



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 4, 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 July 7, 2026, Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

2. Consider and make a recommendation to City Council on a **Replat for Harmony Bank**. The subject property is located at 815 Kings Fort Parkway, on lot 3R of Block F of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 24066) (Case No: RP-02-26)

3. Consider and make a recommendation to City Council on a Replat for K.I.S.D Early Childhood Center Addition. The subject property is located at 1605 Rand Road, on Lot 1 of Block 1 of the KISD Early Childhood Center Addition, City of Kaufman, Kaufman County, Texas. (Property ID 16827) (Case No: RP-03-26)

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

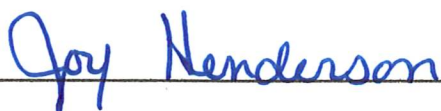
The City Council will meet on Monday, August 17, to discuss the Planning and Zoning cases.

BOARD INQUIRY

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

ADJOURNMENT

I, JOY HENDERSON, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON WEDNESDAY, JULY 29, 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.



AGENDA
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 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.

The meeting was called to order at 6:01 p.m. on Tuesday, July 7, 2026. Commissioners present were Chairman Richard Dunn, Commissioner Richard Burton, Commissioner Laura Duran, Commissioner Kathy Thorpe, and Commissioner Mike Slye. The City of Kaufman staff present included: Assistant City Manager Rachel Mendoza, Director of Development Services Johnny Bray, Senior Planner Martin Mares, Planner Joy Henderson, and EDC Director Stewart McGregor. Present in the audience was Nicholas & Kim Stratta, Josh Hough, Daniel Ibarra, Trans Thompson, and James Santiago.

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.

Kim Stratta read a report on the Cedar Creek Reservoir.

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 June 2, 2026, Planning and Zoning Commission meeting.

END OF CONSENT AGENDA

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

PUBLIC HEARING

2. Consider and make a recommendation to City Council for a **Specific Use Permit-61** to exceed the maximum allowed sign area for a monument sign on property zoned Commercial (C). The subject property is 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. (Property ID 3871) (Case No. Z-02-26)

The public hearing opened at 6:08 p.m.

Senior Planner Martin Mares presented the Commissioners with a report for a Specific Use Permit on property located at 2005 South Washington Street. (Case No. Z-02-26).

Commissioner Brown stated he was concerned about the setback of the monument sign. It does not need to be any closer to the street than the existing sign. Commissioner Slye stated he was concerned and wasn't sure about their request.

The public hearing closed at 6:11 p.m.

Commissioner Brown made a motion to approve Specific Use Permit-61 with the six conditions:

- a. Any enlargement, relocation, or other significant change to the approved monument sign or site layout shall require approval of an amendment to SUP-61 by the City Council.
- b. The existing monument sign shall be removed prior to or concurrent with the installation of the approved monument sign.
- c. The monument sign shall comply with all applicable provisions of the City of Kaufman Zoning Ordinance and Building Code not specifically modified by this Specific Use Permit.
- d. The proposed sign shall be located no closer to the roadway than the existing sign.
- e. The maximum overall height of the sign shall not exceed fifteen (15) feet.
- f. All tenant sign panels or inserts shall be generally equal in size and proportion to ensure no single tenant panel dominates the overall sign design.

The motion was seconded by Commissioner Slye, with the members voting 5-0. The motion passed.

3. Consider and make a recommendation to City Council to **amend ordinance O-32-23** for Planned Development-26 (PD-26). The subject property is located on the south side of Kings Fort Parkway and the west side of State Highway 34, on lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369)

(Case No: Z-03-26)

The public hearing opened at 6:34 p.m.

Senior Planner Martin Mares presented the Commissioners with a report for an ordinance amendment on property located on the south side of Kings Fort Parkway. (Case No. Z-03-26).

Josh Hough provided an overview of the revised development plan, including changes to the site layout, parking, mixed-use components, and internal circulation. He noted that the revisions reflect the updated design and operational needs of the project.

The public hearing closed at 6:44 p.m.

Commissioner Slye made a motion to approve an ordinance amendment. The motion was seconded by Commissioner Duran, with the members voting 5-0. The motion passed.

DISCUSSION/ACTION ITEMS

4. Consider and make a recommendation to City Council on a **Site Plan** for **Kings Fort Villas**. The subject property is located on the south side of Kings Fort Parkway and the west side of State Highway 34, on lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: SP-04-26)

Senior Planner Martin Mares presented the Commissioners with a report for a Site Plan on property located on the south side of Kings Fort Parkway (Case No. SP-04-26).

Commissioner Duran made a motion to approve the **Site Plan**. The motion was seconded by Commissioner Slye, with the members voting 5-0. The motion passed.

ANNOUNCEMENTS AND REPORTS FROM SENIOR PLANNER

Senior Planner Martin Mares announced the City Council will meet on Monday, July 27, to discuss the Planning and Zoning cases. The Planning and Zoning Commission will meet on Tuesday, August 4.

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 7:26 p.m.

APPROVED:

RICHARD DUNN
CHAIRMAN

ATTEST:

JOY HENDERSON
PLANNER

**Planning and Zoning Commission Report****Meeting Date: August 4, 2026**

SUBJECT: Consider and make a recommendation to City Council for a Replat for Kings Fort Addition, Block F, Lot 3R, 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. RP-02-26)

SUMMARY:

The applicant is requesting approval of a Replat to facilitate the construction of Harmony Bank. The subject property is zoned Planned Development-15 (PD-15) for Highway Commercial uses. Harmony Bank is classified as a financial institution with drive-thru service, which is a permitted use within the PD-15 district.

The lot meets the minimum development standards of the Highway Commercial (HC) zoning district, including a minimum lot width of 100 feet, a minimum lot depth of 200 feet, and a minimum lot area of 20,000 square feet.

A shared access and fire lane easement will provide access to and circulation throughout the site. The easement will also provide cross-access to support future development of the adjacent tract.

The applicant has received approval of the civil plans. In conjunction with this Replat, the associated site plan was reviewed by the Planning and Zoning Commission at its June 2 meeting and subsequently approved by the City Council at its June 22 meeting.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates Highway 175 as a "Type AA", Major Arterial, requiring a minimum right-of-way width of 240 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 recommends approval of the Final Plat of Lot 3R of Block F of the Kings Fort Addition.

ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Replat

Martin Mares
Senior Planner
972-932-2216 ext. 141
mmares@kaufmantx.org

Location Map

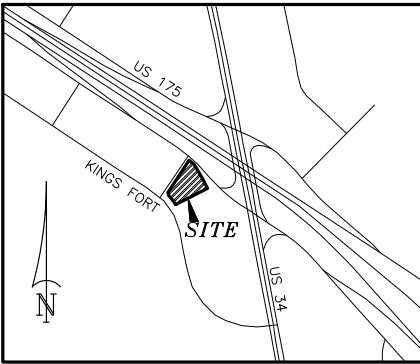
EXHIBIT A



FLOOD NOTES

According to the Flood Insurance Rate Map, Community Panel No. 48257C0310D, dated 7-03-2012 by graphic plotting only, this property appears to be within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures are shown to be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	15.26'	26.00'	033°37'49"	S40°03'24"E	15.04'
C2	40.84'	26.00'	090°00'00"	S11°52'18"E	36.77'
C3	15.39'	26.00'	033°54'56"	S73°49'46"E	15.17'
C4	52.37'	50.00'	060°00'43"	S03°07'20"W	50.01'
C5	27.23'	26.00'	060°00'43"	S03°07'20"W	26.00'

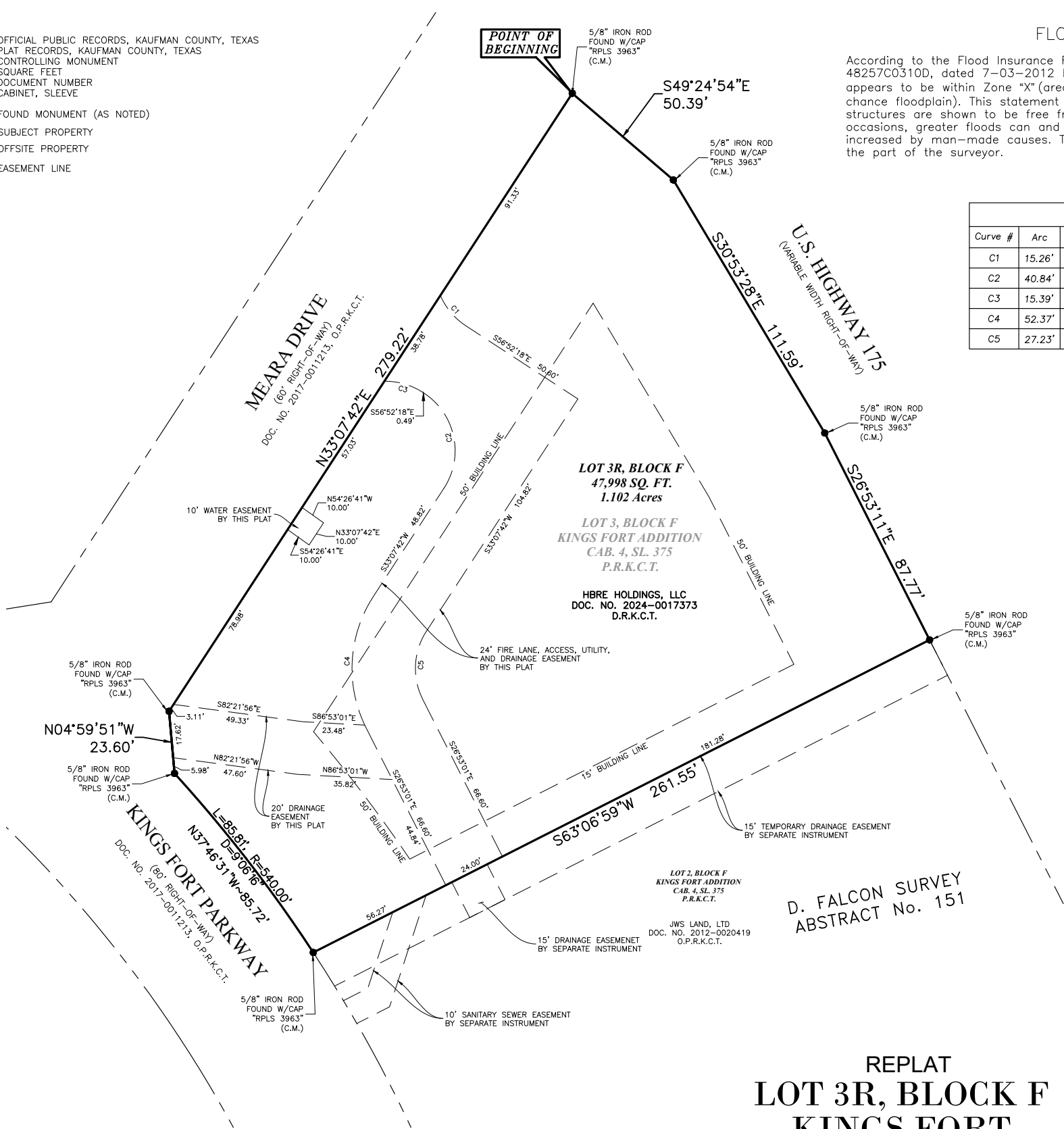


VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00014077.
- 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.
- The purpose of this replat is to add easements to a previously recorded plat.
- 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.
- This Plat does not alter or remove existing deed restriction, if any, on this property.
- 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.
- No overhead utilities are permitted on the subject property.

LEGEND
O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
P.R.K.C.T. PLAT RECORDS, KAUFMAN COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
SQ. FT. SQUARE FEET
DOC. NO. DOCUMENT NUMBER
CAB., SL. CABINET, SLEEVE
● FOUND MONUMENT (AS NOTED)
— SUBJECT PROPERTY
--- OFFSITE PROPERTY
--- EASEMENT LINE



D. FALCON SURVEY
ABSTRACT No. 151

REPLAT
LOT 3R, BLOCK F
KINGS FORT
ADDITION

ALL OF LOT 3, BLOCK F, KINGS FORT
ADDITION
ONE COMMERCIAL LOT BEING 1.102
ACRES

OUT OF THE D. FALCON SURVEY,
ABSTRACT NO. 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

BLOCK RESERVED FOR KAUFMAN COUNTY
RECORDING PURPOSES



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 7/29/2026

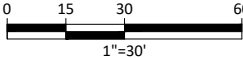
Project No.: TR-21-26

OWNER/DEVELOPER
HBRE Holdings, LLC
4161 McKinney Avenue
Dallas, Texas 75024
T: 214.984.5270
e: william.lowe@harmony.bank

ENGINEER
Triangle Engineering
1782 W. McDermott Drive
Allen, Texas 75013
T: 469.331.8566
e: rishi@triangle-engr.com



GRAPHIC SCALE



STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS HBRE Holdings, LLC are the owners of a 1.102 acre tract of land situated in the D. Falcon Survey, Abstract No. 151, being all of Lot 3R, Block F, Kings Fort Addition, according to the plat recorded in Cabinet 4 Sleeve 375 of the Plat Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 3963" found, for the north corner of said Lot 3, Block F, and being at the intersection of the southerly right-of-way line of U.S. Highway 175 (a variable width right-of-way) with the easterly right-of-way line of Meara Drive (a 60-foot right-of-way);

THENCE along the northeast line of said Lot 3, Block F and the southerly right-of-way line of said U.S. Highway 175, the following courses and distances:

South 49 degrees 24 minutes 54 seconds East, a distance of 50.39 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found;

South 30 degrees 53 minutes 28 seconds East, a distance of 111.59 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found;

South 26 degrees 53 minutes 11 seconds East, a distance of 87.77 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found for the east corner of said Lot 3, Block F and the north corner of Lot 2, Block F of said Kings Fort Addition;

THENCE South 63 degrees 06 minutes 59 seconds West, departing the southerly right-of-way line of said U.S. Highway 175, along the southeast line of said Lot 3, Block F and the northwest line of said Lot 2, Block F, a distance of 261.55 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found for the south corner of said Lot 3, Block F and the west corner of said Lot 2, Block F, and being on the northerly right-of-way line of Kings Fort Parkway (an 80-foot right-of-way), and being the beginning of a non-tangent curve to the left through a central angle of 09 degrees 06 minutes 16 seconds, having a radius of 540.00 feet, and a chord bearing North 37 degrees 46 minutes 31 seconds West, a distance of 85.72 feet;

THENCE along the southwest line of said Lot 3, Block F and the northerly right-of-way line of said Kings Fort Parkway, and along said curve, an arc distance of 85.81 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found for the most westerly corner of said Lot 3, Block F, and being at the intersection of the northerly right-of-way line of said Kings Fort Parkway with the easterly right-of-way line of said Meara Drive;

THENCE North 04 degrees 59 minutes 51 seconds West, departing the northerly right-of-way line of said Kings Fort Parkway, along a southwest line of said Lot 3, Block F and the easterly right-of-way line of said Meara Drive, a distance of 23.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found for the most northerly west corner of said Lot 3, Block F;

THENCE North 33 degrees 07 minutes 42 seconds East, along the northwest line of said Lot 3, Block F and the easterly right-of-way line of said Meara Drive, a distance of 279.22 feet to the POINT OF BEGINNING and containing 1.102 acres (47,998 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HBRE Holdings, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **Lot 3R, Block F, Kings Fort Addition**, an addition to the City of Kaufman, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks and trails, and to the public use forever Easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all Easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, tress shrubs or other improvements or growths shall be constructed or placed upon, over, across the Easements as shown, except that landscape improvements may be installed, if approved by the City of Kaufman. At no point shall any overhead utilities be installed on the subject property. The City of Kaufman and public utility entities shall have the right to access and maintain all respective Easements without the necessity at any time of procuring permission from anyone.

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

Witness, my hand at _____, _____, This ____ day of _____, 20____.

Signature – HBRE Holdings, LLC Representative

William Lowe

Chairman, President, and CEO / Date

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20____.

Notary Public in and for the State of Texas

OWNER/DEVELOPER
HBRE Holdings, LLC
4161 McKinney Avenue
Dallas, Texas 75024
T: 214.984.5270
e: william.lowe@harmony.bank

ENGINEER
Triangle Engineering
1782 W. McDermott Drive
Allen, Texas 75013
T: 469.331.8566
e: rishi@triangle-engr.com

359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 7/29/2026 Project No.: TR-21-26

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Carpenter, 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.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

Cole Carpenter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6892

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, 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 _____ day of _____, 202__

Notary Public in and for the State of Texas

CERTIFICATE OF PLAT APPROVAL

Approved

Planning and Zoning Commission Chairperson Date
City of Kaufman, Texas

Mayor Date
City of Kaufman, Texas

Witness by hand this _____day of _____, 20_____.

City Secretary
City of Kaufman, Texas

BLOCK RESERVED FOR KAUFMAN COUNTY
RECORDING PURPOSES

REPLAT
LOT 3R, BLOCK F
KINGS FORT
ADDITION

ALL OF LOT 3, BLOCK F, KINGS FORT
ADDITION
ONE COMMERCIAL LOT BEING 1.102
ACRES

OUT OF THE D. FALCON SURVEY,
ABSTRACT NO. 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS



Planning and Zoning Commission Report

Meeting Date: August 4, 2026

SUBJECT: Consider and make a recommendation to City Council on a Replat for K.I.S.D Early Childhood Center Addition. The subject property is located at 1605 Rand Road, on Lot 1 of Block 1 of the KISD Early Childhood Center Addition, City of Kaufman, Kaufman County, Texas. (Property ID 16827). (Case No. RP-03-26)

SUMMARY:

The applicant is requesting approval of a Replat for the K.I.S.D. Early Childhood Center Addition, also known as Helen Edwards Elementary School. The proposal includes an approximately 18,933-square-foot building addition located at the rear of the property. Additional site improvements include site grading, utility improvements, and modifications to the existing detention pond.

The lot meets the minimum standards of the SF-8 zoning district, including a minimum lot width of 70 feet, a minimum lot depth of 110 feet, and a minimum lot area of 8,000 square feet.

The applicant has received approval of the civil plans. The site plan was reviewed by the Planning and Zoning Commission at its May 5 meeting and was subsequently approved by City Council at its May 25 meeting.

The purpose of this replat is to dedicate additional public easements necessary to support the proposed development.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates Rand Road as a Minor Arterial (Type B) with a planned right-of-way width of 100 feet (4–6 lanes). A future Type C roadway with an 80-foot right-of-way is also planned to the northwest. The required right-of-way dedication for both the existing and future thoroughfares has already been provided at this location.

RECOMMENDATION:

Staff recommends approval of the Replat for K.I.S.D Early Childhood Center Addition.

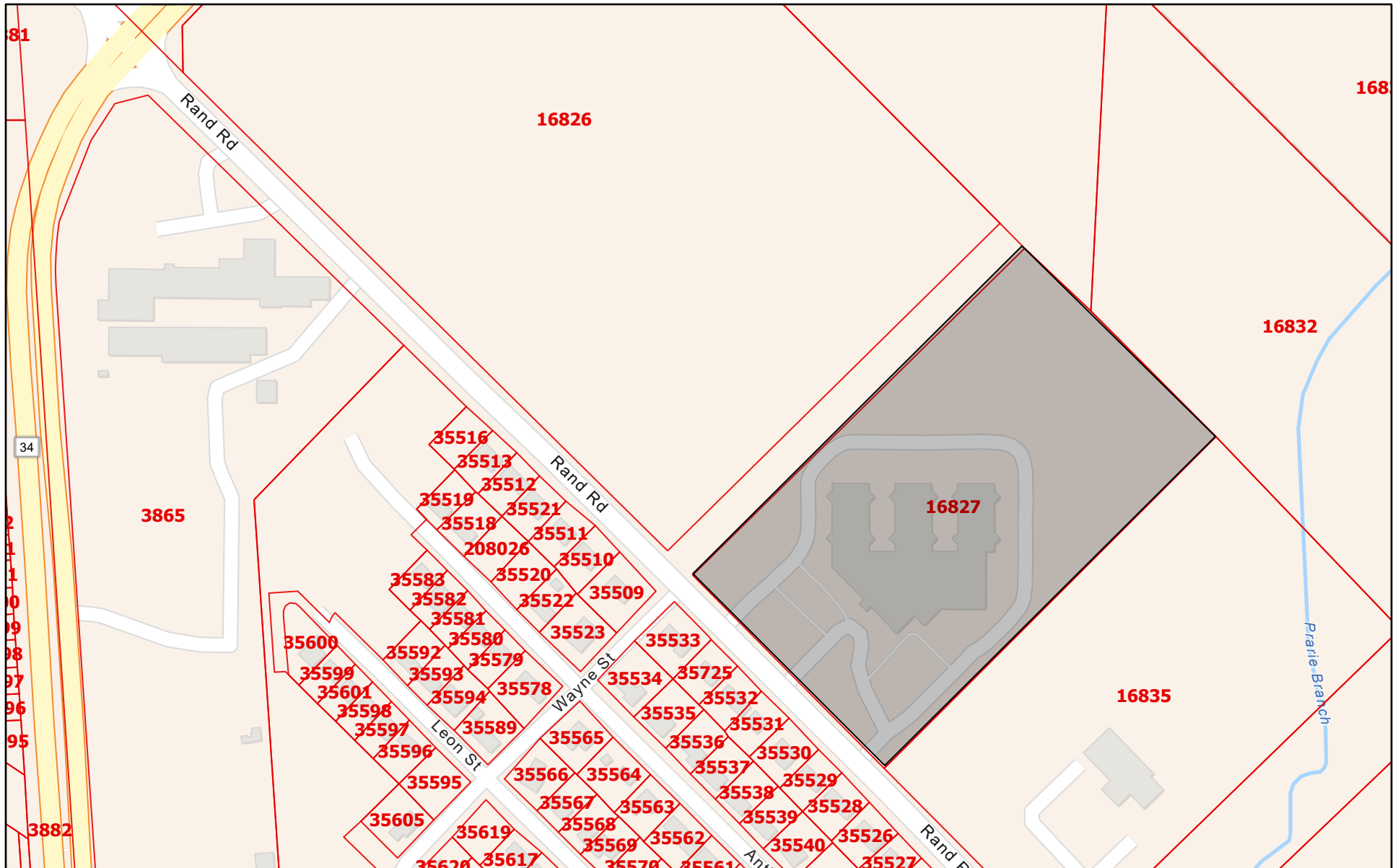
ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Replat

Martin Mares
Senior Planner
972-932-2216 ext. 141
mmares@kaufmantx.org

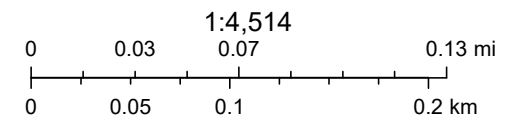
Location Map of Helen Edwards

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.

EXHIBIT B

OWNER ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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

WHEREAS Kaufman Independent School District is the owner of a 14.855-acre tract of land situated in the Levi L. York Survey, Abstract 608, City of Kaufman, Kaufman County, Texas, same being all of Lot 1, Block 1 of K.I.S.D. Early Childhood Center Addition, an addition to Kaufman County, Texas as recorded in Cabinet 2, Sheet 580, of the Plat Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found on the north line of Rand Road (a 100-foot right-of-way) for the southwest corner of said Lot 1, same being the southeast corner of Lot 1, Block A of Agile Cold Storage, an addition to Kaufman County, Texas as recorded in Document Number 2025-0018399 of the Plat Records of Kaufman County, Texas;

THENCE North 44 degrees 17 minutes 43 seconds East 1,053.57 feet to a 3/8" iron rod found;

THENCE South 46 degrees 07 minutes 07 seconds East 616.10 feet to a 3/8" iron rod found;

THENCE South 44 degrees 17 minutes 26 seconds West 1,049.15 feet to a 3/8" iron rod found;

THENCE North 45 degrees 26 minutes 38 seconds West 112.85 feet to a 3/8" iron rod found;

THENCE North 46 degrees 46 minutes 22 seconds West 503.40 feet to the POINT OF BEGINNING containing 647,105.51 square feet, or 14.855 acres of land.

SURVEYORS CERTIFICATE

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

BRIAN J. MADDOX
Registered Professional Land Surveyor No. 5430

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires On:

NOW, THEREFORE, KNOW ALL PERSON BY THESE PRESENTS:

THAT KAUFMAN INDEPENDENT SCHOOL DISTRICT acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK 1, K.I.S.D. EARLY CHILDHOOD CENTER ADDITION, an addition to the City of Kaufman, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks and trails, and to the public use forever Easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all Easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees shrubs or other improvements or growths shall be constructed or placed upon, over, across the Easements as shown, except that landscape improvements may be installed, if approved by the City of Kaufman. At no point shall any overhead utilities be installed on the subject property. The City of Kaufman and public utility entities shall have the right to access and maintain all respective Easements without the necessity at any time of procuring permission from anyone.

By: KAUFMAN INDEPENDENT SCHOOL DISTRICT

Owner: _____

Title: _____

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

CERTIFICATE OF PLAT APPROVAL

Approved

Planning and Zoning Commission Chairperson
City of Kaufman, Texas

Date

Mayor
City of Kaufman, Texas

Date

Witness by hand this ____ day of _____, 20____.

City Secretary
City of Kaufman, Texas

REPLAT

LOT 1, BLOCK 1

K.I.S.D EARLY CHILDHOOD CENTER ADDITION

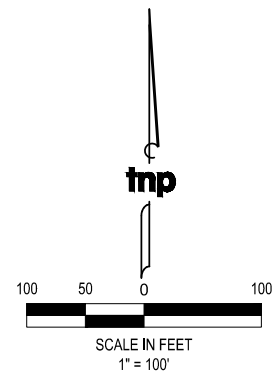
THE PURPOSE OF THIS REPLAT IS TO ESTABLISH ADDITIONAL PUBLIC EASEMENTS FOR THE PURPOSE OF DEVELOPMENT

BEING A PART OF THE
LEVI L. YORK SURVEY A-608
CITY OF KAUFMAN,
KAUFMAN COUNTY, TEXAS
14.855 ACRES

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

PROJECT INFORMATION
Project No.: KID 25595
Date: July 29, 2026
Drawn By: JM
Scale: 1"=100'
SHEET 1 of 1

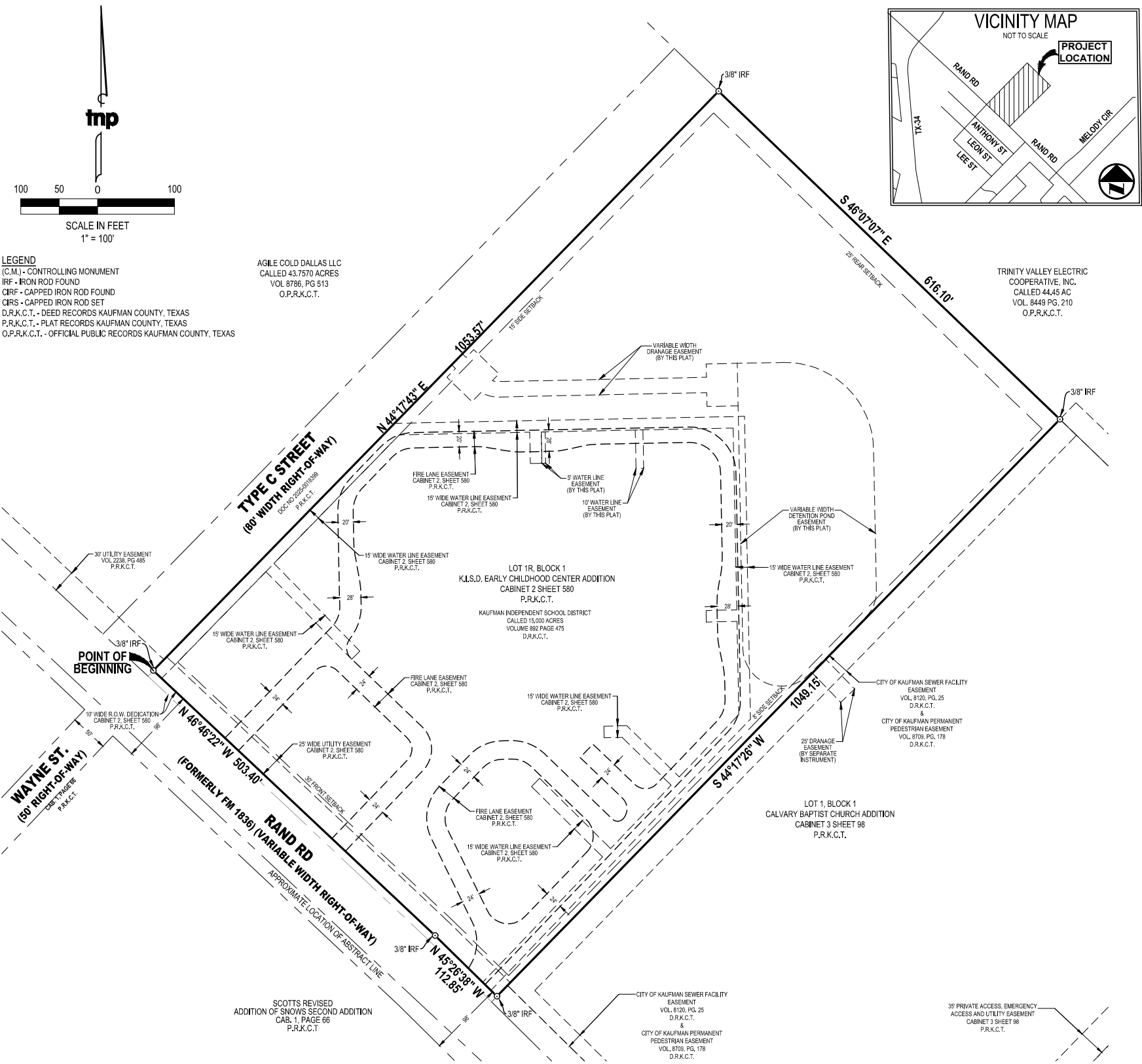
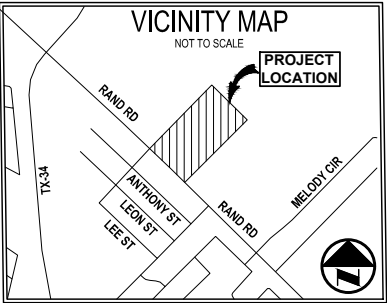
SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
Contact: Jay Maddox



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

AGILE COLD DALLAS LLC
CALLED 43.7570 ACRES
VOL. 8786, PG. 513
O.P.R.K.C.T.

TRINITY VALLEY ELECTRIC
COOPERATIVE, INC.
CALLED 44.45 AC
VOL. 8449 PG. 210
O.P.R.K.C.T.



NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALL TERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.00011407.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE KAUFMAN COUNTY, TEXAS AND INCORPORATED AREAS (FIRM) NO. 48257C0310D DATED JULY 3, 2012 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- BLOCKING THE FLOW OF WATER IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF DRAINAGE FACILITIES OR FLOODWAYS WITH FENCING, TREE, BUSHES, STRUCTURES, TRASH, DEBRIS, ETC. IS PROHIBITED. MAINTENANCE OF DRAINAGE EASEMENTS AND DRAINAGE FACILITIES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND/OR THE HOMEOWNERS' ASSOCIATION. THE CITY OF KAUFMAN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE EASEMENTS AND FACILITIES OR FOR THE CONTROL OF EROSION. THE CITY OF KAUFMAN WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- 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.
- ALL DRAINAGE AND DETENTION EASEMENTS SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FIRM PANEL NO. 48257C0310D, DATED JULY 3, 2012, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR KAUFMAN COUNTY, TEXAS.
- THE PURPOSE OF THIS REPLAT IS TO ESTABLISH ADDITIONAL PUBLIC EASEMENTS FOR THE PURPOSE OF DEVELOPMENT.