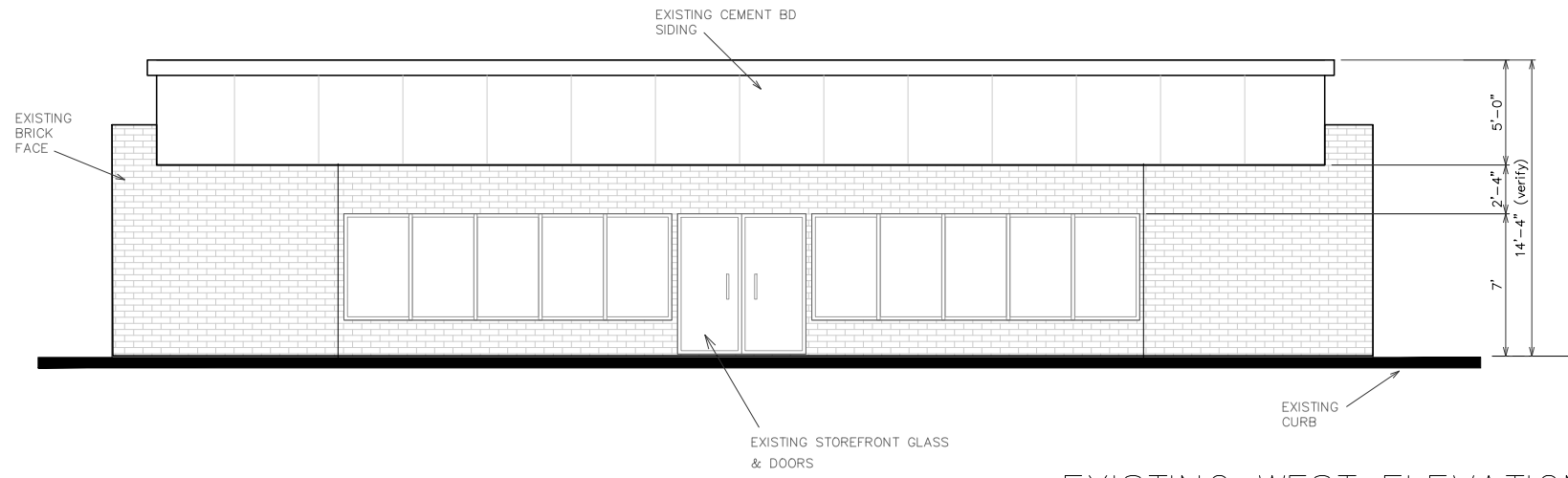
EXHIBIT B



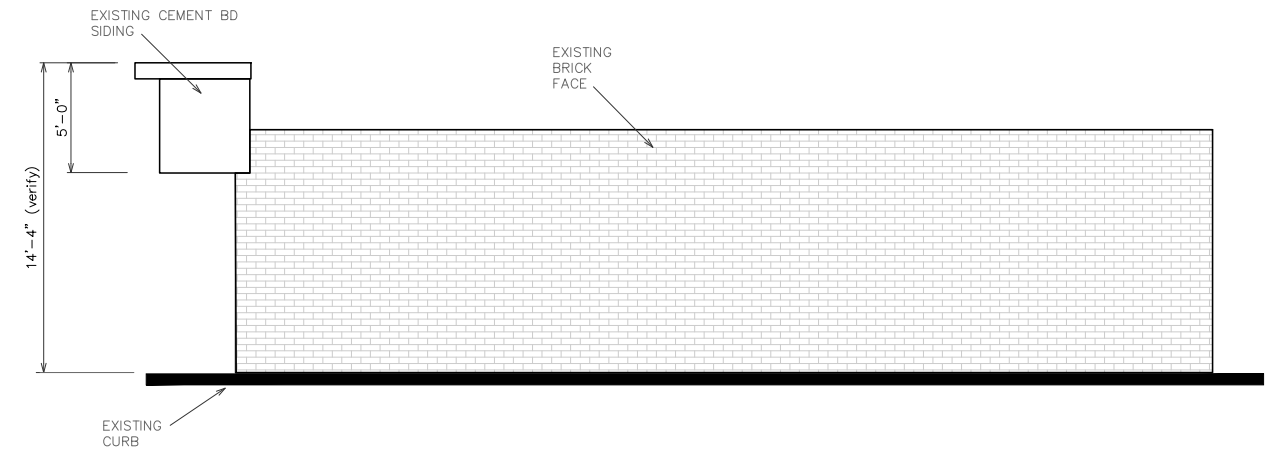
PROPERTY OWNER L3 PATRIOT ENTER KAUFMAN LLC 3471 MAIN HWY STE 411 MIAMI, FL 33133 PHONE: 972-263-9882
DEVELOPER CHARLEYS KAUFMAN LLC 28 PRESTIGE RD STE 4120 ALLEN TX 75002 PHONE: 469-396-5298
CONTRACTOR TEN CONSTRUCTION KRISTI ROBERTS PHONE: 214-213-6928
DESIGNER: CONTRACTORS PERMITTING SERVICES 362 W FORK #3115 IRVING, TX 75039 PHONE: 214-874-1524

RENDERING OF PROPOSED DRIVE THROUGH @ CHARLEY'S KAUFMAN TEXAS

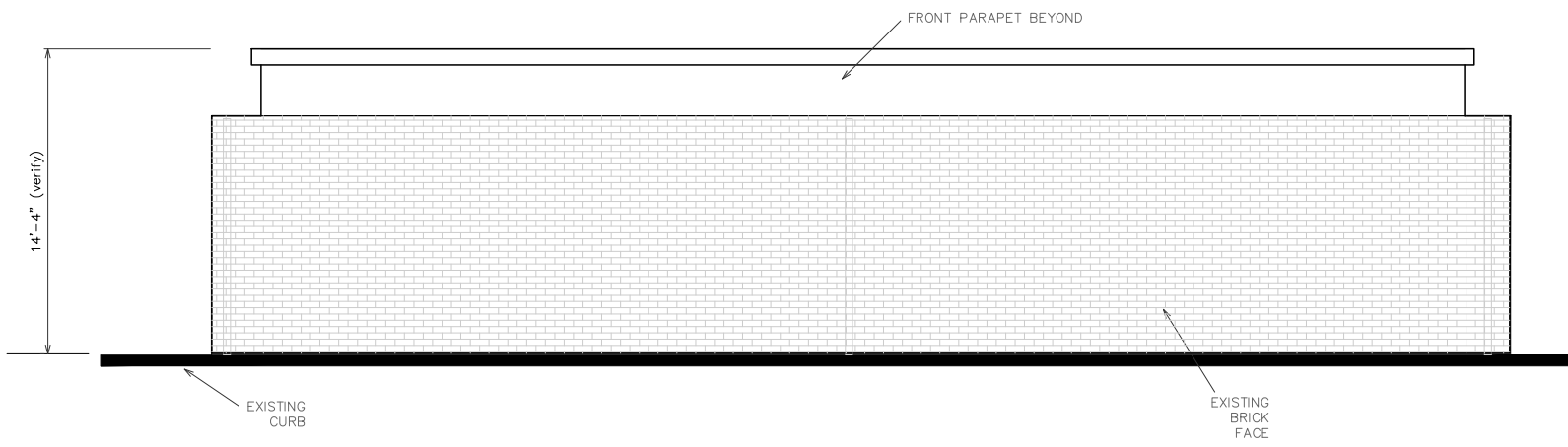
DRIVE THROUGH RENDERING	
PROPOSED CHARLEY'S 2005 S WASHINGTON ST KAUFMAN, TEXAS 75142	
CONTRACTORS PERMITTING SERVICES 362 W FORK #3115 IRVING, TX 75039 PHONE: 214-874-1524	SHEET A-1.3 DATE: 3-3-26 REV: 3-23-26



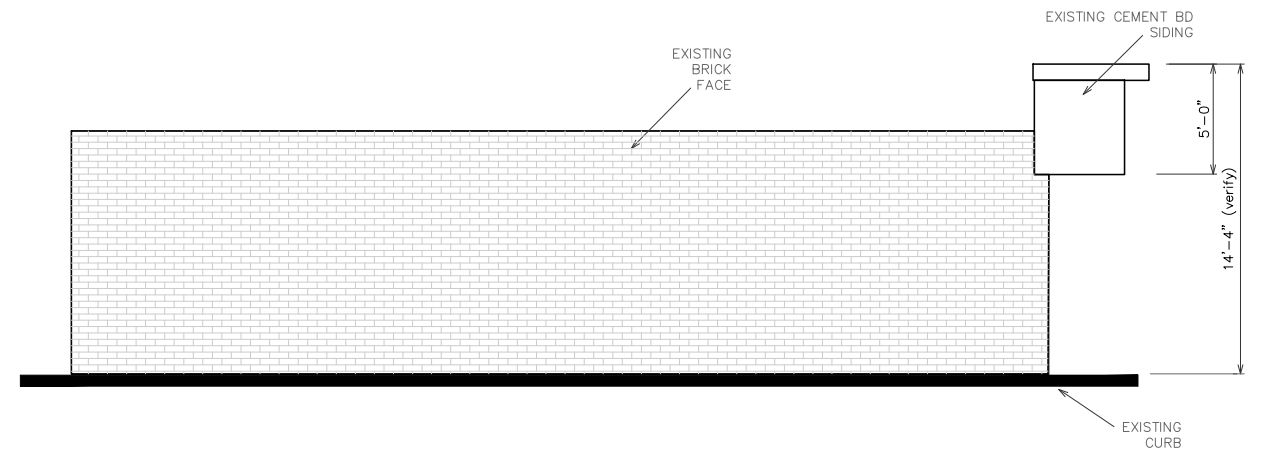
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



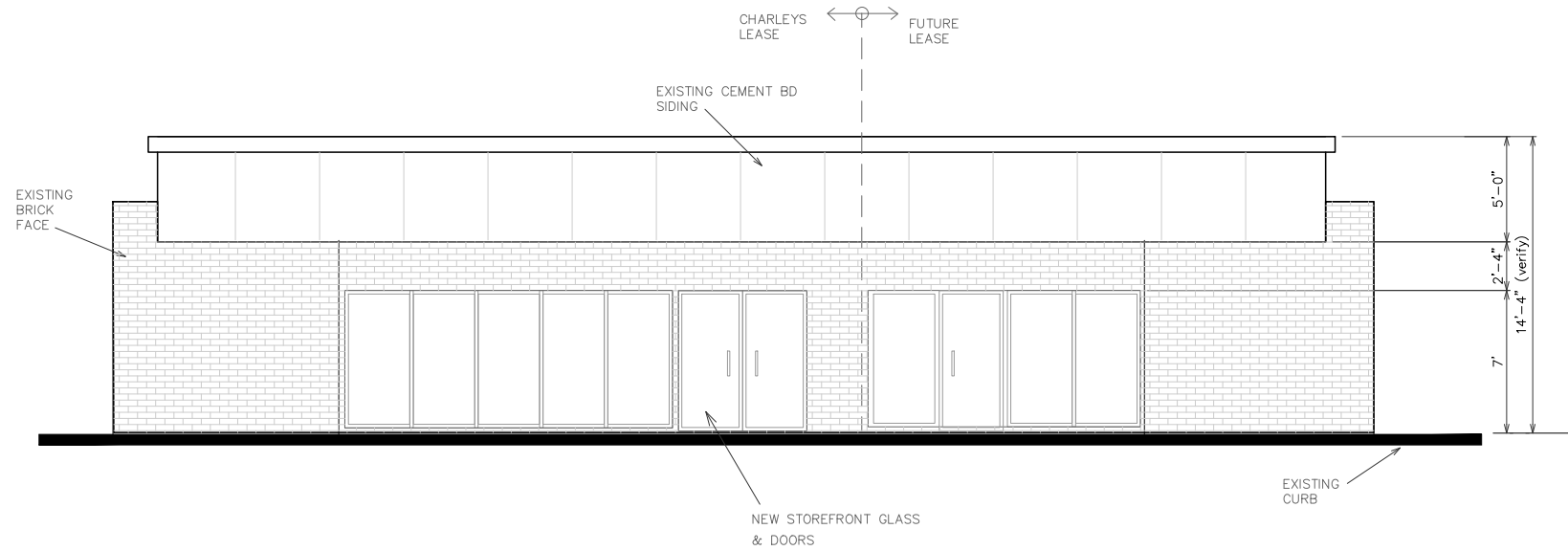
EXISTING NORTH ELEVATION

EXISTING ELEVATIONS
SCALE 1/4"=1'

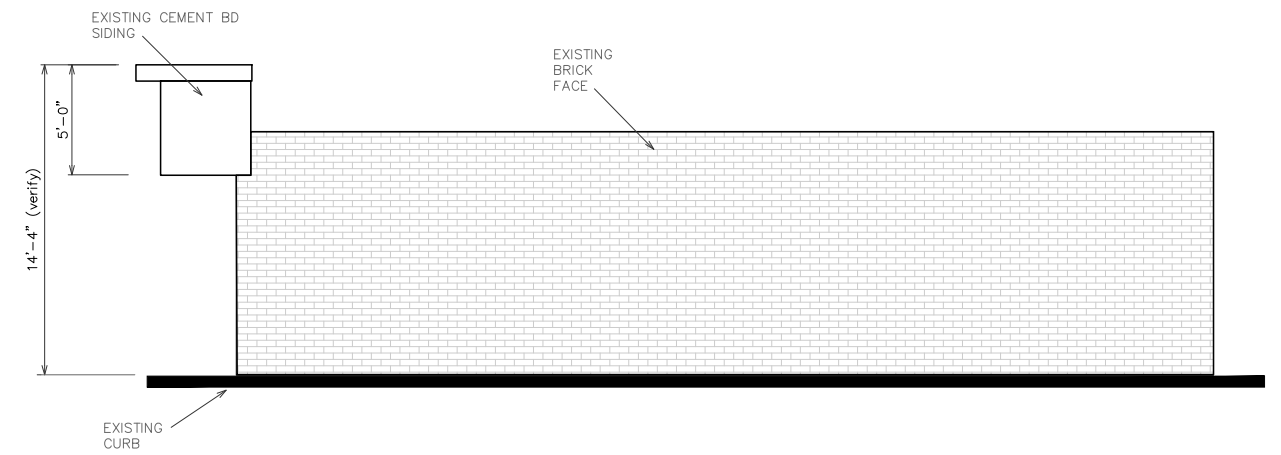
PROPOSED CHARLEY'S
2005 S WASHINGTON ST
KAUFMAN, TEXAS 75142

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362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

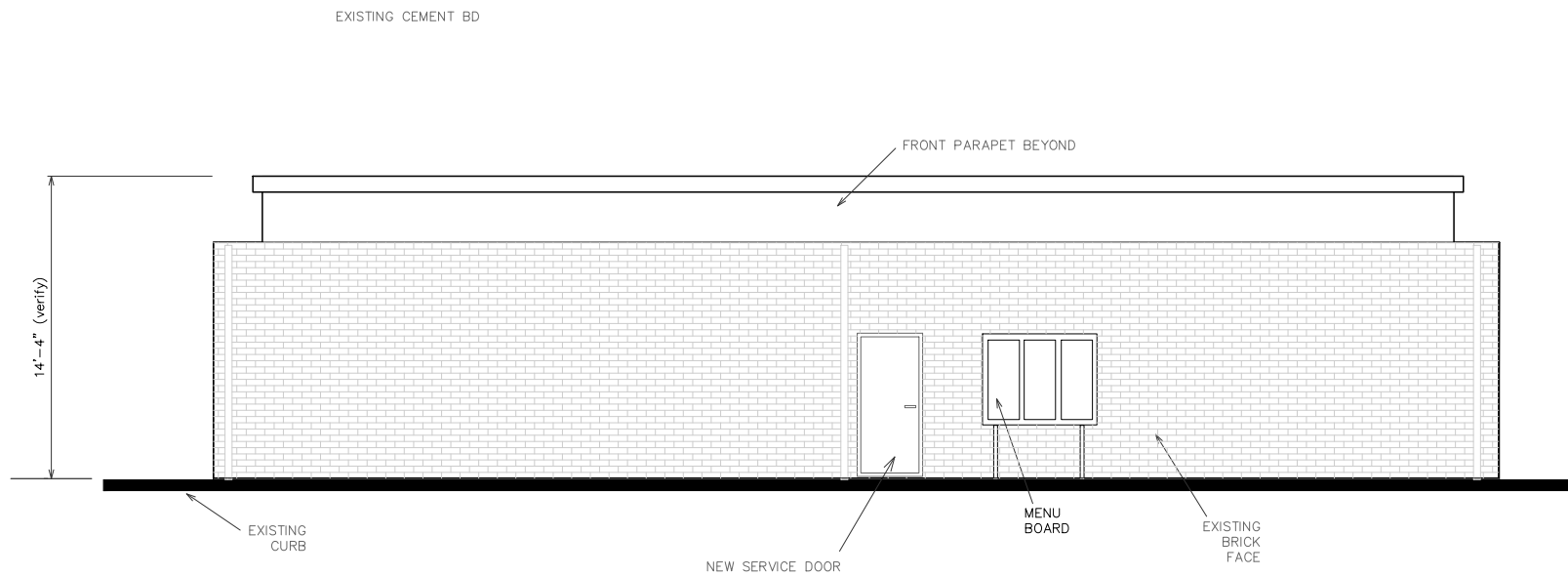
SHEET
A-3
DATE: 2-1-26
REV: 3-23-26



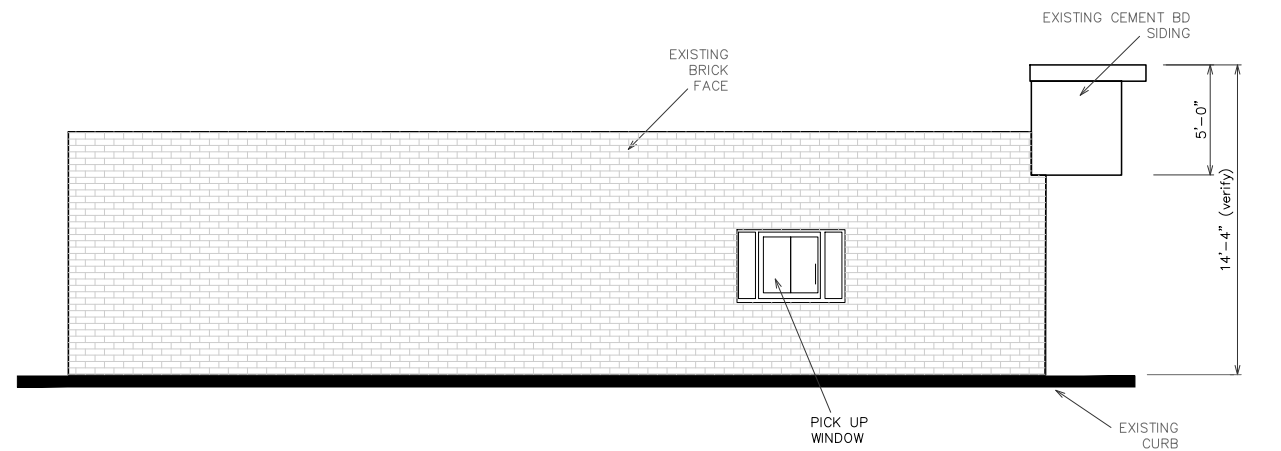
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED ELEVATIONS
SCALE 1/4"=1'

PROPOSED CHARLEY'S
2005 S WASHINGTON ST
KAUFMAN, TEXAS 75142

CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

SHEET
A-3.1
DATE: 2-1-26
REV: 3-23-26