



Terry Crow
Commissioner Precinct 1

Skeet Phillips
Commissioner Precinct 2

Jakie Allen
County Judge

FILED FOR RECORD
KAUFMAN CO. TEXAS

2026 MAY 13 4:44 PM
Commissioner Precinct 3

LAURA A. HUGHES
COUNTY CLERK

BY: MB
DEPUTY
Commissioner Precinct 4

NOTICE OF REGULAR MEETING

Notice is hereby given that a regular meeting of the Kaufman County Commissioners' Court will be held on Tuesday, May 19, 2026, at 9:00 a.m., in the Commissioners' Court Meeting Room located in the Courthouse Annex 100 North Washington Street, Kaufman, Texas, at which time the commissioners' court will consider the following items for discussion, and possible action, to wit:

INVOCATION:

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG:

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG:

REMARKS FROM VISITORS: (Any member of the public that wishes to speak on an item that is on this agenda will need to sign in, complete a Public Participation Form, and present to County Clerk prior to court. Speakers will be restricted to a three minute presentation.)

1. **ROUTINE CORRESPONDENCE**
2. **CONSENT AGENDA**
 - A. Discuss/Consider/Accept the Commissioners Court regular meeting minutes for May 11, 2026.
 - B. Discuss/Consider/Accept re-appointing Margaret Webster to the Lakes Regional Community Center's Board of Trustees for a 2-year term.
3. **Shelley Tackett: Discuss/Consider/Approve the American with Disabilities Act Self Evaluation Report and Transition Plan.**
4. **Shannon Roden with Development Services/Kelby Golden: Discuss/Consider an appeal for a Subdivision Variance decision made by the Development Support Committee for the Grand Meadows project per Section 13.01.1.1 of the Subdivision Regulations.**
5. **Catalina Ceballos with Development Services: Discuss/Consider/Approve the final plat for Arredondo Estates Phase 2 in Precinct 4.**
6. **Jeremy Mungin: Discuss/Consider/Approve the installation of safety equipment by Flock Safety within University Dr right-of-way in Precinct 2.**
7. **Commissioner Moore: Discuss/Consider/Approve altering CR 4066 and a portion of CR 4072 from chip seal to rock and amend Precinct 4 Road and Bridge Report to reflect this change.**
8. **Auditor: Discuss/Consider line item and budget transfers/corrections.**
9. **Auditor: Discuss/Consider claims for payment and/or Financial Information as provided by the County Auditor.**
10. **Adjourn Meeting**

If during the meeting, a discussion of any item on the agenda should be held in a closed meeting, the Commissioners' Court will conduct a closed meeting in accordance with the Texas Open Meetings Act and the Government Code, Chapter 551, Subchapter D and E; as noted below

Attorney Consultation	Gov't Code §551.071
Real Property	Gov't Code §551.072
Contract being negotiated	Gov't Code §551.0725
Prospective gifts or donations	Gov't Code §551.073
Personnel Matters	Gov't Code §551.074

County Advisory Body deliberations

Gov't Code §551.0745

Security Devices or Security Audits and Infrastructure

Gov't Code §551.0761 and
§51.089

Economic Development negotiations

Gov't Code §551.087

Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. Should any final action, final decision, or final vote be required in the opinion of the Commissioners' Court with regards to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the notice upon the reconvening of the public meetings; or
- (b) at a subsequent open public meeting of the Commissioners' Court upon notice thereof; as the Commissioners' Court shall determine

Signed this the 13th day of May, 2026.

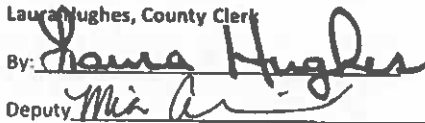


Jakie Allen, Kaufman County Judge

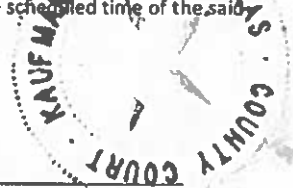
I, the undersigned, County Clerk of the Kaufman County Commissioners' Court do hereby certify that the above notice of a meeting of the Kaufman County Commissioners' Court is a true and correct copy of the said notice, that I received said Notice, and it was posted on the bulletin board at the courthouse door of Kaufman County, Texas at a place readily accessible to the general public at all times on the 13th day of May, 2026, and said notice remained so posted continuously for at least 72 hours preceding the scheduled time of the said meeting.

Laura Hughes, County Clerk

By:



Deputy



ANYONE WHO HAS IMPAIRMENTS REQUESTING AID AT THE COMMISSIONERS' COURT OR ANY PUBLIC MEETING MUST CALL THE COUNTY CLERK AT LEAST 72 HOURS BEFORE THE MEETING.

**COMMISSIONERS COURT
REGULAR MEETING
MAY 12, 2026**

BE IT REMEMBERED that on this day, the Commissioners Court of Kaufman County, Texas met in a Regular Meeting in the Commissioners' Court Meeting Room, Kaufman Texas with the following members present: **Jakie Allen**, County Judge; **Terry Crow** Commissioner Precinct 1; **Skeet Phillips**, Commissioner Precinct 2; **Kelly Lane**, Commissioner Precinct 3; **Tommy Moore**, Commissioner Precinct 4; **Laura Hughes**, County Clerk.

INVOCATION;

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;

REMARKS FROM VISITORS;

CONSENT AGENDA

2. There came on to be a motion to accept the Consent Agenda.

A. Accept Commissioners Court Meeting Minutes for May 5, 2026.

B. Accept Deputation of Tommy (TJ) Himes in the Tax Assessor-Collector's Office.

C. Approve a Proclamation for Salvation Army Awareness Week.

D. Accept the STAR Ridership Report for April 2026.

Motion was made by Commissioner Skeet Phillip and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE PLAT

3. There came on to be a motion to approve the Final Plat for Bee Happy Estates, located on CR 137 in Precinct 1.

Motion was made by Commissioner Terry Crow and seconded by Commissioner Skeet Phillip.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE ROAD BOND FUNDING TRANSFER

4. There came on to be a motion to approve Precinct 4 2019 Road Bond Funding Transfer in the amount of \$301,000.00.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE ROAD REPAIR

5. There came on to be a motion to approve pothole repairs for CR 247 and CR 249 for the Town of Poetry for \$800.00.

Motion was made by Commissioner Kelly Lane and seconded by Commissioner Tommy Moore.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE EXITING REGULAR MEETING AND ENTER INTO PUBLIC HEARING

6. There came on to be a motion to approve exiting Regular Meeting and enter into Public Hearing to receive input regarding County Roads within Precinct 4:

A. Not allowing Thru Trucks and placing "No Thru Trucks" signs on Chaparral, using Hwy 175 to Lighthouse Landing as an alternate route, pursuant to Texas Transportation code, Section 251.1575.

B. Installation of a "Stop Sign" at Quail Creek Run and Chaparral, pursuant to Texas Transportation Code, Section 251.151.

C. Installation of a "Stop Sign" at Morningside Drive and Chaparral, pursuant to Texas Transportation Code Section 251.151.

D. Installation of a "Stop Sign" at Morningside Drive and Country Club Drive, pursuant to Texas Transportation Code, Section 251.151.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

PUBLIC HEARING

7. Public Hearing was held. No one from the Public spoke on the topic.

MOTION TO APPROVE EXITING PUBLIC HEARING AND ENTER INTO REGULAR MEETING

8. There came on to be a motion to approve exiting Public Hearing and enter into Regular Meeting.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE NO THRU TRUCK SIGN AND STOP SIGNS

9. There came on to be a motion to approve the following for County Road within Precinct 4:

A. Order Designation and Installation of No Thru Truck Signs on the portion of Chaparral, located in the unincorporated area of Precinct 4.

B. Installation of a "Stop Sign" at Quail Creek Run and Chaparral.

C. Installation of a "Stop Sign" at Morningside Drive and Chaparral.

D. Installation of a "Stop Sign" at Morningside Drive and Country Club Drive.

Motion was made by Commissioner Tommy Moore and seconded by Commissioner Kelly Lane.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE LINE-ITEM AND BUDGET TRANSFERS/CORRECTIONS

10. There came on to be a motion to approve Line-Item and Budget Transfers/Corrections.

Motion was made by Commissioner Skeet Phillip and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO APPROVE CLAIMS FOR PAYMENT

11. There came on to be a motion to approve Claims for Payment and/or Financial Information provided by County Auditor.

Motion was made by Commissioner Kelly Lane and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

MOTION TO ADJOURN

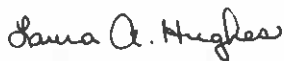
12. There came on to be a motion to adjourn.

Motion was made by Commissioner Skeet Phillip and seconded by Commissioner Terry Crow.

Motion was put to a vote. Motion carried and is so ordered.

I, Laura Hughes, County Clerk of Kaufman County, Texas, do hereby certify that the above Commissioner Court Minutes are true and correct record of the proceedings from the Commissioners Court Meeting.

ATTEST:



Laura Hughes, County Clerk

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 05/19/2026	SUBMITTED BY: Shelley Tackett DEPARTMENT: Human Resources	PERSON PRESENTING: Shelley Tackett
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ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Discuss/Consider/Approve the American with Disabilites Act Self Evaluation Report and Transition Plan.



AMERICANS WITH DISABILITIES ACT (ADA) SELF EVALUATION

May 12, 2026

Evaluation of compliance with the Americans with Disabilities Act is an ongoing process. Kaufman County has identified an ADA Coordinator and has published materials which allow for complaints/concerns regarding accessibility to be submitted at any time. Any complaints/concerns submitted will be evaluated and efforts will be initiated to determine what, if any actions may be considered and implemented.

This report is a review of self-evaluation related processes completed by Kaufman County in the previous twelve months. This self-evaluation report is subject to periodic updates.

1. Complete Surveys I and II for Texas Department of Transportation (TXDOT)/ADA Accessibility Program.
2. Review responses/feedback from TXDOT/ADA surveys.
3. Review ADA guidelines and county policies/practices and research common ADA policies for similar entities.
4. Conduct a review conference regarding County facilities with Kaufman County Facilities Director.
5. Survey County leaders to identify recent complaints/concerns and accommodations being implemented.
6. Research website accessibility guidelines and options for complying with Department of Justice guidelines to be in effect April 24, 2027; the County has purchased an additional software interface to meet current standards.
7. Charge the County ADA Coordinator with providing updates as needed to the County ADA Compliance Team if complaints/concerns are submitted, new guidelines are implemented and/or new programs/facilities become operational.
8. Develop transition plan to expedite ongoing compliance.
9. Adopt and post ADA policy, statement, notice and grievance procedures along with communications regarding opportunities for input. Coordinate the access/distribution for vendors/contractors with the County Purchasing Department.

To provide comments and/or communicate concerns regarding this process or ADA related matters contact:

Shelley Tackett, ADA Coordinator
Shelley.tackett@kaufmancounty.net
469-376-4547
100 N. Washington, Kaufman, TX 75142

Kaufman County facilities found to meet minimum standards outlined by the American with Disabilities Act include:

Facility Name/Description	Address
ANNEX	100 NORTH WASHINGTON STREET, KAUFMAN, TX 75142
CHILDREN'S EMERGENCY SHELTER	4090 SOUTH HOUSTON STREET, KAUFMAN, TX, 75142
COMBINE TOWER	410 FM 1389, COMBINE, TX 75159
COURTHOUSE *	100 WEST MULBERRY STREET, KAUFMAN, TX, 75142
EAST BOUND WEIGHT STATION	EAST 1-20, WILLS POINT, TX 75169
ECO STATION-KEMP	6520 PLAINVIEW DRIVE, KEMP, TX, 75143
ELMO TOWER	9978 CR 390, WILLS POINT, TX, 75169
EMERGENCY MANAGEMENT OFFICE	2125 SOUTH HOUSTON STREET, KAUFMAN, TX, 75142
EXTENSION OFFICE	2471 NORTH STATE HIGHWAY 34, KAUFMAN, TX, 75142
FAIRGROUNDS	4100 SOUTH WASHINGTON, KAUFMAN, TX, 75142
FORNEY SUB COURTHOUSE	200 EAST MAIN STREET, FORNEY, TX, 75142
HISTORICAL PARK	3948 SOUTH HOUSTON STREET, KAUFMAN, TX, 75142
HOUSTON STREET CAMPUS	101 N HOUSTON, KAUFMAN, TX, 75142
JUSTICE CENTER	1902 E HWY 175, KAUFMAN, TX, 75142
JUSTICE CENTER EXPANSION	1906 E HWY 175, KAUFMAN, TX, 75142
JUVENILE PROBATION CENTER	300 WEST MULBERRY STREET, KAUFMAN, TX, 75142
KEMP SUB COURTHOUSE	103 NORTH MAIN STREET, KEMP, TX, 75143
KSO SUBSTATION	1911 STADIUM DRIVE, FORNEY, TX, 75126
LAW ENFORCEMENT CENTER	1900 EAST US HIGHWAY 175, FORNEY, TX, 75126
LIBRARY	3790 SOUTH HOUSTON STREET, KAUFMAN, TX, 75142
PET ADOPTION CENTER	1904 HIGHWAY 175, KAUFMAN, TX, 75142
PRECINCT #1 BARN	600 NORTH NASH STREET, KAUFMAN, TX, 75142
PRECINCT #2 MAINTENANCE COMPLEX	12051 PRECINCT CIRCLE, FORNEY, TX, 75126
PRECINCT #3 MAINTENANCE COMPLEX	601 EAST NASH STREET, TERRELL, TX, 75160
PRECINCT #4 LEASE	8336 STATE HIGHWAY 34, SCURRY, TX, 75158
PRECINCT #4 MAINTENANCE COMPLEX	709 SOUTH DALLAS STREET, KEMP, TX, 75143
SOLID WASTE CONVENIENCE STATION	701 ALTON ST, KAUFMAN, TX, 75142
SOUTH CAMPUS	3003 SOUTH WASHINGTON, KAUFMAN, TX, 75142
TERRELL SUB COURTHOUSE	408 EAST COLLEGE STREET, TERRELL, TX, 75160
WEST BOUND WEIGHT STATION	WEST I-20, TERRELL, TX, 75160

* Under renovation at time of evaluation



AMERICANS WITH DISABILITIES ACT (ADA) TRANSITION PLAN

May 12, 2026

The table below contains the current transition plan, which is subject to periodic updates.

Action	Position Responsible	Relevant Dates
Maintain log of ADA related complaints/concerns submitted related to ADA; report issues to appropriate county leaders	ADA Coordinator	On-going
Continue to evaluate website accessibility and implement strategies needed for compliance	ADA Coordinator, HR Director, Technology Director	April 24, 2027
Evaluate responses from self-evaluation survey; identify and implement any needed strategies for compliance	ADA Coordinator	June 1, 2026 (ongoing support if needed)
Evaluate any new facilities/sites for ADA compliance	Facilities Director, ADA Coordinator	On-going
Coordinate an annual ADA report to Commissioner's Court to include facilities inventory and compliance checklist	ADA Coordinator, Facilities Director	June 30, yearly
Conduct additional research on TXDOT's indication that a plan is needed to replace signage	ADA Coordinator, HR Director	June 1, 2026
Review statement for requesting assistance/aides for meeting participation	ADA Coordinator	June 1, 2026
Develop and incorporate ADA training for new employees and ongoing/refresher training for existing staff	HR Director	On-going
Monitor implementation of Transition Plan and coordinate needed efforts for compliance	ADA Coordinator	On-going

To provide comments regarding this plan contact:

Shelley Tackett, ADA Coordinator
 Shelley.tackett@kaufmancounty.net
 469-376-4547
 100 N. Washington, Kaufman, TX 75142

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

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COURT DATE REQUESTED: 5/19/26	SUBMITTED BY: Shannon Roden DEPARTMENT: Development Services	PERSON PRESENTING: Development Services Kelby Golden
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ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Discuss/Consider an appeal of a Subdivision Variance decision made by the Development Support Committee for the Grand Meadows project, per Section 13.01.1.1 of the Subdivision Regulations.



COUNTY SUBDIVISION REGULATION REQUEST FOR VARIANCE APPLICATION

\$250.00 Non-Refundable Variance Request Fee

KAUFMAN COUNTY DEVELOPMENT SERVICES
101 N. HOUSTON ST.
KAUFMAN, TX 75142
(469) 376-4129

DEVELOPMENTSERVICESKAUFMAN@KAUFMANCOUNTY.NET

**Applicant
Information**

Name Kelby Golden
 Phone 806-335-0794 E-mail kelby@onyxdevco.com
5710 LBJ Freeway Suite 420 Dallas TX 75240
 Mailing Address City State Zip

Note: if you are not the owner of the property, you must attach a letter from the owner giving you permission to submit this application.

**Property
Owner
Information**

Name Texas Grand Land II, LLC
 Phone Patricia Thomas - 214-608-5711 E-mail pthomas@texasgrandland.com
5733 Travis Dr Frisco TX 75034
 Mailing Address City State Zip

**Property
Information**

Site Address Neal Rd and CR 221
 Legal Description (from deed): Lot(s) _____ Block _____ Subdivision See attached Survey
 Survey Name(s) See attached Survey
 Property Identification # 11102 Total Acreage 160.8
 (From Central Appraisal District)
 Length or Width of Property Frontage in contact with Roadway (feet) 1,932 ft

Details of Variance request:

Please list your variance request separately along with the corresponding section of the Kaufman County Subdivision and Land Development Regulations or Code you are requesting the variance from:

Example: Section 5.03.10.a.ii Cul-de-Sacs max # of lots is 15, Requesting 17 lots (please explain)

Article 5.06.B.2. - Pursuant to the authority of TLGC 232.103, all properties
including those that have not been platted, shall have a minimum seventy-five
(75) feet of frontage along County roads (refer to Figure 2).

Detailed Explanation of Variance Request

Please answer the following questions. Use a separate sheet of paper, if necessary:

- How does the application of the Kaufman County Subdivision and Land Development Regulations impose practical difficulties or hardship for your project?

The 75-foot minimum frontage requirement creates a practical difficulty when applied to this subdivision, particularly given the coordinated design of streets and sewer infrastructure. Lots served by public utilities can function appropriately with smaller widths, and this requirement limits the ability to efficiently design the subdivision layout while maintaining coordinated infrastructure improvements. Granting the requested variance to allow 40-foot lot widths maintains adequate access, building separation, and compliance with public health and safety standards.

- How is your variance request consistent with the general purpose and intent of the Kaufman County Subdivision and Land Development Regulations?

The proposed subdivision will continue to provide safe roadway access, adequate building separation, and coordinated infrastructure including public water, public sewer, drainage, and internal streets. The intent of the frontage requirement is to ensure functional lots with adequate access and spacing; the proposed 40-foot lot width will still provide sufficient frontage for safe access, utility service, and residential development. Please note that lots within the subdivision will not

- be fronting county roads however they will be fronting roads that will be owned and operated by the MUD District
How will granting the variance not merely serve as a convenience to you, but will alleviate some demonstrable hardship or difficulty so great as to warrant the variance?

Allowing a minimum lot width of 40 feet will enable a functional and cohesive subdivision layout while still maintaining adequate roadway access, utility service, and building separation, thereby meeting the overall intent of the County's subdivision regulations while addressing the practical design constraints of the site. Lots within the subdivision will not be fronting county roads however they will be fronting roads that will be owned and operated by the MUD District

- Is your variance request necessary because of exceptional narrowness, shallowness, or shape of your property? Yes _____ or No X

- Is your variance necessary because of exceptional topographical conditions or other extraordinary or exceptional situation or condition of your property? Yes _____ or No X

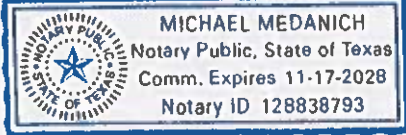
- Will your variance increase the traffic congestion on public streets? Yes _____ or No X

The Traffic Impact Analysis for this development dated 1/30/2025, shows that level of service for internal and adjacent county roads will maintained to an acceptable level.

- Will your variance cause any other parcels to become land locked? Yes _____ or No X

- Will your variance impair the public health and safety of Kaufman County? Yes _____ or No X

This development will maintain compliance with public health and safety standards with infrastructure that meets state and local regulations.

Applicant Authorization	<p>I authorize Kaufman County to conduct any site visits necessary to evaluate this variance application.</p> <p>I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of variance approval.</p> <p>I agree to provide any additional information requested by Kaufman County as they deem necessary for the processing of this application.</p> <p>I understand that if the variance is approved, a complete action for which the variance is granted must be complete within one (1) calendar year from the date it is granted, or the variance will expire.</p> <p>By signing this form, the owner of the property authorizes Kaufman County to begin the process for a Subdivision Variance Application. The owner further acknowledges that submission of the Subdivision Variance Application does not in any way obligate Kaufman County to approve the Subdivision Variance Application. The Development Support Committee retains the right to consider the recommendations of various subject matter experts in their decision-making process.</p> <p><u>[Signature]</u> Applicant Signature</p> <p><u>3-26-2026</u> Date</p>
Notary	<p>STATE OF TEXAS §</p> <p>COUNTY OF KAUFMAN</p> <p>Before me, on this day personally appeared <u>Kelly Golden</u>, known to me, or through <u>Driver license</u> [Description of Identity Card or Other Document] to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.</p> <p><u>[Signature]</u> (Property owner or Authorized Agent Signature)</p> <p>Given under my hand and seal of office this <u>26</u> day of <u>March</u>, 20<u>26</u>.</p> <p><u>[Signature]</u> Notary Public in and for the State of Texas</p> <p>Type or Print Notary's Name <u>Michael Mednich</u> My Commission Expires: <u>11-17-28</u></p> 
OFFICE USE ONLY	<p>Application Accepted for Review: Date: <u>4/8/2026</u> BY: <u>Shannon Roden, Dev Serv Clerk</u></p> <p>Fee Processing Date: <u>4/8/26</u> Receipt # <u>2026-1428</u></p> <p>Development Support Committee Decision: Approved: _____ Denied: <u>X</u></p>



KAUFMAN COUNTY, TEXAS
Development Services Department

April 15, 2026

Attn: Kelby Golden
Grand Meadows – PID 11102

Re: Variance Request for Direct Lot Frontage Requirement

Dear Mr. Golden,

The Development Support Committee has reviewed and **Denied** the Variance Request.

Waiver Requested: Variance Request for the following:

- a. Section 5.06.B.2 – Direct Lot Frontage Requirement of 75'

The Committee reviewed the developer's request to allow 40' lot frontage for the lots in Kaufman County. Upon further review, they determined that the lots in Rockwall County show 50' lot frontage.

The Committee has denied the request for 40' lots and voted to offer a compromise to the developer to allow 50' lot frontage to keep the development consistent across county lines.

Thank you in advance for your cooperation.

Regards,
Kaufman County Development Services

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

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COURT DATE REQUESTED: 5/19/26	SUBMITTED BY: Catalina Ceballos DEPARTMENT: Development Services	PERSON PRESENTING: Catalina Ceballos
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ITEM REQUESTED IS FOR:

- Consent Agenda
- Action/Consideration
- Discussion/Report
- Executive Session
- Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA)

Discuss/Consider/Approve Final Plat for Arredondo Estates Phase 2 in precinct 4.

STATE OF TEXAS
COUNTY OF KAUFMAN

AFFIDAVIT
INSTALLATION OF FIRE SERVICE FEATURES

Project Name: Arredondo Estates Phase 2
Project Location: County Road 4007 Mabank TX 75147

The Kaufman County Fire Marshal's Office requires the installation of fire service features, including fire apparatus access roads and water supply for fire suppression, for all commercial establishments, public buildings, and multi-family residential dwellings consisting of four or more units. In addition, *if proposed lots do not front an existing road; then all new infrastructure must conform with adopted Fire Code.*

BEFORE THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED THE AFFIANT HEREIN, WHO, BEING DULY SWORN, STATED UPON AFFIANT'S OATH THE FOLLOWING:

_____ This plat will require new infrastructure (See definition, in the Kaufman County Subdivision and Land Development Regulations) and/or is designed with the intent of constructing or substantially improving a commercial establishment, public building, or multi-family residential dwelling consisting of four or more units.

- OR -

This plat **WILL NOT** require any new infrastructure and **IS NOT** designed with the intent of constructing or substantially improving a commercial establishment, public building, or multi-family residential dwelling consisting of four or more units.

WHEREFORE, the Affiant acknowledges that any changes to the design of the plat or its intended use will require a new submittal and/or replat.

Rene Arredondo
Affiant Signature

SUBSCRIBED AND SWORN TO before me by said affiant on this 04th day of February 2025
A.D., at 1:24 a.m./p.m.



[Signature]
Notary Public in and for The State of Texas
12/20/2026
My commission expires on:

Office Use only:
Is Fire Flow Required: YES NO

Fire Marshal Reviewed: J. Cabrera Date of Review: 2025.02.05

STATE OF TEXAS
COUNTY OF KAUFMAN

At that certain lot, tract or parcel of land, part of the M. Ybarbo Survey, Abstract No. 605, Kaufman County, Texas, as of that certain Tract 2, called 13.96 acre tract

located in the Eastern District of Texas and being more completely described as follows, to-wit:

BEING and part of the Southeast corner of the above mentioned 13.96 acre tract, containing 5.897 acres of the County of Kaufman, Texas, as recorded in Vol. 684, page 1045.20 of the Deed Records of Kaufman County, Texas, and being more completely described as follows, to-wit:

THENCE N 88 deg. 46 min. 03 sec. W. with the centerline of County Road No. 4007 and the South line of said M. Ybarbo Survey, a distance of 499.18 ft. to a point at the Southeast corner of the Katy Blotown, as at 2.500 acre tract, recorded in Vol. 3390 page 159 of the Deed Records of Kaufman County, Texas, from which a 506' iron rod found for reference bears N 3 deg. 22 min. 57 sec. E. with the East line of said 2.500 acre tract, a distance of 568.81 ft. to a capped 1 1/2" iron rod found at the Northeast corner of same.

THENCE N 88 deg. 46 min. 03 sec. W. with the North line of said 2.500 acre tract, a distance of 180.16 ft. to a Fences Corner Post found at the Northeast corner of same.

THENCE S 6 deg. 36 min. 05 sec. W. with the West line of said 2.500 acre tract, a distance of 183.62 ft. to a Fences Corner Post found at the Northeast corner of the Vaid Lynn Webster Tract 2.0 acre Tract III, recorded in Vol. 1211 page 153 of the Deed Records of Kaufman County, Texas.

THENCE N 88 deg. 46 min. 03 sec. W. with the North line of said 2.0 acre tract, a distance of 323.88 ft. to a Fences Corner Post found at the Southeast corner of the Howard Mackey and Carolyn Mackey 1.500 acre tract, recorded in Vol. 6009 page 577 of the Deed Records of Kaufman County, Texas.

THENCE N 88 deg. 46 min. 03 sec. W. with the East line of said 1.500 acre tract, passing the Northeast corner of same, containing a total distance of 404.96 ft. to a capped 1 1/2" iron rod found at the West line of said 1.500 acre tract, a distance of 144.20 ft. to a 1 1/2" iron rod found at an old corner of same.

THENCE S 1 deg. 11 min. 23 sec. W. with the Southern West line of said 24.53 acre tract, a distance of 682.94 ft. to the point of beginning, containing 13.979 acres of land.

I, Greg Spivner, Registered Professional Land Surveyor No. 5244, do hereby certify that this plat was prepared from an actual survey made by me on the ground during the month of December, 2023.

GIVEN UNDER MY HAND AND SEAL
this the 21st day of April, 2024.

Preliminary
For Review Only

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

STATE OF TEXAS
COUNTY OF KAUFMAN

I, Jaime Allen, County Judge of Kaufman County, Texas do hereby certify that the foregoing plat was approved and accepted by the Commissioners Court of said County on this the _____ day of _____, 2023, as shown by Order of Records in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN KAUFMAN COUNTY, TEXAS,
this the _____ day of _____, 2023.

COUNTY JUDGE, KAUFMAN COUNTY, TEXAS

Abstract

COUNTY CLERK
KAUFMAN COUNTY, TEXAS

"Final Plat"
ARREDONDO ESTATES
PHASE 2
PART OF THE
M. YBARBO SURVEY, ABSTRACT NO. 605
KAUFMAN COUNTY, TEXAS
(Lots 1, 2 and 3) (3 Total Lots)
(Date: April 21, 2024)

Cabinet _____ Page _____

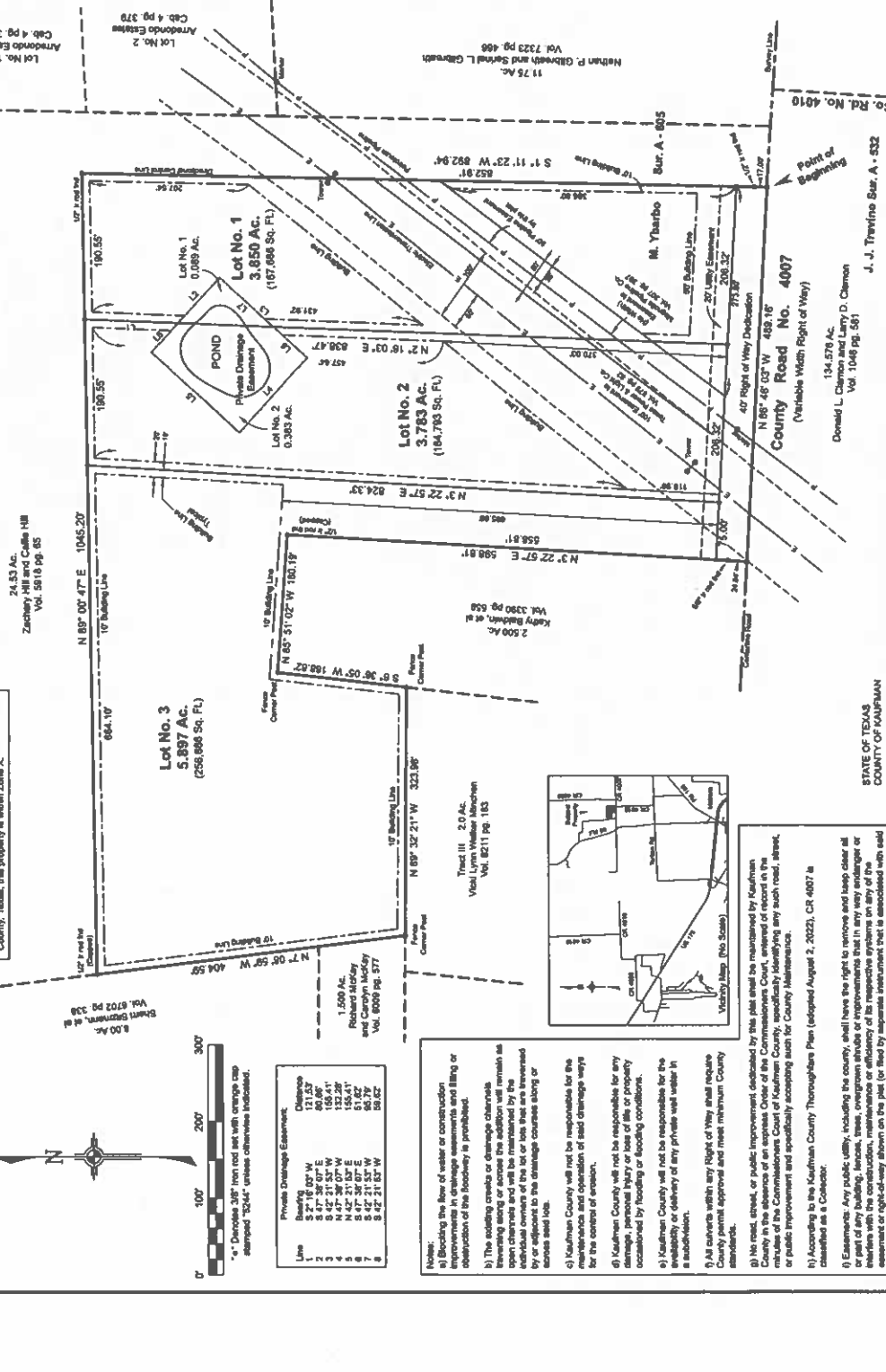
24.53 Ac.
Zachary Hill and Cullen Hill
Vol. 5818 pg. 85

8.00 Ac.
Shurtzoff Survey, et al
Vol. 6702 pg. 338

1.500 Ac.
Richard Mackey
and Carolyn Mackey
Vol. 6009 pg. 577

2.000 Ac.
Kathy Blotown, et al
Vol. 3390 pg. 159

11.75 Ac.
Nathan P. Gorman and Sybil L. Gorman
Vol. 7233 pg. 466



Note: According to Flood Insurance Rate Map No. 482370R0000 dated July 3, 2012 prepared by the Federal Emergency Management Agency (FEMA) for Kaufman County, Texas, this property is within Zone X.

Private Drainage Easement:
1) 5' x 2' 16' 03" W 121.53'
2) 5' x 3' 36' 07" E 80.89'
3) 5' x 3' 36' 07" W 80.89'
4) N 47' 36' 07" W 132.26'
5) N 42' 21' 57" E 156.41'
6) S 42' 21' 57" W 156.41'
7) S 42' 21' 57" W 85.73'
8) S 42' 21' 57" W 85.82'

a) "s" denotes 3/8" iron rod set with orange cap stamped "324" unless otherwise indicated.

b) The existing cracks or drainage channels shown on this plat are shown as they remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lot.

c) Kaufman County will not be responsible for the maintenance and operation of said drainage ways for the owner of an easement.

d) Kaufman County will not be responsible for any liability that may result from any loss of life or property occasioned by flooding or flooding conditions.

e) Kaufman County will not be responsible for the availability or delivery of any private well water in a subdivision.

f) All surveys within any Right of Way shall require County permit approval and meet minimum County standards.

g) No road, creek, or public improvement dedicated by this plat shall be maintained by Kaufman County in the absence of an express Order of the Commissioners Court, entered of record in the minutes of the Commissioners Court of Kaufman County, specifically identifying any such road, street, or public improvement and specifically accepting such for County Maintenance.

h) According to the Kaufman County Thoroughfare Plan (adopted August 2, 2022), CR 4007 is classified as a Collector.

i) Easements: Any public utility, including the county, shall have the right to remove and keep clear all or part of any existing or proposed easement or right-of-way shown on this plat for the installation, construction, maintenance or utility of its respective systems in any of the easement or right-of-way shown on the plat (or filed by separate instrument that is associated with said plat); and any public utility, including the county, shall have the right to all break an Easement and agree to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of the easement or right-of-way shown on the plat. Easements shall be maintained by the property owners. The county can remove trees or any other improvement(s) and does not have the responsibility to replace them.

Before me, the undersigned authority, on this day personally appeared Elvia Arredondo Loyola, 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, this the _____ day of _____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

Elvia Arredondo Huerta (Owner)
Elvia Arredondo Loyola (Owner)

STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, the undersigned authority, on this day personally appeared Rene Arredondo Huerta, 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 consideration therein expressed.

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Elvia Arredondo Loyola (Owner)

STATE OF TEXAS
COUNTY OF KAUFMAN

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Kaufman County
Development Services

101 N. Houston St
Kaufman, TX 75142

Date: 3-3-2025

To whom it may concern:

The Designated Representative of the Texas Commission of Environmental Quality (TCEQ), Jerry L. Martin (OS0034064) has reviewed the submitted Final Plat. Based on the information provided, the lot sizes appear to have met the minimum requirements and are in compliance with the Kaufman County OSSF Ordinance for the placement of any On-Site Sewage Facility (OSSF) on or at the identified locations:

ARREDONDO ESTATES, PHASE 2, Lots 1, 2, and 3 (3 Total Lots)

Comments:

According to Oncor, an encroachment letter will not be issued until construction of the project has commenced. Pursuant to 30 TAC §285.91 (Table III), on-site sewage facilities (OSSFs) are prohibited from spraying over or crossing above or below underground easements without prior authorization from the easement holder.

At the time of issuance of this Final Plat Letter, the existing electric utility easement may not be utilized for the installation of any OSSF on the subject property.

A handwritten signature in black ink, appearing to read "Jerry Martin".

Jerry Martin
Kaufman County DR
#0034064



Kaufman County
Development Services
101 N. Houston St
Kaufman, TX 75142
469-376-4127

February 6, 2025

Re: Arredondo Estates Phase 2 – PID 16676 – Final Plat - Floodplain

To whom it may concern:

Kaufman County, Development Services has reviewed this final plat and determined the area of **this plat does not contain a FEMA designated special flood hazard area (SFHA).** No Floodplain Development permit or Pre-Determination will be required.

Respectfully,

Kelley Chastain

Kelley Chastain
Kaufman County GIS Analyst



www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
KATY
THE WOODLANDS
HOUSTON

May 4, 2026

Ms. Monique Hunter
Kaufman County – Development Services
101 N. Houston St.
Kaufman, TX 75142

**RE: Arredondo Estates Phase 2 – Final Plat
First Review**

Dear Ms. Hunter,

We have completed our review of the above-referenced project. Below are our comments on the final plat dated April 21, 2026 submitted by Statewide Surveying Service on behalf of Rene Arredondo Huerta and Elvia Arredondo Loyola. All references to Articles shall be understood to refer to the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in June 2024), unless otherwise noted.

Final Plat

1. Based upon our review, the Final Plat is in general conformance with the Kaufman County Subdivision and Land Development Rules and Regulations (approved in December 2019 and amended in June 2024).

Please let me know if you have any questions or if any of the above comments require clarification. If the developer, design engineer, or surveyor have any questions, they should be sent directly to Development Services.

Sincerely,
tnp
teague nall & perkins

Moksha Nedungadi, PE

TNP Firm  Registrations

TBPELS Engineering No. F-230 | Georgia Board of Professional Engineers, Firm No. PEF007431
TBPELS Surveying No. 10011600 | 10194381 | 10011601

Historical Commission
469-376-4140



3001 S. Washington
Kaufman, Texas 75142

October 14, 2025

Reference: Tract of Land Described

For: Rene Arredondo Huerta and Elva Arredondo Loyola

REFERENCE:

Property described in the attached Exhibit "A"

I certify that to my knowledge this land/property has no historical significance; I permit this project to proceed. If cultural materials are encountered during construction work shall immediately cease in the area of discovery, and the Texas Historical Commission and the County of Kaufman shall be contacted.

Thank you,

Pam Corder

Pam Corder
Kaufman County Historical Commission
3003 S. Washington Street
Kaufman, TX 75142

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: 5/19/26	SUBMITTED BY: Stephanie Hernandez DEPARTMENT: Development Services	PERSON PRESENTING: Jeremy Mungin
---	---	--

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Discuss/ Consider/ Approve installation of safety equipment by Flock Safety within University Dr right-of-way in Precinct 2.

flock safety

LOCATION / VICINITY MAP



STATE OF TEXAS
KAUFMAN COUNTY

SUBMITTED BY FORNEY POLICE DEPARTMENT

FLOCK SAFETY EQUIPMENT
INSTALLATION PERMIT

CONTACT LIST

PERMITTING

HANNA RADFORD
HANNA.COLLINS@FLOCKSAFETY.COM

PROJECT MANAGER

CHARMISSHA HAMLIN
CHARMISSHA.HAMLIN@FLOCKSAFETY.COM

SEE APPROVED MAPS FOR LATEST REVISIONS

DRAWING INDEX

T.01	COVER SHEET & LOCATION MAPS
GN.01	LOCATION INFORMATION
A.01 - A.02	PLAN DRAWINGS
SPEC.01 - SPEC.03	EQUIPMENT AND FOUNDATION DETAILS
TCP-GN.01	TRAFFIC CONTROL NOTES & TABLES
TCP.01	TRAFFIC CONTROL PLAN



SAFETY IS IN YOUR HANDS.
EVERY ONE. EVERY TIME.

PLANS PREPARED BY

flock safety

1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

TEXAS
FLOCK SAFETY EQUIPMENT
INSTALLATION

CASE NUMBER: 1391883
PERMITTING JURISDICTION:
KAUFMAN COUNTY

REV	DATE	BY	DESCRIPTION
0	12/02/2025	TD	PRELIM

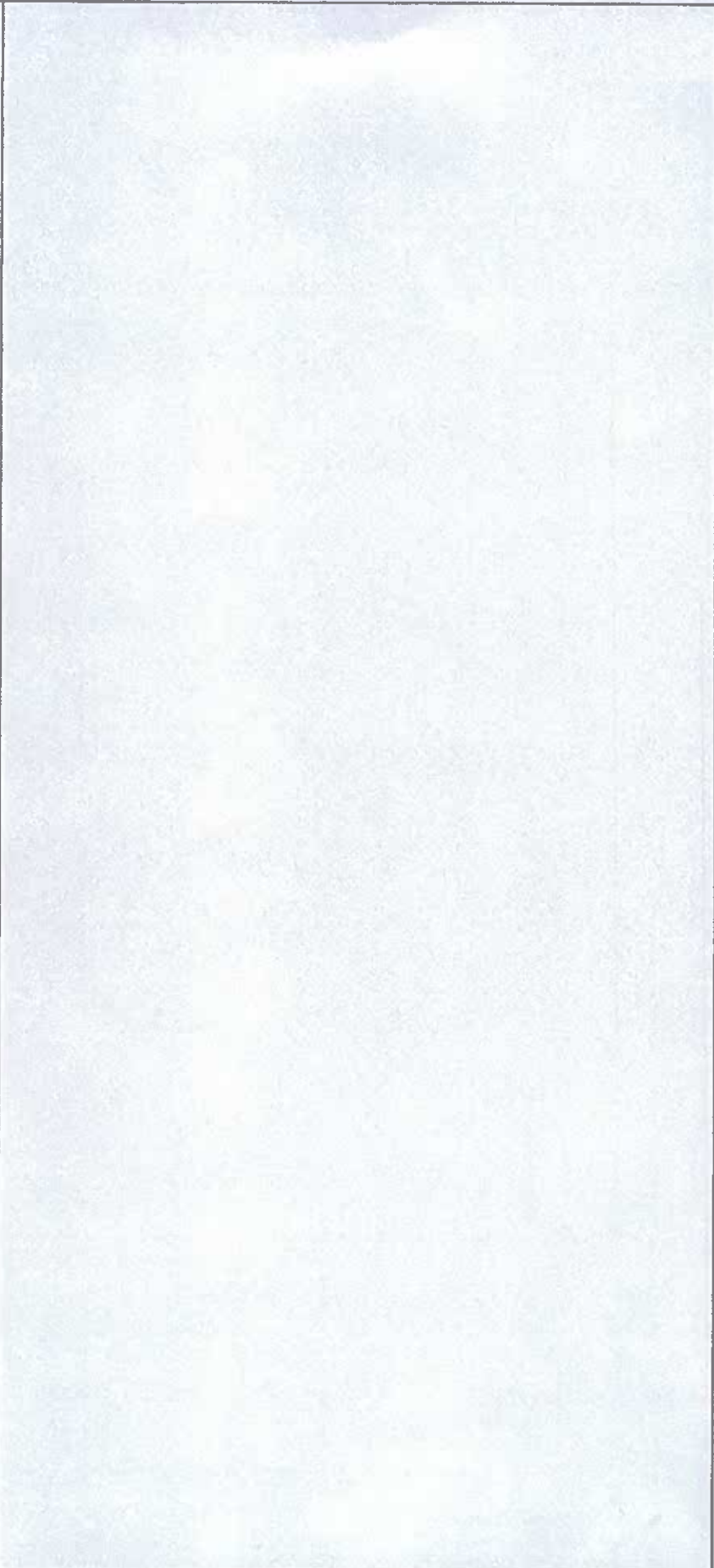
EQUIPMENT OWNER:
FORNEY POLICE DEPARTMENT
110 JUSTICE CENTER DR
FORNEY, TX 75120


COVER SHEET & LOCATION MAPS
SHEET: T.01
REV: 0

PLEASE EXERCISE THE DUTY OF CARE AND DUE DILIGENCE IN REVIEWING THESE PLANS. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS AND AGREEMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILT DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD SPECIFICATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD NOTES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD TABLES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD SPECIFICATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD NOTES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD TABLES.

CAMERA LOCATION INFORMATION

SHEET	LOCATION NAME	LATITUDE	LONGITUDE	NEAREST ADDRESS	PRODUCT	POLE TYPE
A.01	PM017 University Dr @ FM 548 NB	32.776448	-96.407832	1500 University Dr, Forney, Texas, 75126 United States	PICARD	Flock Pole - 12 ft
A.02	PM016 University Dr @ FM 548 SB	32.776720	-96.408261	1143 Clear Duck Ln, Forney, Texas, 75126 United States	PICARD	Flock Pole - 12 ft





SAFETY IS IN YOUR HANDS. EVERY DAY. EVERY TIME.

PLANS PREPARED BY:

flock safety

1170 HOWELL MILL ROAD SUITE 210
ATLANTA, GA 30318

TEXAS
FLOCK SAFETY EQUIPMENT
INSTALLATION

CASE NUMBER: 1391883
PERMITTING JURISDICTION:
KAUFMAN COUNTY

REV	DATE	BY	DESCRIPTION
0	1/26/2025	TD	PRELIM

EQUIPMENT OWNER
FORNEY POLICE DEPARTMENT
110 JUSTICE CENTER DR
FORNEY, TX 75126

LOCATION INFORMATION

SHEET	REV
GN.01	0

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SITE PLAN

PROPOSED FLOCK EQUIPMENT ON PROPOSED 12'-0" FLOCK POLE
 LOCATION NAME: PM017 UNIVERSITY DR @ FM 548 NB
 SITE ADDRESS: 15024 UNIVERSITY DR, FORNEY, TX 75126-6238, UNITED STATES
 LAT/LONG: 32.776448 -98.407832

AERIAL VIEW



STREET VIEW



PLANS PREPARED BY
flock safety
 1170 HOWELL MILL ROAD SUITE 210
 ATLANTA, GA 30318

TEXAS
 FLOCK SAFETY EQUIPMENT
 INSTALLATION
 CASE NUMBER: 1391883
 PERMITTING JURISDICTION:
 KAUFMAN COUNTY

EQUIPMENT OWNER
 FORNEY POLICE DEPARTMENT
 110 JUSTICE CENTER DR
 FORNEY, TX 75126

REV	DATE	BY	DESCRIPTION
0	12/02/2025	TD	PHE LIM

SHEET	REV
A.01	0

FORNEY POLICE DEPARTMENT
 110 JUSTICE CENTER DR
 FORNEY, TX 75126

SAFETY IS IN YOUR HANDS.
 EVERY DAY. EVERY TIME.

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SITE PLAN

PROPOSED FLOCK EQUIPMENT ON PROPOSED 12'-0" FLOCK POLE

LOCATION NAME P4018 UNIVERSITY DR @ FM 548 SB

SITE ADDRESS 1143 CLEAR DUSK LN, FORNEY, TX 75120-4231, UNITED STATES

LAT/LONG 32.778730,-96.408563

AERIAL VIEW



STREET VIEW



UNIVERSITY DR (MPH 35)

LOOKING SOUTHEAST

FOR TRAFFIC CONTROL PLAN SEE TEP 01

LOCATION NOTES



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PLANS PREPARED BY
flock safety
 1170 HOWELL MILL ROAD SUITE 210
 ATLANTA, GA 30318

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REV	DATE	BY	DESCRIPTION
0	12/02/2025	TD	PRELIM

EQUIPMENT OWNER
 FORNEY POLICE DEPARTMENT
 110 JUSTICE CENTER DR
 FORNEY TX 75120

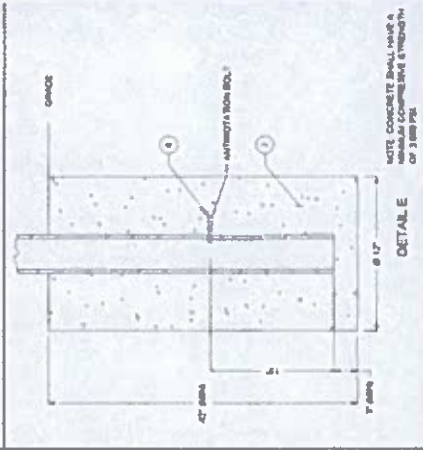
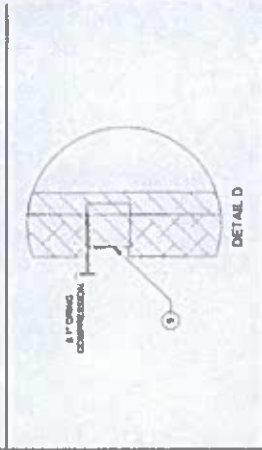
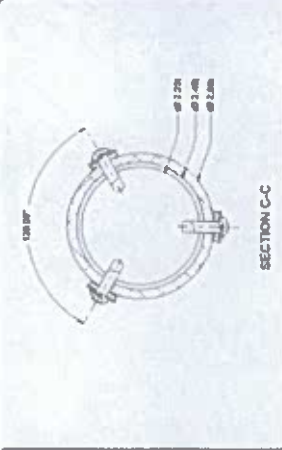
SITE PLAN	
SHEET	REV
A.02	0

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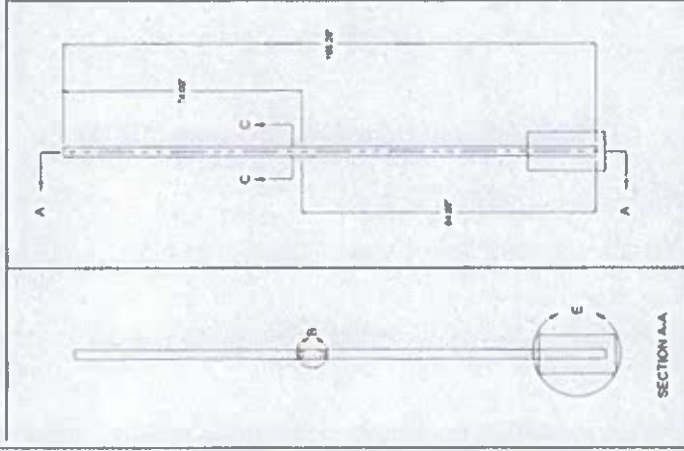
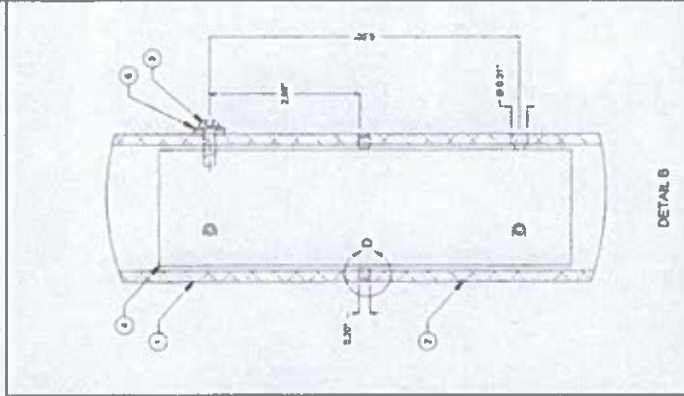
ADDITIONAL NOTES

ITEM NO.	DESCRIPTION	QTY.
1	2" SCH 40 2.475 OD 1.600L	1
2	2" SCH 40 2.475 OD 1.600L	1
3	2" SCH 40 2.475 OD 1.600L	1
4	2" SCH 40 2.475 OD 1.600L	1
5	WASHER	6
6	CONCRETE FOOTING	1
7	4" SCH 40 4.500 OD 3.500L	1

PROVELI STYLE 7 COUPLER ASSEMBLY
 PART #: 1020-01
 MATERIAL: SCHED 40 6063 T6 ALUMINUM
 WEIGHT: 170.42 LBS
 DATE: 08/27/2023
 DO NOT SCALE DRAWINGS (NTS)



NOTE: CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI



EQUIPMENT OWNER	
FORNEY POLICE DEPARTMENT 110 JUSTICE CENTER DR FORNEY TX 75128	
EQUIPMENT DETAILS	
SHEET	REV
SPEC.03	0

REV	DATE	BY	DESCRIPTION
0	12/02/2023	TD	PRELIM

TEXAS
 FLOCK SAFETY EQUIPMENT
 INSTALLATION
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 PERMITTING JURISDICTION:
 KAUFMAN COUNTY

PLANS PREPARED BY:
flock safety
 1170 HOWELL MILL ROAD SUITE 210
 ATLANTA, GA 30318

WE warrant that the drawings and specifications herein are a true and correct representation of the work to be performed. We warrant that the drawings and specifications herein are a true and correct representation of the work to be performed. We warrant that the drawings and specifications herein are a true and correct representation of the work to be performed.

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GENERAL NOTES AND TRAFFIC DESIGN NOTES/TABLES

1. TRAFFIC CONTROL PLAN SHALL CONFORM TO THE MOST CURRENT TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND STATE STANDARD PLANS.
2. NO LANE CLOSURES PERMITTED BEFORE 9:00AM AND AFTER 3:00PM.
3. ALL AFFECTED RESIDENTS, BUSINESSES, AGENCIES, AND SCHOOLS SHALL BE GIVEN A 72 HOURS NOTICE PRIOR TO THE START OF WORK AND THEIR ACCESS SHALL BE MAINTAINED AT ALL TIMES.
4. TEMPORARY NO PARKING SIGNS SHALL BE POSTED 48 HOURS PRIOR TO START OF WORK.
5. ALL CONFLICTING SIGNS, STRIPING OR PAVEMENT MARKINGS SHALL BE COVERED OR REMOVED AND REPLACED WHEN WORK IS COMPLETED.
6. TRAFFIC DIRECTION THROUGH A SIGNALIZED INTERSECTION SHALL BE CONDUCTED BY A KAUFMAN COUNTY POLICE DEPARTMENT UNIFORMED POLICE OFFICER OR A COMMUNITY SERVICE OFFICER ONLY. SHOULD WORK REQUIRE A SIGNAL TO BE OVERRIDDEN, ARRANGEMENT SHALL BE MADE WITH THE CITY POLICE DEPT AND TRANSPORTATION ENGINEERING DEPT AT LEAST 14 DAYS PRIOR TO START OF WORK.

TABLE 6C-1. SUGGESTED ADVANCE SIGN SPACING

POSTED SPEED (MPH)	SIGN SPACING (FT)
25	130
30	120
35	160
40	240
45	300
50	400
55	500
60	600
65	700
70	800
75	900
80	1000
ALL SPEEDS	SEE TYPICAL APPLICATIONS (CHAPTER 6C)

TABLE 6C-2. LONGITUDINAL BUFFER SPACE

SPEED (MPH)	DISTANCE (FT)
20	40
25	60
30	90
35	120
40	150
45	180
50	240
55	290
60	350
65	410
70	470
75	540
80	610

TABLE 6C-3. TAPER LENGTH CRITERIA FOR TEMPORARY TRAFFIC CONTROL ZONES

TYPE OF TAPER	TAPER LENGTH
MERGING TAPER	AT LEAST L
SHIFTING TAPER	AT LEAST 0.5L
SHOULDER TAPER	AT LEAST 0.33L
ONE-LANE THROUGH TRAFFIC TAPER	50 FT MINIMUM 100 FT MAXIMUM
DOWNGRADE TAPER	50 FT MINIMUM 100 FT MAXIMUM

NOTE: USE TABLE 6C-4 TO CALCULATE L

SPEED (30)	TAPER LENGTH (L) IN FEET (FT)
40 MPH OR LESS	L = W/500
45 MPH OR MORE	L = W/5

W = WIDTH OF OFFSET IN FT
 50 = MINIMUM TAPER LENGTH IN FT
 500 = MAXIMUM TAPER LENGTH IN FT
 5 = MINIMUM TAPER LENGTH IN FT

TABLE 6C-4. MERGING TAPER LENGTHS AND SPACING OF CHANNELIZING DEVICES

POSTED SPEED	MINIMUM DESIRABLE TAPER LENGTHS			MAXIMUM SPACING OF CHANNELIZING DEVICES		
	18' OFFSET	11' OFFSET	12' ON TAPER	18' OFFSET	11' OFFSET	ON A TANGENT
30	150	165	180	30	30	80
35	200	220	240	35	35	70
40	250	275	300	40	40	60
45	300	330	360	45	45	50
50	350	390	420	50	50	100
55	400	450	480	55	55	110
60	450	510	540	60	60	120
65	500	570	600	65	65	130
70	550	630	660	70	70	140
75	600	690	720	75	75	150
80	650	750	780	80	80	160



PLANS PREPARED BY:
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 KAUFMAN COUNTY

REV	DATE	BY	DESCRIPTION
9	12/02/2025	TD	PRELIM

EQUIPMENT OWNER:
 FORNEY POLICE DEPARTMENT
 110 JUSTICE CENTER DR
 FORNEY, TX 75126

SHEET: TCP-GN.01
 REV: 0

THIS DOCUMENT AND REPRESENTATIONS SHOWN ON THE MOST RECENT AVAILABLE DATA ARE A SERVICE OF THE BUREAU OF TRANSPORTATION AND TRAFFIC CONTROL. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE BUREAU OF TRANSPORTATION AND TRAFFIC CONTROL DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE BUREAU OF TRANSPORTATION AND TRAFFIC CONTROL SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. CALL 1-800-392-7637 FOR MORE INFORMATION.



SITE DEVELOPMENT AND PLAT APPLICATION FORM

All applications must be submitted with (1) a complete, (2) a completed application checklist, and (3) all materials listed in the appropriate checklist. The Development Services staff is available to assist you in person at the Kaufman County Development Services Department or by phone, please call 469-376-4127 for an appointment. Applications may be submitted at any time.

PROJECT NAME: _____

TYPE OF APPLICATION (Box 1 of 6)
Instructions: Please check the appropriate box(es) below.

SITE DEVELOPMENT AUTHORIZATION APPLICATIONS

SUBDIVISION RELATED APPLICATIONS

- Floodplain Development Permit
- On-Site Sewage Facility (OSSF) Permit
- Manufactured Home Community and RV Park Permit
- Use of County Property (including driveway culverts)

- Preliminary Plat
- Final Plat
- Amending Plat
- Cancellation of a Subdivision

REGULATED LAND USES

- Revision of a Plat
- Platting Exception
- Utility Connection Certificate
- Preliminary 911 Addressing
- Final 911 Addressing

- Automotive Wrecking & Salvage Yard
- Demolition Business
- Flea Market
- Junkyard
- Outdoor Resale Business
- Sexually Oriented Business

NOTICE AND INSPECTION

- Residential Building Notice and Inspection Requirement



Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4177 • www.kaufmancounty.net

APPLICANT INFORMATION (Box 2 of 6)	
Applicant Name:	Company/Firm Name:
Address:	
City/State/Zip:	
Contact Number Primary:	Contract Number (Secondary):
Contract Email:	
Applicant Signature:	Date:

PROPERTY OWNER INFORMATION (Box 3 of 6)	
Applicant Name:	Company/Firm Name:
Address:	
City/State/Zip:	
Contact Number Primary:	Contract Number (Secondary):
Contract Email:	
Applicant Signature:	Date:

PROPERTY INFORMATION (Box 4 of 6)
Project Name:
Address:
City/State/Zip:
Parcel Tax ID#:



Kaufman County

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PROPERTY OWNER CONSENT/ AGENT AUTHORIZATION (Box 5 of 6)

By my signature, I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the application being requested for this property. Additionally, my signature below indicates my awareness of the fee required at the time of the application submittal and any additional fees as noted in the County's fee schedule. This fee is non-refundable even in the event of application withdrawal. I have the power to authorize and hereby grant permission for Kaufman County officials to enter the property on official business as part of the application process.

Signature: _____

Printed Name: _____

Date: _____

By signing this form, the owner of the property authorizes Kaufman County to begin proceeding in accordance with the process for the type of application indicated on this application. The owner further acknowledges that submission of an application does not in any way obligate the County to approve the application and that although County staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

NOTARY (Box 6 of 6)

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 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 the _____ day of _____, 20__.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____



Kaufman County

106 W. Grove Street • Kaufman, Texas 75142 • (469) 376-4127 • www.kaufmancounty.net

Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have reviewed and met the standards contained in Section 11 (Development or Use of County Property or Facility) of the Kaufman County Subdivision and Land Development Regulations.

Applicant's Signature

Date

Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper County staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

Applicant's Engineer's Signature

Date

Firm

KAUFMAN COUNTY COMMISSIONERS' COURT AGENDA REQUEST FORM

Note: This form is required for agenda requests, with the exception of supporting materials or attachments. Forms should be returned to the County Judge's Office by email to Ashley.kirby@kaufmancounty.net and Kasey.hovis@kaufmancounty.net at the Justice Center located at 1902 US Hwy. 175, Kaufman, Texas, 75142 for inclusion on the court's agenda. Items will not be included if submitted after the deadline which is **Tuesday at 12:00 P.M (Noon)** preceding the court meeting. Items will also be omitted if no supporting documents are included with your request. Regular court meetings are held each Tuesday of the month.

COURT DATE REQUESTED: May 19 2026	SUBMITTED BY: Kelly Wheeler DEPARTMENT: R&B 4	PERSON PRESENTING: Tommy Moore
---	--	--

ITEM REQUESTED IS FOR: <input type="radio"/> Consent Agenda <input checked="" type="radio"/> Action/Consideration <input type="radio"/> Discussion/Report <input type="radio"/> Executive Session <input type="radio"/> Public Workshop

ITEM: (PLEASE STATE EXACTLY AS YOU WANT TO APPEAR ON THE AGENDA) Discuss/Consider/Approve altering CR 4066 and a portion of CR 4072 from chip seal to rock and amend Precinct 4 Road and Bridge Report to reflect this change.
--