



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 5, 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 April 7, 2026 Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

2. Conduct a public hearing and make a recommendation to City Council regarding a **Replat of Cottage Heights Addition**, Lots 17R, 20R, and 23R, Block 14, being a replat of Lots 17 through 24, Block 14, Cottage Heights Addition, to create three residential lots. The subject property consists of approximately 0.5510 acres and is situated in the T. Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, and is generally located at 1801 Park Street (Parcel 20929). (Case No. RP-01-26)

DISCUSSION/ACTION ITEMS

3. Consider and make a recommendation to City Council on the **Site Plan for Helen Edwards Elementary School**, situated on 14.86 acres of land (Property ID 16827) out of the KISD Early Childhood Center Addition, City of Kaufman, Kaufman County. The property is generally located at 1605 Rand Road. (Case No: SP-02-26)

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER


The City Council will meet on Monday, May 18, to discuss the Planning and Zoning cases. The Planning and Zoning Commission will meet on Tuesday, June 2.
Kaufman Comprehensive Plan - Open House on May 7th

BOARD INQUIRY

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

ADJOURNMENT

I, JOY HENDERSON, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON FRIDAY, MAY 1, 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, 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

Chairman Richard Dunn gave the 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 Richard Dunn called the meeting to order at 6:00 p.m. Commission members present were Chairman Richard Dunn, Vice-Chairman Porfirio Lopez, Burton Brown, Mike Slye, and Kathy Thorpe. City staff present were Director of Development Services Johnny Bray, Senior Planner Martin Mares, and Permit Technician Gladis Holman. Commissioner Kathleen Sisson was absent.

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

Commissioner Slye made a motion to approve the consent agenda items 1 and 2. The motion was seconded by Vice-Chairman Lopez. The motion passed by a vote of 5-0.

DISCUSSION/ACTION ITEMS

3. Consider and make a recommendation to City Council on a **Final Plat for Caldwell Estates**, located at 706 Adams Lane. (Case No. FP-01-26)

Senior Planner Martin Mares presented the Commissioners with a report on the Final Plat for Caldwell Estates. Details of the case can be found in report FP-01-26 dated 04-07-2026.

Commissioner Lopez made a motion to approve the Final Plat for Caldwell Estates. The motion was seconded by Commissioner Thorpe. The motion passed by a vote of 5-0.

4. Consider and make a recommendation to City Council on a **Site Plan for Harmony Bank**, located at 815 Kings Fort Parkway. (Case No. SP-01-26)

Senior Planner Martin Mares presented the Commissioners with a report on the Site Plan for Harmony Bank. Details of the case can be found in report SP-01-26 dated 04-07-2026.

Commissioner Slye made a motion to approve the Site Plan. The motion was seconded by Vice-Chairman Lopez. The motion passed by a vote of 5-0.

5. Consider and make a recommendation to City Council on a **Site Plan for the Charley's Restaurant drive-through**, located at 2005 South Washington Street. (Case No. SP-08-25)

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

Commissioner Slye made a motion to approve the Site Plan, with the condition that the parking. The motion was seconded by Vice-Chairman Lopez. The motion passed by a vote of 5-0.

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

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

BOARD INQUIRY

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

ADJOURNMENT

There being no further business to bring before the Commission, Chairman Richard Dunn adjourned the meeting at 6:30 p.m.

APPROVED:

**RICHARD DUNN
CHAIRMAN**

ATTEST:

**JOY HENDERSON
PLANNER**



Planning and Zoning Commission Report

Meeting Date: May 5, 2026

SUBJECT Conduct a public hearing and make a recommendation to City Council regarding a replat of Cottage Heights Addition, Lots 17R, 20R, and 23R, Block 14, being a replat of Lots 17 through 24, Block 14, Cottage Heights Addition, to create three residential lots. The subject property consists of approximately 0.5510 acres and is situated in the T. Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, and is generally located at 1801 Park Street (Parcel 20929). (Case No. RP-01-26)

SUMMARY:

The applicant is requesting approval of a replat for Cottage Heights Addition, Lots 17R, 20R, and 23R, to create three (3) single-family lots. The applicant proposes to retain the existing house in its current location (Lot 20R) and subdivide the original tracts into two additional lots.

All proposed lots front Park Street, which has a 60-foot right-of-way. Lot 23R also has frontage along 3rd Street, making it a corner lot; however, 3rd Street is currently an undeveloped right-of-way.

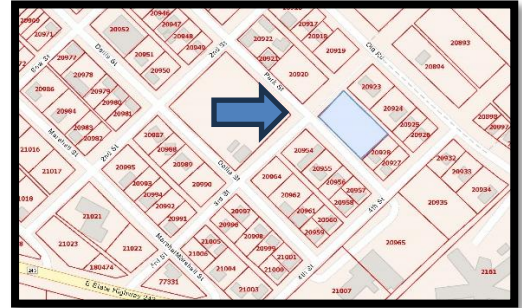
The subject property is zoned Single-Family (SF-6) for residential uses and currently contains an existing house on Lot 20R. The proposed lots generally comply with the standards of the Single-Family (SF-6) zoning district; however, Lot 20R does not meet the minimum required lot width of 60 feet, as it has an existing lot width of 50 feet.

The applicant has submitted a variance request to Section 17.4.A.2 to reduce the minimum lot width requirement from 60 feet to 50 feet. The request is scheduled for consideration on Tuesday, May 12th at 6:00 p.m. Two similar variance requests to reduce the minimum lot width to 50 feet within the Cottage Heights Addition have previously been approved for interior lots, including Case No. V-02-22 (1508 Park Street) and Case No. V-03-22 (1711 Marshall Street).

Single Family (SF-6)	Required	Provided Lot 17R	Provided Lot 20R	Provided Lot 23R
Minimum Lot Area	6,000 sf	9,000 sf	9,000 sf	6,000 sf
Minimum Lot Width	60'	75'	75'	50'
Minimum Lot Depth	100'	120'	120'	120'
Minimum Front Yard	25'	25'	25'	25'
Minimum Rear Yard	25'	25'	25'	25'
Minimum Side Yard Interior	6'	6'	6'	6'

The zoning districts surrounding this property are all compatible with the use of this property.

	Zoning	Existing Land Use
North:	SF-6	Single Family Homes
East:	SF-6	Single Family Homes
South:	SF-6	Single Family Homes
West:	SF-6	Single Family Homes



Subdivision Ordinance Right of Way:

Pursuant to the Subdivision Ordinance, lots fronting a public street are generally required to have access to a fully constructed street, and the developer is responsible for the construction of all necessary public improvements, including streets, utilities, and drainage infrastructure, in accordance with City standards . As such, development of Lot 23R would typically trigger the requirement to construct the adjacent portion of 3rd Street to meet minimum design and construction standards.

However, the applicant is requesting a Major Modification to waive this requirement and allow 3rd Street to remain unimproved. In accordance with the relief procedures outlined in the Subdivision Ordinance, Major Modifications require consideration by the Planning and Zoning Commission and final action by the City Council, with evaluation based on the specific circumstances of the request and its consistency with the intent of the ordinance.

THOROUGHFARE PLAN:

The Thoroughfare Plan classifies both Park Street and 3rd Street as Local Service Streets, which require a 50-foot right-of-way. The required right-of-way already exists for Park Street.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 26 property owners within 300’ of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 1
- Property owners who have not responded = 25

RECOMMENDATION:

Staff recommends approval of a replat of Cottage Heights Addition, Lots 17R, 20R, and 23R, Block 14, Cottage Heights Addition, subject to the following condition:

Prior to recordation of the plat, Lot 20R shall comply with the minimum lot width requirements of the zoning ordinance, or a variance to Section 17.4.A.2 (Minimum Lot Width) shall be approved by the Board of Adjustment. If the variance is not approved, the plat shall be revised to meet all applicable lot standards prior to recordation.

ATTACHMENTS:

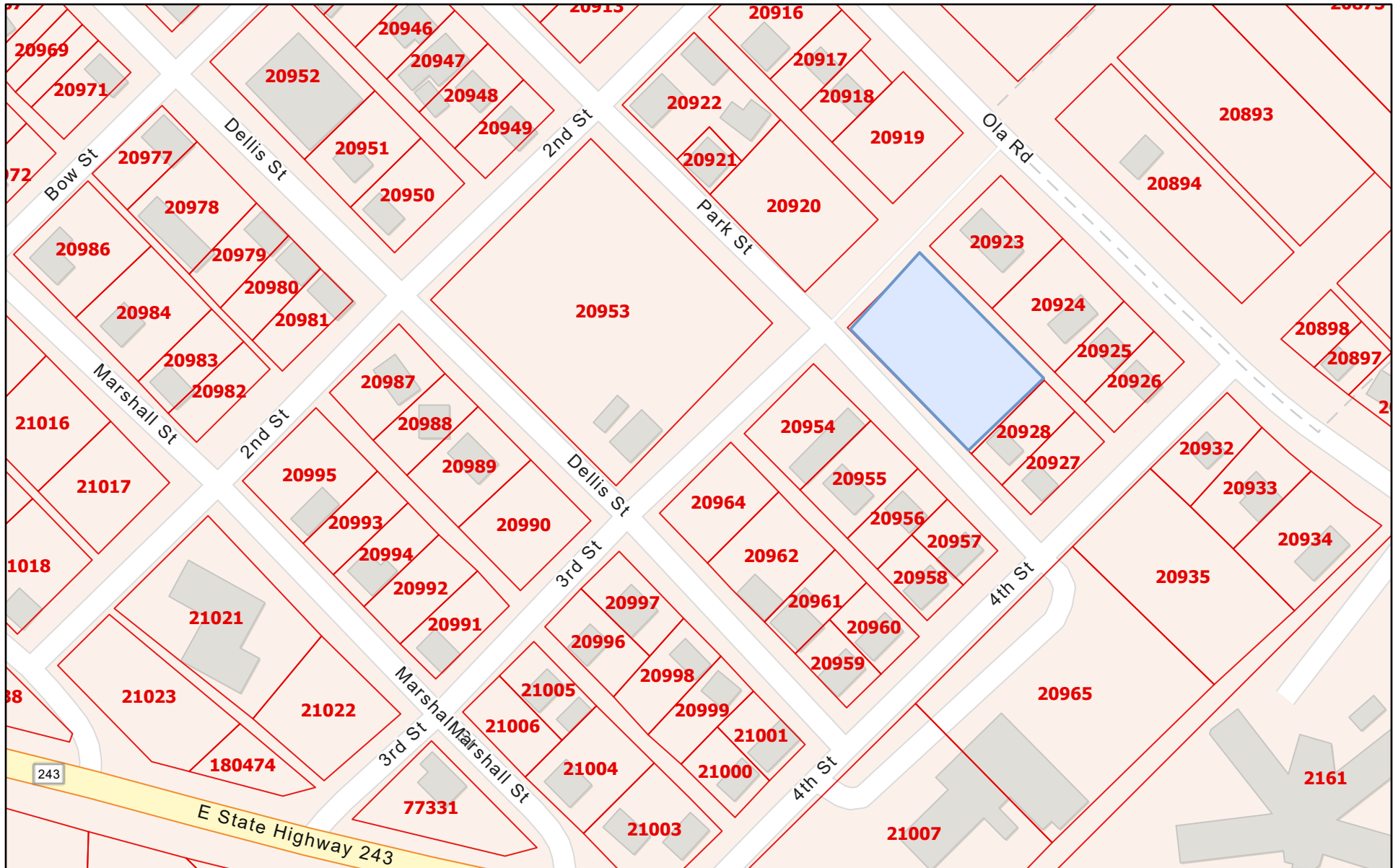
- Exhibit A – Location Map

- Exhibit B – Replat
- Exhibit C – Letters

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

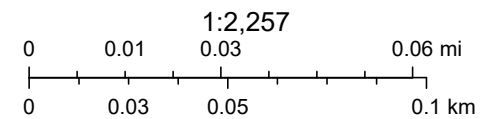
Location Map of Replat of Cottage Heights

EXHIBIT A



4/13/2026, 4:19:52 PM

 Parcels

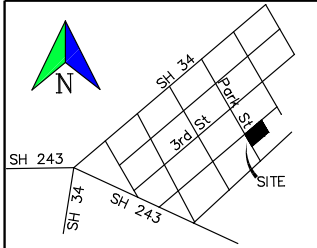


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

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.

REPLAT



STATE OF TEXAS §
COUNTY OF KAUFMAN §
WHEREAS, Kingsboro Investments, LLC is the Owner of a tract of land situated in the T Beedy Survey, Abstract No. 21, Kaufman County, Texas and being more particularly described on the face of this plat

LEGAL DESCRIPTION:

BEING all of Lots 14-24, Block 14, of the Cottage Heights Addition, as recorded in Volume 127, Page 302, Official Public Records, Kaufman County, Texas and recorded in deed to Kingsboro Investments, LLC as recorded in Volume 7079, Page 167, Official Public Records, Kaufman County, Texas, out of the T Beedy Survey, Abstract No. 21 and more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found for corner in the Southeast line of 3rd Street and being the Northwest corner of said Lot 24, said point also being in the Southwest line of a 10 foot alley;

THENCE S 46° 11' 36" E, along said Southwest line of a 10 feet alley and along the Northeast lines of Lots 14-27, a distance of 200.00 feet to the Northeast corner of said Lot 17 and the Northwest corner of Lot 16, Block 14 of said Cottage Heights Addition, a 5/8 inch capped iron rod found for corner;

THENCE S 43° 48' 24" W, along the Southeast line of said Lot 17 and the Northwest line of said Lot 16, a distance of 120.00 feet to a point in the Northeast line of Park Street, said point being the Southeast corner of said Lot 17 and the Southwest corner of said Lot 16, a 5/8 inch capped iron rod found for corner;

THENCE N 46° 11' 36" W, along the Northeast line of said Park Street and the Southwest lines of said Lots 17-24, a distance of 200.00 feet to a point being in the Southeast line of said 3rd Street and being the Southwest corner of said Lot 27, a 5/8 inch capped iron rod found for corner;

THENCE N 43° 48' 24" E, along the Southeast line of said 3rd Street and the Northwest line of said Lot 24 a distance of 200.00 feet to the POINT OF BEGINNING and containing 24,000 square feet or 0.5510 acres of land within these metes and bounds as recited.

KNOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That, Tommy Hendricks, Manager for Kingsboro Investments, LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as the Cottage Heights Addition, an addition to the City of Kaufman, Texas, and do hereby dedicate to the public use forever by free simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, 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 installed, if approved by the City of Kaufman. At no point shall any overhead utilities be installed on the subject property. The City of Kaufman and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Kaufman, Texas.

Tommy Hendricks

STATE OF TEXAS §
COUNTY OF KAUFMAN §
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tommy Hendricks, Manager for Kingsboro Investments, LLC (Owner), known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this ___ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires On:

Surveyor's Certificate:
KNOW ALL MEN BY THESE PRESENTS: That I, BRIAN C. WRIGHT, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman.

preliminary, not to be recorded

Brian C. Wright RPLS No.: 4560

Approved and Accepted:
City of Kaufman, Texas

City Manager Date

Attest:

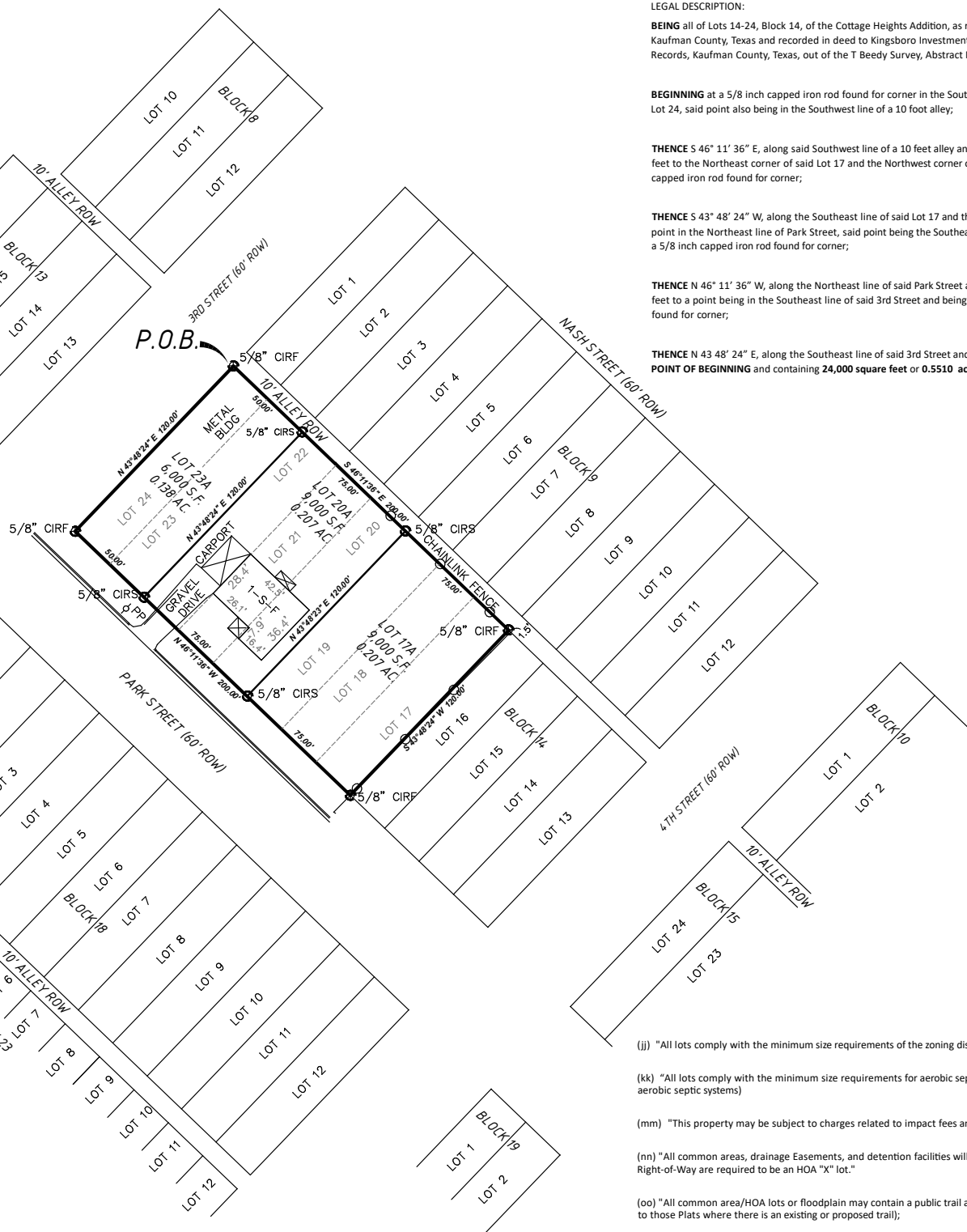
City Secretary Date

The County Tax Assessor hereby certifies that all taxes and assessments have been made, and all taxes paid.

By:
County Tax Assessor, Kaufman County, Texas Date

LOCATION MAP N.T.S.

PUBLIC PARK



(jj) "All lots comply with the minimum size requirements of the zoning district." (ETJ Plats shall omit);

(kk) "All lots comply with the minimum size requirements for aerobic septic systems." (Applicable to ETJ Plats and those lots which the city served by an aerobic septic systems)

(mm) "This property may be subject to charges related to impact fees and the Applicant should contact the City regarding any applicable fees due."

(nn) "All common areas, drainage Easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's Right-of-Way are required to be an HOA "X" lot."

(oo) "All common area/HOA lots or floodplain may contain a public trail and shall provide an Access Easement for the public to use the trail" (only applicable to those Plats where there is an existing or proposed trail);

(pp) "All drainage and detention Easements shall be maintained, repaired, and replaced by the property owner."

(qq) "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";

(rr) "This Plat does not alter or remove existing deed restriction, if any, on this property";

(ss) "Minimum finished floor elevations are at least 2 feet above the 100-year flood plain."

(tt) "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."

(vv) "The purpose of this Plat is to replat Lots 17, 18, and 19 into 17A, Lots 20 and 21, into Lot 20A, and Lots 22, 23, and 24 into Lot 22A."

(xx) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD'83)."

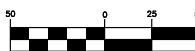
(yy) "No overhead utilities are permitted on the subject property";

NOTES:

- 1. The subdivided area is legally owned by the applicant
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholding of utilities and building permits."
3. This plat does not alter or remove existing deed restrictions, if any, on this property
4. According to Flood Insurance Rate Map (FIRM) No. 48257C0310D dated 7/3/2012 prepared by the Federal Emergency Management Agency (FEMA) for Kaufman County, Texas, this property is located within Zone X.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

RECORDED:
CABINET _____, SLEEVE _____

REPLAT
COTTAGE HEIGHTS ADDITION
LOTS 17A, 20A, & 23A, BLOCK 14

BEING LOTS 14-24, BLOCK 14 AS RECORDED
IN VOLUME 127, PAGE 302
OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND
0.5510 ACRES BEING SITUATED IN
THE T Beedy SURVEY, A-21
CITY OF KAUFMAN ETJ
KAUFMAN COUNTY, TEXAS
3 LOTS
PREPARED 03/27/26

SURVEYOR:

BRIAN C. WRIGHT MA YO-WRIGHT CONSULTANTS
BWRIGHT@MAYO-WRIGHT.COM 329 OAKS TRL. STE. 222
972-346-5203 GARLAND, TEXAS 75043

OWNER(S)
KINGSBORO INVESTMENTS, LLC
832-496-2916
2151 KANDY LN
KAUFMAN, TEXAS 75142



Martin Mares

From: Yael Sandoval <yaelsandoval555@gmail.com>
Sent: Wednesday, April 29, 2026 3:45 PM
To: Kaufman Planning
Subject: Property owner

I am emailing on behalf of 1802 Park St, Kaufman Tx 75142
We are in support of the changes being done to 1801 parkstreet.



Planning and Zoning Commission Report

Meeting Date: May 5, 2026

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan** for **Helen Edwards Elementary School**, situated on 14.86 acres of land (Property ID 16827) out of the KISD Early Childhood Center Addition, City of Kaufman, Kaufman County. The property is generally located at 1605 Rand Road. (Case No: SP-02-26)

BACKGROUND/SUMMARY:

The subject property consists of 14.86 acres located at 1605 Rand Road. The property is currently zoned SF-8 and is the site of the Helen Edwards Early Childhood Center. The school is proposing an approximately 18,933-square-foot building addition located at the rear of the property. The proposed modifications include a building addition, site grading, utility improvements, and detention pond modifications.

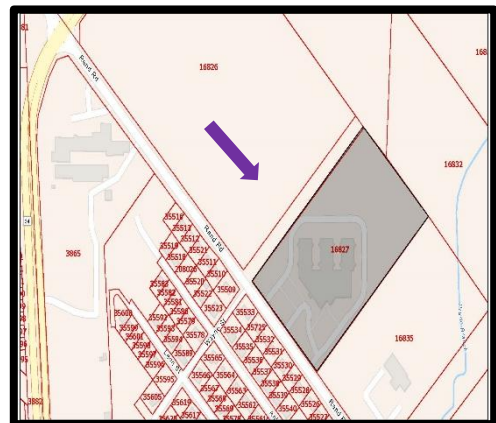
Site Plan:

The plans illustrate the existing school, which is approximately 81,841 square feet. The proposed addition represents an approximate 23 percent increase in building area. Section 39.1 of the Zoning Code states that any redevelopment, addition, or alteration to an existing site or structure that exceeds ten percent (10%) of the gross floor area; changes a use that increases parking requirements by more than ten percent (10%); or materially alters traffic circulation requires site plan review.

In this case, the building addition triggers the site plan review requirement. The existing parking is sufficient based on code requirements. The expanded facility would accommodate up to 600 students, with a requirement of one (1) parking space per 15 students. This results in a total requirement of 40 parking spaces. The site currently provides 109 parking spaces; therefore, no modifications to parking or site circulation are proposed at this time.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	MF-1	Vacant Land
West:	PD-29	Agile Cold Storage
South:	SF-8 (across street)	Residential houses in the Scott Addition
East:	SF-8 & AO	Church



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the subject property for future public uses. The requested zoning would expand the school campus, which is an allowed use.

Thoroughfare Plan:

Rand Road (aka FM 1836) is designated as a "Type B" minor arterial (3-4 lanes), with an ultimate right-of-way width of 100'.

RECOMMENDATION:

Staff recommend approval of the Site Plan for Helen Edwards Elementary School.

ATTACHMENTS:

Exhibit A – Location Map

Exhibit B – Site Plan

Martin Mares

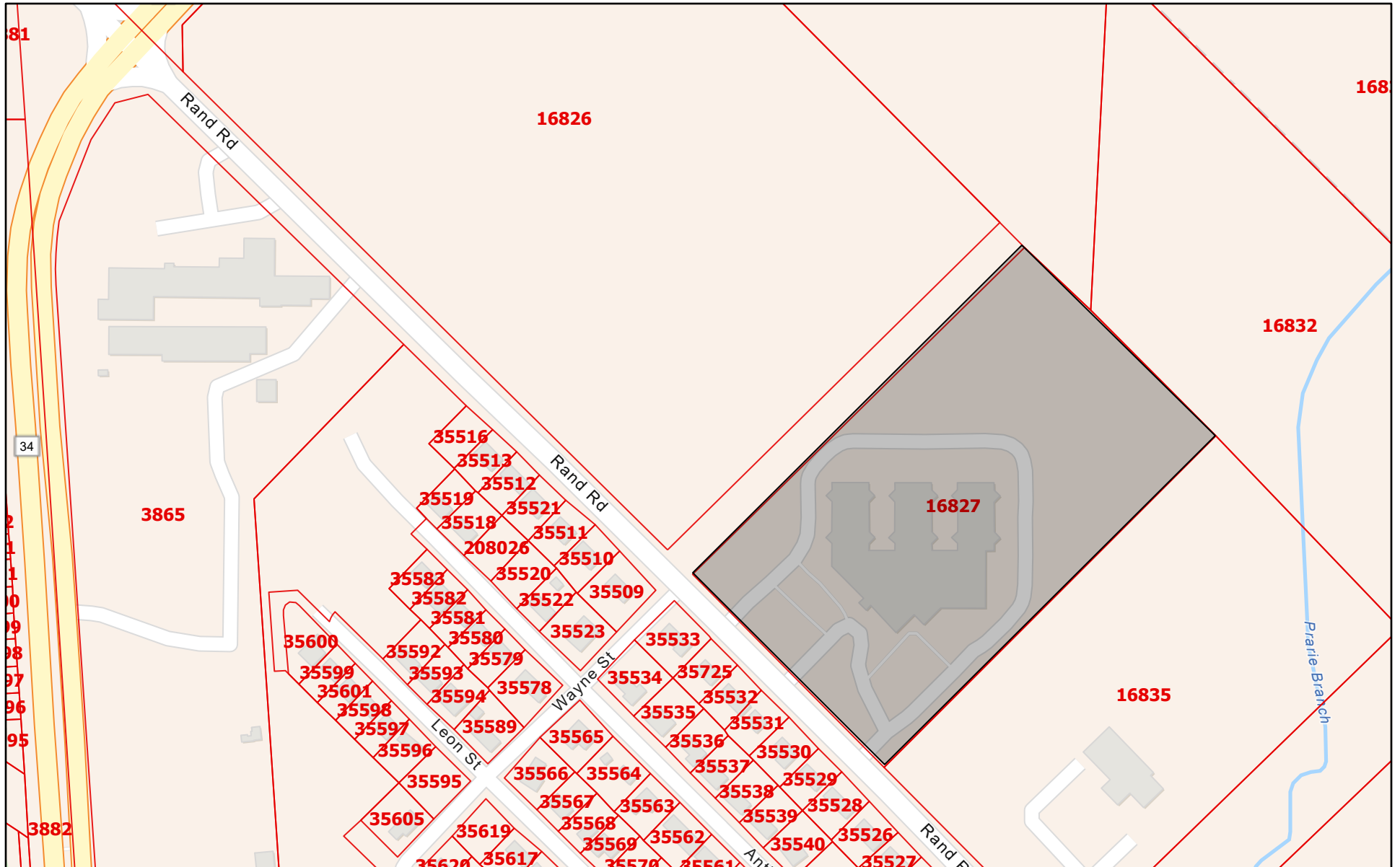
Senior Planner

972-932-2216 ext. 117

mmares@kaufmantx.org

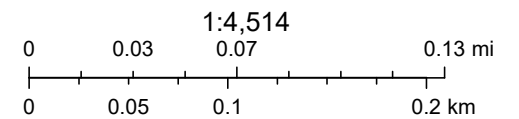
Location Map of Helen Edwards

EXHIBIT A



5/1/2026, 10:05:08 AM

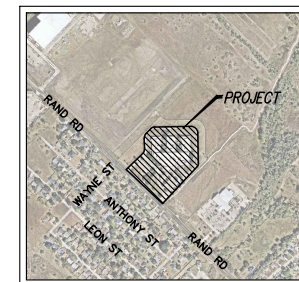
 Parcels



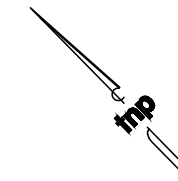
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - 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.



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE
0 30 60 90 120
GRAPHIC SCALE: 1" = 60'

SITE DATA SUMMARY

EXISTING ZONING:	SF-8
PROPOSED USE:	ELEMENTARY SCHOOL
GROSS LOT AREA:	14.86 ACRES (647,106 SF)
EXISTING BUILDING AREA:	81,841 SF
PROPOSED ADDITION PERCENTAGE:	23.13% (18,933 SF)
PARKING REQUIREMENT:	40 SPACES
1 SPACE PER 15 STUDENTS (600 STUDENTS)	
TOTAL EXISTING PARKING:	109 SPACES
STANDARD SPACES: (9'x20')	102 SPACES
ACCESSIBLE SPACES:	7 SPACES

LEGEND

	4" CONCRETE FLATWORK
	6" CONCRETE PAVEMENT
	PAINTED DIRECTIONAL ARROWS

- NOTES**
1. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) PANEL 48257C03100 JULY 03, 2012 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE 'X' UNSHADED, DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN'.
 2. ALL DIMENSIONS ARE TO FACE OF CURB.
 3. WHEN USED, WHEEL STOPS SHALL BE INSTALLED SO THAT ALL PARKING SPACES ARE A MIN. OF 18 FEET DEEP, MEASURED FROM THE FACE OF THE WHEEL STOP.
 4. ONSITE DETENTION IS PROVIDED LIMITING POST-DEVELOPMENT DISCHARGE TO A PRE-DEVELOPMENT RUNOFF RATE.
 5. ALL SIGNAGE WILL BE REVIEWED UNDER A SEPARATE BUILDING PERMIT.

ENGINEER:
TEAGUE NALL & PERKINS
CONTACT: BRIAN J. MADDOX II, R.P.L.S.
940.383.4177 PHONE
825 WATTERS CREEK BOULEVARD,
SUITE M300 ALLEN, TEXAS 75013

SURVEYOR:
TEAGUE NALL & PERKINS
CONTACT: BRIAN J. MADDOX II, R.P.L.S.
940.383.4177 PHONE
825 WATTERS CREEK BOULEVARD,
SUITE M300 ALLEN, TEXAS 75013

LANDSCAPE ARCHITECT:
TEAGUE NALL & PERKINS
CONTACT: JOE MADRID, R.L.A.
817.336.5773 PHONE
5237 N RIVERSIDE DRIVE
SUITE 100 FORT WORTH, TEXAS 76137

ARCHITECT:
VLK ARCHITECTS
CONTACT: MARTY SIMS, AIA
972.265.1885 PHONE
5801 TENNYSON PKWY, SUITE 100
PLANO, TEXAS 75024

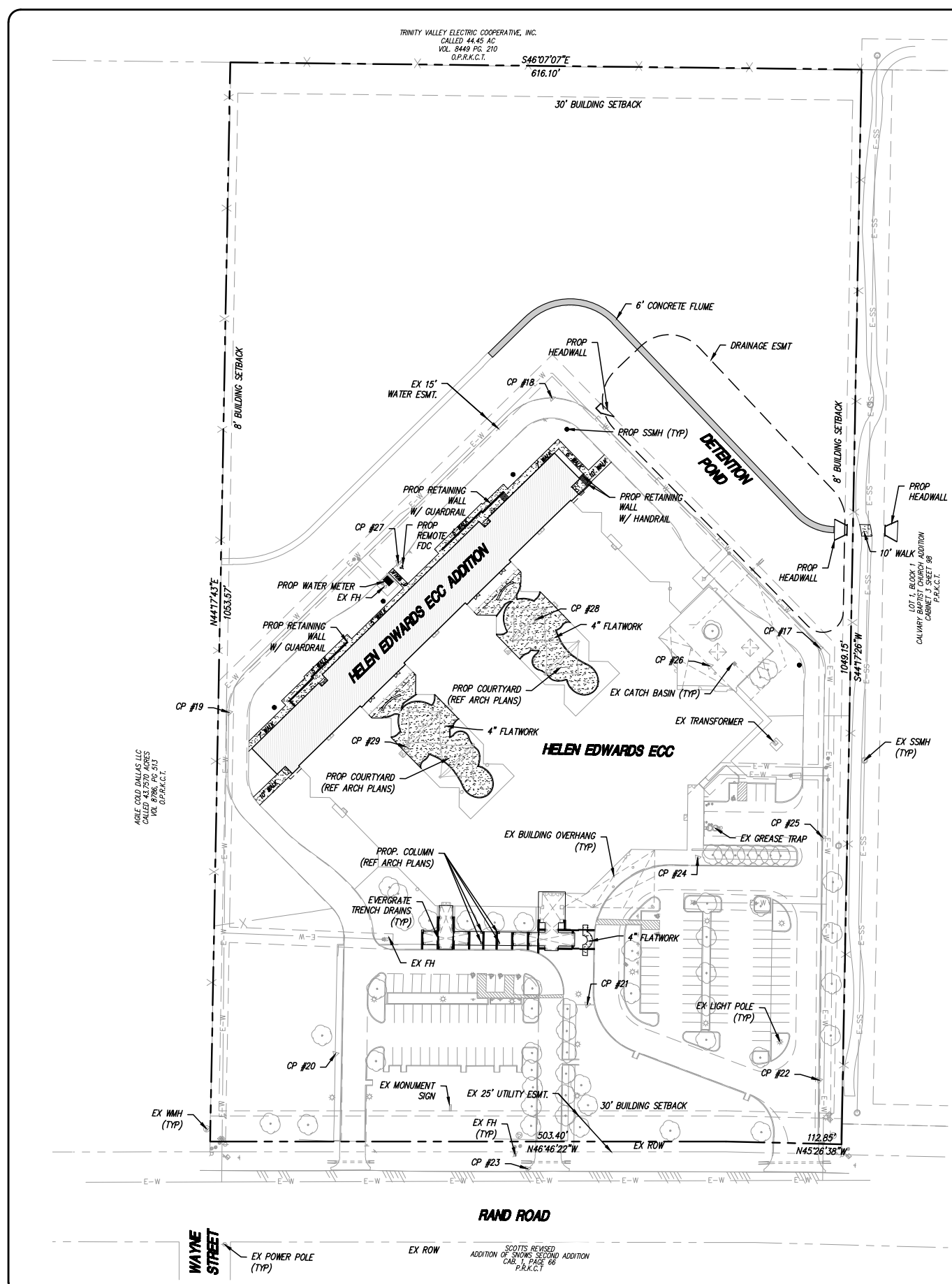
OWNER:
KAUFMAN I.S.D.
CONTACT: DR. JOSHUA GARCIA
972.932.2622 PHONE
1000 S. HOUSTON, KAUFMAN,
TEXAS 75142

SITE PLAN FOR HELEN EDWARDS ECC KAUFMAN I.S.D.

KISD EARLY CHILDHOOD CENTER ADDITION
BLOCK 1, LOT 1
BEING 14.86 ACRES OF LAND
CITY OF KAUFMAN, TEXAS
PREPARED: APRIL 2026

COORDINATE CONTROL TABLE

Point #	Northing	Easting	Desc
15	6901610.99	2647980.91	CP XS PARKING LOT CORNER
16	6901914.52	2648332.54	CP XS ON CURB
17	6902084.46	2648005.19	CP XS EDGE OF CONC
18	6902441.44	2647981.91	CP XS EDGE OF CONC
19	6902433.60	2647542.13	CP XS EDGE OF CONC
20	690219.69	2647389.47	CP XS ON SW
21	6901986.47	2647601.56	CP XS EDGE OF CONC
22	6901777.62	2647715.96	CP XS ON CURB
23	6901909.52	2647449.34	CP XS ON DRIVE
24	6902017.07	2647778.27	CP XS
25	6901948.11	2647880.61	CP XS FIRELANE
26	6902145.32	2647915.06	CP XS
27	6902426.84	2647762.24	CP XS
28	6902294.45	2647822.42	CP XS
29	6902290.72	2647645.09	CP XS



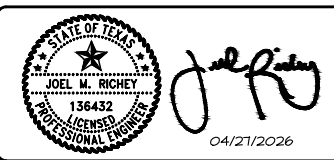
no.	revision	by	date



scale
horiz
1"=60'
vert
N/A
date
APR 2026



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



City of Kaufman, Texas
Kaufman Independent School District
Helen Edwards ECC
CITY SITE PLAN - BASE BID

tnp project
VLK25654
C1.05

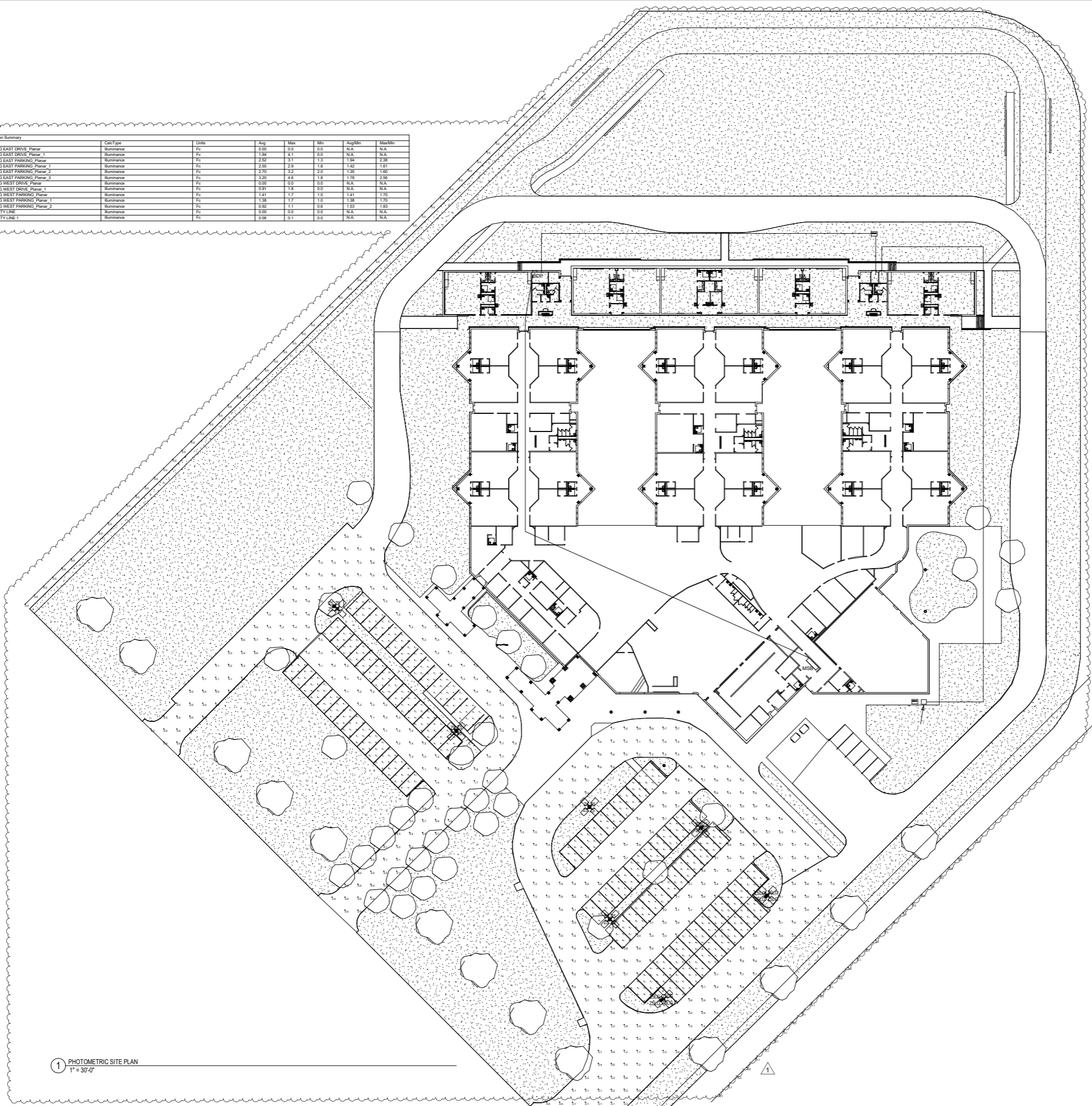


KAUFMAN ISD
KAUFMAN, TX

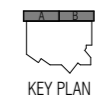
- PHOTOMETRIC SITE PLAN GENERAL NOTES**
1. THESE PLANS ARE ACCURATE AND DESIGNED IN COMPLIANCE WITH AND MEET THE REQUIREMENTS OF THE CITY OF KAUFMAN OUTDOOR LIGHTING ORDINANCE IN EFFECT AT THE TIME OF THE SUBMISSION OF PLANS.
 2. ALL CALCULATION POINTS SHOWN ARE AT THE GROUND LEVEL AND ARE MEASURED HORIZONTALLY.
 3. LIGHTING CALCULATIONS HAVE BEEN PRODUCED USING AGI32 LIGHTING SOFTWARE BY LIGHTING ANALYSTS, INC.

ARCHITECT
VLK Architects
 5801 Tennyson Pkwy, Suite 100
 Plano, Texas 75024
 Main Phone: 972.265.1885
 www.vlkarchitects.com

Label	Calc Type	Units	Avg	Max	Min	Avg/ftm	Max/ftm
EXISTING EAST DRIVE - Planar	Illuminance	FC	0.00	0.0	0.0	N/A	N/A
EXISTING EAST DRIVE - Planar 1	Illuminance	FC	1.94	4.1	0.0	N/A	N/A
EXISTING EAST PARKING - Planar	Illuminance	FC	2.54	5.1	1.3	1.54	2.38
EXISTING EAST PARKING - Planar 1	Illuminance	FC	2.95	2.9	1.8	1.42	1.81
EXISTING EAST PARKING - Planar 2	Illuminance	FC	2.70	3.2	2.0	1.35	1.80
EXISTING EAST PARKING - Planar 3	Illuminance	FC	3.00	4.6	1.8	1.78	2.38
EXISTING WEST DRIVE - Planar	Illuminance	FC	0.00	0.0	0.0	N/A	N/A
EXISTING WEST DRIVE - Planar 1	Illuminance	FC	0.91	1.8	0.0	N/A	N/A
EXISTING WEST PARKING - Planar	Illuminance	FC	1.44	1.7	1.0	1.41	1.70
EXISTING WEST PARKING - Planar 1	Illuminance	FC	1.38	1.7	1.0	1.38	1.70
EXISTING WEST PARKING - Planar 2	Illuminance	FC	0.92	1.1	0.6	1.03	1.33
PROPERTY LINE	Illuminance	FC	0.00	0.0	0.0	N/A	N/A
PROPERTY LINE 1	Illuminance	FC	0.06	0.1	0.0	N/A	N/A



1 PHOTOMETRIC SITE PLAN
1" = 30'-0"



KEY PLAN



ISSUED: March 24, 2026

REVISIONS

Revision No.	Revision Date
1 Addendum 1	04/14/2026

Director Approver
 Designer Designer
 Proj. Arch. Designer
 Checker

PROJECT NO.

25-0122.00

SHEET TITLE

PHOTOMETRIC SITE PLAN

SHEET NO.

ES1.11A

EMA Engineering & Consulting, Inc.
 Tyler | Austin | Houston | El Paso
 DFW | San Antonio | Shreveport
 Texas Firm Registration No. F-893
 Louisiana Firm Registration No. EF-5818
 www.EMAengineer.com

SUBMISSION OF BID WILL BE CONSIDERED ACKNOWLEDGMENT THAT THE CONTRACTOR HAS VISITED THE SITE AND HAS VERIFIED ALL EXISTING JOB CONDITIONS AND INCLUDED ANY NECESSARY MODIFICATION TO EXISTING AND NEW WORK REQUIRED FOR INSTALLATION OF A COMPLETE AND WORKING SYSTEM.

HELEN EDWARDS ECC ADDITION



ARCHITECT

VLK
5801 Tennyson Pkwy, Suite 100
Plano, Texas 75024
Main Phone: 972.265.1885
www.vlkarchitects.com

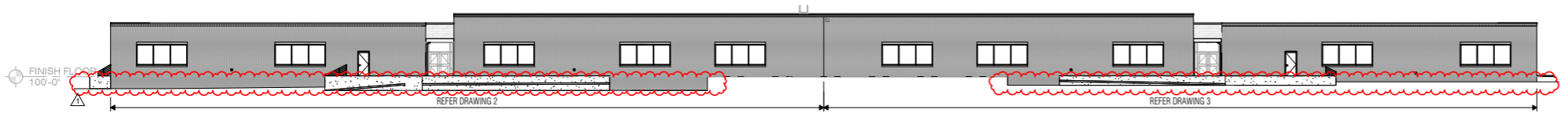
KAUFMAN ISD
KAUFMAN, TX

EXTERIOR ELEVATION NOTES

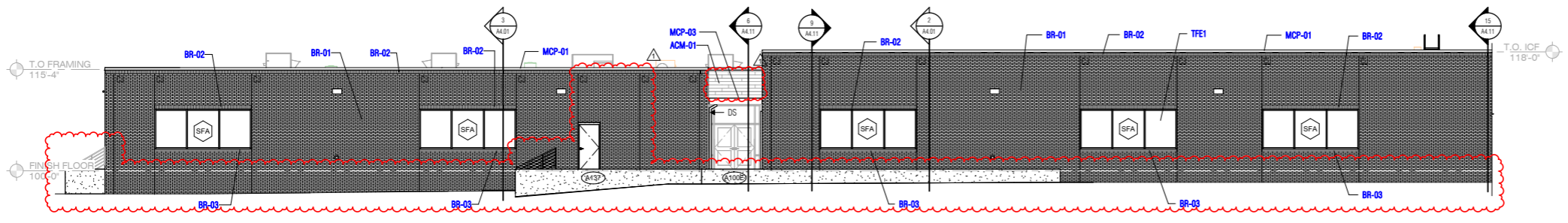
1. Refer to Sheet A3.11 for Typical Control Joint and Building Expansion Joint Details.
2. Based on the applicable design criteria, submit the proposed pattern of control joints in masonry veneer, CMU and stucco/cement plaster to the Architect for review and approval prior to construction.
3. Verify mounting heights of all Electrical and Mechanical items on the exterior of the building prior to construction, whether specifically indicated on the Exterior Elevations or not.
4. Install cast stone in accordance with the recommendations of the Cast Stone Institute, unless specifically noted or detailed otherwise.
5. Refer to Sheet A3.11 for Loose Lintel Details. Refer to Structural Drawings for maximum span and bearing requirements.
6. Terminate recessed and projected masonry veneer courses at 4" from intersecting window frames, door frames, sloping roofs, etc., unless noted otherwise.
7. Provide solid bricks for soldier courses at exterior corners (do not miter). Refer to Detail 5/A3.11

EXTERIOR ELEVATION LEGEND

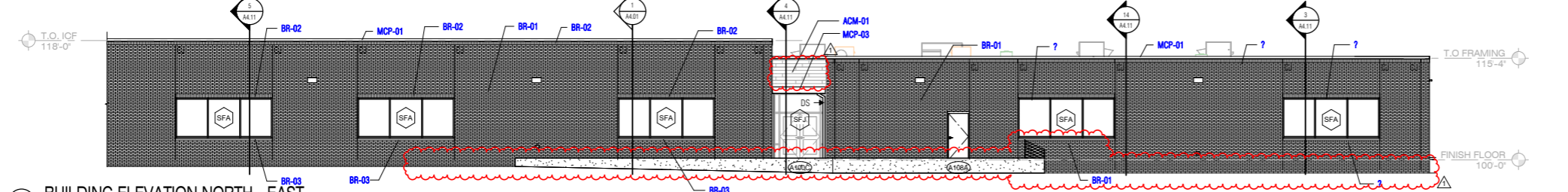
- CJ CONTROL JOINT, REF. 4/A3.11
- EJ EXPANSION JOINT, REF. 9/A3.11
- ASX ALUMINUM STOREFRONT, REF. SHEET A7.21



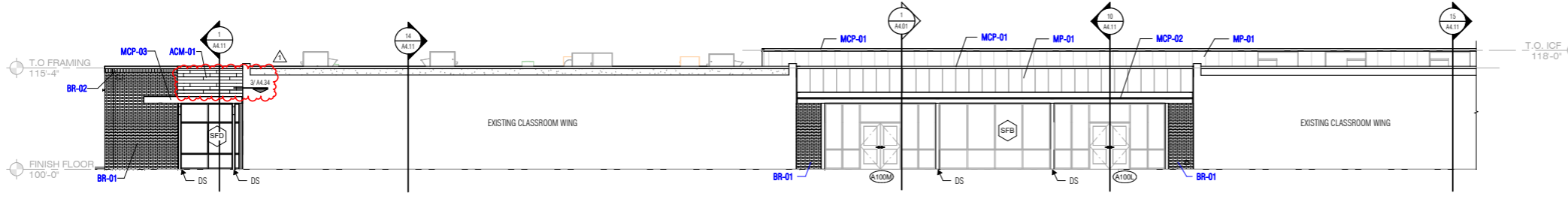
1 BUILDING ELEVATION NORTH OVERALL
SCALE: 1/16" = 1'-0"



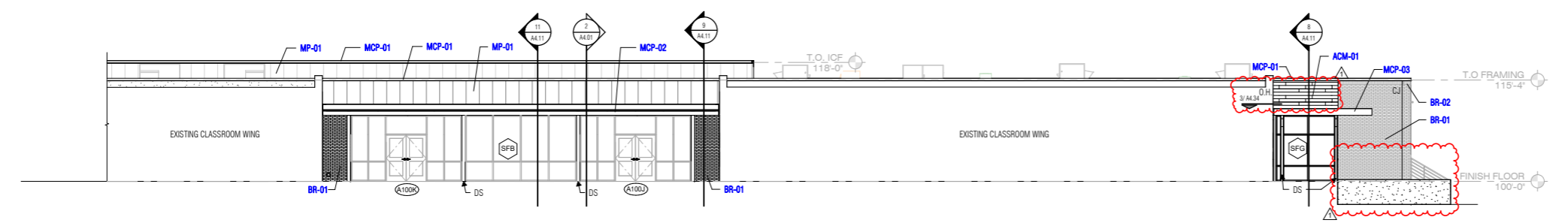
2 BUILDING ELEVATION NORTH - WEST
SCALE: 1/8" = 1'-0"



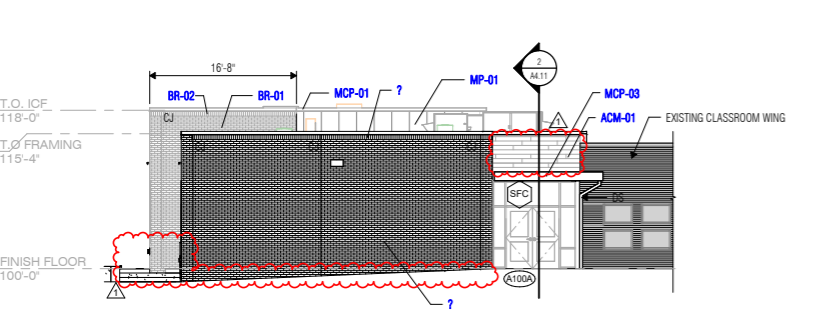
3 BUILDING ELEVATION NORTH - EAST
SCALE: 1/8" = 1'-0"



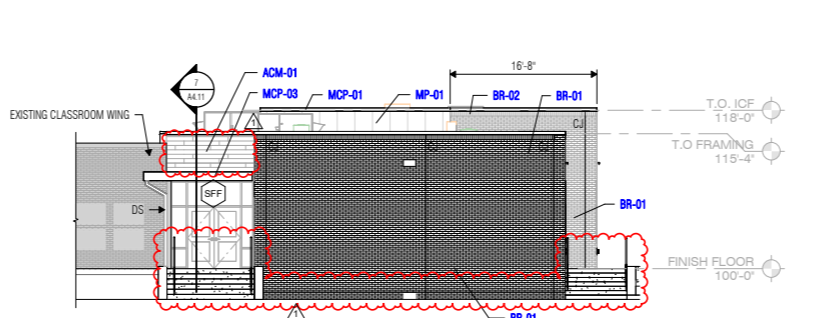
4 BUILDING ELEVATION SOUTH - WEST
SCALE: 1/8" = 1'-0"



5 BUILDING ELEVATION SOUTH - EAST
SCALE: 1/8" = 1'-0"



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



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

ISSUED: March 24, 2026

REVISIONS	
Revision No.	Revision Date
1 Addendum No. 1	April 14, 2026

Director MS
Proj. Arch. MC
Designer NS
Drawn By DK

PROJECT NO.
25-0122.00
SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NO.

A3.01

HELEN EDWARDS ECC ADDITION