



AGENDA
MONDAY, OCTOBER 23, 2023
WORK SESSION – 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
[WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304**

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

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

1. Discussion regarding the City's 5-year Capital Improvement Plan.
2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

WORK SESSION ADJOURNMENT

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

RECOGNITION

3. Business of the Month- Gardner Electric

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the September 25, 2023, Regular City Council Meeting.
5. Consider and take appropriate action on Resolution R-32-23, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an Agreement with the Texas Department of Transportation to close the Kaufman County Courthouse Square on Saturday, December 2, 2023, from 9:00 A.M. to 10:00 P.M. for the Kaufman "Christmas On The Square."
6. Consider and take appropriate action on Resolution R-33-23, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an Agreement with the Texas Department of Transportation to close SH 34 (South Washington St) for the purpose of a Lighted Christmas Parade on Saturday, December 2, 2023, from 6:00 p.m. to 8:00 p.m.
7. Consider and take appropriate action on a contract for administrative services between the Kaufman Economic Development Corporation and the City of Kaufman; and authorize the mayor and his designee to execute necessary documents.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

8. Consider and take appropriate action on Ordinance No. O-25-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-55)** to allow a **truck stop** on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the **northwest corner of SH 34 and Kings Fort Pkwy.** (Case No. Z-07-23)
9. Consider and take appropriate action on the **Site Plan of Lott's Cleaners** on a tract of land containing 0.12 acres (Property ID 28452), situated in the Original Town of Kaufman, Block 10, Lot 5, City of Kaufman, Kaufman County, Texas. The property is zoned Central Business District ("CBD") and is generally located at 114 West Grove Street. (Case No. SP-09-23)
10. Consider and take appropriate action on the **Site Plan of Hampton Inn**, situated on 2.10 acres comprising Lot 5B of Block A of the Kings Fort Addition (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial ("PD-15-C") and is generally located on the south side of Kings Fort Parkway at Meara Drive. (Case No. SP-10-23)
11. Consider and take appropriate action on the **Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C**, being a tract of land containing 4.18 acres (Property ID 225140),

situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial (“PD-15-C”) and is generally located on the south side of Kings Fort Parkway at Meara Drive. The final plat is for 3 non-residential lots. (Case No. FP-14-23)

12. Consider and take appropriate action on the **Site Plan of Galleher Industries**, situated on 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial (“HC”) and is generally located at 65 Oak Creek Dr. (Case No. SP-11-23)
13. Consider and take appropriate action on the **Final Plat of Persistent Addition, Block 1, Lot 1**, being a tract of land containing 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial (“HC”) and is generally located at 65 Oak Creek Dr. The final plat is for 1 non-residential lot. (Case No. FP-13-23)

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:
 - a. Halloween on Houston St. - October 31
 - b. Employee Thanksgiving Luncheon - November 15
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report- September 2023
 - e. Careflite Compliance Report- September 2023
 - f. Fire Department Monthly Report- September 2023
 - g. Police Department Monthly Report- September 2023
 - h. Development Services Monthly Report- September 2023
 - i. Monthly Calendars Attached

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 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 MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, OCTOBER 20, 2023, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING [WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 883 6927 8412 PASSWORD: 562304**

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.

5-YEAR CAPITAL IMPROVEMENT PROGRAM											
PROJECT	PRELIMINARY COST	2024	FUNDING SOURCE	2025	FUNDING SOURCE	2026	FUNDING SOURCE	2027	FUNDING SOURCE	2028	FUNDING SOURCE
STREET OVERLAY/REHAB (SALES TAX)											
E. FIRST NORTH, EAST SECTION	\$ 945,000	\$ 945,000	4								
E. SOUTH	\$ 48,000										
S. CLAY	\$ 90,000										
2ND STREET	\$ 48,000										
4TH STREET	\$ 40,000										
W. SIXTH ST	\$ 62,000										
S. JACKSON ST PHASE 2	\$ 90,000										
W. MULBERRY	\$ 30,000										
HAMPTON CT	\$ 40,000										
W 1ST NORTH	\$ 62,000										
E. FIRST	\$ 24,000										
GROVE	\$ 449,000										
CRESTVIEW & ROYAL	\$ 6,400,000	\$ 3,457,500	17	\$ 2,942,500	17						
S. DALLAS (MULBERRY TO 9TH)	\$ 186,000	\$ 186,000	4								
DRAINAGE IMPROVEMENTS											
PARK STREET	\$ 1,250,000			\$ 250,000		\$1,000,000					
PHILLIPS STREET	\$ 1,500,000	\$ 750,000	17	\$ 750,000	17						
HOUSTON ST WIDENING	\$ 2,000,000			\$ 800,000	7	\$1,200,000	9				
10th/Clay/Austin	\$ 4,723,240	\$ 2,361,620	16/17	\$ 2,361,620	16/17						
WATER IMPROVEMENTS											
EXISTING WATER TOWER REHAB x 2	\$ 1,000,000	\$ 594,000	11/12								
34 BYPASS ELEVATED WATER TOWER	\$ 1,870,000							\$ 500,000	9	\$1,370,000	9
HWY 175 WATERLINE	\$ 50,000			\$ 50,000	18						
SEWER IMPROVEMENTS											
LIFT STATIONS/GENERATORS	\$ 1,447,905	\$ 361,975	19/17	\$ 1,085,930	19/17						
WWTP IMPROVEMENTS											
ADD COVER OVER FILTER	\$ 45,000										
SLUDGE HOLDING PUMP TO SLUDGE BEDS	\$ 58,000										
SLUDGE BED REHAB	\$ 55,000										
SLUDGE HOLDING COARSE BUBBLE AERATION	\$ 195,000										
WWTP IMPROVEMENTS 2A	\$ 2,055,000										
WWTP IMPROVEMENTS 2B	\$ 15,000,000									\$7,500,000	
WWTP IMPROVEMENTS 3A	\$ 15,000,000										
FACILITIES											
FIRE STATION REMODEL	\$ 4,000,000									\$4,000,000	
PUBLIC WORKS	\$ 8,000,000									\$8,000,000	
PARKS											
HIKE/BIKE TRAIL	\$ 500,000	\$ 500,000	10/5/6								
TOWNS PROPERTY DEMO	\$ 75,000			\$ 75,000							
KINGSFORT PARK	\$ 2,150,000	\$ 500,000	6	\$ 750,000	6	\$750,000	6/15				
CITY LAKES PARK	\$ 1,500,000	\$ 700,000	20	\$ 800,000	20						
DEVELOPMENT PROJECTS											
NORTHEAST UTILITY PROJECT (\$3,859,152)											
WATER	\$ 1,849,080	\$ 318,595	17	\$ 400,000	17						
SEWER	\$ 81,405	\$ 81,405	17								
ROAD IMPROVEMENTS	\$ 1,862,000					\$1,862,000					
SIGNAL	\$ 66,667					\$66,667					
FREEMAN FARM (\$268,000)											
FREEMAN FARM THOROUGHFARE	\$ 100,000	\$ 100,000	15								
FREEMAN FARM WATER LINE UPSIZE	\$ 168,000	\$ 168,000	14								
TOTAL	\$ 89,150,757	\$ 11,024,095		\$ 10,265,050		\$4,878,667					

5-YEAR CAPITAL IMPROVEMENT PROGRAM											
PROJECT	PRELIMINARY COST	2024	FUNDING SOURCE	2025	FUNDING SOURCE	2026	FUNDING SOURCE	2027	FUNDING SOURCE	2028	FUNDING SOURCE
AVAILABLE FUNDS											
FUNDING SOURCES:											
1-2018 CO (WWTP)	\$ 117,910										
2-2020 CO	\$ 133,372										
3-TxDOT OVERRUN REIMBURSEMENT	\$ 814,000										
4-STREET MAINT SALES TAX (5 year revenue forecast)	\$ 3,452,230										
5-TPWD PARK GRANT x2	\$ 1,500,000										
6-PID PARK Dev. Contribution (JWS - Kingsfort Park)	\$ 1,470,750										
7-PARK DEDICATION FUNDS	\$ 924,000										
8-COUNTY ROAD BOND PROCEEDS	\$ 800,000										
9-TIRZ #2 REIMBURSEMENT	\$ 19,192,865										
10-2022 CO (PARK IMPROVEMENTS)	\$ 2,737,572										
11-CDBG (WATER TOWER IMPROVEMENTS)	\$ 339,630										
12-WATER FUND FB	\$ 1,905,253										
13-GENERAL FUND FB	\$ 3,114,153										
14-WATER IMPACT FEES	\$ 513,885										
15-STREET IMPACT FEES	1,267,317										
16-FEMA DRAINAGE GRANT	\$ 4,250,918										
17-2023 C.O. (STREETS, UTILITIES, STORM DRAINAGE)	\$ 9,400,000										
18-Utility Fund Capital Fund (new FY2024)	\$ 50,000										
19-FEMA LIFT STATION & GENERATORS GRANT	\$ 1,303,115										
20-INCLUSIVE PARK SPONSORSHIPS & DONATIONS	\$ 150,321										
TOTAL	\$ 53,437,292										



Meeting
Date: 10/23/2023

Date: 10/10/2023

Item #: 4.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the September 25, 2023, Regular City Council Meeting.

BACKGROUND:

See the attached minutes.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the September 25, 2023, Regular City Council Meeting.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, SEPTEMBER 25, 2023
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CALL WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Jordan called the work session to order at 6:00 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Councilmember Charles Gillenwater was absent. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, and Police Captain Colter Leftwich.

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1. Discuss a text amendment to the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, to add the use "Donation Box" to certain Zoning Districts by amending Chart 3 "Accessory & Incidental Uses" of Section 33.4 "Use Regulations"; adding "Donation Box" to Section 33.5 "Definitions"; and adding "Donation Box" specifications to Section 37.5 "Accessory Building and Use Regulations" (Case No. Z-03-23)

Mr. Bogda outlined the proposed amendment to the Zoning Ordinance regarding donation boxes. There were discussions regarding the regulations and the vision of the council for this amendment.

2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

Mr. Holder reviewed various items on the Regular Session Agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:27 PM.

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the Meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

Mayor Jordan called the meeting to order at 6:30 PM. Councilmembers present were Jeff Jordan,

Matt Phillips, Lisa Parker, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Councilmember Charles Gillenwater was absent. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, and Police Captain Colter Leftwich.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the City Council on any subject but must first complete a Request to Speak Form so that the Mayor may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council as a whole. **When addressing the Council, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council.**

No comments were given.

PROCLAMATION

3. Community Planning Month - October 2023

Mayor Jordan proclaimed October as Community Planning Month.

4. World Teachers' Day - October 5, 2023

Mayor Jordan proclaimed October 5, 2023, as World Teachers' Day.

RECOGNITION

5. Business of the Month - John Mosley Attorney at Law

Mayor Jordan, Mr. McGregor, and Anne Glasscock, CEO of the Kaufman Chamber of Commerce, presented and recognized John Mosley as the Business of the Month. Mr. Mosley informed the public about his time as the city's attorney, as a local attorney, and his experience/love for the City of Kaufman.

6. Tony Collins Art- Donation of City Hall Sign

Mayor Jordan thanked Tony Collins Art for the donation of the historical City Hall Sign from the original City Hall building.

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the August 21, 2023, Regular City Council Meeting.
8. Consider and take appropriate action on the minutes from the August 28, 2023, Special City

Council Meeting.

9. Consider and take appropriate action to approve the transfer of aged bills to Collection of Delinquent Utility Billing Accounts Receivable Balances.
10. Consider and take appropriate action on Resolution R-27-23, a resolution of the City Council of the City of Kaufman, Texas, approving the annual review of the City of Kaufman Investment Policy pursuant to the Public Funds Investment Act; approving the adoption of an amended City of Kaufman Investment Policy; and providing for an effective date.
11. Consider and take appropriate action on Resolution R-28-23, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for the City of Kaufman's AMI Meter Project and establishing the date for a two (2) year warranty period.
12. Consider and take appropriate action on the second amendment to the Installation Contract with Performance Services regarding the management and installation of the Smart Water Meter project; and authorizing the Mayor or his designee to execute necessary documents.
13. Consider and take appropriate action on the award of bid and contract for street maintenance materials for Fiscal Year 2024 and authorizing the Mayor or his designee to execute necessary documents.
15. Consider and take appropriate action on a Jurisdictional Memorandum of Understanding between the City of Kaufman Police Department and the Kaufman Independent School District Police Department; and authorizing the Mayor or his designee to execute necessary documents.
16. Consider and take appropriate action to update the designation of authorized signatories on City depository accounts to designate the Assistant City Manager as an authorized signer for the City of Kaufman depository accounts.
17. Consider and take appropriate action regarding Ordinance O-24-23, an ordinance of the City Council of the City of Kaufman, amending the City of Kaufman Personnel Policies Manual, adopted as Exhibit "A" by Subsection (a) "Adoption of City of Kaufman Personnel Policies Manual" of Section 2.03.001 "Personnel policies manual adopted; repeal of conflicting provisions", of Article 2.03, "Personnel Regulations" of Chapter 2, "Administration and Personnel" of the Code of Ordinances by amending Exhibit "A", to add section 7.09.01 providing for "Tuition Reimbursement" as part of Section 7.0, "Employee Benefits", by amending Section 5.20. "Classification and Compensation Plan", Subsection "E", "Within Grade Steps", to add Subparagraph 5(f) to address maximum steps and to adopt an updated Exhibit "B" to Section 2.03.001, the "City of Kaufman Job Grade Classification, Compensation Plan and Step Schedule"; and providing an effective date.
18. Consider and take appropriate action on the **Final Plat of Five Points Addition Phase 1B, Block B, Lot 1**, being a tract of land containing 8.403 acres, situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas (Property ID 54862). The property is zoned Planned Development-22 ("PD-22") and is generally located on the northwest side of S. Washington St. at Five Points Dr. The final plat is for 1 multi-family residential lot. (Case No. FP-12-23)

Councilmember Parker made a motion to approve consent agenda items 7-12 with the exception of item 14 which was pulled for further discussion. The motion was seconded by Councilmember Nelson and passed 6/0.

END OF CONSENT AGENDA

PUBLIC HEARING

19. Conduct a public hearing and consider and take appropriate action on Resolution R-29-23, a Resolution of the City Council of the City of Kaufman, Texas, approving an update to the City's 5-year Capital Improvement Plan.

- a. Presentation

Mr. Holder presented the proposed 5-year Capital Improvement Plan for the City of Kaufman. He reviewed the various projects for the upcoming fiscal years and the costs associated with the projects.

- b. Public Hearing

Mayor Jordan opened the public hearing at 7:02 PM. There being no speakers present, Mayor Jordan closed the public hearing at 7:02 PM.

- c. Consider and take appropriate action on Resolution R-29-23

Mayor Pro-Tem Phillips made a motion to approve Resolution R-29-23 as presented. The motion was seconded by Councilmember Borders and passed 6/0.

20. Conduct a Public Hearing on the advisability of Public Improvements and Creation of the Kaufman Public Improvement District No. 4 ("PID No. 4") within the City of Kaufman, pursuant to Chapter 372 of the Texas Local Government Code on an approximate 106.417 acres of land which is generally located at the south side of SH 243 at Ola Road and identified as the Highland Meadows development and located within the corporate limits of the City of Kaufman, and Consider and take appropriate action on Resolution R-30-23 creating PID No. 4 pursuant to a by petition filed by Kaufman One WW, LLC, a Texas limited liability company requesting creation of PID No. 4; and providing an effective date. (Highland Meadows)

- a. Presentation

Mr. Holder outlined the proposed petition for a Public Improvement District for the Highland Meadows Development.

- b. Public Hearing

Mayor Jordan opened the public hearing at 7:04 PM.

Robert Miklos, developer's attorney, stated he is representing the property owner and developer. He

requested the City Council to create the Public Improvement District for the Highland Meadows Development.

Mayor Jordan closed the public hearing at 7:04 PM.

- c. Consider and take appropriate action on Resolution R-30-23

Mayor Pro-Tem Phillips made a motion to approve Resolution R-30-23 as presented. The motion was seconded by Councilmember Nelson and passed 6/0.

- 21. Conduct a public hearing and consider and take appropriate action on a **Replat of Lot 8, Block A, of La Vega Ranch** to subdivide the lot to create Lots 8-R1 and 8-R2 on approximately 9.676 acres out of the T. Lowery Survey, Abstract No. 285, City of Kaufman ETJ, Kaufman County, TX, generally located at 2222 La Vega Road and 2075 County Road 4104, Crandall, TX (Property ID 208803). The replat is for 2 residential lots. (Case No. FRP-03-23)

- a. Presentation

Mr. Bogda informed the Council about the history of the subdivision and the proposed request to subdivide lot 8 into 2 lots.

- b. Public Hearing

Mayor Jordan opened the public hearing at 7:08 PM. There being no speakers present, Mayor Jordan closed the public hearing at 7:08 PM.

- c. Consider and take appropriate action on a Replat of Lot 8, Block A, of La Vega Ranch to subdivide the lot to create Lots 8-R1 and 8-R2

Councilmember Borders made a motion to approve the Replat of Lots 8-R1 & 8-R2 of Block A of La Vega Ranch with the following condition: Letters from water and electricity providers confirming the availability of service to each lot shall be provided to the City by the applicant. The motion was seconded by Councilmember Parker and passed 6/0.

- 22. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-25-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-55)** to allow a **truck stop** on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the **northwest corner of SH 34 and Kings Fort Pkwy.** (Case No. Z-07-23)

- a. Presentation

Mr. Bogda presented the proposed special use permit for the development of a QuikTrip on a property located in the Kings Fort Development.

Corey Naughan, 8700 Freeport Pkwy, Irving, Texas 75063, was the applicant for this project. He

presented the proposed development and the type of fueling station.

b. Public Hearing

Mayor Jordan opened the public hearing at 7:28 PM.

The Council expressed concern regarding the large truck traffic and the impact of that additional traffic.

Mayor Jordan closed the public hearing at 7:48 PM.

c. Consider and take appropriate action on Ordinance No. O-25-23

Councilmember Nelson made a motion to table this item until the October 23, 2023, Regular City Council Meeting. The motion was seconded by Mayor Pro-Tem Phillips and passed 6/0.

23. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-26-23, an ordinance of the City Council of the City of Kaufman, Texas, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** an approximate **7.781-acre** tract of land (Property ID 219551) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from PD Planned Development District-1 to **PD Planned Development District-25 for retail, restaurant, office, commercial, and multi-family residential uses**, said property being generally located at the **southwest corner of S. Washington St. and S. Houston St.** (Case No. Z-08-23)

a. Presentation

Mr. Bogda presented the proposed re-zoning for a property located at the southwest corner of S Washington St. and S. Houston St.

b. Public Hearing

Mayor Jordan opened the public hearing at 8:00 PM.

Mark Priestner, Halff Associates, 1121 SE loop 323, Tyler, Texas, 75703 gave the City Council a brief history of the collaborative effort regarding this development.

Mayor Jordan closed the public hearing at 8:02 PM.

c. Consider and take appropriate action on Ordinance No. O-26-23

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-26-23 as presented. The motion was seconded by Councilmember Parker and passed 6/0.

DISCUSSION/ACTION ITEMS

24. Consider and take appropriate action on the **Site Plan of Childcare Facility**, situated on 0.452 acres out of the Kaufman Revised Plat, Block 386, Lot 1R, City of Kaufman, Kaufman County, Texas, said property is located at **250 N. Shannon St.** (Property ID 28829). The property is zoned Commercial (C) for a childcare facility. (Case No. SP-08-23)

Mr. Bogda outlined the proposed Childcare facility for the property at 250 N Shannon St. The applicant outlined their plans for the facility.

Councilmember Parker made a motion to approve the site plan for a childcare facility located at 250 N. Shannon St. The motion was seconded by Councilmember Nelson and passed 6/0.

14. Consider and take appropriate action on the award of bid and contract for motor fuel and oil for Fiscal Year 2024 and authorizing the Mayor or his designee to execute necessary documents.

Councilmember Borders stepped out of the meeting due to a conflict of interest on this item.

Councilmember Nelson made a motion to award a bid and contract to Borders & Long, Inc. for motor fuel and oil for the City of Kaufman for Fiscal Year 2024 and authorized the mayor to execute the necessary documents. The motion was seconded by Councilmember Parker and passed 5/0.

Councilmember Borders rejoined the meeting.

25. Consider and take appropriate action on Resolution R-25-23, a resolution of the City Council of the City of Kaufman, Texas, establishing a naming policy guideline for city buildings, facilities, land, or any portion thereof; and providing an effective date.

Ms. Mendoza informed the Council about the proposed policy for naming any building, facility, land, or any portion of the property. She stated this policy would provide guidelines for staff to follow as it relates to the topic of naming city property.

Councilmember Borders made a motion to approve Resolution R-25-23 as presented. The motion was seconded by Councilmember Parker and passed 6/0.

26. Consider and take appropriate action regarding Ordinance O-27-23, an ordinance of the City Council of the City of Kaufman, Texas, amending the City's 2022-2023 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

Ms. Wennerstrom outlined the various budget amendments for the 2022-2023 budget year.

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-27-23 as presented. The motion was seconded by Councilmember Borders and passed 6/0.

27. Consider and take appropriate action regarding Ordinance O-28-23, an ordinance of the City Council of the City of Kaufman, amending the KEDC 2022-2023 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

Mr. McGregor presented the KEDC budget amendments for the 2022-2023 Fiscal Year Budget.

Councilmember Nelson made a motion to approve Ordinance O-28-23 as presented. The motion was seconded by Councilmember Longenecker and passed 6/0.

28. Consider and take appropriate action on Ordinance O-29-23, an ordinance of the City Council of the City of Kaufman, Texas, amending Appendix A, "Fee Schedule", of the Code of Ordinances of the City of Kaufman by amending Article A4.000, "Building and Development Fees" relative to fees for zoning and platting applications and related land development applications, Article A7.000, "Park and Recreation Fees" to amend park usage fees for various facility rentals and fees for league and tournament recreation, Article A8.000, "Utilities" to amend tap fees, meter fees, and related within the City and to amend for water and sewer service outside of the City limits, amending Article A8.000, "Utilities" amending pavement cut and replacement charges and adopting a new subsection A8.019 of thereof providing fees for solid waste services provided by the City's solid waste franchisee; and providing an effective date.

Ms. Mendoza informed the Council about the process staff went through to get the proposed amendments. She outlined the proposed amendments to the various fees.

Councilmember Borders made a motion to approve Ordinance O-29-23 as presented. The motion was seconded by Councilmember Nelson and passed 6/0.

APPOINTMENT

29. Consider and take appropriate action on the appointment of one (1) member to the Kaufman Parks and Recreation Board for the remainder of an unexpired term to expire in March 2025.

Mayor Jordan made a motion to appoint Joann Ford to the Kaufman Parks and Recreation Board for the remainder of an unexpired term to expire in March 2025. The motion was seconded by Councilmember Nelson and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

30. Receive an update and discussion regarding the following:
- a. Kaufman Area Community Leaders' Prayer Lunch
 - b. ICMA Conference- October 1-4
 - c. TML Conference- Dallas- October 4 -6
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report- August 2023
 - f. Careflite Compliance Report- August 2023
 - g. Fire Department Monthly Report- August 2023
 - h. Police Department Monthly Report- August 2023

- i. Development Services Monthly Report- August 2023
- j. Monthly Calendars Attached

Mr. Holder updated the Council on the above-stated items.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session to discuss items A and B at 8:33 PM.

31. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Sec. 551.071(1) and (2); CONSULTATION WITH ATTORNEY. (1) To consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflict with the Texas Open Meetings Act and (2) for the Council to seek the advice of its attorney about pending or contemplated litigation: Donation Bins; Water Utilities
 - b. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. To deliberate the purchase, exchange, lease, or value of real property regarding: Project Pie; Project Range The Trails Development

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

Mayor Jordan reconvened into open session at 9:29 PM.

33. Consider and take appropriate action regarding a Resolution approving (1) the Resolution Of the Board of Directors of the Kaufman Economic Development Corporation ("Corporation") regarding a Loan to finance the costs of an Economic Development Project in the amount of \$2,791,250.00 for the purchase of property by the Kaufman Economic Development Corporation; (li) A Sales Tax Remittance Agreement Between the City and the Corporation; (lii) Resolving Other Matters incident and related to the Project and the Loan; and (lv) the Authority of the Mayor to Execute, on behalf of the City, a General Certificate of the City, and the Agreements Contemplated in the Resolution (Project Range).

Councilmember Nelson made a motion to approve a Resolution approving (1) the Resolution Of the Board of Directors of the Kaufman Economic Development Corporation ("Corporation") regarding a Loan to finance the costs of an Economic Development Project in the amount of \$2,791,250.00 for the purchase of property by the Kaufman Economic Development Corporation; (li) A Sales Tax Remittance Agreement Between the City and the Corporation; (lii) Resolving Other Matters incident and related to the Project and the Loan; and (lv) the Authority of the Mayor to Execute, on behalf of the City, a General Certificate of the City, and the Agreements Contemplated in the Resolution (Project Range). The motion was seconded by Councilmember Borders and passed 6/0.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session to discuss item C at 9:28 PM.

31. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- c. Sec. 551.074: PERSONNEL MATTERS. To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
City Secretary Evaluations

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

Mayor Jordan reconvened into open session at 10:03 PM.

32. Consider and take appropriate action, if any, on matters discussed in Executive Session.

There was no further action required from the Executive Session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 10:03 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 10/23/2023

Date: 10/10/2023

Item #: 5.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-32-23, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an Agreement with the Texas Department of Transportation to close the Kaufman County Courthouse Square on Saturday, December 2, 2023, from 9:00 A.M. to 10:00 P.M. for the Kaufman "Christmas On The Square."

BACKGROUND:

The City of Kaufman will be hosting the Christmas on the Square. Saturday's events will begin at Noon and conclude at approximately 8:00 p.m. We anticipate +/- 3,000 people to attend at the festival. This year, there will be vendors including arts/crafts vendors, food vendors, business exhibits, demonstration booths, games, and a small stage with local entertainment around the Courthouse Square. The Lighted Christmas Parade will take place at 6:00 p.m. At 7:00 p.m., the tree lighting ceremony will be at City Hall with a performance by the Helen Edwards Choir, photos with Santa, live reindeer, and Christmas cookies and cocoa.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-32-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

RESOLUTION R-32-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO TEMPORARILY CLOSE STATE HIGHWAY 243 FROM JEFFERSON STREET TO WASHINGTON STREET ON SATURDAY, DECEMBER 2, 2023, FROM 9:00 A.M. UNTIL 10:00 P.M. FOR THE KAUFMAN "CHRISTMAS ON THE SQUARE" EVENT.

WHEREAS, the City Council desires to formally enter into an agreement with the Texas Department of Transportation to close SH-243 one-way traffic operation around the Kaufman County Courthouse in Kaufman, Texas; and

WHEREAS, the event will be located within the City of Kaufman's incorporated area; and

WHEREAS, this event serves a public purpose to the City of Kaufman, its citizens, and visitors to our City.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS THAT:

SECTION 1. The City Council does hereby authorize the City Manager to enter into an Agreement with the Texas Department of Transportation for the Temporary Closure of State Right of Way.

SECTION 2. The Agreement of the Temporary Closure of State Right of Way is attached hereto and incorporated herein as "Exhibit A".

SECTION 3. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on this the 23rd day of October 2023.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA ADAMS
CITY ATTORNEY**

STATE OF TEXAS §
COUNTY OF KAUFMAN §

**AGREEMENT FOR THE TEMPORARY CLOSURE
OF STATE RIGHT OF WAY**

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the “State,” and the City of Kaufman, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the “local government.”

W I T N E S S E T H

WHEREAS, the State owns and operates a system of highways for public use and benefit, including SH 243, in Kaufman, County; and

WHEREAS, the local government has requested the temporary closure of SH 243 (One way traffic operation around the Kaufman County Courthouse) for the purpose of the Christmas On the Square, from Jefferson St. to Washington St. as described in the attached “Exhibit A,” hereinafter identified as the “Event;” and

WHEREAS, the Event will be located within the local government’s incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State’s right of way will be performed within the State’s requirements; and

WHEREAS, on the 23rd day of October 2023, the Kaufman City Council passed Resolution No. R-32-23, attached hereto and identified as “Exhibit B,” establishing that the Event serves a public purpose and authorizing the local government to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

A G R E E M E N T

Article 1. CONTRACT PERIOD

This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT

DESCRIPTION

The physical description of the limits of the Event, including county names and highway numbers, the number of lanes the highway has and the number of lanes to be used, the proposed schedule of start and stop times and dates at each location, a brief description of the proposed activities involved, approximate number of people attending the Event, the number and types of animals and equipment, planned physical modifications of any man-made or natural features in or adjacent to the right of way involved shall be attached hereto along with a location map and identified as "Exhibit C."

Article 3. OPERATIONS

OF

THE

EVENT

A. The local government shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.

B. The local government shall submit to the State for review and approval the construction plans, if construction or modifications to the State's right of way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State. The State may require that any traffic control plans of sufficient complexity be signed, sealed and dated by a registered professional engineer. The traffic control plan shall be in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices. All temporary traffic control devices used on state highway right of way must be included in the State's Compliant Work Zone Traffic Control Devices List. The State reserves the right to inspect the implementation of the traffic control plan and if it is found to be inadequate, the local government will bring the traffic control into compliance with the originally submitted plan, upon written notice from the State noting the required changes, prior to the event. The State may request changes to the traffic control plan in order to ensure public safety due to changing or unforeseen circumstances regarding the closure.

C. The local government will ensure that the appropriate law enforcement agency has reviewed the traffic control for the closures and that the agency has deemed them to be adequate. If the law enforcement agency is unsure as to the adequacy of the traffic control, it will contact the State for consultation no less than 10 workdays prior to the closure.

D. The local government will complete all revisions to the traffic control plan as requested by the State within the required timeframe or that the agreement will be terminated upon written notice from the State to the local government. The local government hereby agrees that any failure to cooperate with the State may constitute reckless endangerment of the public and that the Texas Department of Public Safety may be notified of the situation as soon as possible for the appropriate action, and failing to follow the traffic control plan or State instructions may result in a denial of future use of the right of way for three years.

E. The local government will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.

F. The local government will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right of way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The local government will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the local government shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.

G. The local government hereby assures the State that there will be appropriate passage

allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the local government's traffic control plan.

H. The local government will avoid or minimize damage, and will, at its own expense, restore or repair damage occurring outside the State's right of way and restore or repair the State's right of way, including, but not limited to, roadway and drainage structures, signs, overhead signs, pavement markings, traffic signals, power poles and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural and cultural environment in accordance with federal and state law, including landscape and historical features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the local government will remain the property of the local government. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 5. TERMINATION

A. This agreement may be terminated by any of the following conditions:

- (1) By mutual written agreement and consent of both parties.
- (2) By the State upon determination that use of the State's right of way is not feasible or is not in the best interest of the State and the traveling public.
- (3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.
- (4) By satisfactory completion of all services and obligations as set forth herein.

B. The termination of this agreement shall extinguish all rights, duties, obligations, and liabilities of the State and local government under this agreement. If the potential termination of this agreement is due to the failure of the local government to fulfill its contractual obligations as set forth herein, the State will notify the local government that possible breach of contract has occurred. The local government must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the local government does not remedy the breach to the satisfaction of the State, the local government shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right of way, the local government and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form 1560, latest edition) and shall maintain the insurance in full force and effect during the period

that the local government and/or its contractors are encroaching upon the State right of way.
B. In the event the local government is a self-insured entity, the local government shall provide the State proof of its self-insurance. The local government agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS

Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the local government and the State.

Article 10. COMPLIANCE WITH LAWS

The local government shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State's right of way.

Article 11. LEGAL CONSTRUCTION

In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the following _____ respective _____ addresses:

Local Government:	State:
<u>City of Kaufman</u>	<u>Texas Department of Transportation</u>
<u>Jessie Hanks - City Secretary</u>	<u>4777 E. Highway 80</u>
<u>P.O. Box 1168</u>	<u>Mesquite, TX 75150</u>
<u>Kaufman, Texas 75142</u>	

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT

This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

IN TESTIMONY WHEREOF, the parties hereto have caused these presents to be executed in duplicate counterparts.

Agreement No. _____

THE CITY OF KAUFMAN

Executed on behalf of the local government by:

By _____ Date _____
City Official

Typed or Printed Name and Title Mike Holder
City Manager

THE STATE OF TEXAS

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By _____ Date _____
District Engineer

Exhibit A

October 23, 2023

Mr. Lane Selman, P.E., Area Engineer
Texas Dept. of Transportation
3260 FM 2728
Kaufman, TX 75142

Re: Formal Request for Closure of the Kaufman County Courthouse Square for an event on
December 2, 2023

Dear Mr. Selman:

The City of Kaufman is formally requesting permission and/or a permit to close the Kaufman Courthouse Square on Saturday, December 2, 2023, beginning at 9:00 a.m. and ending at 10:00 p.m. the same day for this year's **Kaufman Christmas on the Square**. Food vendors will be stationed around the courthouse and arts/crafts, exhibits, demonstrations, stage performances, etc. will be utilizing the parking spaces in front of the businesses as well as along the feeder streets leading into the square. The following is a brief description of traffic control measures to be taken:

- The entire square shall be securely barricaded off to through traffic with Kaufman Police Department officers controlling traffic at the intersections of (1) Washington & Mulberry and (2) State Highway 243 and Jefferson.
- A State approved, temporary, electronic, message board shall be placed approximately 500 feet west of the State Highway 243 and U.S. Highway 175 split stating, "SH 243 CLOSED TO TRUCK TRAFFIC OCTOBER 23rd - DETOUR TO SH 34," or more appropriately wording per your request.
- Detour Ahead signs shall be placed 500 feet from each detour location and detour signs with directional arrows shall be placed at each State Highway detour location along with officers from the Kaufman Police Department.

If you have any questions or need more information, please feel free to contact me at (972) 932-2216.

Respectfully,

Jessie Hanks
City Secretary

Attachments

Exhibit B

Resolution R-32-23

Exhibit C

October 23, 2023

Lane Selman, P.E., Area Engineer
Texas Dept. of Transportation
3260 FM 2728
Kaufman, TX 75142

Re: Kaufman Christmas On the Square 2023 - Description of Events

Dear Mr. Selman:

The City of Kaufman, along with the Downtown Merchants, will host the **Christmas on the Square** on the Kaufman Courthouse Square (See attached maps and parade route details). We anticipate +/- 3,000 people to be in attendance at the festival. This year the crowds will be entertained by the performances of several local groups. There will be arts/crafts vendors, food vendors, business exhibits, demonstration booths, and games, all around the Courthouse Square.

The festival will kick-off with at approximately Noon, Saturday, December 2nd and is expected to end at 9:00 p.m. The lighted parade will begin at 6:00 p.m. The route is attached.

- The Parade will utilize ALL lanes of each highway during the event.
- Festival Vendors will begin setting up around the Square at approximately 9:00 a.m. The Festival will begin at noon and will last until 9 p.m.

If you have any questions or need more information, please feel free to contact me at (972) 932-2216.

Respectfully,

Jessie Hanks
City Secretary

Attachments



Meeting
Date: 10/23/2023

Date: 10/10/2023

Item #: 6.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-33-23, a resolution of the City Council of the City of Kaufman, Texas, authorizing the City Manager to enter into an Agreement with the Texas Department of Transportation to close SH 34 (South Washington St) for the purpose of a Lighted Christmas Parade on Saturday, December 2, 2023, from 6:00 p.m. to 8:00 p.m.

BACKGROUND:

The City of Kaufman will be hosting the Annual Lighted Christmas Parade on Saturday, December 2, 2023, beginning at 6:00 p.m. The Christmas Tree Lighting will immediately follow at Kaufman City Hall. The parade will begin at Washington Square and will disperse on Grove St. The theme for the parade and event is I want a Hippopotamus for Christmas.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-33-23 as presented.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☐

RESOLUTION R-33-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO TEMPORARILY CLOSE STATE HIGHWAY 34 FROM WASHINGTON STREET TO GROVE STREET FOR THE PURPOSE OF THE LIGHTED CHRISTMAS PARADE ON SATURDAY, DECEMBER 2, 2023, FROM 6:00 P.M. UNTIL 8:00 P.M.

WHEREAS, the City Council desires to formally enter into an agreement with the Texas Department of Transportation to temporarily close portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage road from Bypass-34 to S. Washington St.) in Kaufman for the Lighted Christmas Parade; and

WHEREAS, the event will be located within the City of Kaufman's incorporated area; and

WHEREAS, the City Council of the City of Kaufman has determined that it is in the best interest of the City of Kaufman to enter into an agreement with the Department of Transportation to provide for the temporary closure of certain streets.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS THAT:

SECTION 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. The City Council does hereby authorize the City Manager to enter into an agreement with the Texas Department of Transportation for the temporary closure of portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage road from Bypass-34 to S. Washington St.) in Kaufman, Kaufman County, on Saturday, December 2, 2023, for the Lighted Christmas Parade. The Agreement is attached hereto as Exhibit "A" and incorporated herein for all purposes.

SECTION 3. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on this the 23rd day of October 2023.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA ADAMS
CITY ATTORNEY

EXHIBIT A

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the “State,” and the City of Kaufman, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the “local government.”

W I T N E S S E T H

WHEREAS, the State owns and operates a system of highways for public use and benefit, including SH 34, in Kaufman, County; and

WHEREAS, the local government has requested the temporary closure of SH 34 on December 2, 2023, from 6:00 p.m. until 8:00 p.m. for the purpose of the Kaufman Christmas Lighted Parade, from Washington St. to Grove St. as described in the attached “Exhibit A,” hereinafter identified as the “Event;” and

WHEREAS, the Event will be located within the local government’s incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State’s right of way will be performed within the State’s requirements; and

WHEREAS, on the 23rd day of October 2023, the Kaufman City Council passed Resolution No. R-33-23, attached hereto and identified as “Exhibit B,” establishing that the Event serves a public purpose and authorizing the local government to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

A G R E E M E N T

Article 1. CONTRACT PERIOD

This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT DESCRIPTION

The physical description of the limits of the Event, including county names and highway numbers, the number of lanes the highway has and the number of lanes to be used, the proposed schedule of start and stop times and dates at each location, a brief description of the proposed activities involved, approximate number of people attending the Event, the number and types of animals and equipment, planned physical modifications of any man-made or natural features in or adjacent to the right of way involved is attached hereto and identified as "Exhibit A" along with a location map attached hereto and identified as "Exhibit C."

Article 3. OPERATIONS OF THE EVENT

A. The local government shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.

B. The local government shall submit to the State for review and approval the construction plans, if construction or modifications to the State's right of way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State. The State may require that any traffic control plans of sufficient complexity be signed, sealed and dated by a registered professional engineer. The traffic control plan shall be in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices. All temporary traffic control devices used on state highway right of way must be included in the State's Compliant Work Zone Traffic Control Devices List. The State reserves the right to inspect the implementation of the traffic control plan and if it is found to be inadequate, the local government will bring the traffic control into compliance with the originally submitted plan, upon written notice from the State noting the required changes, prior to the event. The State may request changes to the traffic control plan in order to ensure public safety due to changing or unforeseen circumstances regarding the closure.

C. The local government will ensure that the appropriate law enforcement agency has reviewed the traffic control for the closures and that the agency has deemed them to be adequate. If the law enforcement agency is unsure as to the adequacy of the traffic control, it will contact the State for consultation no less than 10 workdays prior to the closure.

D. The local government will complete all revisions to the traffic control plan as requested by the State within the required timeframe or that the agreement will be terminated upon written notice from the State to the local government. The local government hereby agrees that any failure to cooperate with the State may constitute reckless endangerment of the public and that the Texas Department of Public Safety may be notified of the situation as soon as possible for the appropriate action, and failing to follow the traffic control plan or State instructions may result in a denial of future use of the right of way for three years.

E. The local government will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.

F. The local government will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right of way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The local government will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the local government shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.

G. The local government hereby assures the State that there will be appropriate passage allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the local government's traffic control plan.

H. The local government will avoid or minimize damage, and will, at its own expense, restore or repair damage occurring outside the State's right of way and restore or repair the State's right of way, including, but not limited to, roadway and drainage structures, signs, overhead signs, pavement markings, traffic signals, power poles and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural and cultural environment in accordance with federal and state law, including landscape and historical features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the local government will remain the property of the local government. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 5. TERMINATION

A. This agreement may be terminated by any of the following conditions:

- (1) By mutual written agreement and consent of both parties.
- (2) By the State upon determination that use of the State's right of way is not feasible or is not in the best interest of the State and the traveling public.
- (3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.
- (4) By satisfactory completion of all services and obligations as set forth herein.

B. The termination of this agreement shall extinguish all rights, duties, obligations, and liabilities of the State and local government under this agreement. If the potential termination of this agreement is due to the failure of the local government to fulfill its contractual obligations as set forth herein, the State will notify the local government that possible breach of contract has occurred. The local government must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the local government does not remedy the breach to the satisfaction of the State, the local government shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right of way, the local government and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form

1560, latest edition) and shall maintain the insurance in full force and effect during the period that the local government and/or its contractors are encroaching upon the State right of way.
B. In the event the local government is a self-insured entity, the local government shall provide the State proof of its self-insurance. The local government agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS

Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the local government and the State.

Article 10. COMPLIANCE WITH LAWS

The local government shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State's right of way.

Article 11. LEGAL CONSTRUCTION

In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the following respective addresses:

<u>Local Government:</u>	<u>State:</u>
<u>City of Kaufman</u>	<u>Texas Department of Transportation</u>
<u>Jessie Hanks - City Secretary</u>	<u>4777 E. Highway 80</u>
<u>P.O. Box 1168</u>	<u>Mesquite, TX 75150</u>
<u>Kaufman, Texas 75142</u>	

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT

This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

Agreement No. _____

IN TESTIMONY WHEREOF, the parties hereto have caused these presents to be executed in duplicate counterparts.

THE CITY OF KAUFMAN

Executed on behalf of the local government by:

By _____ Date _____
City Official

Typed or Printed Name and Title Mike Holder
City Manager

THE STATE OF TEXAS

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By _____ Date _____
District Engineer

Exhibit A

October 23, 2023

Mr. Lane Selman, District Engineer
Texas Department of Transportation
3260 FM 2728
Kaufman, TX 75142

Re: Lighted Christmas Parade 2023

Dear Mr. Selman:

On behalf of the City of Kaufman, I am requesting approval from the Texas Department of Transportation (TxDOT) to incorporate State Highway 34 (Washington Street) as part of the parade route in accordance with 43 T.A.C. § 22.12 (g) (4). The parade will be held on **Saturday, December 2, 2023**, beginning at 6:00 p.m. This year the anticipated parade route will be as follows:

1. Begin at Washington Square, located at 2005 S. Washington St.,
2. Travel north on Washington Street to the Courthouse Square,
3. Travel east on Grove Street and
4. Disperse on Grove Street.

The Kaufman Police Department will be stationed along the parade route to direct traffic as needed. The Police Department will utilize authorized law enforcement personnel for this routine traffic control event and assumes responsibility for traffic control to protect and direct all parties involved.

If you have any questions, please do not hesitate to contact me at the City of Kaufman at (972) 932-2216. I look forward to hearing from you.

Respectfully,

Jessie Hanks
City Secretary

Enclosure: Parade Route Map

cc: Chief of Police Les Edwards

Exhibit B

RESOLUTION R-33-23

Exhibit C

See attached Traffic Control Plan by the City of Kaufman



Meeting
Date: 10/23/2023

Date: 10/10/2023

Item #: 7.

Dept.: Economic
Development
Corporation

Consent Agenda

SUBJECT:

Consider and take appropriate action on a contract for administrative services between the Kaufman Economic Development Corporation and the City of Kaufman; and authorize the mayor and his designee to execute necessary documents.

BACKGROUND:

Many EDCs around the State of Texas contract with their corresponding municipality for a host of services, including employee benefits, city staff support, office space, and related items. Funds approved in the FY 2024 KEDC budget include several reimbursements to the City of Kaufman, particularly Finance and City Secretary staff support and the KEDC's share of the SH 34 bypass debt service. Other items are also outlined in the contract. The funds were approved by the KEDC Board and Council in the FY 2024 budget.

Author:

Stewart McGregor , Executive Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of a contract for administrative services between the KEDC and the city.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☒	☐	☐	☒

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF KAUFMAN §

THIS AGREEMENT, effective the 1st day of October, 2023, by and between the CITY OF KAUFMAN, a municipal corporation, situated in Kaufman County, Texas, (hereinafter referred to as "City"), acting by and through its Mayor, and the Kaufman Economic Development Corporation, a Texas Non-Profit Corporation originally organized under Sec. 4A of Article 5190.6, Texas Civil Statutes, now Chapter 504 of the Local Government Code (the "Act"), (hereinafter referred to as "KEDC") acting by and through its President of the Board of Directors (the "Board"):

WITNESSETH:

I. TERM OF AGREEMENT:

The rights, duties and obligations of the City and KEDC under this Agreement shall be effective as of October 1, 2023, and shall continue until September 30, 2024, unless sooner terminated in accordance with Section IV. The Agreement may be renewed upon mutual written agreement of the parties hereto.

II. CITY AGREES TO:

1. Provide administrative support, marketing and communications support, support from the City Secretary, records retention, and financial management services, including proprietary sales tax software, as needed, to the KEDC as requested by the KEDC Board or the KEDC's Executive Director; and
2. Serve as KEDC's Investment Officer as required by Texas Government Code Section 2256 and advise the KEDC, as needed, in conformity with Section 2256 and the KEDC's Investment Policy; and
3. Provide office space for the KEDC; and
4. Provide general liability and property insurance coverage for the KEDC's activities and property through its insurance carriers; and
5. Provide for the timely payment of the State Highway 34 Bypass debt service payments, including both parties' previously agreed upon portions of the total outstanding debt.

III. LEGAL ADVISOR:

Any expenses for legal services incurred by the KEDC will be paid by the KEDC. It is agreed and understood that these charges are not a part of this Agreement.

IV. KEDC AGREES TO:

1. Provide to the City, for the purpose of administering an economic development program, all necessary funds for said purposes enumerated in Section II. The total Agreement cost shall not exceed \$145,951.00, as set forth in Exhibit A, attached hereto and incorporated as if set forth fully herein, for the initial term of this Agreement, ending September 30, 2024.
2. Either party may terminate this Agreement upon written Notice of Termination to the other party as provided below. After receipt of a Notice of Termination, the City shall:
 - a) Stop work on the date as specified in the thirty (30) day Notice of Termination to the extent possible; and
 - b) Place no further orders or subcontracts except as may be necessary for completion of the work not terminated; and
 - c) Terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the Notice of Termination in so far as possible.
3. After receipt of a Notice of Termination, KEDC shall pay all expenses incurred through the effective date of termination.

V. OFFICIALS NOT TO BENEFIT:

No public official of the governing body of the City or of KEDC who exercises any functions or responsibilities in the review or the approval of the undertaking or carrying out of any project hereunder, shall participate in any decision relating to the contract which affects his personal interest, nor shall he have any personal or pecuniary interest direct or indirect in this contract or proceeds thereof, without the filing of a Statement or Affidavit required by State Law for full disclosure in the Minutes of KEDC, and the subsequent approval of the Minutes of KEDC by the City Council.

VI. SEVERABILITY:

Should any provision of this Agreement be adjudged illegal, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect the legality, validity or enforceability of the Agreement as a whole or any sections, subsections, sentences, or clauses herein.

VI. EFFECTIVE DATE:

This Agreement shall be effective as of the later of the date of Council approval or KEDC approval with the obligations of the Parties hereunder retroactively effective as of October 1, 2023.

IN WITNESS WHEREOF, the parties have executed this Agreement in the year and on the day of the acknowledgments below.

KAUFMAN ECONOMIC DEVELOPMENT CORPORATION:

Charles Gillenwater, President

Ben Brashear, Secretary

APPROVED AS TO FORM:

Josh Brockman Weber, Assistant City Attorney/KEDC Attorney

CITY OF KAUFMAN, TEXAS:

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on this ____ day of October, 2023,
by Charles Gillenwater, President of the Kaufman Economic Development Corporation,
a corporation, on behalf of said agency.

My Commission expires _____
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on this ____ day of October, 2023,
by Jeff Jordan the Mayor of the City of Kaufman, a municipal corporation of Kaufman
County, Texas.

My Commission expires _____
Notary Public, State of Texas

Exhibit A

City Administrative Services	
Shared Marketing Coordinator	\$ 34,200.00
Marketing Coordinator Startup Costs	\$ 1,750.00
Finance	\$ 3,000.00
City Secretary	\$ 3,000.00
Avenu Software	\$ 2,800.00
Insurance	\$ 1,100.00
Postage	\$ 100.00
Office Rent	\$ 1.00
TXDOT SH 34 Debt Service	\$ 100,000.00
TOTAL	\$ 145,951.00



Meeting
Date: 10/23/2023

Date: 10/10/2023

Item #: 8.

Dept.: Development
Services

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance No. O-25-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-55)** to allow a **truck stop** on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the **northwest corner of SH 34 and Kings Fort Pkwy.** (Case No. Z-07-23)

BACKGROUND:

See the attached September 5, 2023 Planning and Zoning Commission Report and attachments, as well as the September 25, 2023 City Council Report.

Author:

Reviewed:

Andrew Bogda, Director of Development Services Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On September 25, City Council conducted a public hearing and discussed the item. The City Council had concerns related to the Traffic Impact Analysis (TIA) and wanted to see the review comments addressed before moving forward. City Council tabled the item to the October 23, 2023 meeting by a vote of 6-0.

The TIA is complete and the outstanding review comments were addressed. The applicant made changes to the plans to address the concerns, which include a right-turn lane from southbound SH 34 directly into the site (which now includes a right-out exit point), as well as a scaling back of some of the trees along Kings Fort Pkwy. to meet the stopping distance sightline requirements for all of the access points while still providing adequate landscaping and screening of the truck fueling center. A revised site plan, grading plan, landscape plan, and perspectives have been prepared, which show the changes. Exhibits from the TIA showing the stopping distance sightline requirements have also been provided. City Staff met with the applicant's team to discuss the changes and support the revisions as presented, as well as the findings of the revised TIA.

The applicant and City staff reached out to TxDOT to discuss the possibility of installing a traffic signal at SH 34 and Kings Fort Pkwy. as development continues and traffic increases. TxDOT indicated that any proposed signal will need to go through their review process and will need to meet the required warrants.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☒	☐	☒	☐



Meeting
Date: 9/25/2023

Date: 09/08/2023

Item #: 22.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-25-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-55)** to allow a **truck stop** on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the **northwest corner of SH 34 and Kings Fort Pkwy.** (Case No. Z-07-23)

BACKGROUND:

See the attached September 5, 2023 Planning and Zoning Commission Report and attachments.

Author:

Andrew Bogda, Director of Development Services

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On September 5, 2023, the Planning and Zoning Commission held a public hearing, and recommended approval, by a vote of 6-0, of Z-07-23 for Specific Use Permit-55 (SUP-55) for a truck stop at the northwest corner of SH 34 and Kings Fort Pkwy. with the following conditions:

1. The Property, including all buildings, premise, or land used pursuant to this SUP-55 shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor form from the layout on the approved Site Plan and associated exhibits (Floor Plan, Elevations, Landscape Plan, Sign Plan, Photometric Plan) unless an amendment to SUP-55 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
2. The columns on the truck fueling canopy and the passenger vehicle fueling canopy shall be wrapped in brick.
3. The Traffic Impact Analysis is subject to review and approval by City staff; any recommendations included in the analysis shall be incorporated into the plans.
4. A variance is authorized for one (1) pole sign with a maximum height of 75', a maximum sign area of 229 sq. ft., at least 468' from the other pole sign on the property, at the location indicated on the Site Plan (Exhibit B) and with the design as indicated on the Sign Plan (Exhibit E).

After further review and discussion with the applicant, Staff no longer recommends requiring brick on the columns of the truck fueling canopy and the applicant has agreed to wrap the columns of the passenger vehicle fueling canopy with brick. The applicant has provided revised elevations which show the columns for the passenger vehicle fueling canopy wrapped in brick, as well as awnings added to all sides of the convenience store. In addition, the applicant has provided dimensioned renderings for the building and canopy signage.

Staff has also had an opportunity to review the Traffic Impact Analysis and has received review comments from the City Engineer, which are attached. Staff recommends that these comments be addressed. Staff is particularly concerned about the visibility for traffic exiting the property onto Kings Fort Parkway, as well as the lack of a right-turn lane from SH 34 directly into the development. TxDOT has reviewed the plans and will not require the right-turn lane, however Staff is requesting and recommending that one be installed, subject to TxDOT approval. Staff recommends approval of Specific Use Permit-55 (SUP-55) with the following conditions:

1. The Property, including all buildings, premise, or land used pursuant to this SUP-55 shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor form from the layout on the approved Site Plan and associated exhibits (Floor Plan, Elevations, Landscape Plan, Sign Plan, Photometric Plan) unless an amendment to SUP-55 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
2. The Traffic Impact Analysis is subject to review and approval by City staff; any recommendations included in the analysis shall be incorporated into the plans. Comments have been provided by the City Engineer that will need to be addressed.
3. A variance is authorized for one (1) pole sign with a maximum height of 75', a maximum sign area of 229 sq. ft., at least 468' from the other pole sign on the property, at the location indicated on the Site Plan (Exhibit B) and with the design as indicated on the Sign Plan (Exhibit E).

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☒	☐	☒	☐



Planning and Zoning Commission Report

Meeting Date: September 5, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request for a **Specific Use Permit (SUP-55)** for a truck stop on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located at the northwest corner of SH 34 and Kings Fort Pkwy. (Case No. Z-07-23)

SUMMARY:

The subject property consists of 4.091 acres located at the northwest corner of SH 34 and Kings Fort Pkwy. The property was zoned Planned Development 15 – Highway Commercial (“PD-15-HC”) in 2017 and the Preliminary Plat for the undeveloped portions of the Kings Fort development (including this property) was revised in January 2023. The subject property represents the southern portion of Property ID 202753, with the northern remainder of the tract to be developed in the future.

The applicant is requesting a Specific Use Permit (SUP) for a truck stop in order to accommodate a 4-bay truck fueling center as part of a QuikTrip convenience store with gas station. The convenience store and gas station are allowed by right in this zoning district, but the truck fueling center requires approval of an SUP.

Site Plan

Access to the site is provided via three full-access drives on Kings Fort Parkway, and one right-in-only access point on SH 34. In addition, two stubs to accommodate future shared access to the property to the north have been provided. A fire lane will wrap around the east and north sides of the building, connecting two of the access points on Kings Fort Parkway. 63 parking spaces have been provided, which exceeds the 47 parking spaces that are required. In addition, 5 truck parking spaces have been provided. The parking areas are generally located on the north, south, and east sides of the building. There are existing sidewalks along Kings Fort Parkway and SH 34 and a pedestrian connection (with benches) will be made into the site from Kings Fort Parkway near the location of the convenience store.

The convenience store is 5,312 sq. ft. in size and is located roughly in the center of the lot. A sidewalk will be provided on the north, east, and south sides of the building to provide customer access from the parking areas. A passenger vehicle fueling canopy with 20 fueling stations is located in front of the convenience store facing SH 34, while the truck fueling canopy with 4 fueling stations is located behind the convenience store along Kings Fort Parkway. The service bays will be accessed from the south and the vehicles will exit to the north and then west. The trash enclosure will be located on the south side of the property along Kings Fort Parkway.

Notes have been added to the plans prohibiting the outside storage of materials or merchandise (unless specified on the plans), prohibiting overnight or long-term parking, requiring all paving to

be concrete, requiring all sidewalks to be 5' in width, requiring lighting to adhere to the Zoning Ordinance, and requiring the screening of all rooftop and ground equipment.

Floor Plan

A floor plan has been provided, showing the layout of the convenience store. Customer entrances are located on the north, south, and east sides of the building, while employee and maintenance entrances are located on the rear. The customer service counter and kitchen is situated in the center of the building, with sales areas on the north and south sides of the building, restrooms on the south side of the building, and coolers, workrooms, and maintenance areas in the rear of the building.

Building Elevations and Perspectives

Elevations have been provided for the convenience store and the fuel station canopies. The convenience store will include predominantly brick materials, with stone columns to enhance the corners and entrances to the building, as well as metal capping, cornices, and awnings. To provide for four-sided architecture, horizontal banding elements and false windows will be provided on all elevations. The building will include a mix of red, black, white, and brushed aluminum coloring consistent with the branding of the company.

The fuel station canopies will be metal, with brick wrapping the columns of the passenger vehicle canopy to match the building. Staff is recommending that the columns of the truck canopy also be wrapped in brick. The trash enclosure walls are brick to match the building, with black mesh gates to provide screening and also accommodate employee security.

Perspectives have also been provided, showing the future-developed site from multiple vantage points around the perimeter of the property.

Landscaping and Screening

Landscaping will include a dense row of shrubs along SH 34 and Kings Fort Parkway, and a row of shrubs to screen the truck parking area. In addition, rows of trees will be planted at regular intervals along SH 34, while a more dense distribution of trees will be planted along Kings Fort Parkway to provide for enhanced screening of the truck fueling area from future multi-family residential development across Kings Fort Parkway. Trees will also be planted in the parking lot islands. Many of the proposed trees are 4"-caliper, which will provide for more mature trees at the time of planting, above and beyond the City's typical requirements.

A new retaining wall will be provided near the entrance to the property off SH 34, which will be comprised of decorative stone. In addition, a black vinyl chain link fence will be located along the north property line to be removed at the time of development of the property to the north.

Sign Plan

Two pole signs will be provided on the property, both of which will include brick bases to match the building. A 35'-tall pole sign will be provided at the intersection of SH 34 and Kings Fort Parkway and will include a 104 sq. ft. sign area. A 75'-tall pole sign will be provided at the northeast corner of the property, which will require variances for the sign height and sign area:

- The maximum sign height is 35' and the applicant is requesting a 40' variance due to the hardship created by the site sitting several feet below the grade of U.S. Highway 175.

- The maximum sign area is 200 sq. ft. and the applicant is requesting a 29 sq. ft. variance due to the hardship created by the site sitting several hundred feet away from and several feet below the finished grade of U.S. Highway 175.

Wall signage will be provided on all sides of the building, on the east and west sides of the truck fueling canopy, and on the north and south sides of the passenger vehicle fueling canopy per the elevations. Detailed specifications for the wall signs have not been provided, but a note has been added to the site plan requiring all building and canopy signage to adhere to the zoning regulations.

Signs prohibiting overnight parking, parking and truck parking along Kings Fort Parkway, and truck traffic on Kings Fort Parkway west of Meara Drive will also be installed, as shown on the plans.

Photometric Plan

A photometric plan has been provided, showing the lighting levels throughout the property and on adjacent properties. There is some light trespass along Kings Fort Parkway and SH 34 associated with light fixtures at the entrances, but it does not trespass to surrounding properties. There is also some light trespass to the property to the north, but it only extends a few dozen feet at most and this property will be developed for commercial uses.

Traffic Impact Analysis

A traffic impact analysis (TIA) is required for this development. The latest version was submitted on August 30, 2023 and is still in review by staff. Staff recommends that any action be conditioned on approval of the TIA by City staff and that any recommended changes or mitigation measures be incorporated into the plans.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-15-HC	Vacant land
South:	PD-17R-MF-2	Vacant land
East:	LI (across SH 34)	Numo Manufacturing
West:	PD-17R-MF-2	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned PD-15-HC, which generally allows for highway commercial uses. A gas station with convenience store is allowed by the right at this location, but the truck stop component requires Specific Use Permit approval.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a principal arterial (Type AA; 4 – 6 lanes), with a right-of-way width of 120 – 140 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for both thoroughfares already exists at this location.

DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS

Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

- A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all of the following:
1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
 2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
 3. The nature of the use is reasonable;
 4. Any negative impact on the surrounding area has been mitigated; and/or
 5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.
- B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 5 property owners within 300 feet of the property. The results are as follows:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 5

The 20% percent rule for rezoning is if 20% of the area (located within the city limits) within 200 feet of the request objects to the application, then a favorable vote of $\frac{3}{4}$ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The zoning change 20% rule is a State law.

The City received 1 letter of opposition from a property owner located outside the 300-foot buffer:

Date:	<u>8/21/2023</u>	RE:	Conduct a public hearing and make a recommendation to City Council for a Specific Use Permit request (SUP-55) for a truck stop on approximately 4.091 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located at the northwest corner of SH 34 & Kings Fort Pkwy. (Property ID 202753). (Case Z-07-23)
Name:	<u>Konrad Rudnicki</u>		
Address:	<u>710 E US-175 Hwy</u>		
City & State:	<u>Kaufman TX</u>		
Phone #:	<u>469-416-5328</u>	☐ I AM IN FAVOR	☒ I OBJECT
COMMENTS:	Email Address: <u>krudnicki@lakewoodcapitalpartners.com</u>		
<u>We object to a truck stop on the corner as it will stop all development for a commercial zone and will have a negative impact for all the adjacent resident areas /comm</u> <u>Konrad Rudnicki</u> NAME PRINTED <u>/K</u> SIGNATURE			

RECOMMENDATION:

The applicant has provided multiple enhancements to help mitigate the concerns of the proposed use. Staff recommends approval of Z-07-23 for a Specific Use Permit-55 (SUP-55) for a truck stop at the northwest corner of SH 34 and Kings Fort Pkwy. with the following conditions:

1. The Property, including all buildings, premise, or land used pursuant to this SUP-55 shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits (Floor Plan, Elevations, Landscape Plan, Sign Plan, Photometric Plan) unless an amendment to SUP-55 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
2. The columns on the truck fueling canopy and the passenger vehicle fueling canopy shall be wrapped in brick.
3. The Traffic Impact Analysis is subject to review and approval by City staff; any recommendations included in the analysis shall be incorporated into the plans.
4. A variance is authorized for one (1) pole sign with a maximum height of 75', a maximum sign area of 229 sq. ft., at least 468' from the other pole sign on the property, at the location indicated on the Site Plan (Exhibit B) and with the design as indicated on the Sign Plan (Exhibit E).

ATTACHMENTS:

Location Map
Exhibit A – Property Description
Exhibit B – Site Plan
Exhibit C – Elevations, Perspectives, and Floor Plan
Exhibit D – Landscape Plan
Exhibit E – Sign Plan
Photometric Plan

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



Exhibit A – Survey

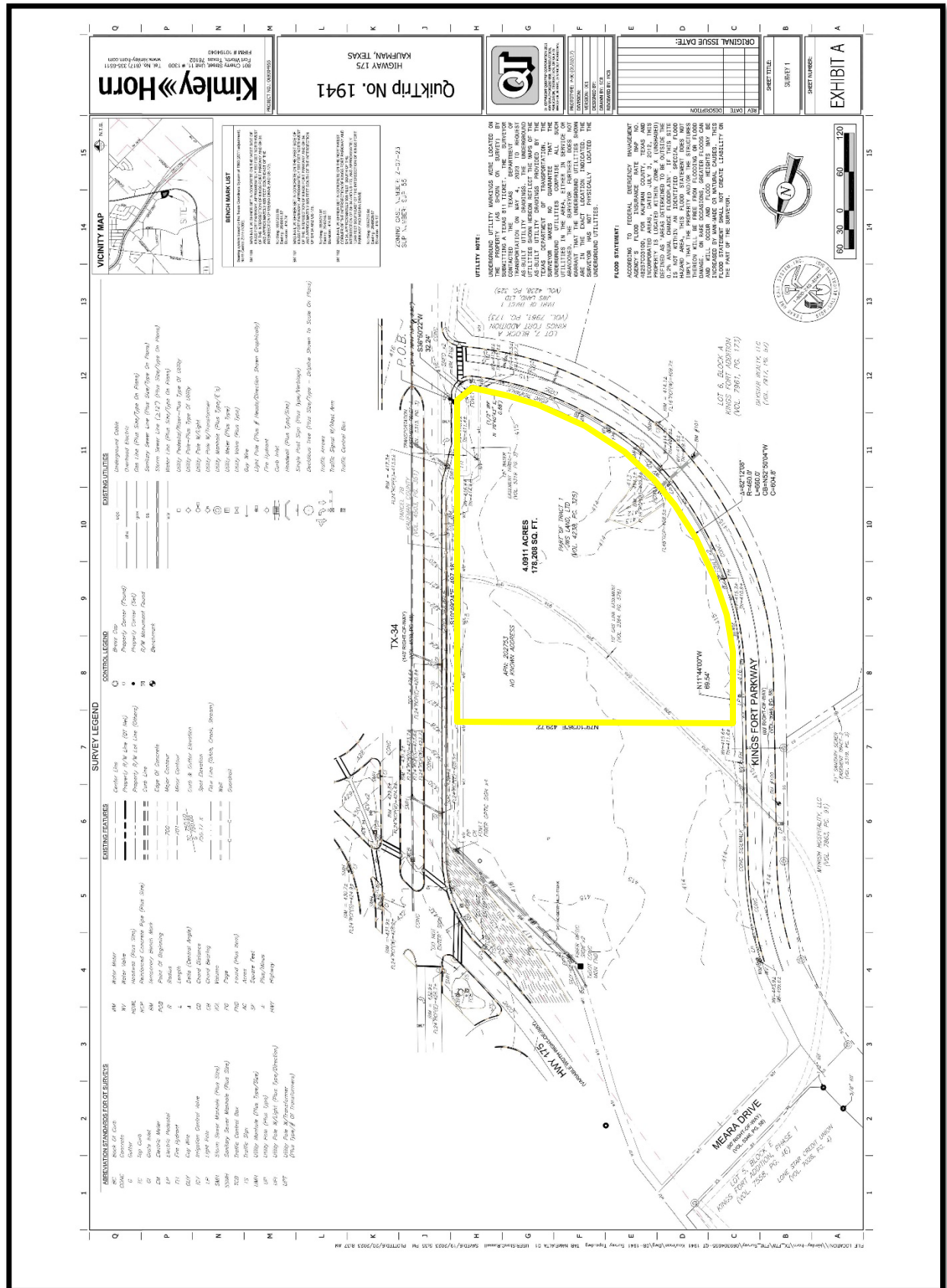


Exhibit B – Site Plan

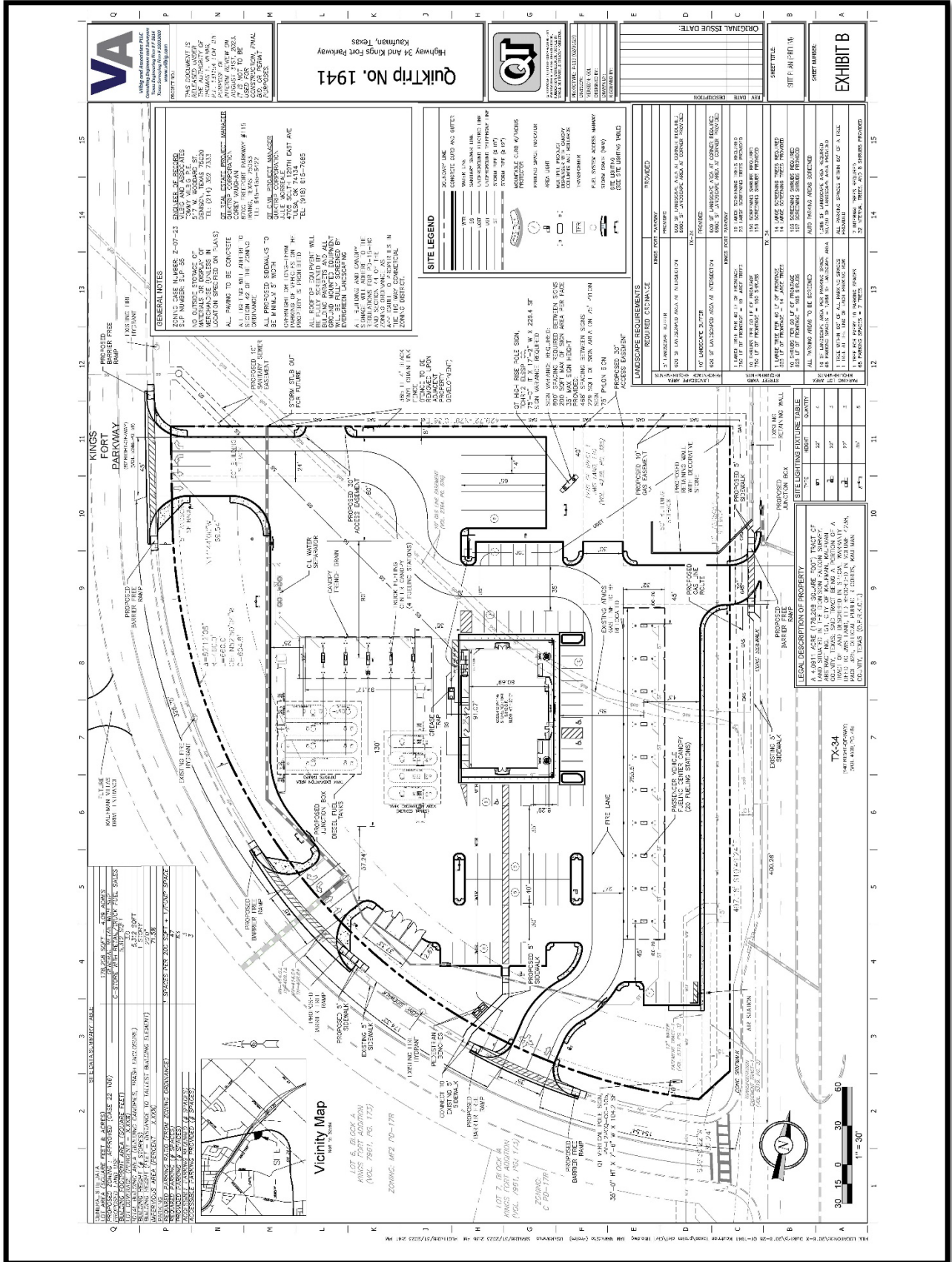
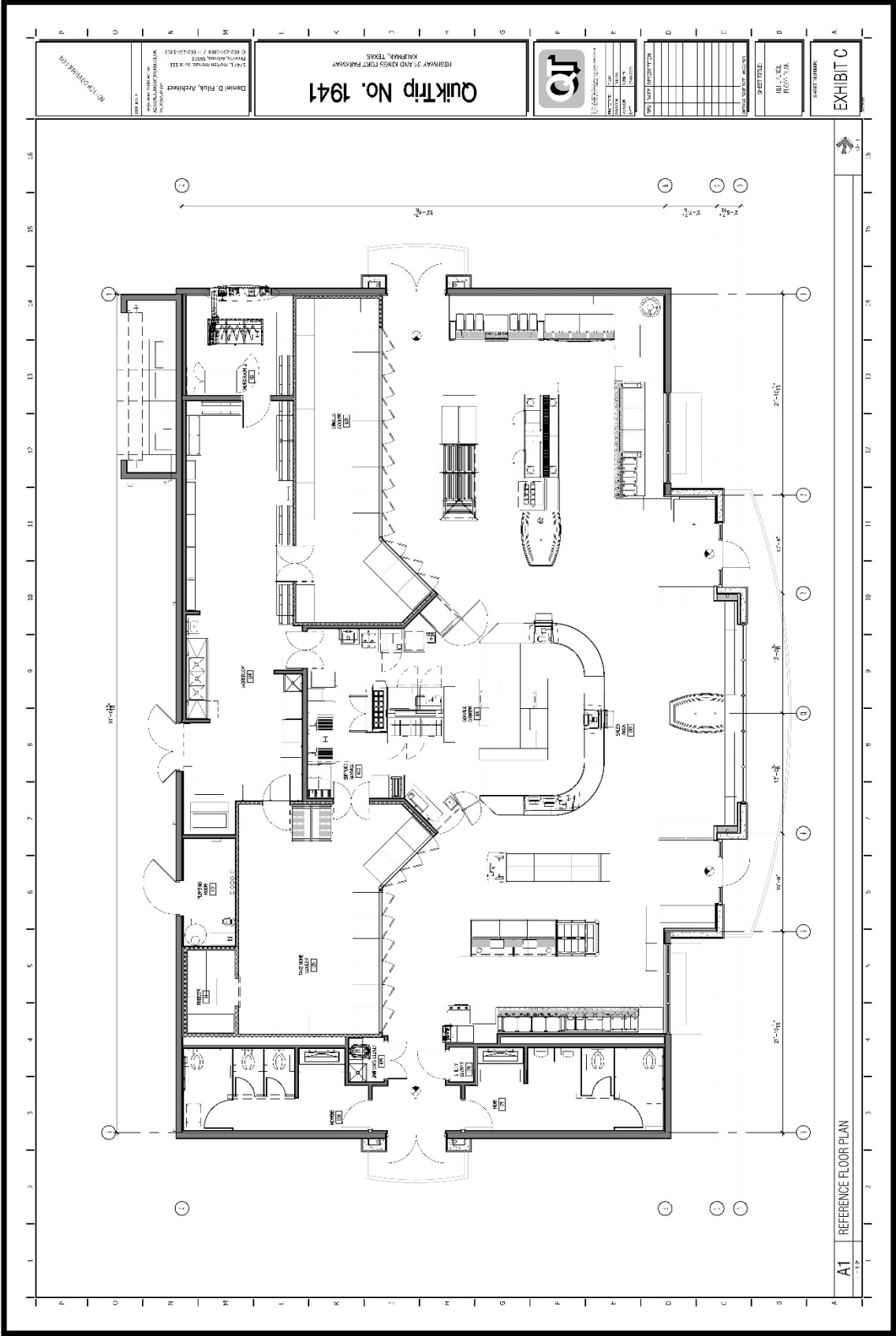


Exhibit C – Floor Plan



Architectural elevation drawings of the QuikTrip building. The drawings include the Front Elevation (East), Right Elevation (North), and Left Elevation (South). The building is a two-story structure with a dark wood facade and stone accents. The front elevation shows the main entrance with a large 'QuikTrip' sign and a 'QUICK TRIP' sign above the entrance. The right elevation shows the side of the building with a 'QR' sign. The left elevation shows the side of the building with a 'QR' sign. Dimensions are provided for each elevation: Front Elevation (East) is 38'-0" wide and 18'-0" high; Right Elevation (North) is 38'-0" wide and 18'-0" high; Left Elevation (South) is 38'-0" wide and 18'-0" high. A north arrow is located between the front and right elevations.

EXHIBIT C
ZONING CASE NUMBER: Z-07-23
SUP NUMBER: SUP-55



only buy Quik Trip fuel and
 Quik Trip products at Quik Trip
 locations. © 2008 Quik Trip
 Inc. All rights reserved.
 Quik Trip 435-7523

QuikTrip

Store # 1941 **GSSE Fuel Stop Elevations**

Address SWC of Hwy 34 & Kings Fort Pkwy Kaufman, TX

City, State:

Store # 08-1941-GSSE **Scale** 1/16" = 1'-0" **Issue Date** 08.08.23

Drawn By JK

Notes 1. ALL INFORMATION IS FOR OFFICE USE ONLY. NO WARRANTY, REPRESENTATION, OR ASSURANCE IS MADE BY THE ISSUING ENGINEER. INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

Store # 1941 **GSSE Fuel Stop Elevations**

Address SWC of Hwy 34 & Kings Fort Pkwy Kaufman, TX

City, State:

Store # 08-1941-GSSE **Scale** 1/16" = 1'-0" **Issue Date** 08.08.23

Drawn By JK

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Store # 1941 **GSSE Fuel Stop Elevations**

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City, State:

Store # 08-1941-GSSE **Scale** 1/16" = 1'-0" **Issue Date** 08.08.23

Drawn By JK

Notes 1. ALL INFORMATION IS FOR OFFICE USE ONLY. NO WARRANTY, REPRESENTATION, OR ASSURANCE IS MADE BY THE ISSUING ENGINEER. INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

Exhibit C – Elevations and Perspectives

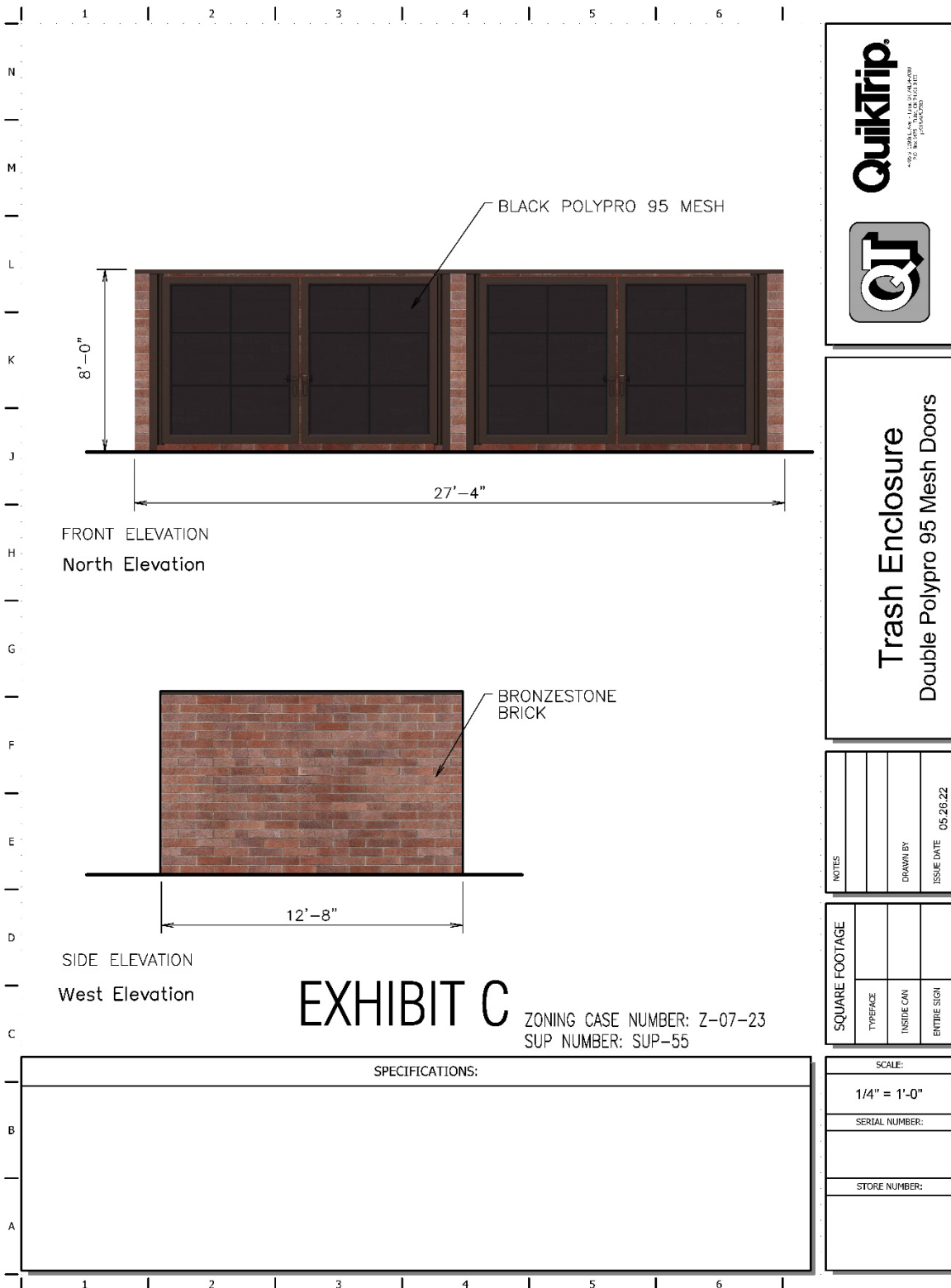
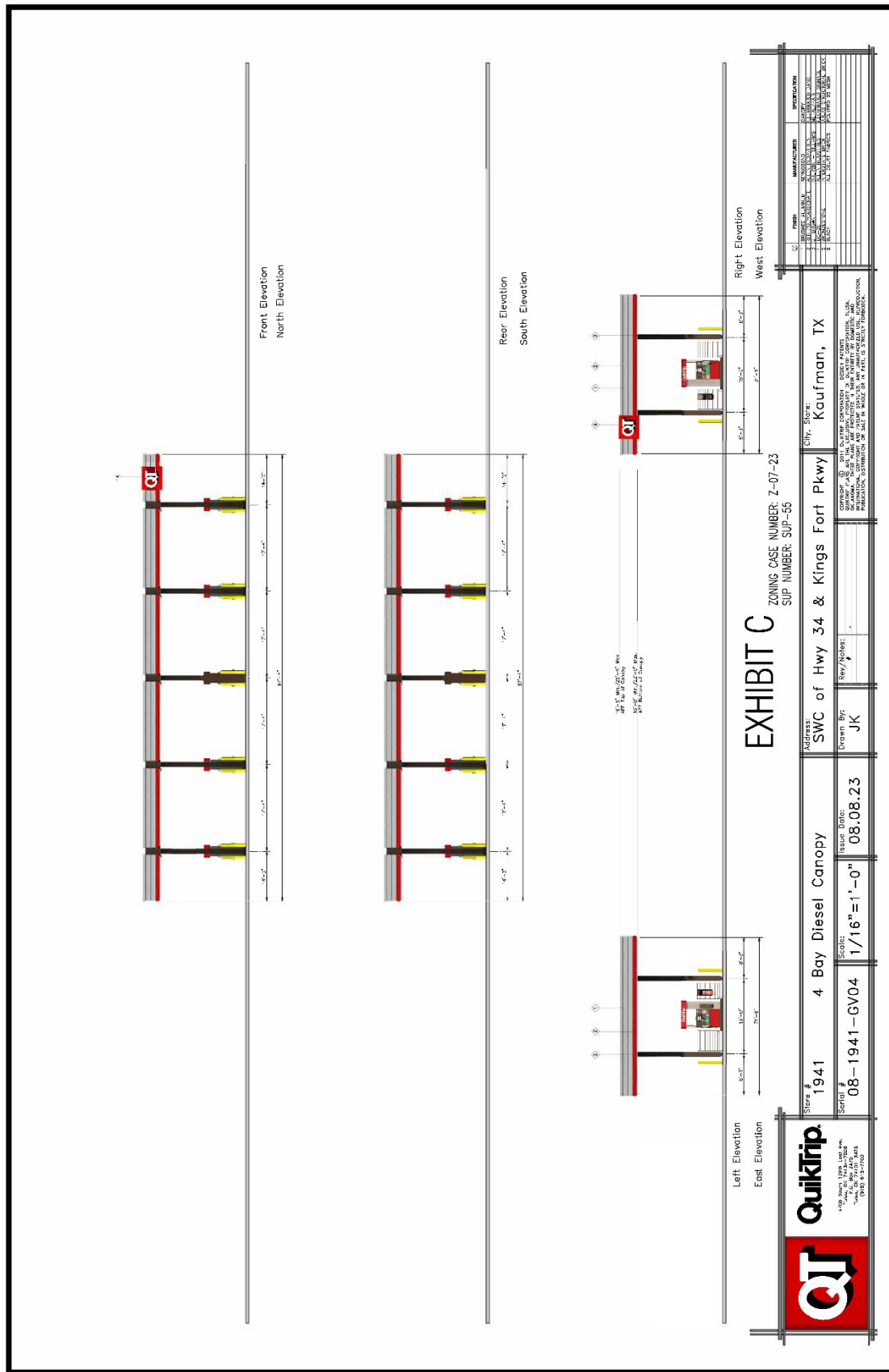


Exhibit C – Elevations and Perspectives



ZONING CASE NUMBER: Z-07-23
SUP NUMBER: SUP-55

[illegible]

Exhibit C – Elevations and Perspectives

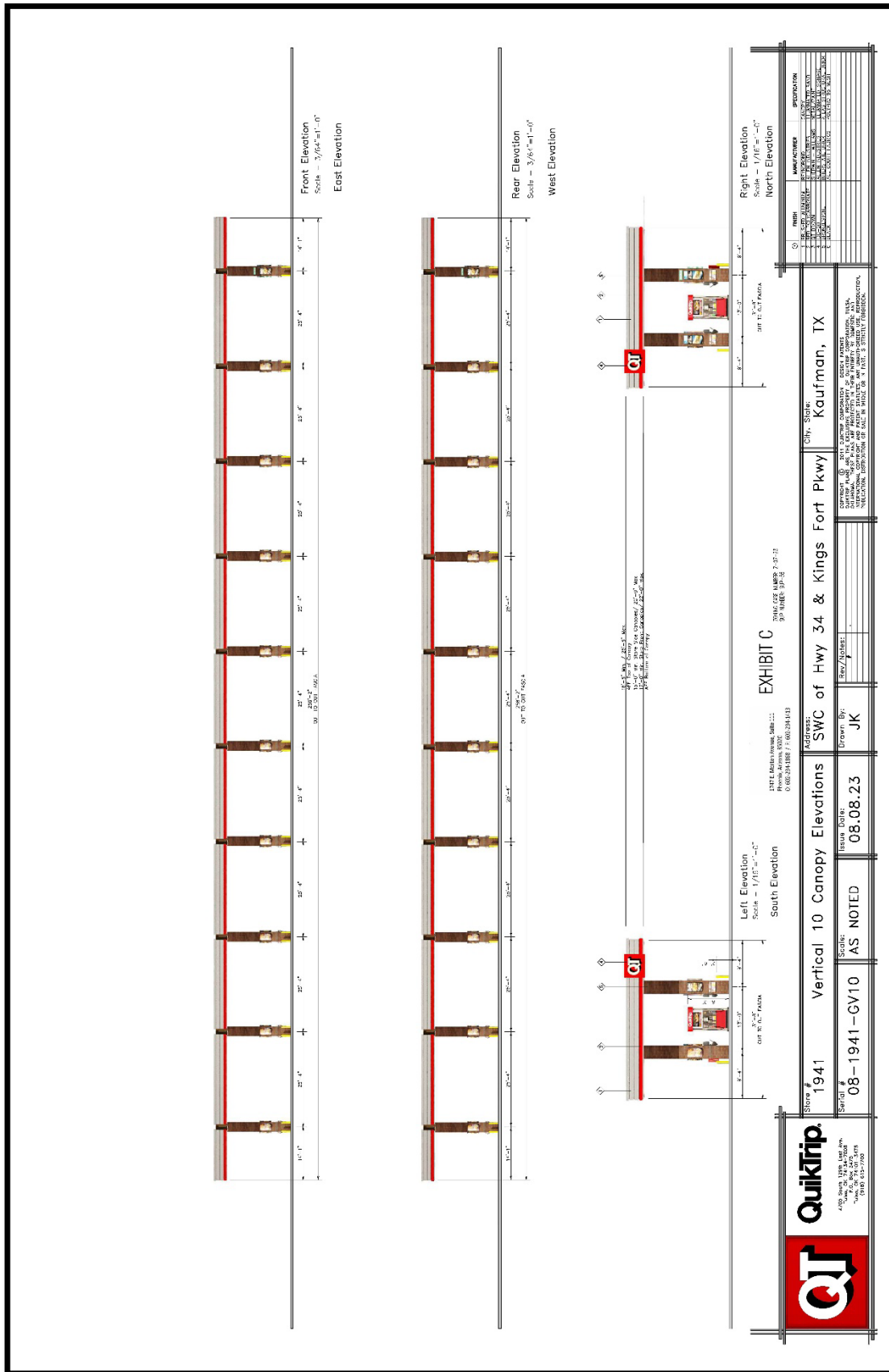


Exhibit C – Elevations and Perspectives

EXHIBIT C

ZONING CASE NUMBER: Z-07-23
SUP NUMBER: SUP-55

West Facing Perspective

QuikTrip

4700 South 138th East Ave.
Tulsa, OK 74116
(918) 435-5700

Store # 1941	Vertical 10 Canopy Perspective	Use or Date 08.08.23	Scale AS NOTED	Address SWC of Hwy 34 & Kings Fort Pkwy Kaufman, TX
Serial # 08-1941-CV10				City, State: Kaufman, TX

ITEM	MANUFACTURER	PROPOSITION
1	QUIKTRIP	EXISTING BUILDING
2	QUIKTRIP	EXISTING BUILDING
3	QUIKTRIP	EXISTING BUILDING
4	QUIKTRIP	EXISTING BUILDING
5	QUIKTRIP	EXISTING BUILDING
6	QUIKTRIP	EXISTING BUILDING
7	QUIKTRIP	EXISTING BUILDING
8	QUIKTRIP	EXISTING BUILDING
9	QUIKTRIP	EXISTING BUILDING
10	QUIKTRIP	EXISTING BUILDING

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Exhibit C – Elevations and Perspectives



Exhibit C – Elevations and Perspectives



Exhibit C – Elevations and Perspectives

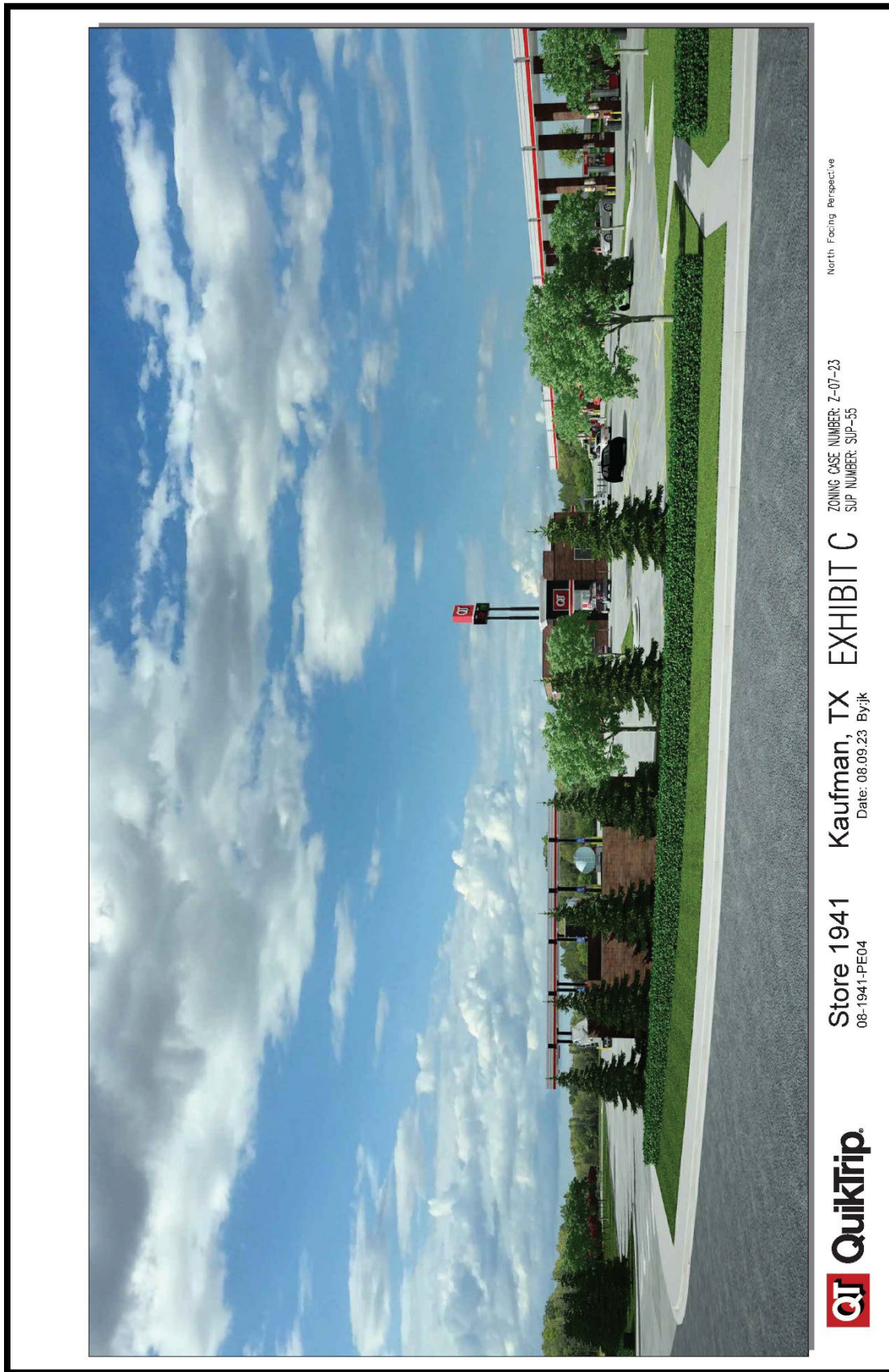


Exhibit C – Elevations and Perspectives



Exhibit C – Elevations and Perspectives



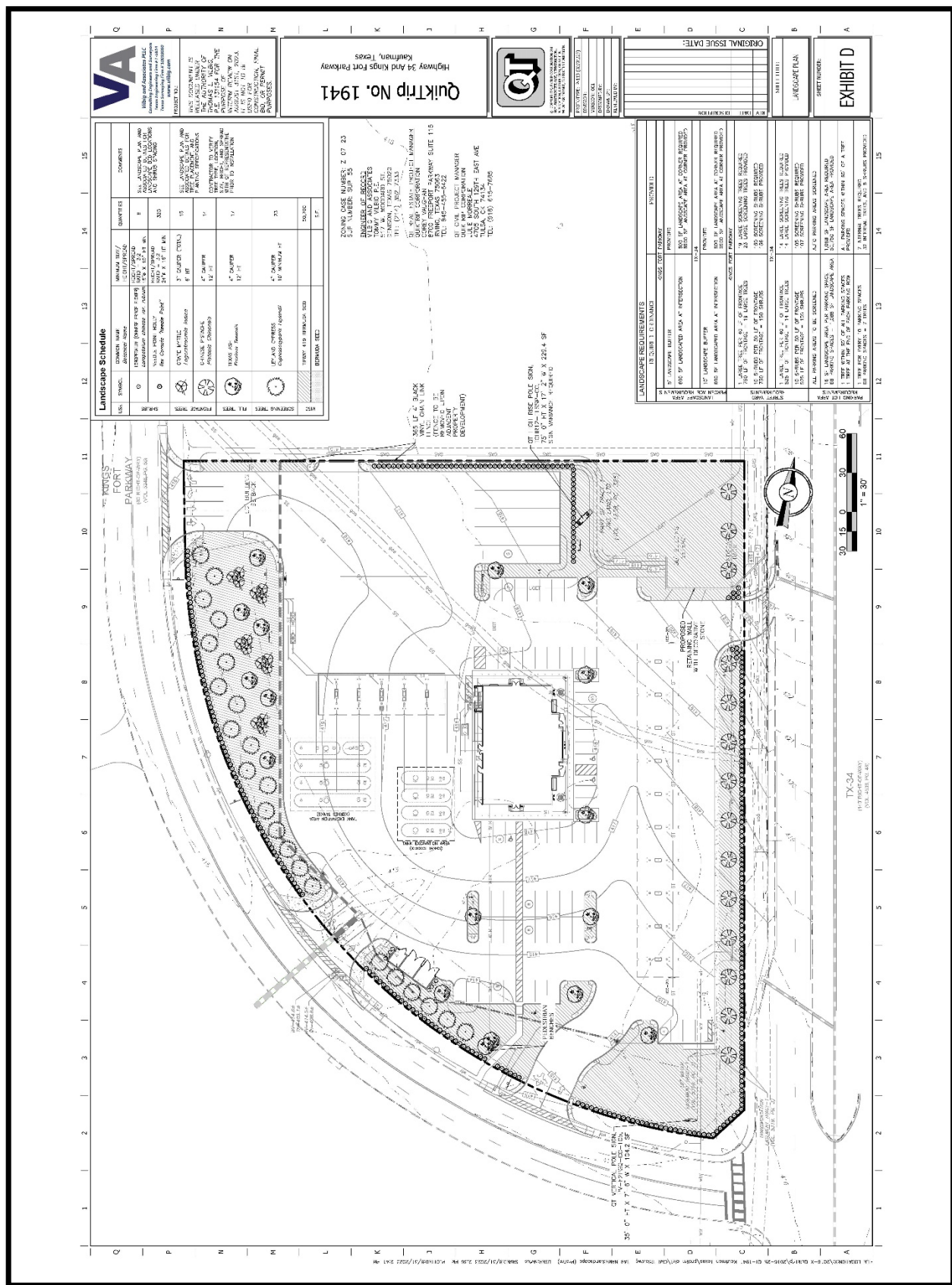
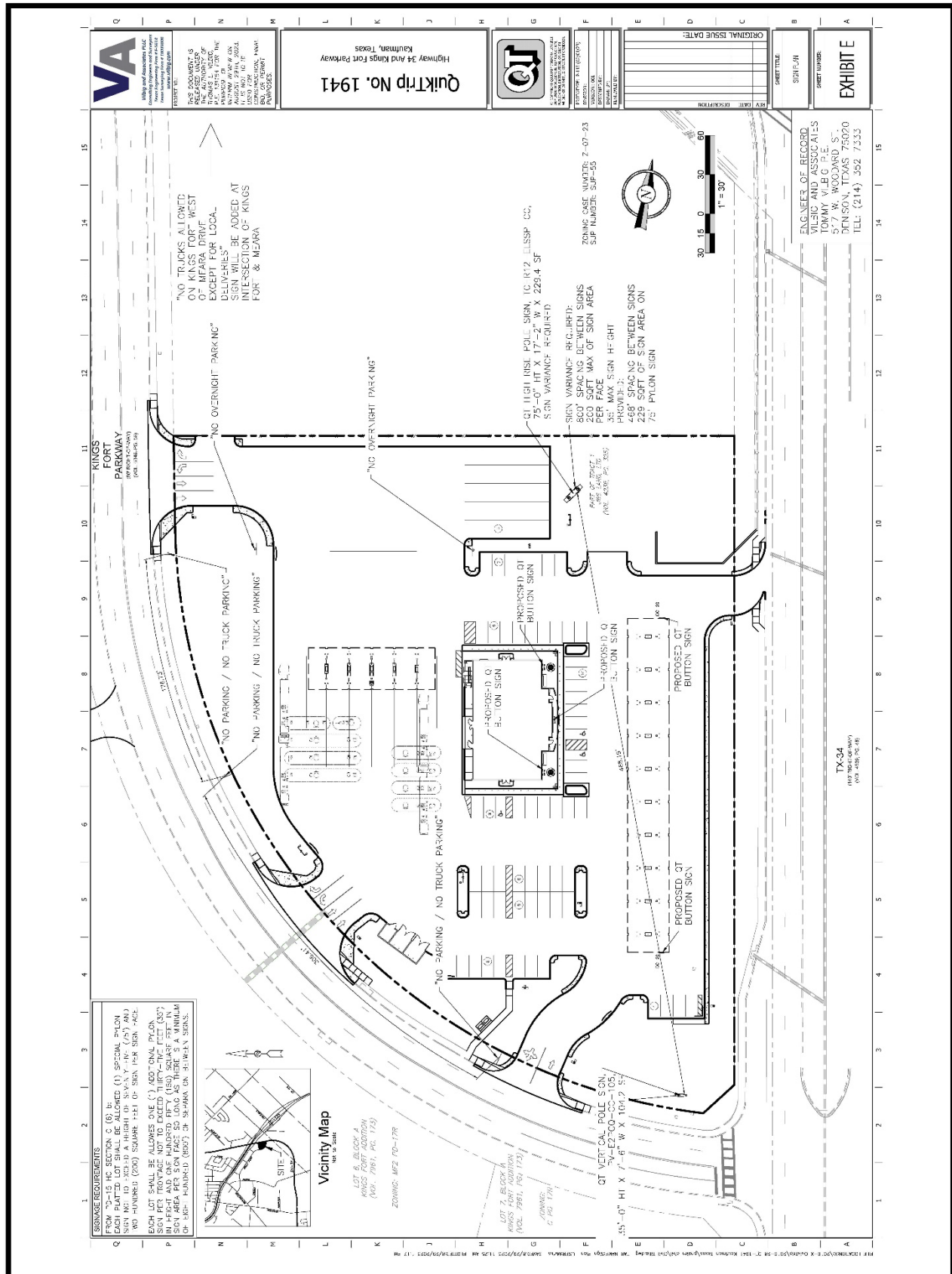
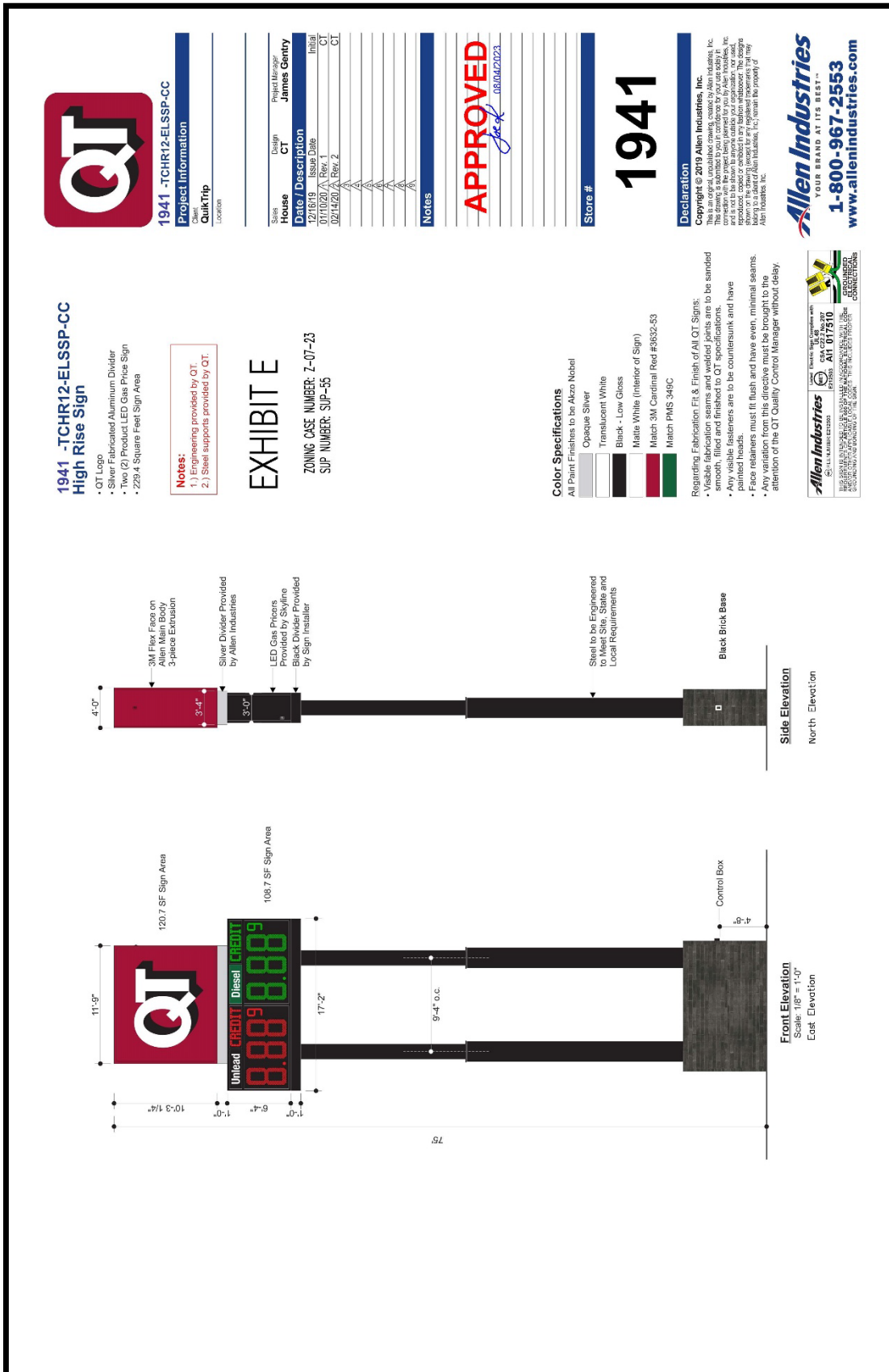


Exhibit E – Sign Plan



[illegible]

Exhibit E – Sign Plan



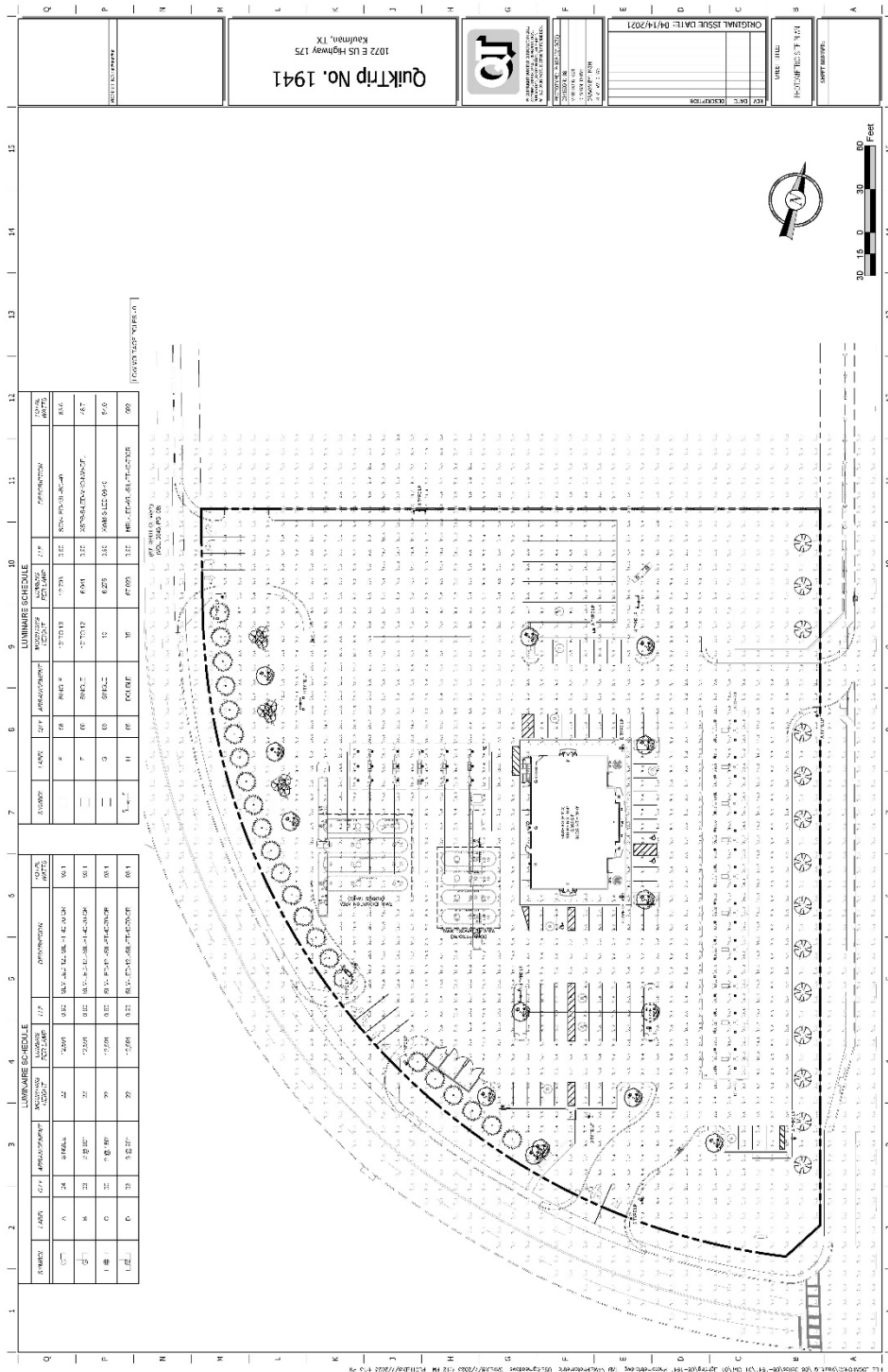
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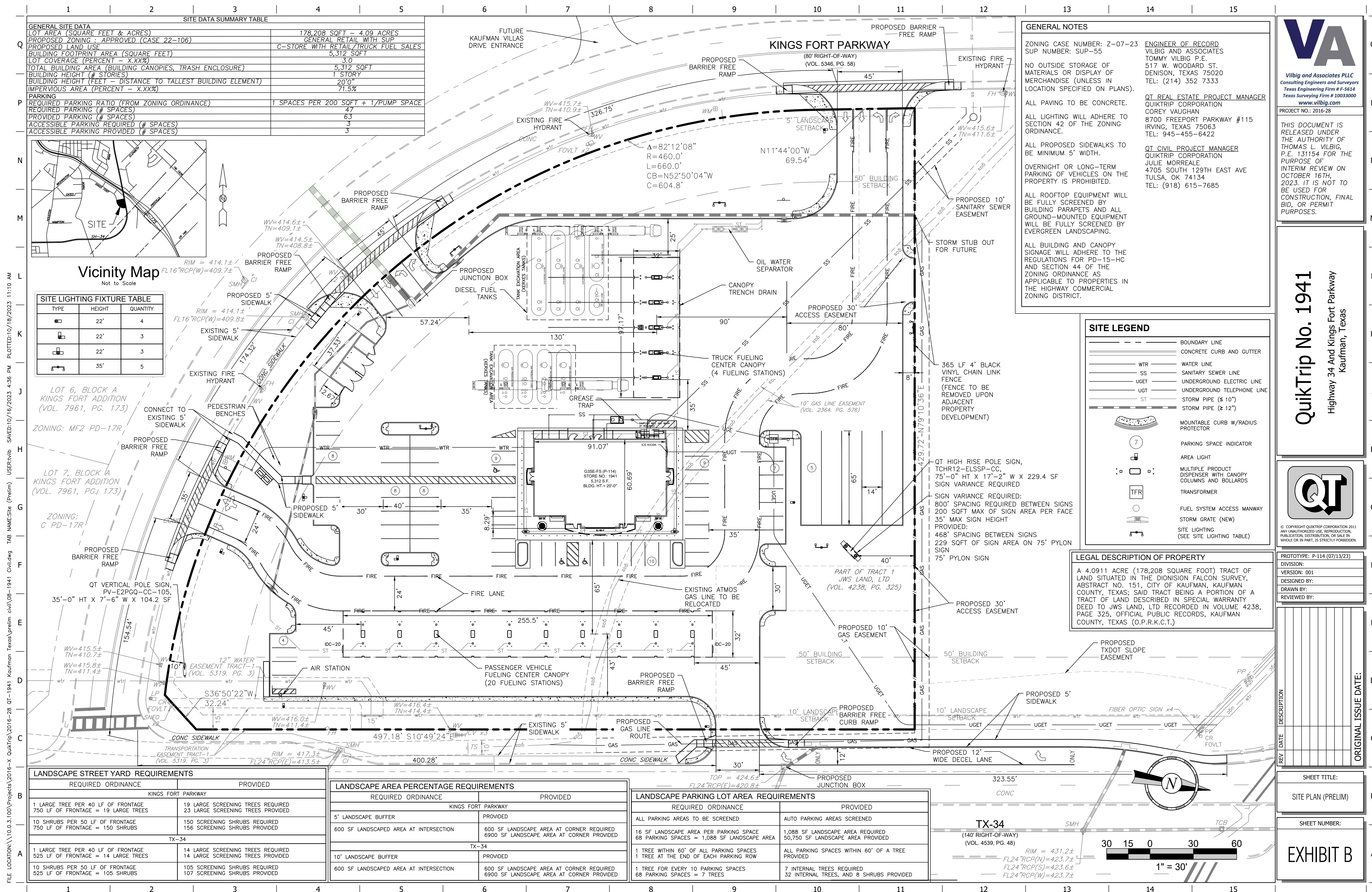
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East Elevation

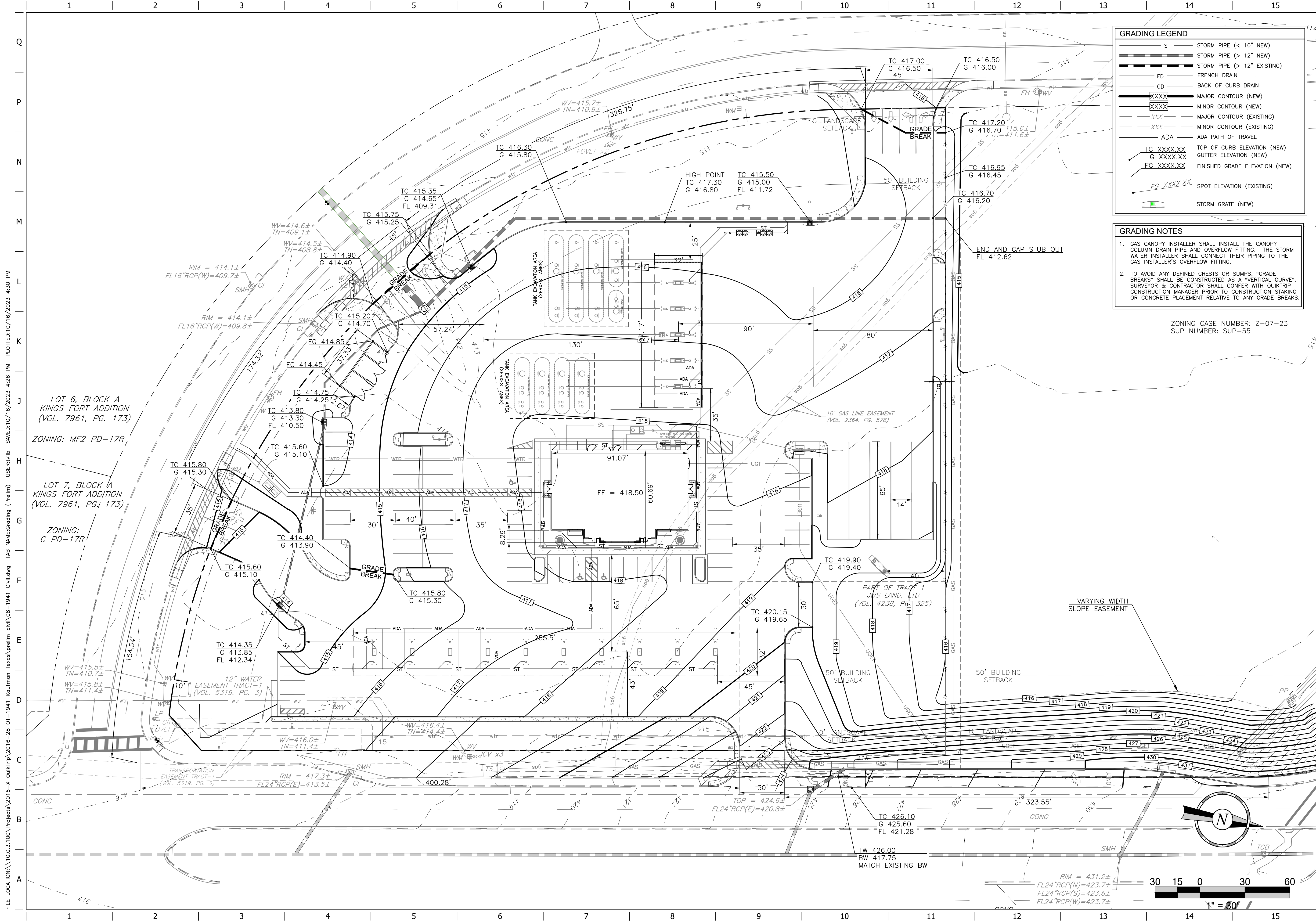
Side Elevation

North Elevation

Photometric Plan







FILE LOCATION: \\10.0.3.100\Projects\2016-X QuikTrip\2016-28 QT-1941 Kaufman Texas\prelim civil\08-1941 Civil.dwg USER:vilb TAB NAME:Grading (Prelim) SAVED:10/16/2023 4:26 PM PLOTTED:10/16/2023 4:30 PM



Vilbig and Associates PLLC
Consulting Engineers and Surveyors
Texas Engineering Firm # F-5614
Texas Surveying Firm # 10033000
www.vilbig.com

PROJECT NO.: 2016-28

THIS DOCUMENT IS
RELEASED UNDER
THE AUTHORITY OF
THOMAS L. VILBIG,
P.E. 131154 FOR THE
PURPOSE OF
INTERIM REVIEW ON
OCTOBER 16TH,
2023. IT IS NOT TO
BE USED FOR
CONSTRUCTION, FINAL
BID, OR PERMIT
PURPOSES.

QuikTrip No. 1941
Highway 34 And Kings Fort Parkway
Kaufman, Texas



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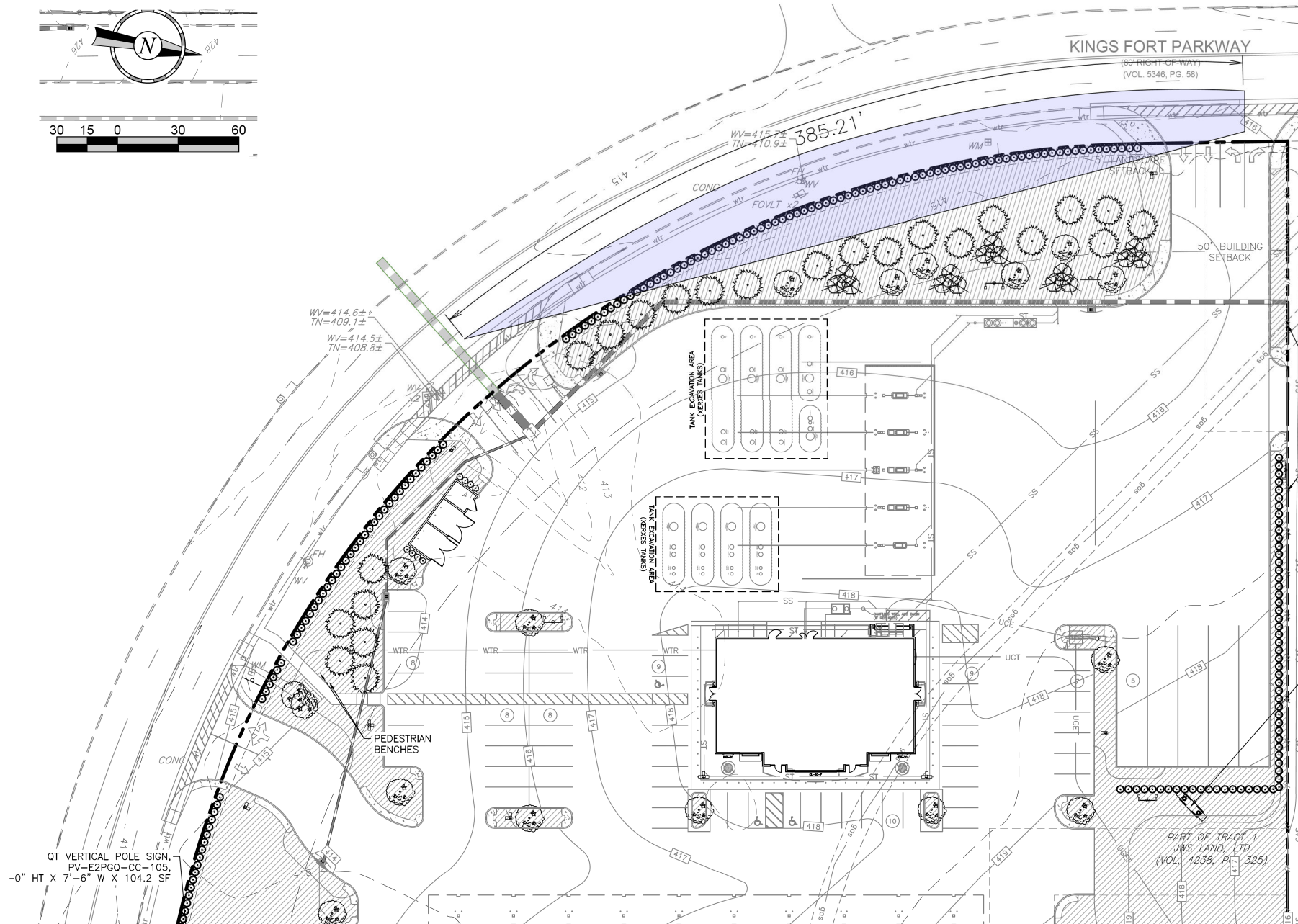
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VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

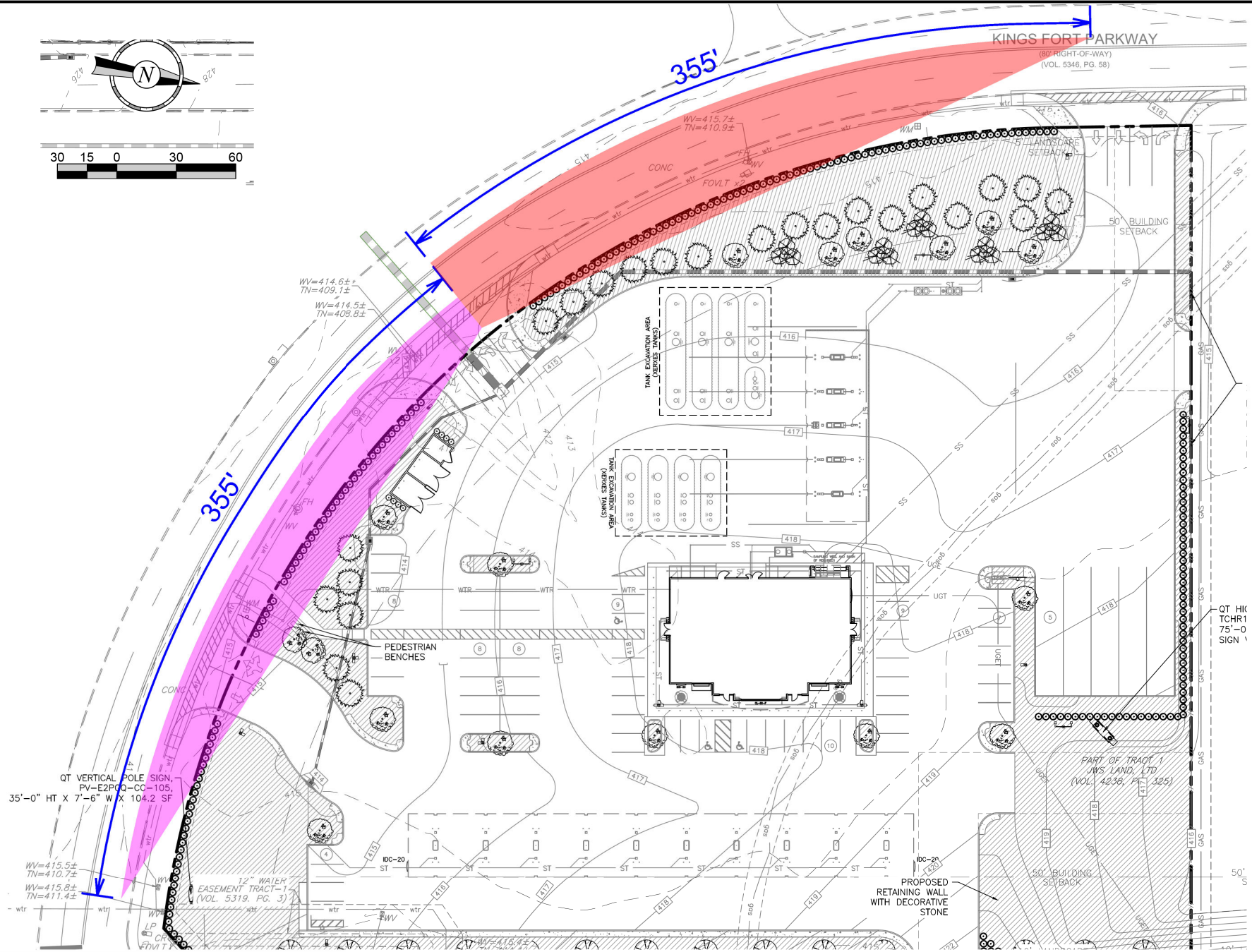
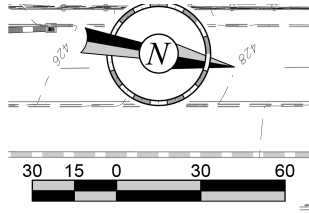
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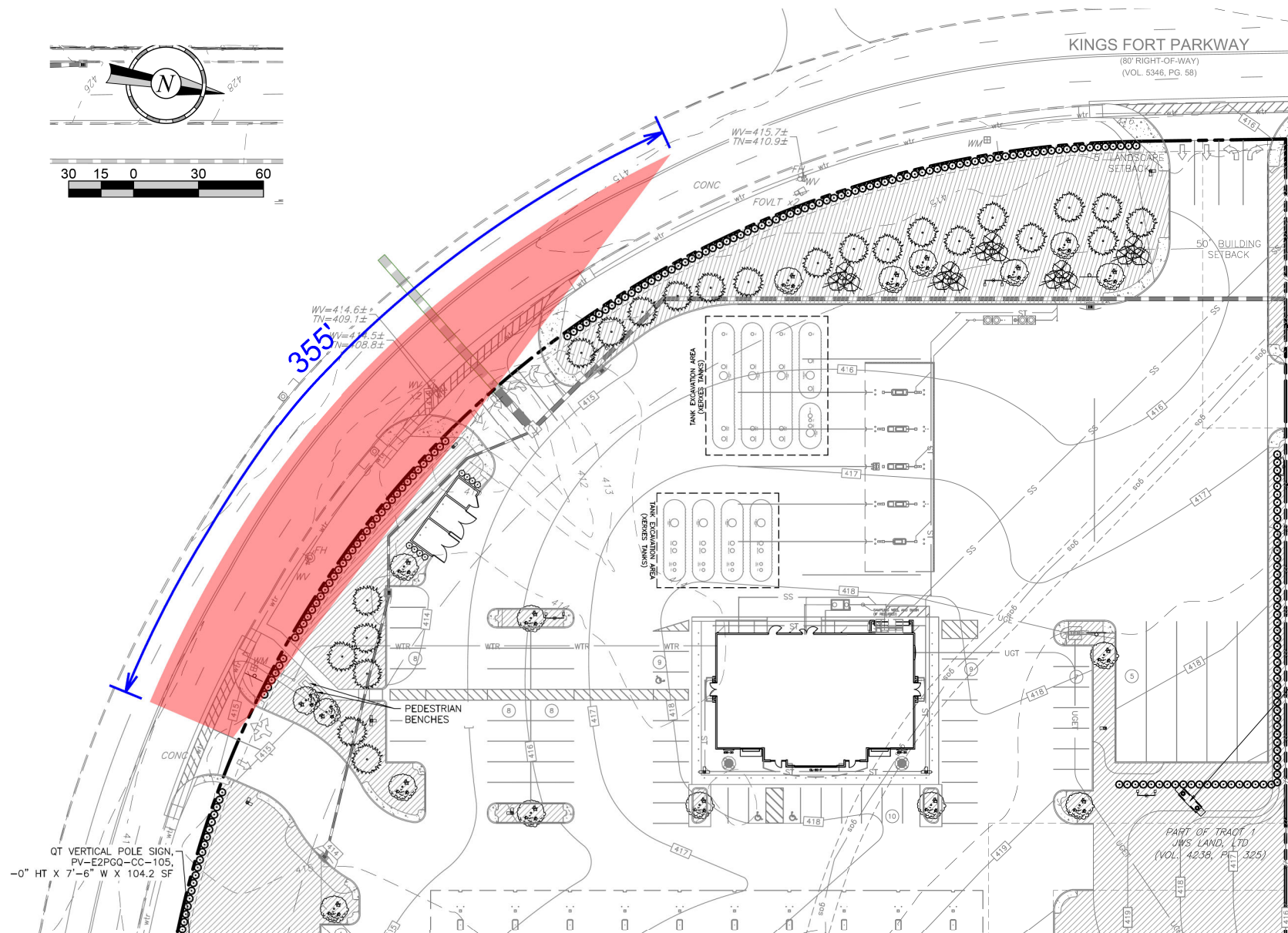
SHEET TITLE:
GRADING (PRELIM)

SHEET NUMBER:

4













Store 1941
08-1941-PE10

Kaufman, TX
Date: 10.17.23 By:jk





Andrew Bogda

From: Philip Varughese <pvarughese@tnpinc.com>
Sent: Wednesday, October 18, 2023 10:52 AM
To: Tommy Vilbig, PE; Andrew Bogda
Cc: Vaughan, Corey; Kelly Parma; Chris Edwards; Matthew Fusselman
Subject: RE: QT-1941 Updated Plans

Kelly/Tommy,

Based on providing adequate stopping sight distance, no additional variances are needed for the intersection sight distance.

In reference to the driveway spacing – the spacing providing is adequate for a local city street, therefore no additional variances are required.

Thanks,



Philip Varughese, PE, CFM
Team Leader, Associate Principal

📞 817.665.7114 direct | 817.723.9127 mobile | 817.336.5773 front desk
📍 5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137

pvarughese@tnpinc.com
www.tnpinc.com



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ORDINANCE O-25-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-02-07 AND CHAPTER 118, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, COLLECTIVELY, "THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP" OF THE CITY, TO APPROVE SPECIFIC USE PERMIT NO. FIFTY-FIVE, ("SUP-55"), AND ITS SITE PLAN, TO PERMIT A TRUCK STOP, SUBJECT TO CONDITIONS, ON AN APPROXIMATE 4.091 ACRE TRACT OF LAND (PROPERTY ID 202753) ZONED PLANNED DEVELOPMENT 15 – HIGHWAY COMMERCIAL "PD-15-HC", SUCH PROPERTY BEING GENERALLY LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY 34 & KINGS FORT PARKWAY, SITUATED IN THE D. FALCON SURVEY, ABSTRACT NO. 151, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENTS THAT IMPOSE CONDITIONS UPON THE PROPERTY, INCLUDING RESTRICTIONS ON USE OR BUILDING EXPANSION OR MODIFICATION, REQUIRING A TRAFFIC IMPACT ANALYSIS AND FOR ALL RECOMMENDATIONS THEREIN TO BE INCORPORATED INTO THE PLANS AND ALL STAFF REVIEW COMMENTS TO BE ADDRESSED, AND AUTHORIZING A VARIANCE TO THE HEIGHT AND AREA OF A POLE SIGN; PROVIDING ASSIGNABILITY AND EXPIRATION/RECISSION; PROVIDING LAND USE REGULATIONS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 5th day of September, 2023, the Planning and Zoning Commission, after holding a public hearing, did consider and make a recommendation to City Council for approval of SUP-55, and its Site Plan (Z-07-23), to allow a truck stop with the conditions listed in Section 2 of this Ordinance on an approximate 4.091 acre tract of land, Kaufman CAD Property ID 202753, zoned Planned Development 15 – Highway Commercial "PD-15-HC", generally located at the northwest corner of State Highway 34 & Kings Fort Parkway, situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas; and more specifically described and depicted on **Exhibit "A"**, a copy of which is attached hereto and incorporated herein as, (the "Property"); and

WHEREAS, at its regular meeting held on the 25th day of September, 2023, the City Council held a public hearing to consider approving SUP-55, and its Site Plan as noted above and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning

Commission; (3) provided the public an opportunity to provide input; and (4) considered public input; and

WHEREAS, after tabling the item to its regular meeting held on the 23rd day of October, 2023, the City Council considered approving SUP-55, and its Site Plan as noted above and: (1) considered the compatibility of the proposed SUP-55 zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City; and (2) determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan of the City, would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT. That Ordinance No. O-25-23 and Chapter 118, “Zoning”, of the Code of Ordinances of the City of Kaufman, collectively, “The Comprehensive Zoning Ordinance and The Official Zoning Map”, is hereby amended to reflect a change in zoning to the Property, described and depicted in **Exhibit “A”**, attached hereto and incorporated herein, from Planned Development 15 – Highway Commercial “PD-15-HC” to Planned Development 15 – Highway Commercial “PD-15-HC” with Specific Use Permit-55 (“SUP-55”).

Pursuant to the zoning designation of Planned Development 15 – Highway Commercial “PD-15-HC” with SUP-55, the Property shall only be used as allowed by the Planned Development 15 – Highway Commercial “PD-15-HC” zoning district of the City of Kaufman, as amended by SUP-55 which hereby authorizes a truck stop with the following conditions, each of which shall be included on the Site Plan for SUP-55, and such use shall be subject to the conditions set forth below:

- a. The Property, including all buildings, premise, or land used pursuant to this SUP-55 shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits (Floor Plan, Elevations, Landscape Plan, Sign Plan, Photometric Plan) unless an amendment to SUP-55 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
- b. A variance is authorized for one (1) pole sign with a maximum height of 75’, a maximum sign area of 229 sq. ft., at least 468’ from the other pole sign on the property, at the location indicated on the Site Plan (Exhibit B) and with the design as indicated on the Sign Plan (Exhibit E).

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the change in zoning classification of the Property from Planned Development 15 – Highway Commercial “PD-15-HC” to Planned Development 15 – Highway Commercial “PD-15-HC” with Specific Use Permit-55 (“SUP-55”), thereon and the updated map shall be on file with the Office of the City Secretary.

SECTION 4. SITE PLAN. The Site Plan for SUP-55 attached hereto and incorporated as if set forth fully herein as **Exhibit “B”**, is hereby approved by the City Council. The approved Site Plan meeting the requirements of this Section shall be adhered to in its entirety for the duration of the uses authorized by SUP-55.

SECTION 5. ASSIGNABILITY; TERMINATION/RECISSION. SUP-55 is non-transferrable. SUP-55 shall expire or terminate when the Planning and Zoning Commission and the City Council take proper zoning action to rescind the SUP, with appropriate publication notification and public hearing, pursuant to Section 30.1 of the City’s Comprehensive Zoning Ordinance.

SECTION 6. LAND USE REGULATIONS. The regulations contained in the City’s Comprehensive Zoning Ordinance for Planned Development 15 – Highway Commercial “PD-15-HC” zoning, as amended, shall control, except as expressly modified by SUP-55.

SECTION 7. CUMULATIVE REPEALER/SAVINGS This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 9. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 10. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this 23rd day of October, 2023.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

“EXHIBIT A” Legal Description

Z-07-23
Northwest corner of SH 34 & Kings Fort Pkwy. –
Kaufman CAD Property ID 202753

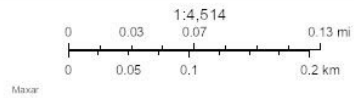
QuikTrip



9/1/2023, 3:12:10 PM

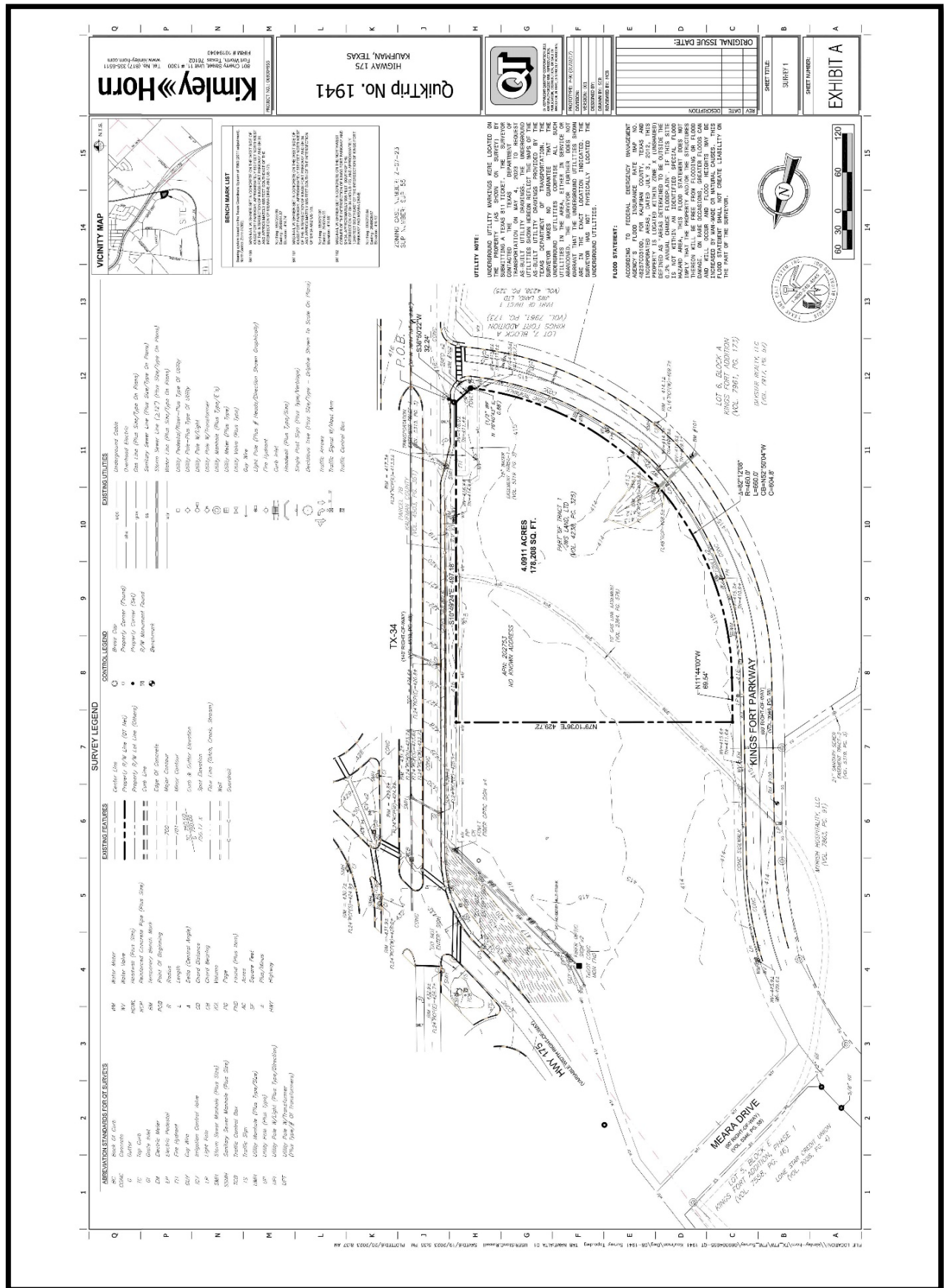
Abstracts

Parcels

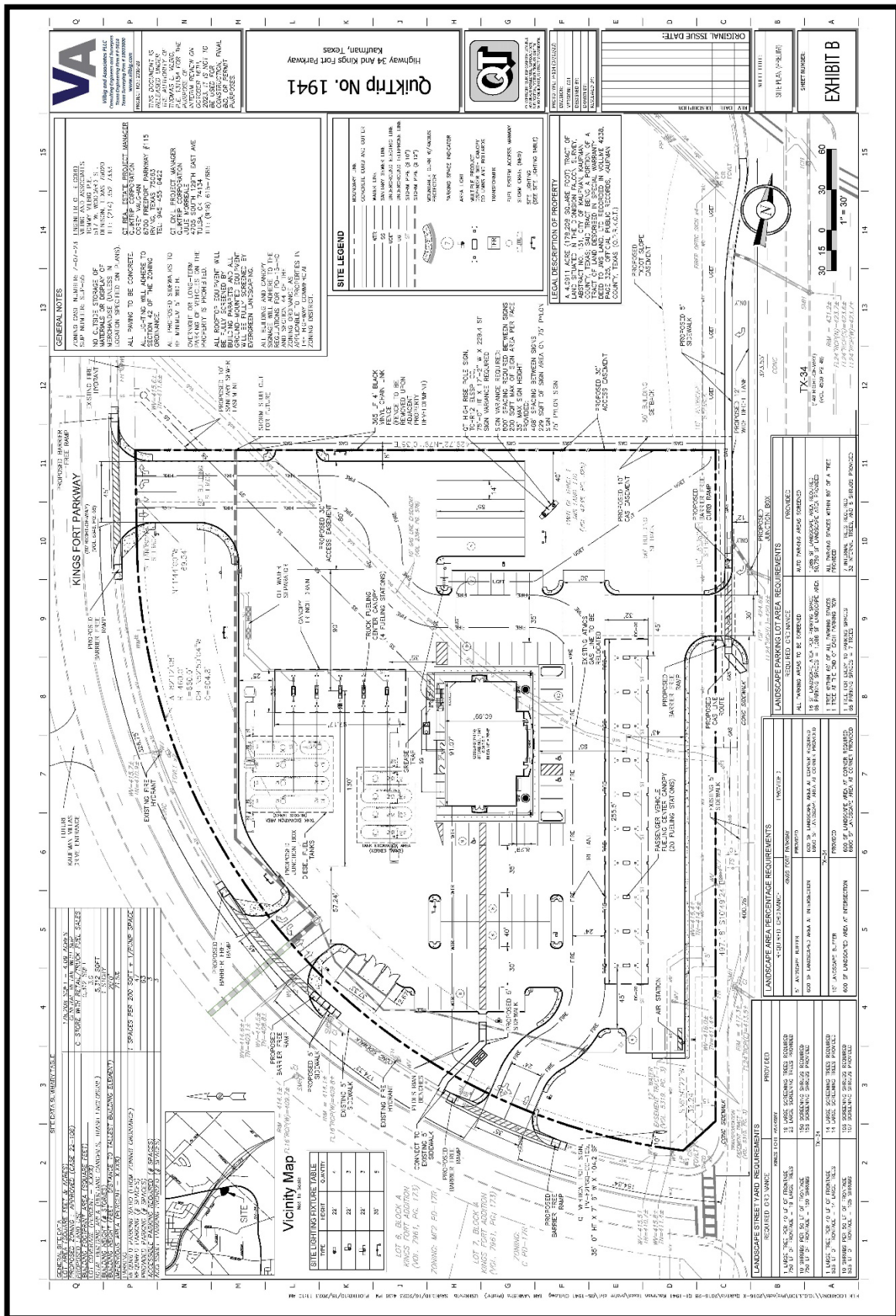


Kaufman County Aerials District, BIS Consulting - www.bisconsulting.com

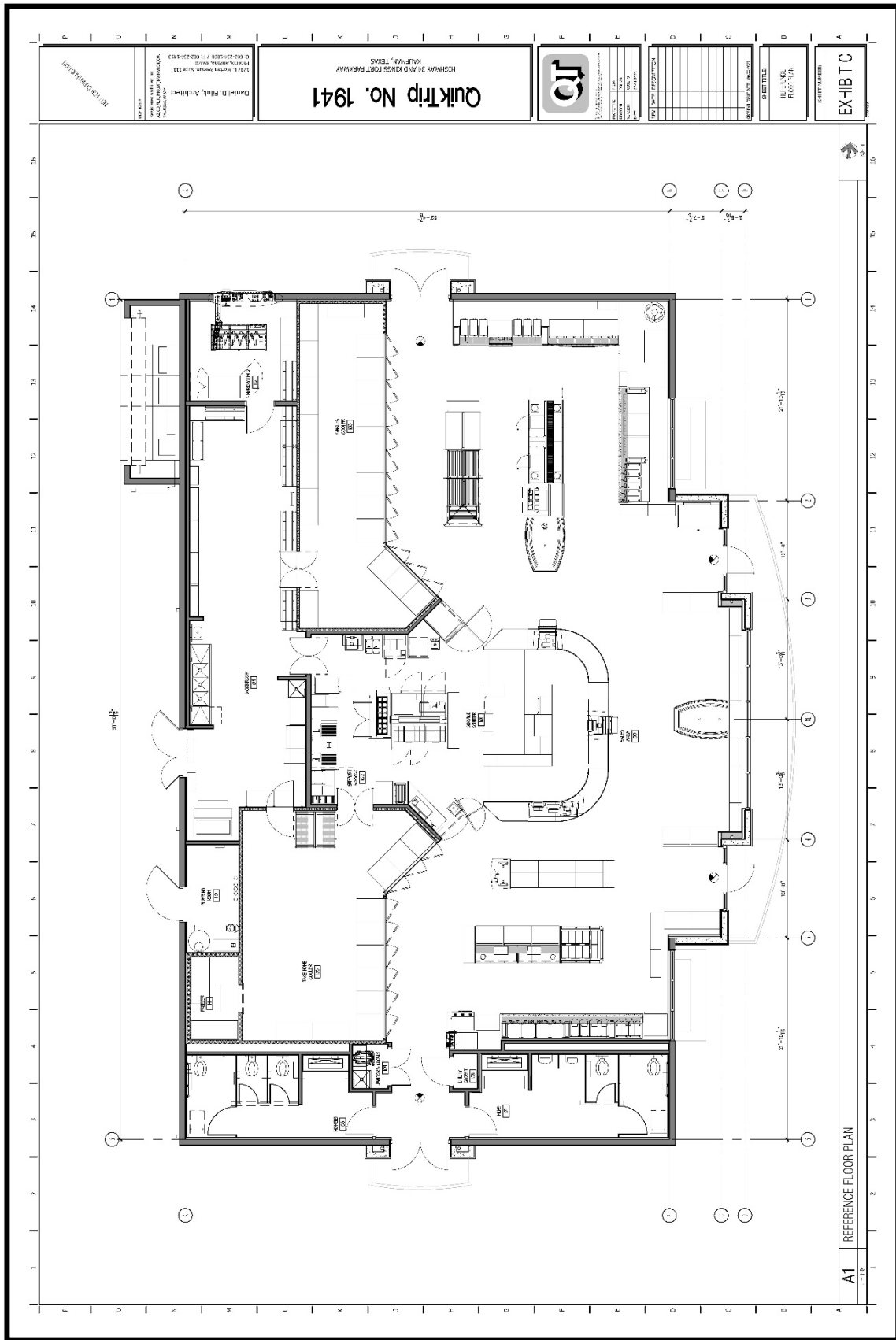
“EXHIBIT A” Legal Description



Page 96 of 214



"EXHIBIT C" Floor Plan



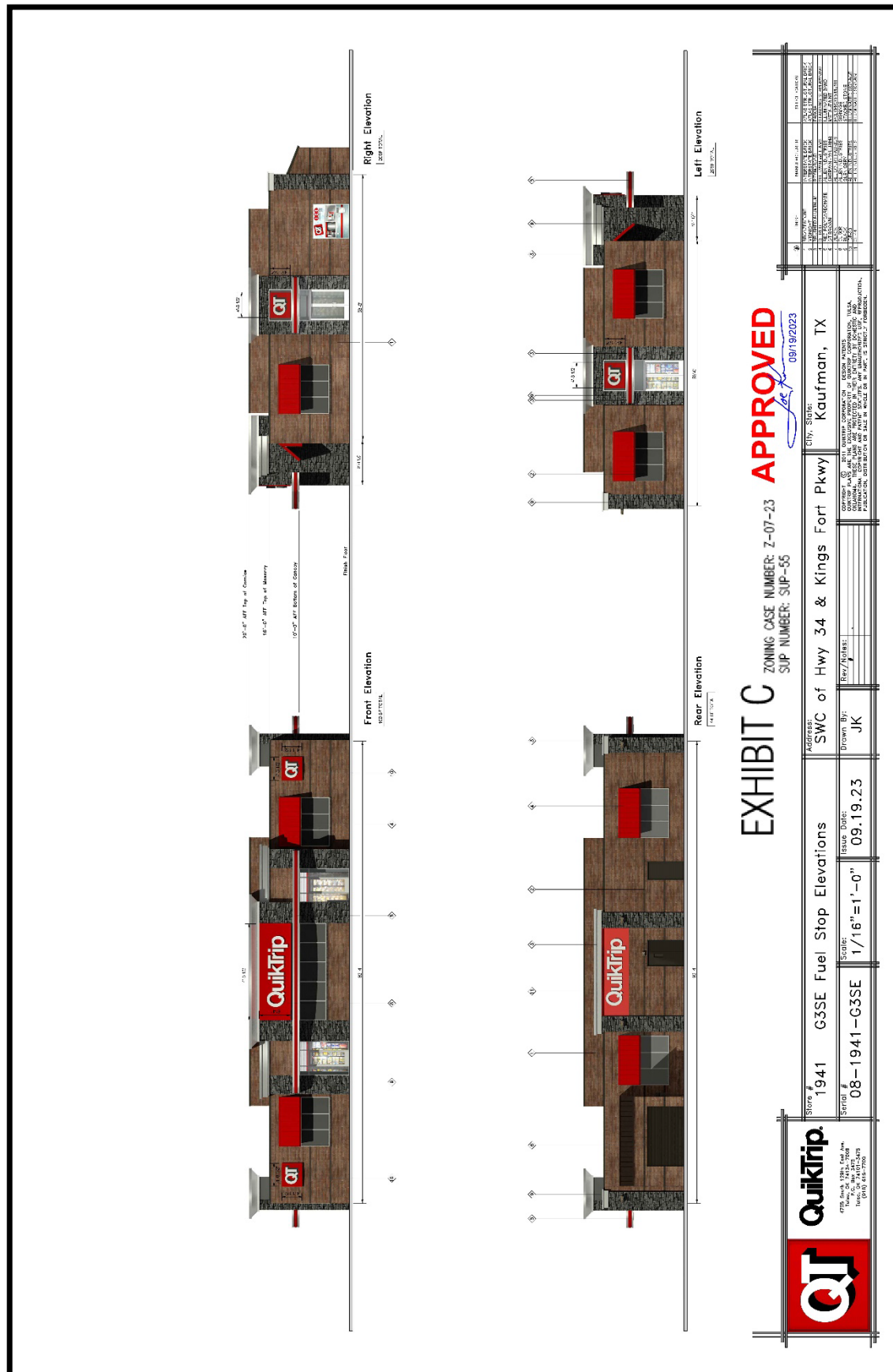


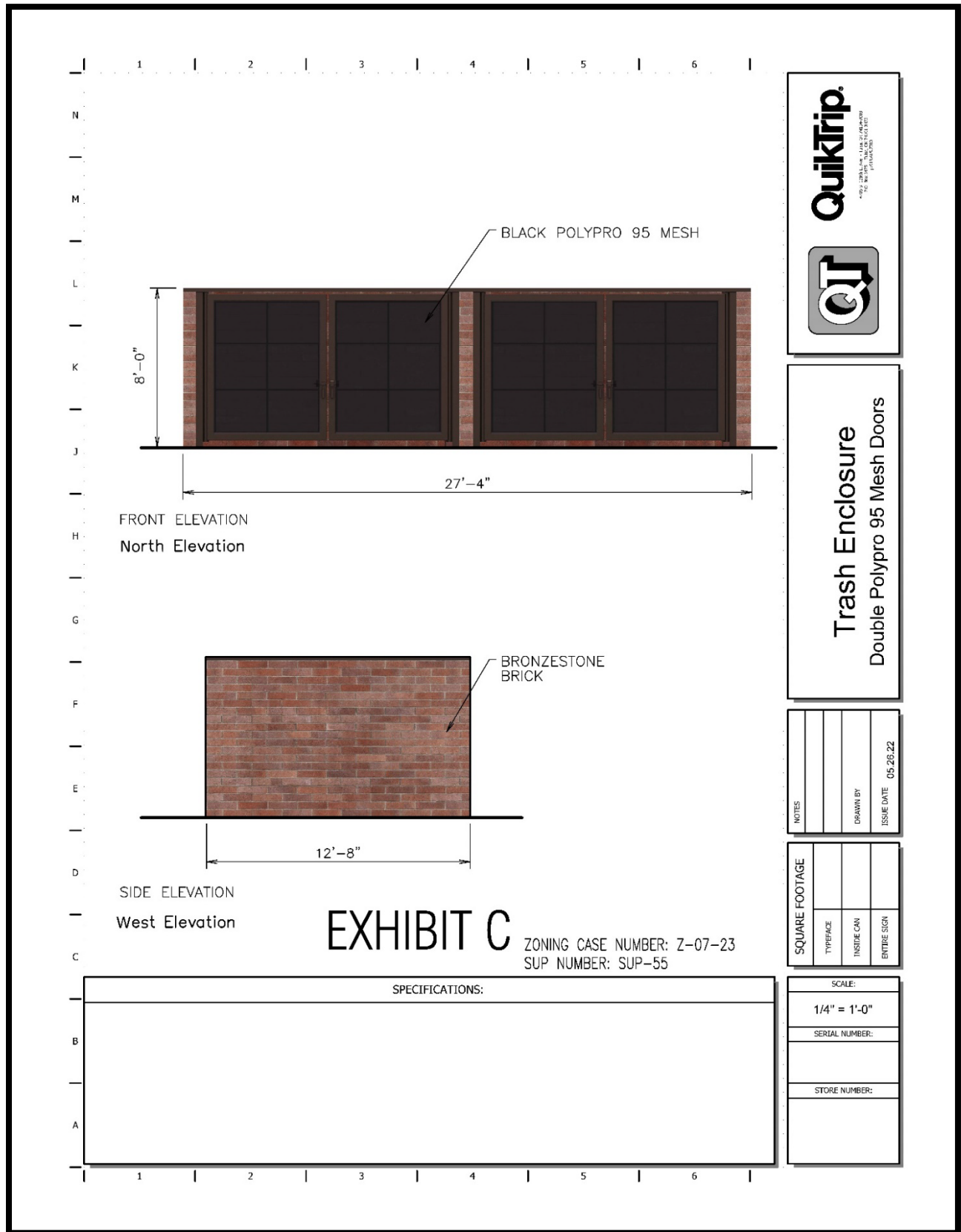


EXHIBIT C

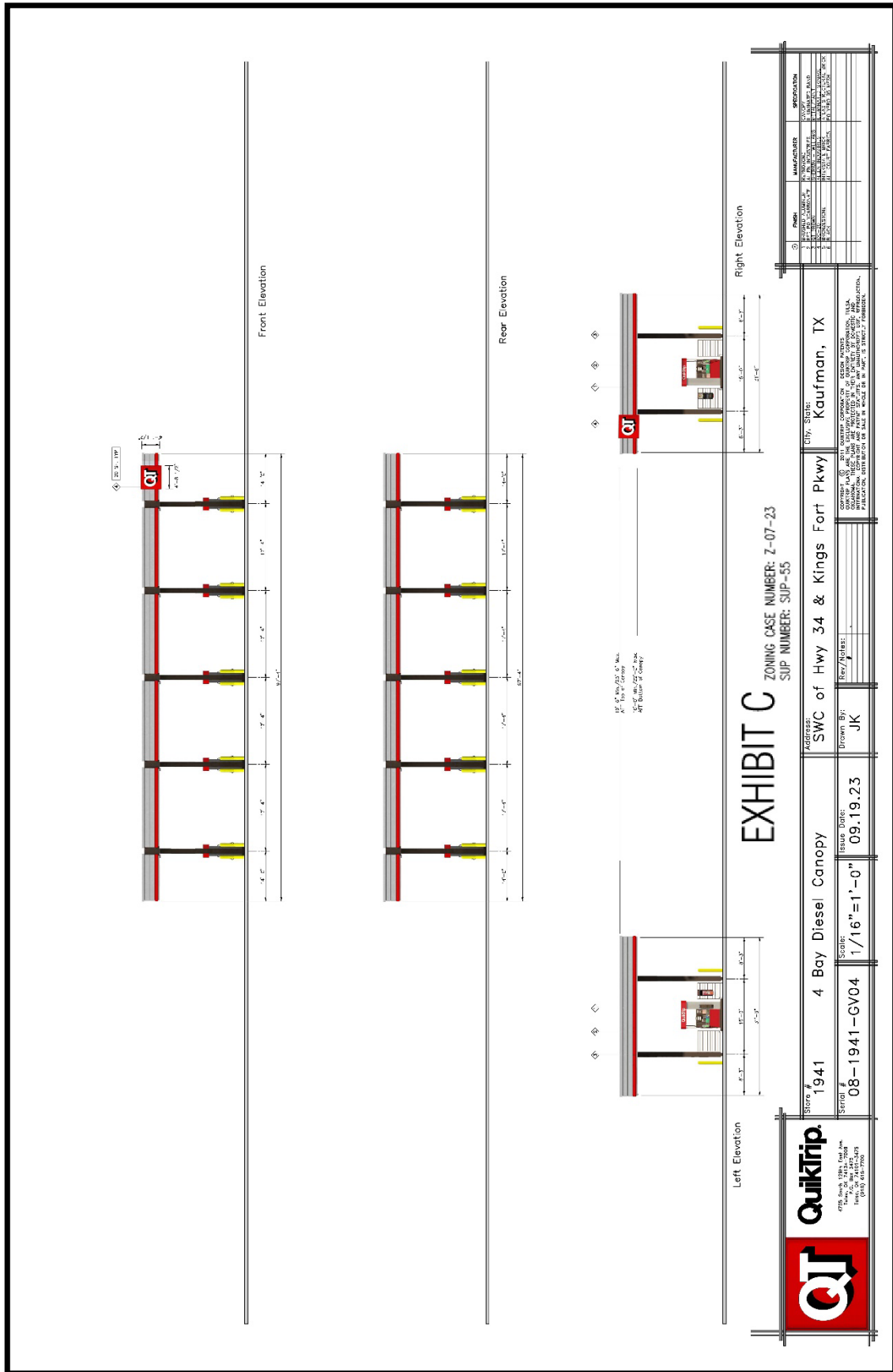
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SUP NUMBER: SUP-55

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"EXHIBIT C" Elevations and Perspectives

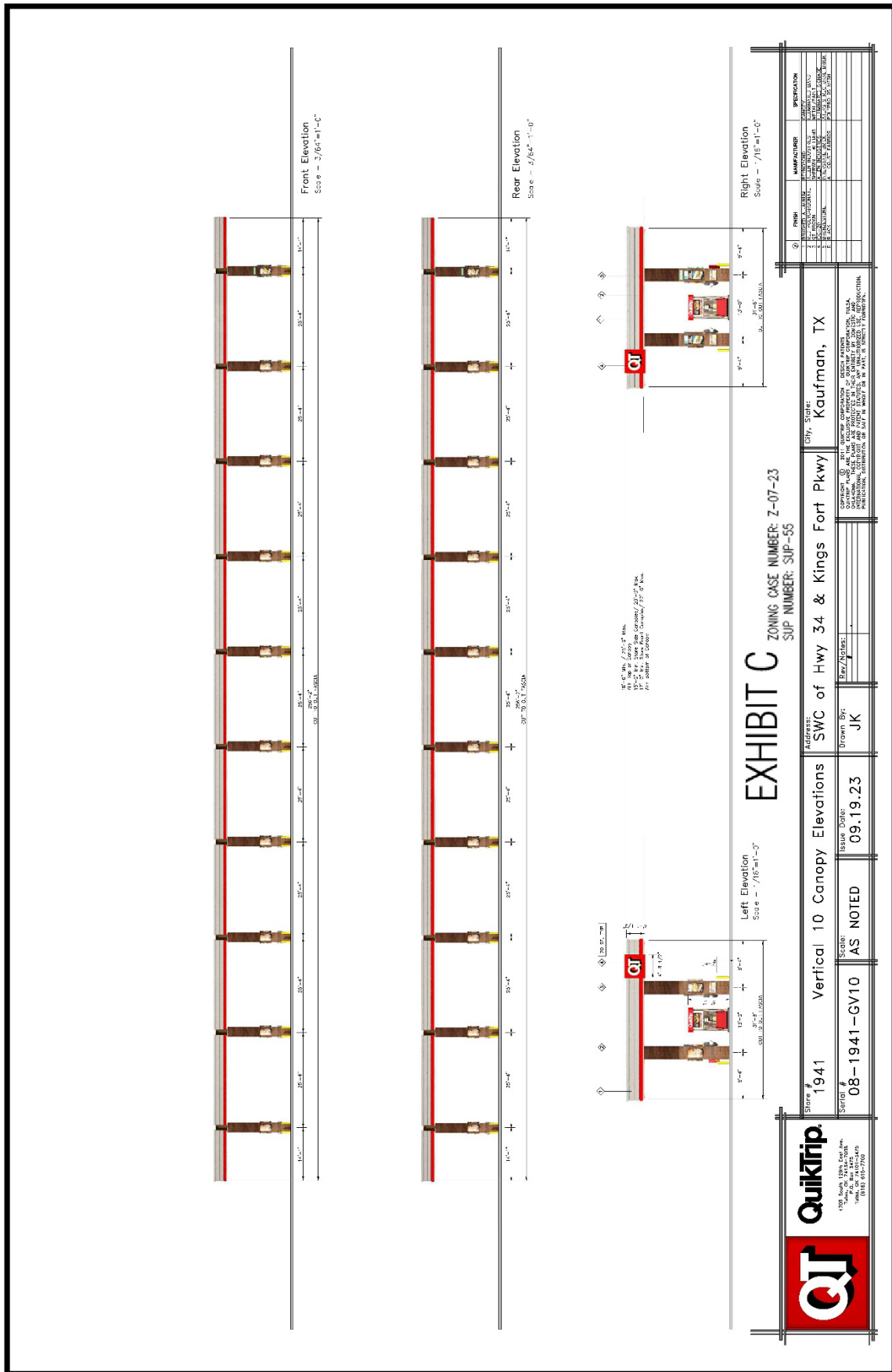


"EXHIBIT C" Elevations and Perspectives





Ordinance O-25-23

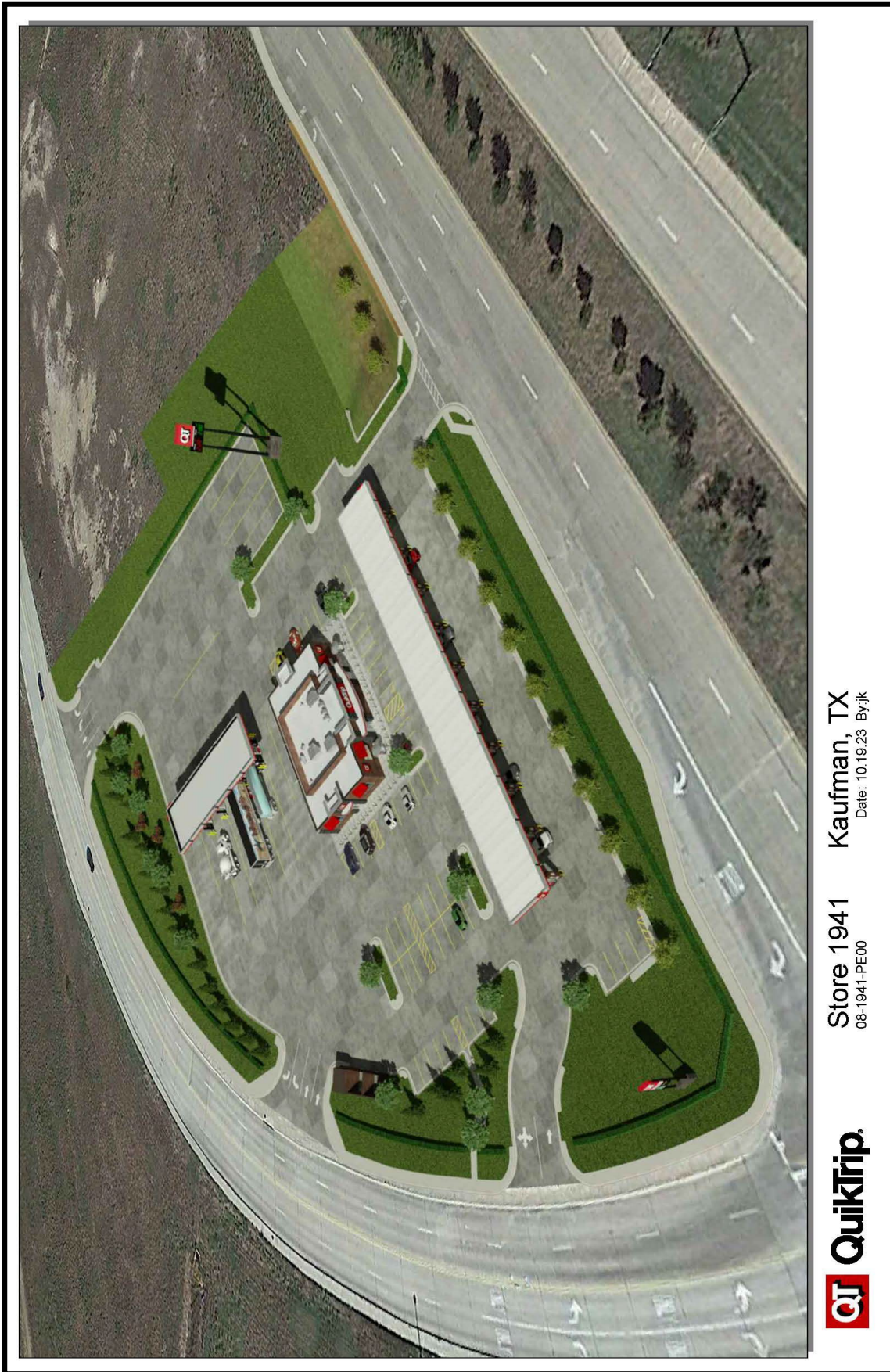




"EXHIBIT C" Elevations and Perspectives



"EXHIBIT C" Elevations and Perspectives



QuikTrip
Store 1941
08-1941-PE00

QuikTrip
Store 1941
08-1941-PE00

QuikTrip
Store 1941
08-1941-PE00

QuikTrip
Store 1941
08-1941-PE00

QuikTrip
Store 1941
08-1941-PE00

QuikTrip
Store 1941
08-1941-PE00



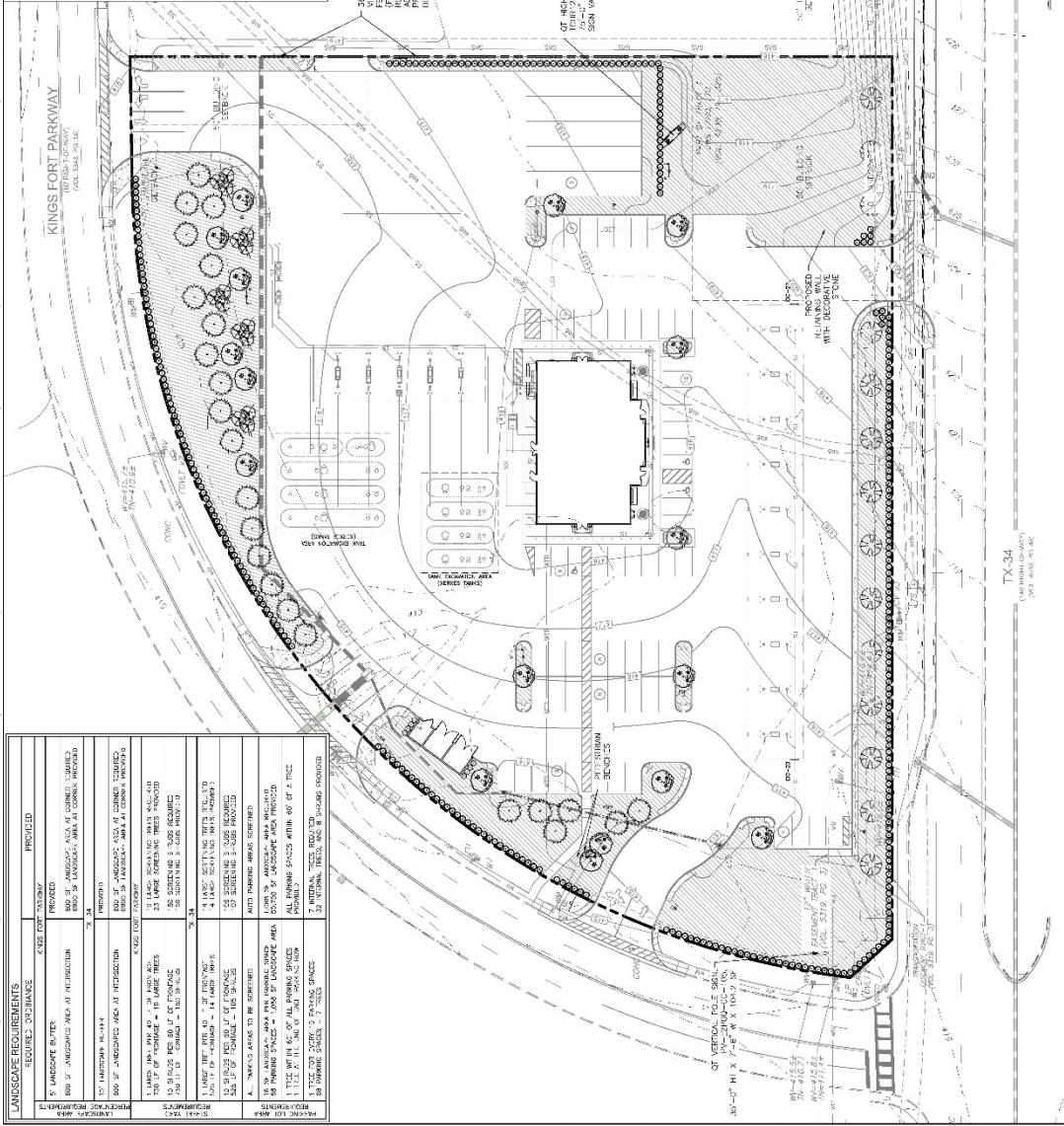
QuikTrip
Store 1941
08-1941-PE10

Kaufman, TX
Date: 10.17.23 By:jrk

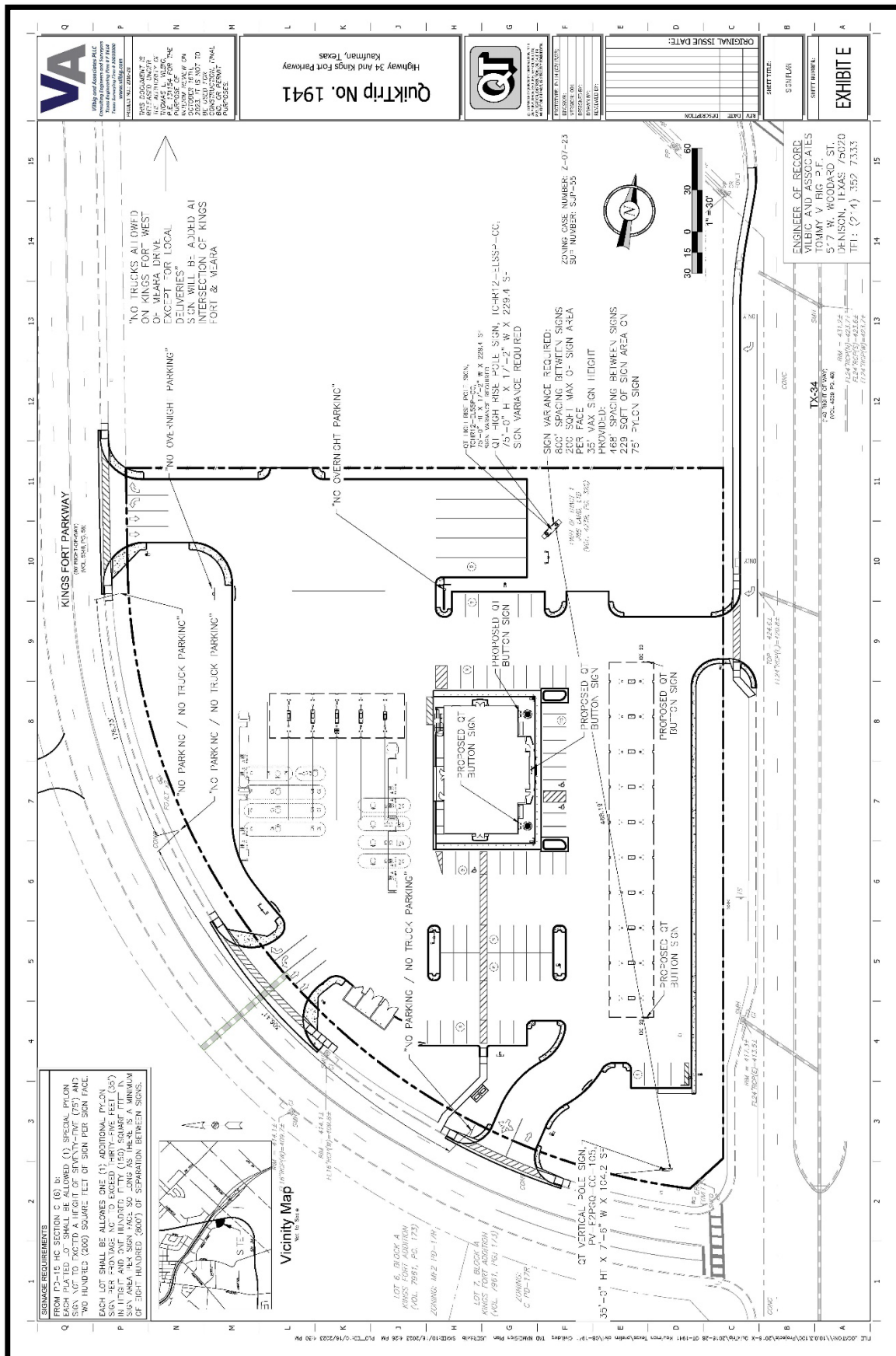
"EXHIBIT C" Elevations and Perspectives





[illegible][illegible]

“EXHIBIT E” Sign Plan



1941 -PV-E2PGQ-CC-105
Vertical Pole Sign

- QT Logo
- Two (2) Product LED Gas Price Sign with Cash & Credit
- QT Kitchen
- Gasoline
- 104.2 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.

EXHIBITE

Color Specifications
All Paint Finishes to be Akzo Nobel

Opaque Silver
Translucent White
Black - Low Gloss
Matte White (Interior of Sign)
Match 3M Cardinal Red #8632-53
Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:
• Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
• Any visible fasteners are to be countersunk and have painted heads.
• Face retainers must fit flush and have even, minimal seams.
• Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

1941 -PV-E2PGQ-CC-105
Vertical Pole Sign

Client Review Status

1941

APPROVED
Jock
09/04/2023

Declaration
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1-800-967-2553
www.allenindustries.com

Top View

Front Elevation
Scale: 1/4" = 1'-0"
North Elevation

Side Elevation
Scale: 1/4" = 1'-0"
West Elevation

Black Brick Base

1941 -PV-E2PGQ-CC-105
Vertical Pole Sign

Project Information

Client	QuikTrip
Location	

Project Manager
James Gentry

Date / Description
12/02/19 Issue Date
01/13/20 Rev. 1
02/18/20 Rev. 2

Notes

QT G3S CL-60-F
Building Channel Letters
White Lettering
Page 1 of 6

24V Max LED

Sign Manufactured In Two (2) Equal Half Sections.

Fabricated Aluminum Wall Sign with Projected Aluminum Channel Letters
Internally Illuminated White LED Formed Evonik Cyro SG-7328 Face Panels

Gen III Sign Design

Raised Panel Design:
Two (2) Section Sign Frame with
Removable Break Formed
Aluminum Face Panels

Each of the Two (2) Sign Sections to be
connected to the main power source
connection thru the provided access panels
located at the bottom center sign sections.

Top View

19'-4 1/2"

Note: Sign to be Centered in the Recessed Opening

14'-2" Overall Letter Length

Comics Installed Above Sign

6'-11" Wall Opening

7" Clearance

6'-4" Sign Height

14'-3 3/8"

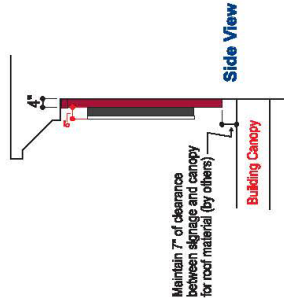
3'-2"

9 1/4"

14'-3 3/8"

Residual Panel
Installed Each Side
of Wall Sign

Electric Access Panels



Side View

COLOR REFERENCE:

NOTE: AZCO NOBLE PAINT SPECIFIED
FOR ALL PAINTED SURFACES

- EMBOSSSED FACE PANEL & TRANSLUCENT WHITE
EVONIK CYRO SG-7328 NON-GLARE FINISH
- QT RED, AZCO NOBLE PAINT MATCH 3M CARDINAL
- RED TRANSLUCENT VINYL #6632-SL SATIN FINISH
- LETTER RETURNS TO BE AZCO NOBLE PAINT MATCH
TO BENJAMIN MOORE #2134-30 IRON MOUNTAIN

EXHIBIT C

Front View - Sign Type G3S CL-60-F Projected Channel Letters with White LED Illuminated Evonik Cyro SG-7328 Faces

Scale 1/4" = 1'-0"

ZONING CASE NUMBER: Z-07-23
SUP NUMBER: SUP-55



Client Review Status

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Declaration

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Date / Description

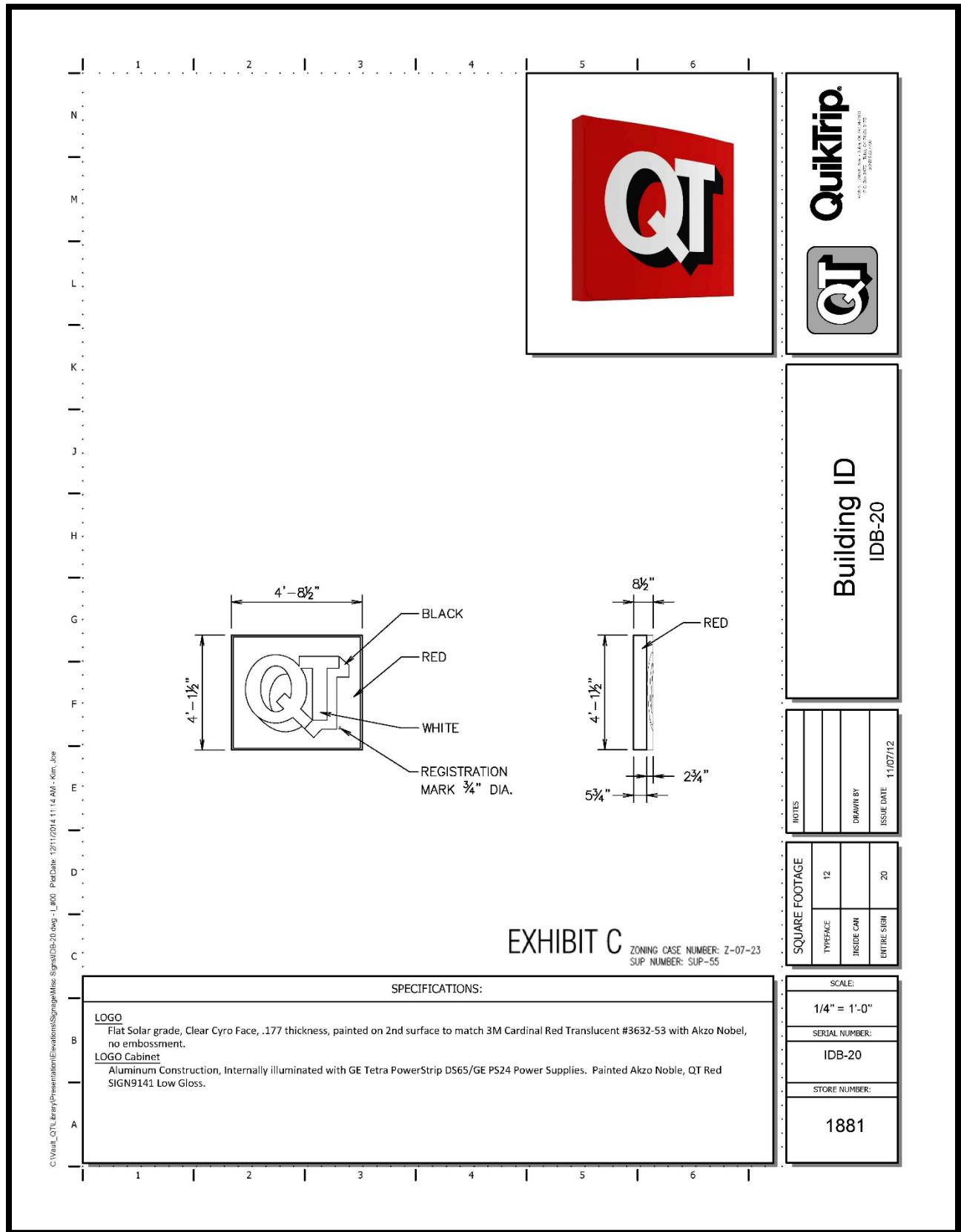
Date	Description
11/27/17	Issue Date
05/27/18	Revised panel dimensions
06/01/18	Various revisions
06/01/18	Various revisions
01/25/18	Various revisions

Project Information

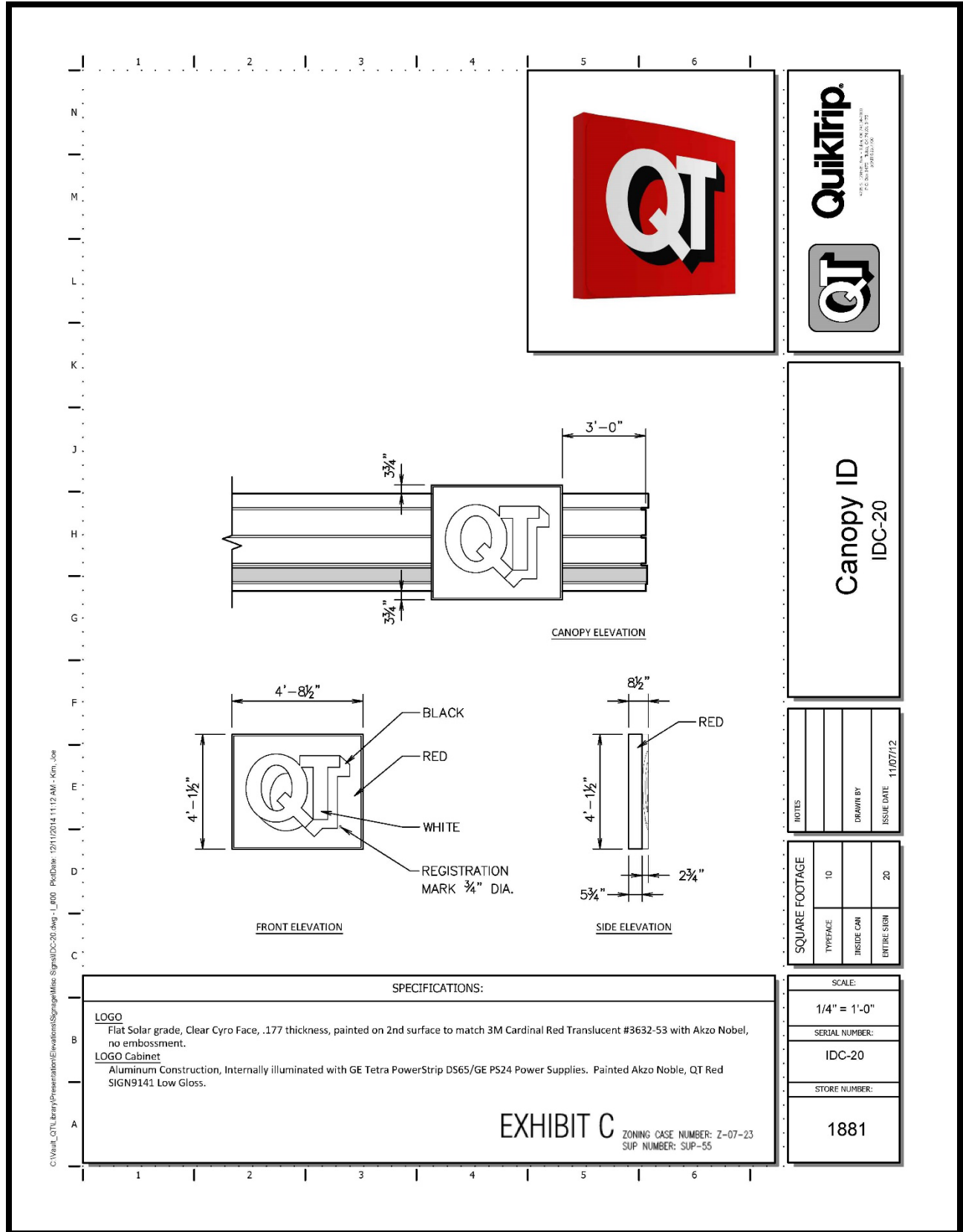
Client	QuikTrip Corporation - Gen III Exterior Sign Program
File	QT G3S-CL-60-F
Sales	Tom Allen
Design	CT
Design	CT
Design	CT

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"EXHIBIT E" Sign Plan



"EXHIBIT E" Sign Plan





Meeting
Date: 10/23/2023

Date: 10/02/2023

Item #: 9.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Site Plan of Lott's Cleaners** on a tract of land containing 0.12 acres (Property ID 28452), situated in the Original Town of Kaufman, Block 10, Lot 5, City of Kaufman, Kaufman County, Texas. The property is zoned Central Business District ("CBD") and is generally located 114 West Grove Street. (Case No. SP-09-23)

BACKGROUND:

See the attached October 3, 2023 Planning and Zoning Commission Report and attachments.

Author:

Reviewed:

Andrew Bogda, Director of Development Services Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On October 3, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of the Site Plan of Lott's Cleaners at 114 W. Grove St. with the following conditions:

1. Approval of a variance from Section 25.3.E.2 regarding the parking requirement.
2. A location map is added to the Site Plan.
3. The addresses 112 W. Grove St. (for the existing building) and 114 W. Grove St. (for the new building) are labeled on the plans.
4. The plans are revised to remove the gap between the two buildings.
5. Letters are provided from the water, sewer, gas and electric service providers verifying utility service can be provided to the new building.

The Site Plan has been revised to address the above conditions and the required letters verifying utility service have been provided. Staff recommends approval of the revised Site Plan of Lott's Cleaners at 114 W. Grove St.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☒	☐	☒	☐



Planning and Zoning Commission Report

Meeting Date: October 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Lott's Cleaners** on a tract of land containing 0.12 acres (Property ID 28452), situated in the Original Town of Kaufman, Block 10, Lot 5, City of Kaufman, Kaufman County, Texas. The property is zoned Central Business District ("CBD") and is generally located 114 West Grove Street. (Case No. SP-09-23)

BACKGROUND/SUMMARY:

The Central Business District "CBD" zoning is generally bounded by Oak Street on the north, Cherry Street on the south, Jefferson Street on the west, and Madison Street on the east. It is a valuable resource worthy of preservation as a unique district since it has architectural and historic character.

The standards for building setbacks and building height are like those existing on developed properties located in this section of the City. Even though there are no requirements for the yard setbacks (front, side and rear), lot size (area, width and depth), lot coverage, or parking, they do have a higher design criterion that has to be met.

Site Plan:

The property is an existing single lot located in the Central Business District that will contain two separate buildings. If the owner sells either one of the buildings, then the lot will need to be subdivided into two separate lots.

The proposed site plan is for the development of a new Lott's Cleaners building on the west side of the property. The new building will be located at the northwest corner of N. Jackson St. and W. Grove St. and will be addressed as 114 W. Grove St. The existing Lott's Cleaners business will relocate to this new building from their previous location at 112 W. Grove St. on the east side of the property. Once the 112 W. Grove St. is vacated, the owner will remodel the building for a new tenant.

The Site Plan includes a new 1,285 sq. ft. building next to the existing building. The main entrance to the business is provided from W. Grove St., while a secondary entrance will be located on N. Jackson St. There are double doors located at the back of the building for the pickup and delivery of the clothing since they will not be dry cleaned on-premise.

A trash enclosure will not be needed since poly carts will be used instead of a dumpster. All rooftop equipment will be fully screened by building parapets and any ground-mounted equipment will be fully screened by dense evergreen shrubs, solid fences, or low walls.

The proposed Lott's Cleaners is classified as a "Personal Service Use" which is allowed by right, instead of "Dry Cleaners" which would require approval of a Specific Use Permit. Since the

3. The addresses 112 W. Grove St. (for the existing building) and 114 W. Grove St. (for the new building) are labeled on the plans.
4. The plans are revised to remove the gap between the two buildings.
5. Letters are provided from the water, sewer, gas and electric service providers verifying utility service can be provided to the new building.

ATTACHMENTS:

Location Map

Exhibit A – Survey

Exhibit B – Site Plan

Exhibit C – Elevations and Floor Plan

Joy Henderson

Planner I

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map



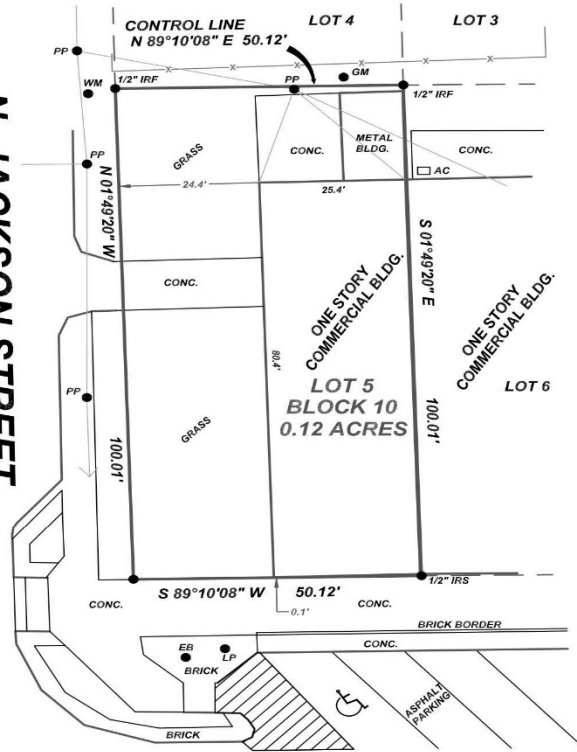
Exhibit A – Survey

LAND TITLE SURVEY

N. JACKSON STREET, KAUFMAN, TEXAS 75142

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J.B. COLE SURVEY, A-84, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS LOT 5, BLOCK 10 OF THE ORIGINAL TOWN OF KAUFMAN, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 133 OF THE DEED RECORDS, KAUFMAN COUNTY, TEXAS.

N. JACKSON STREET



W. GROVE STREET

SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

THIS PROPERTY IS SUBJECT TO THE RULES, REGULATION, AND ZONING ORDINANCES IMPOSED BY THE CITY OF KAUFMAN.

I, GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF MY ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF APRIL 2023 AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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LEGEND

CONC. = CONCRETE	TB = TELEPHONE BOX
PP = POWER POLE	LP = LIGHT POLE
WM = WATER METER	GM = GAS METER
WV = WATER VALVE	EB = ELECTRICAL BOX
IRF = IRON ROD FOUND	PT = PROPANE TANK
IRS = IRON ROD SET	SP = SERVICE POLE
WCAP # 4207	PH = FIRE HYDRANT
IPF = IRON PIPE FOUND	BL = BUILDING
PC = FENCE CORNER FOUND	UE = UTILITY EASEMENT
BCS = BURIED CABLE SIGN	DE = DRAINAGE EASEMENT
PLM = PIPELINE MARKER	

BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83

Exhibit A

Owner / Developer
Jason Hardy
112 W Grove Kaufman
Texas
903-880-3766

J.B. COLE
SURVEY A-84



201 E. MASON STREET
MABANK, TEXAS 75147

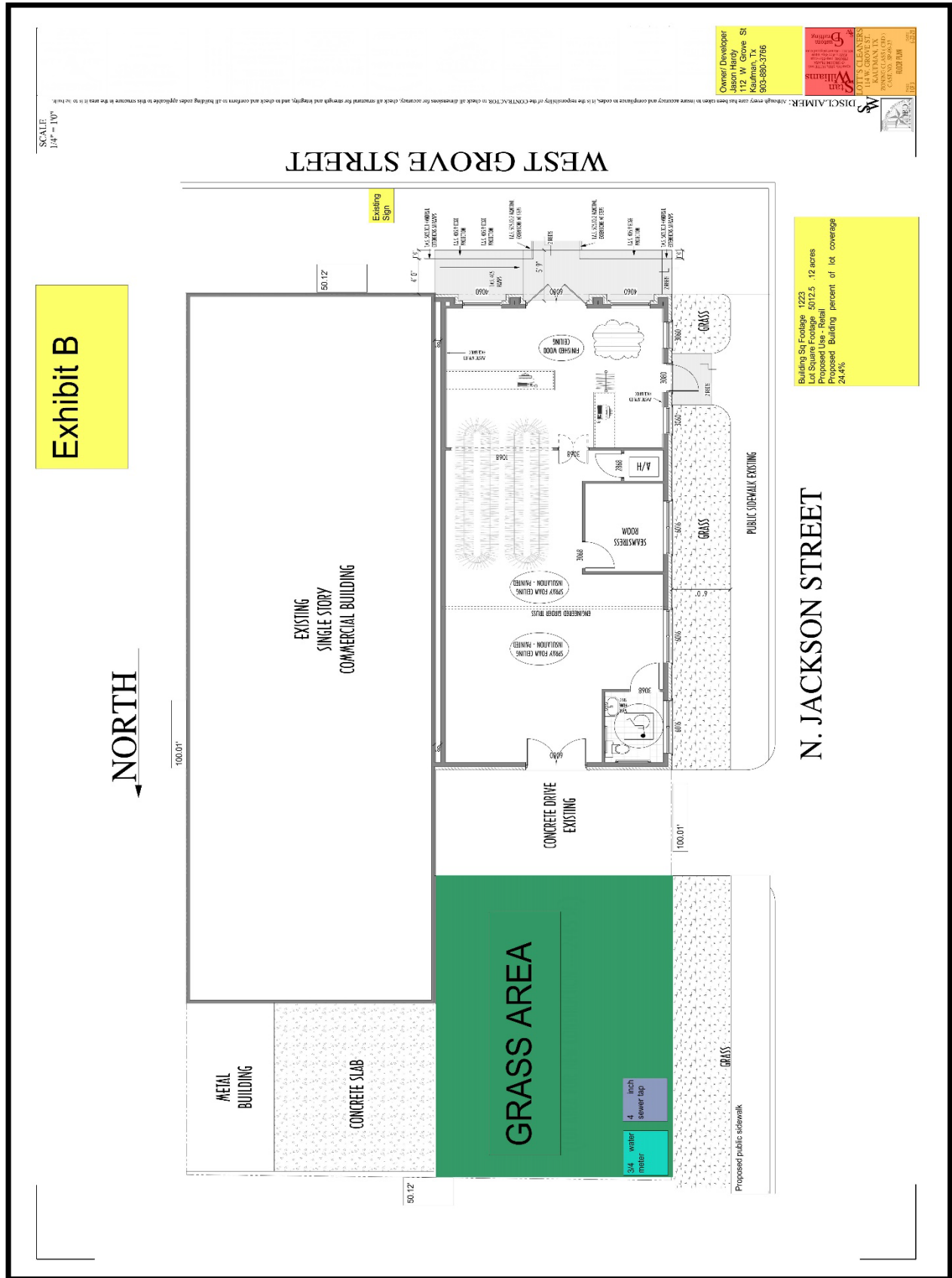
(903) 887-5674 FIRM# 10114700

DATE PERFORMED: APRIL 25, 2023 WORK ORDER # 2304036

SCALE: 1"= 20 FEET FIELD BY: TS DRAWN BY: TF

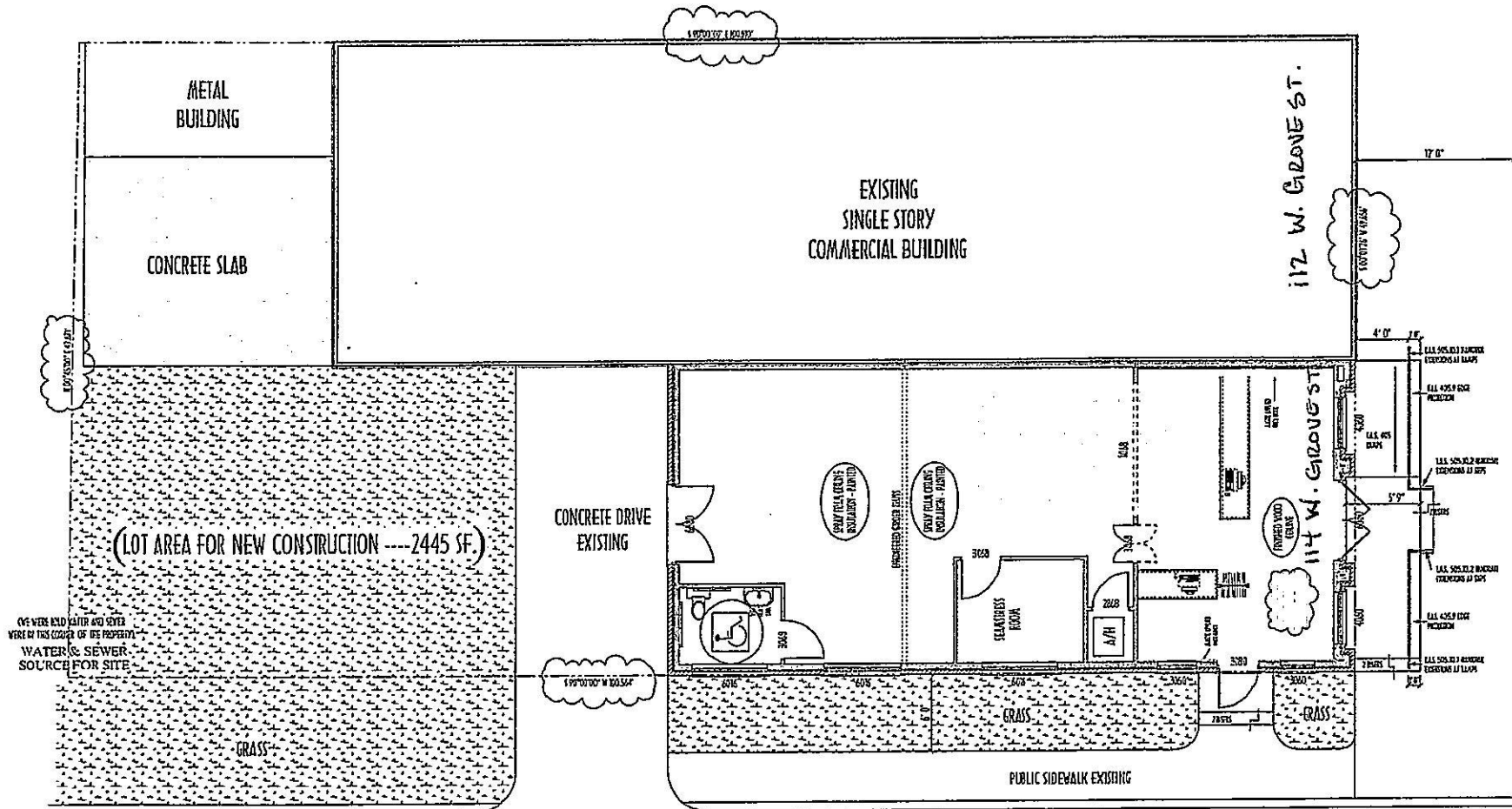
SURVEY PERFORMED FOR: HARDY

Exhibit B – Site Plan



NOTE: A VARIANCE TO SECTION 25.3.E.2 OF THE ZONING ORDINANCE IS BEING REQUESTED. NO NEW ONSITE PARKING SPACES WILL BE PROVIDED. AN ONSITE LOADING AREA WILL BE PROVIDED BEHIND BUILDING AND THE PROPERTY WILL UTILIZE ADJACENT ON STREET PARKING SPACES ON N. JACKSON AND W. GROVE ST.

NORTH



N. JACKSON STREET

WEST GROVE STREET

SCALE
1/4" = 1'0"

DISCLAIMER: Although every effort has been taken to ensure accuracy and completeness of this plan, the responsibility of the CONTRACTOR to check all dimensions for accuracy, check all lot area and ensure the lot is to be built.

Lot's Cleaners
114 W. GROVE ST.
KAUFMAN, TX
75140-1411
FLOOR PLAN ON SURVEY

Hussell Proco Plumbing
404 S. 10th St.
Kaufman, TX 75140
817-261-1111

Span Williams
114 W. GROVE ST.
KAUFMAN, TX
75140-1411

PRECISION SPA/FRAM
114 W. GROVE ST.
KAUFMAN, TX
75140-1411

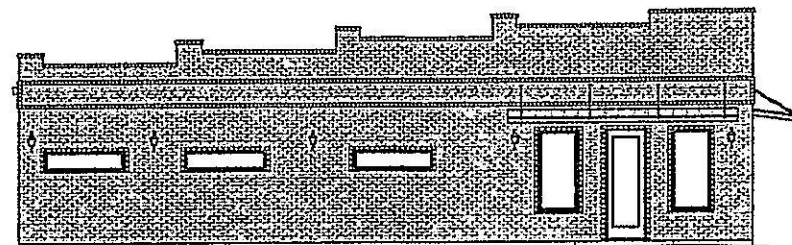
MEAPPE INSURANCE
114 W. GROVE ST.
KAUFMAN, TX
75140-1411

CLAYTON'S CLAY STRUCTURES
114 W. GROVE ST.
KAUFMAN, TX
75140-1411

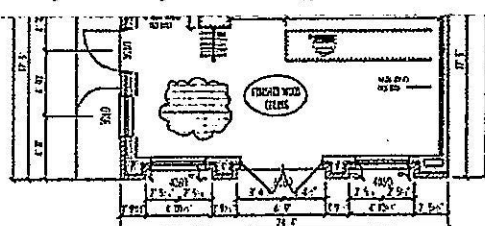
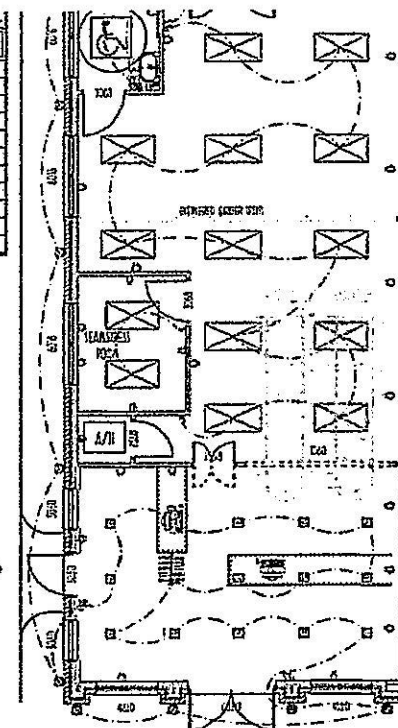
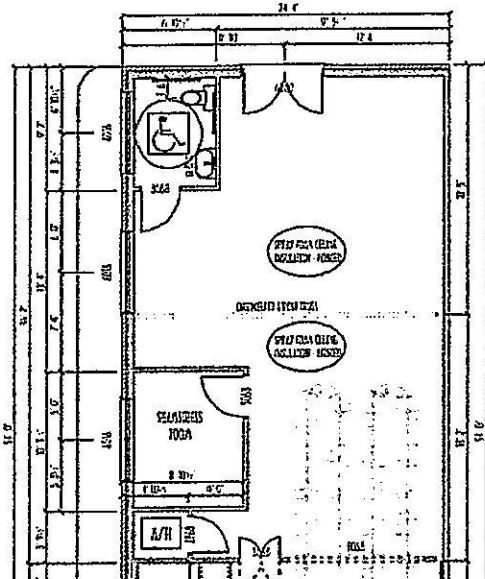
ELITE INFORMATION SYSTEMS
114 W. GROVE ST.
KAUFMAN, TX
75140-1411

NICKELSON
114 W. GROVE ST.
KAUFMAN, TX
75140-1411

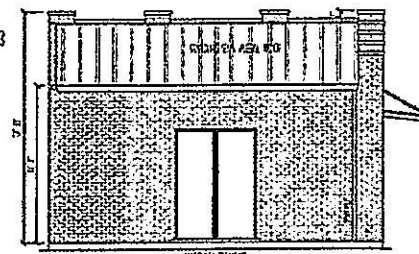
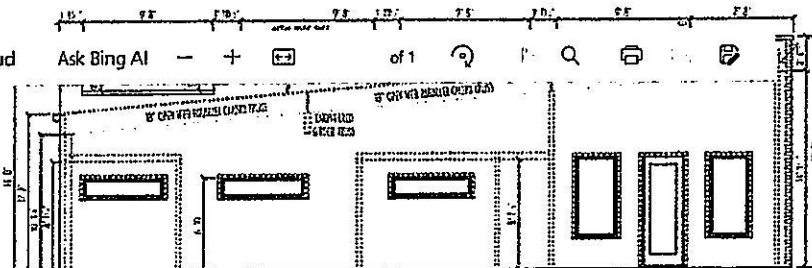
ELECTRICAL	COUNT	SYMBOL
240V 4711ED	14	
FLUSH MOUNT LED	1	
perchase large	15	
extension light U2	14	
spotlight dimable	2	
fan	1	
ceaster	24	
ceaster 220v	1	
cuplet gfs	2	
switch	10	
switch 3 way	6	
vanity bar light U2	2	



LEFT-SIDE ELEVATION



NEW BUILDING --- 1301 SF



REAR ELEVATION

114 W. GROVE ST.

DISCLAIMER: Above is not intended to be a complete listing of all services available. The advertiser is responsible for the accuracy of the information provided. The advertiser is not responsible for the accuracy of the information provided. The advertiser is not responsible for the accuracy of the information provided.

Floral Tree  Winn  Stann  Plumbing  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior 	Floral Tree  Winn  Stann  Plumbing  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior 	Floral Tree  Winn  Stann  Plumbing  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior 	Floral Tree  Winn  Stann  Plumbing  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior  Exterior  Interior
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Meeting
Date: 10/23/2023

Date: 10/02/2023

Item #: 10.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Site Plan of Hampton Inn**, situated on 2.10 acres comprising Lot 5B of Block A of the Kings Fort Addition (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial (“PD-15-C”) and is generally located on the south side of Kings Fort Parkway at Meara Drive. (Case No. SP-10-23)

BACKGROUND:

See the attached October 3, 2023 Planning and Zoning Commission Report and attachments.

Author:

Reviewed:

Andrew Bogda, Director of Development Services Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On October 3, 2023, the Planning and Zoning Commission recommended approval, by a vote of 5-0, of the Site Plan of Hampton Inn on Lot 5B of Block A of the Kings Fort Addition with the following conditions:

1. The Civil Plan staff review comments noted in a memo from the City Engineer dated September 27, 2023 are addressed and the Civil Plans are approved.
2. The number of required parking spaces is corrected to 88.
3. The variance request for the building height is called out in a special note.
4. The 4' wrought-iron fence around the pool area is labeled on the Site Plan and Landscape Plan.
5. A map is attached to the Sign Plan identifying the locations of each sign.
6. A photometric plan is provided.

The applicant has submitted revised plans that address conditions 2 - 5. The revised plans are attached. Staff recommends approval of the Site Plan of Hampton Inn on Lot 5B of Block A of the Kings Fort Addition with the following conditions:

1. The Civil Plan review comments are addressed and the Civil Plans are approved.
2. Any revisions to the drainage channel or drainage easement are incorporated into the plans.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☒	☐	☒	☐



Planning and Zoning Commission Report

Meeting Date: October 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Hampton Inn**, situated on 2.10 acres comprising Lot 5B of Block A of the Kings Fort Addition (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial ("PD-15-C") and is generally located on the south side of Kings Fort Parkway at Meara Drive. (Case No. SP-10-23)

SUMMARY:

The subject property includes 2.10 acres located on the south side of Kings Fort Parkway at Meara Drive and represents a portion of a larger 4.18-acre tract. The entire 4.18 acres was zoned PD-15-C Planned Development-15-Commercial in June 2017 and received preliminary plat approval and preliminary site plan approval for two hotels and a restaurant on three lots in October 2022. The applicant requesting final site plan approval of Lot 5B for a Hampton Inn hotel, concurrent with a final plat for all three lots to accommodate the shared access drives and other infrastructure improvements, with the condition that the other lots come in for final site plan approval and any additional civil plan review or replatting prior to development.

Site Plan

The site will be developed with a 4-story 50,032 sq. ft. Hampton Inn hotel located in the west-central portion of the lot. Each floor will include 12,508 sq. ft. and the hotel will include a total of 88 rooms. Ground-floor amenities will include a lobby, breakfast area, meeting room, laundry room, and fitness center, as well as a fenced outdoor pool behind the hotel that will also serve the future hotel on Lot 5C. In addition, the front of the hotel will include a porte-cochere that will allow for a covered area for drop-off and pick-up, which will include decorative pavers, seating, and trash receptacles.

The hotel will include a direct access point on Kings Fort Parkway, as well as two additional access points on Lots 5A and 5C via the shared access drives. A shared access and fire lane system will wrap around all sides of the building and the development will be served by 123 parking spaces, which will exceed the 88 spaces that are required; the excess spaces will also serve the future restaurant and additional hotel, as shared parking will be allowed throughout the development. Additional off-site parking will be provided, as needed, prior to the development of the other two lots.

A pedestrian sidewalk system has been provided around the building, which will provide direct access into the building from the parking areas and will also include a connection to the sidewalk along Kings Fort Parkway through Lot 5A in front of the future restaurant; an additional pedestrian connection to Kings Fort Parkway through Lot 5C will be provided at the time of development of that lot. An 8'-wide hike-and-bike trail will be constructed along the west side of

The property generally drains to the west and to the south and the existing drainage channel along the west side of the property will handle the drainage flows. The civil plans are still under review and some improvements to the channel may be required.

The building materials will mostly consist of a stucco exterior insulation finishing system (E.I.F.S.), as well as brick around the ground floor of the building. Accent materials include some areas of stone and architectural wood-look panels. Windows will be provided around all sides of the building, and the building will be accentuated by a series of wall plane recesses and projections, variations in the roofline, and a mix of colors. The main entrance to the building will be located on the east side of the building and will include a porte-cochere for pick-ups and drop-offs. Additional entrances will be located on the other three sides of the building. The hotel will be 54' in height, which exceeds the 45' requirement; a variance is being sought for this requirement.

The landscape plan includes a mix of canopy and ornamental trees in the parking areas, abundant shrubs to screen the parking areas from Kings Fort Parkway, shrubs around ground equipment, and shrubs around the building and the pool area. The pool area will be enclosed by a 4'-tall decorative metal fence and will also include a patio and storage room.

The plan notes that all signage and lighting will adhere to the Zoning Ordinance requirements. Two monument signs will be provided, one on-site and one off-site on Lot 5C; the monument signs allow for shared signage amongst the buildings. Wall signs will be located on all four sides of the building. A sign plan has been provided, which shows the dimensions and designs of the signage. The monument sign will be 12'-6" in height and 8'-1.5" in width., with a sign area of about 42 sq. ft.

SURROUNDING ZONING AND EXISTING LAND USES:

COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the land use of the subject property as Future Commercial Use. The property is zoned Planned Development 15 –Commercial (PD-15-C) for commercial development. The proposed hotel use is allowed by the zoning and is consistent with the Land Use Plan.

Thoroughfare Plan:

Kings Fort Parkway is designated as a Type C, Major Collector, which requires a minimum 80 foot wide right of way width and has already been dedicated.

RECOMMENDATION:

Staff recommends approval of the Site Plan for Hampton Inn on Lot 5B of Block A of the Kings Fort Addition with the following conditions:

1. The Civil Plan staff review comments noted in a memo from the City Engineer dated September 27, 2023 are addressed and the Civil Plans are approved.
2. The number of required parking spaces is corrected to 88.
3. The variance request for the building height is called out in a special note.
4. The 4' wrought-iron fence around the pool area is labeled on the Site Plan and Landscape Plan.
5. A map is attached to the Sign Plan identifying the locations of each sign.
6. A photometric plan is provided.

ATTACHMENTS:

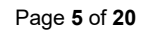
- Location Map
- Exhibit A – Property Description/Survey
- Exhibit B – Site Plan
- Exhibit C – Architectural Plan Set
- Exhibit D – Landscape Plan
- Exhibit E – Sign Plan
- Civil Plan review comments

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



g:\development services\planning & zoning\p&z reports\2023 pz reports\sp-10-23 hampton inn 10-03-23\sp-10-23 pwr hampton inn.docx



g:\development services\planning & zoning\p&z reports\2023 pz reports\sp-10-23 hampton inn 10-03-23\sp-10-23 p2r hampton inn.docx

Exhibit C – Architectural Plan Set



Exhibit C – Architectural Plan Set

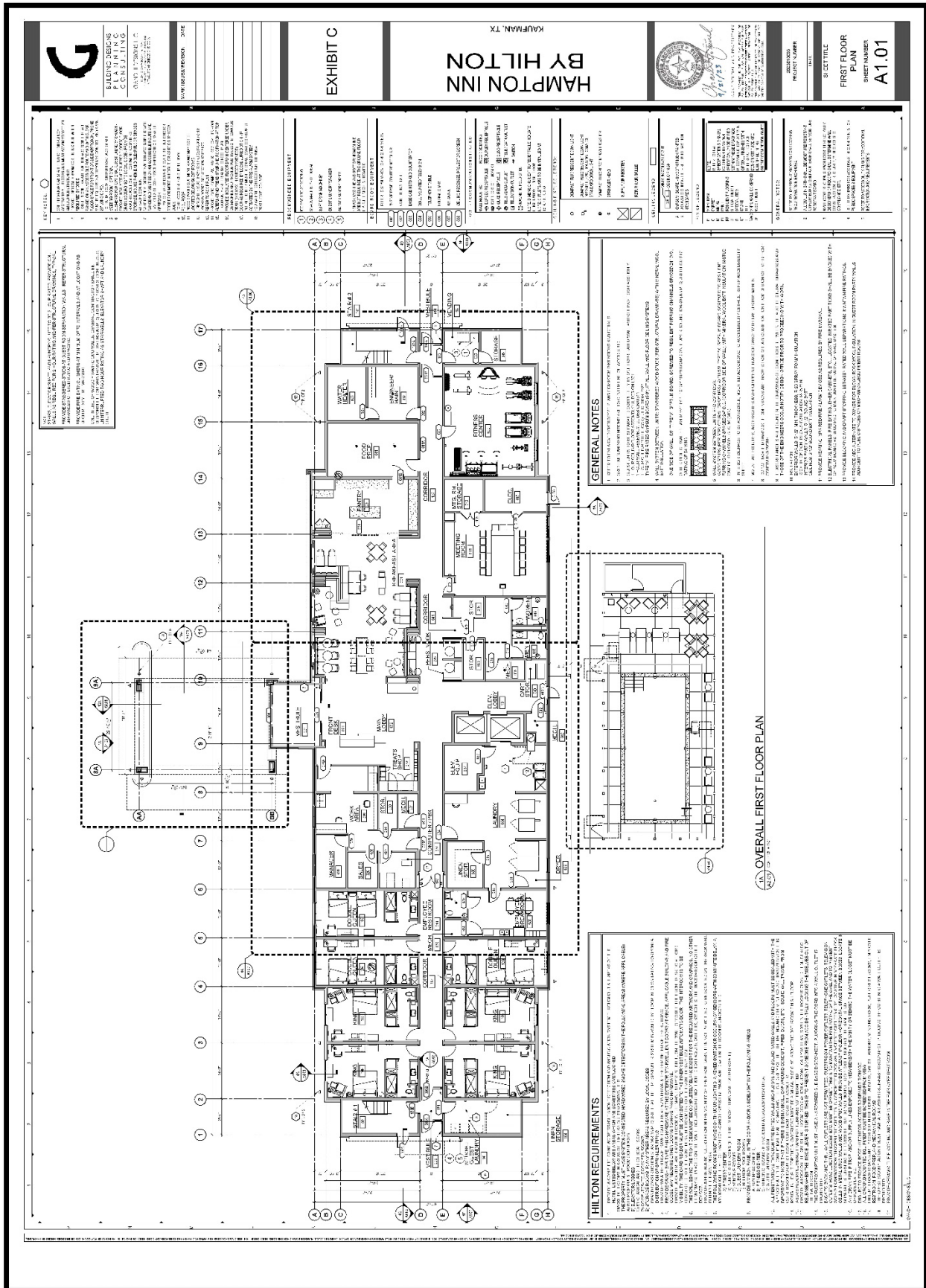
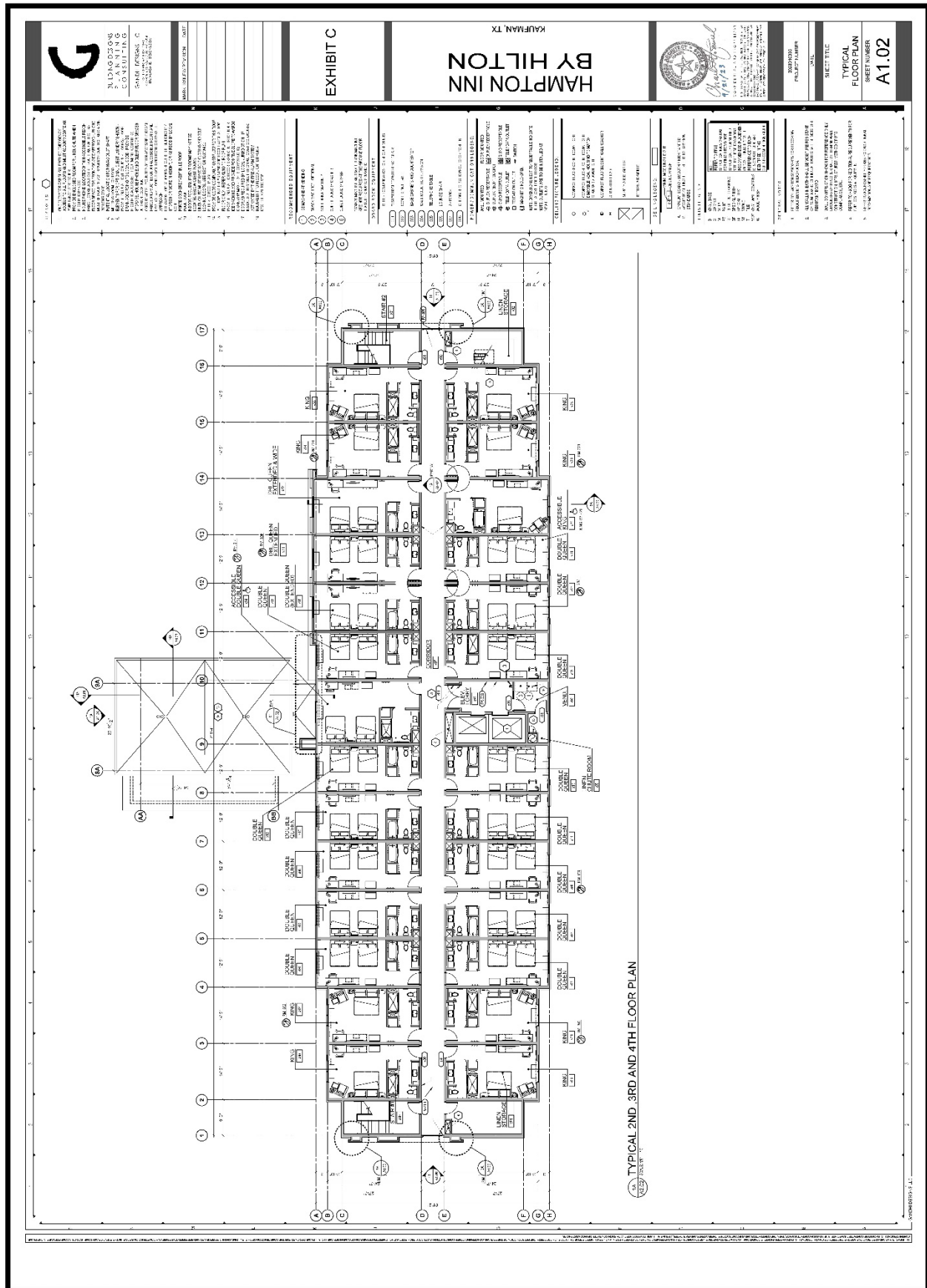


Exhibit C – Architectural Plan Set



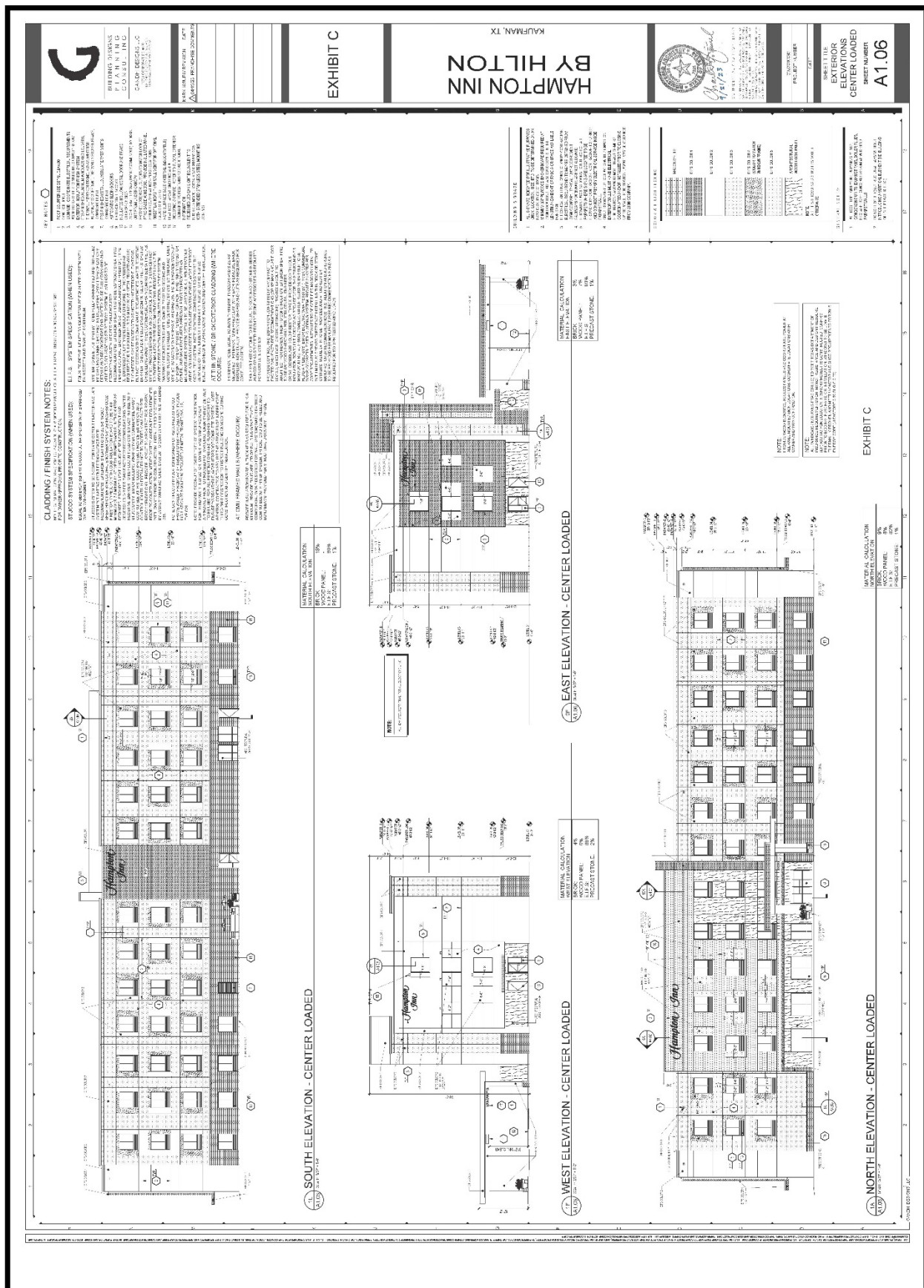


Exhibit C – Architectural Plan Set

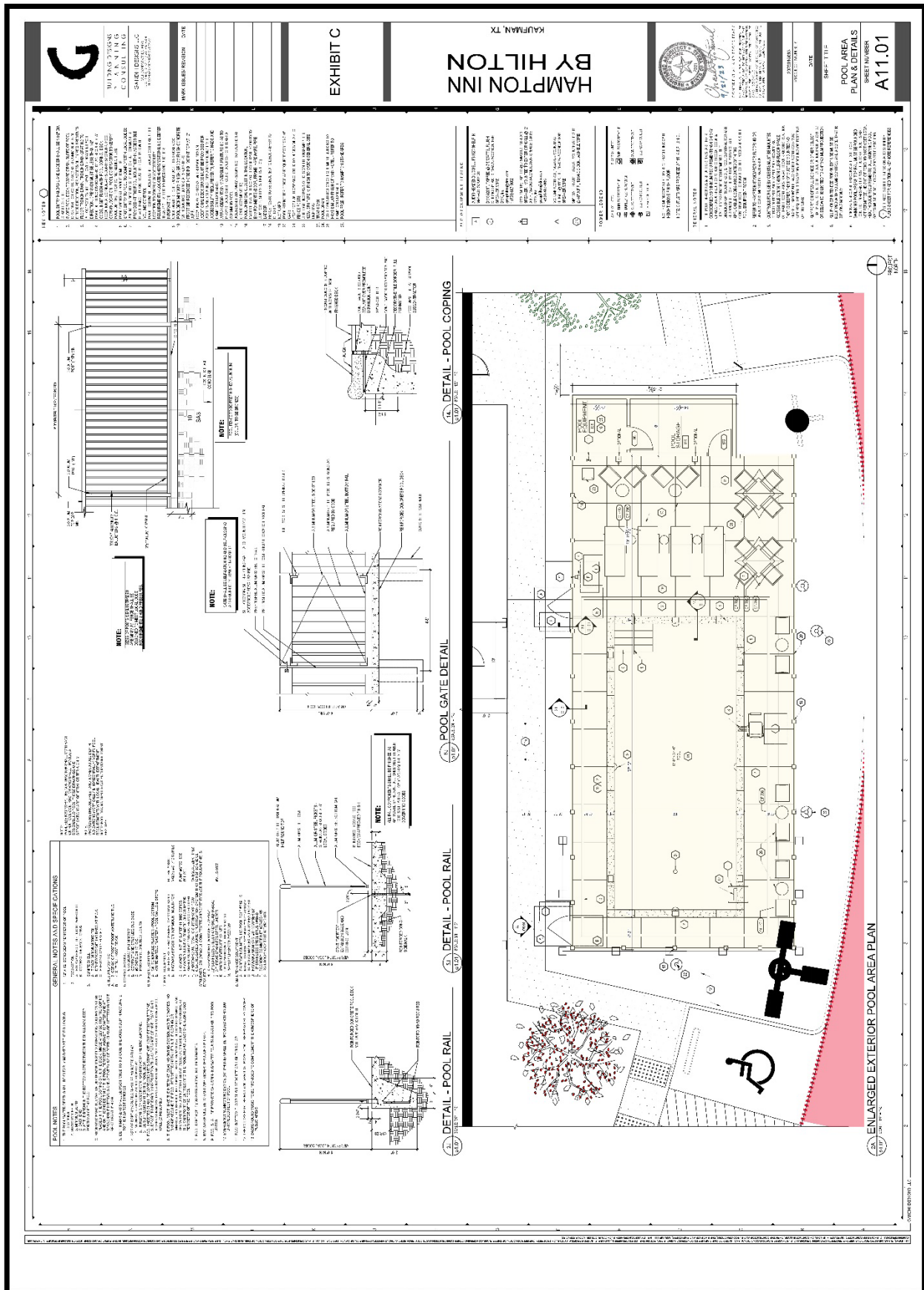


Exhibit C – Architectural Plan Set

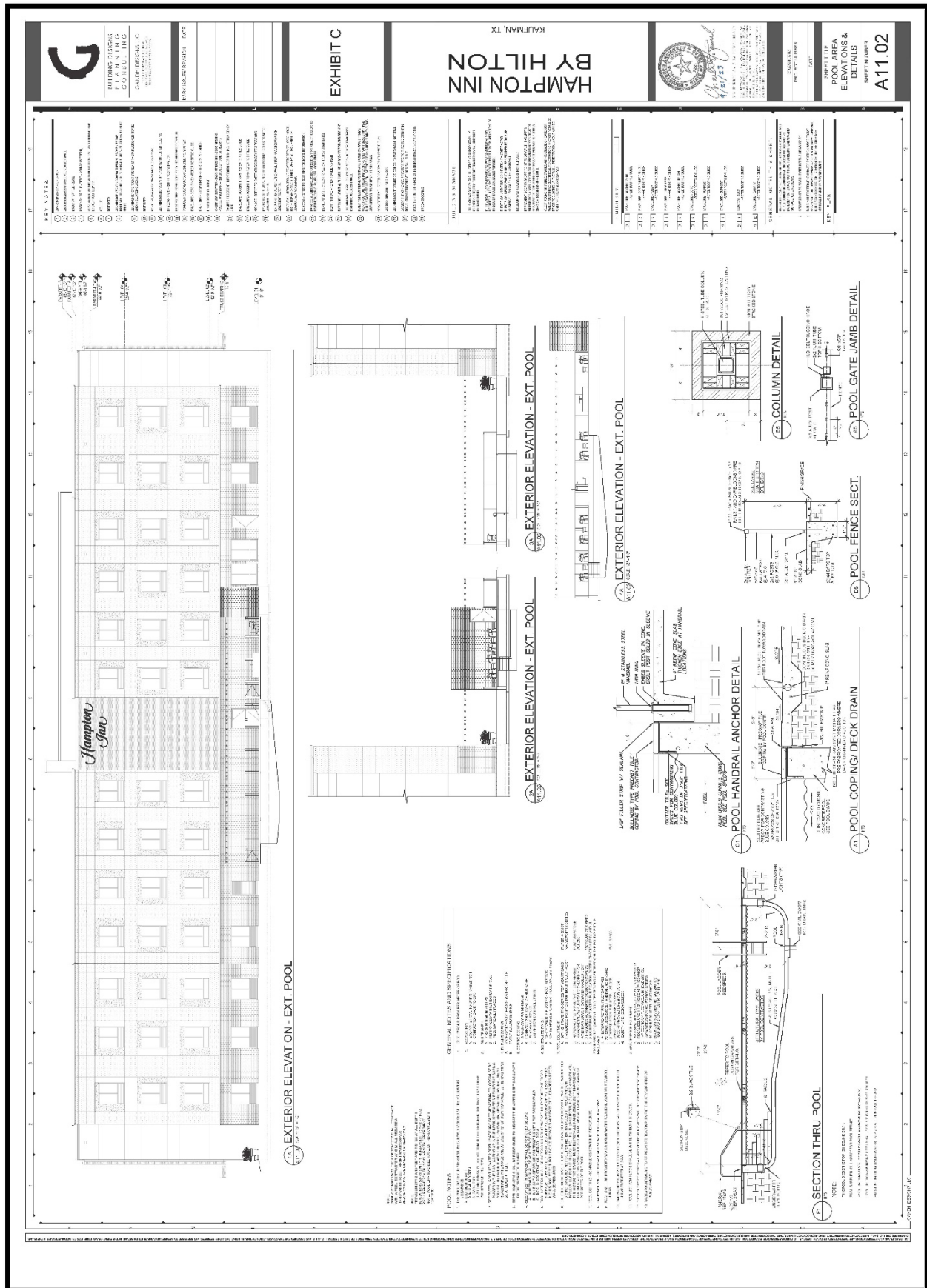
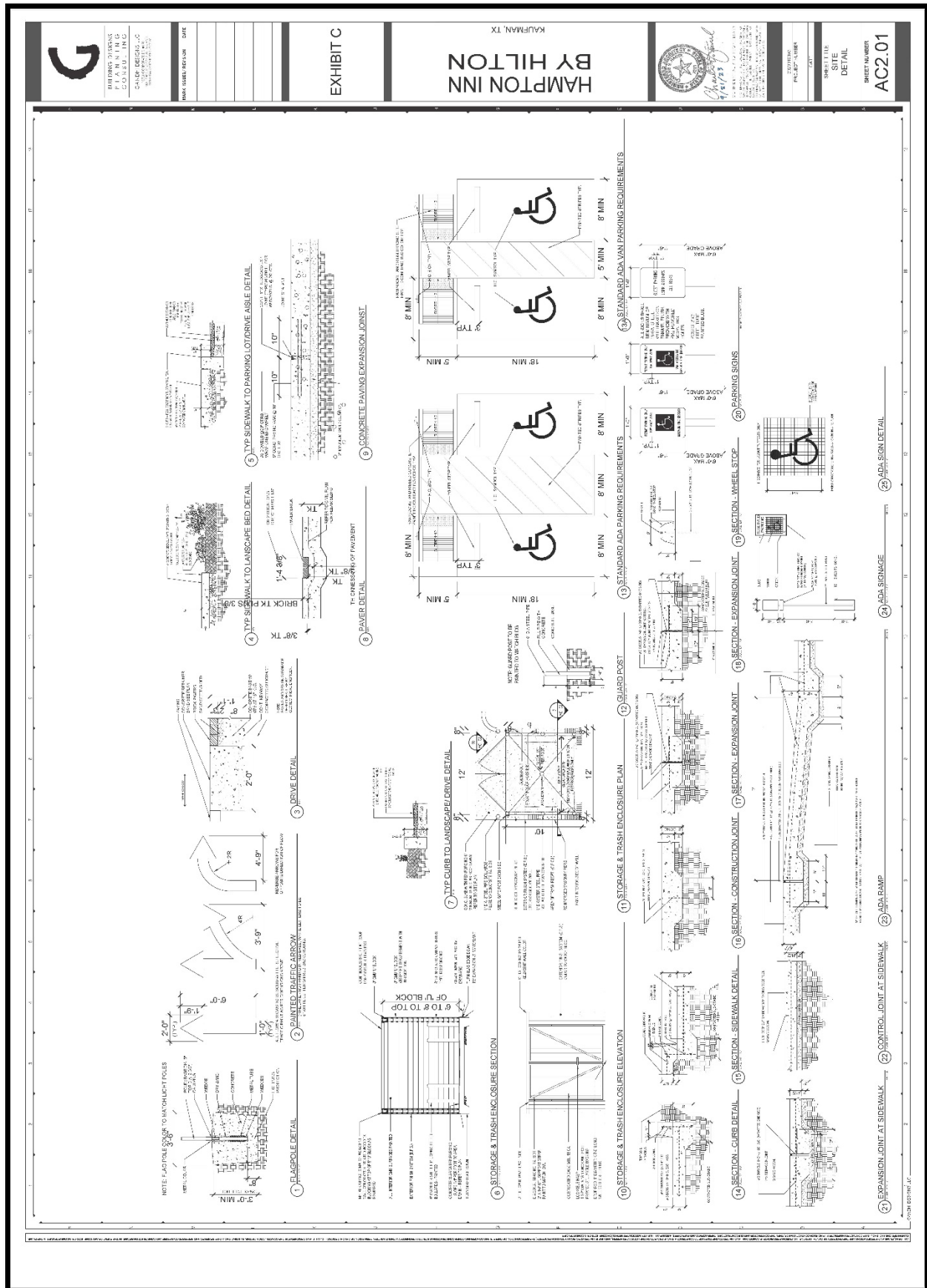


Exhibit C – Architectural Plan Set



g:\development services\planning & zoning\p&z reports\2023 pz reports\sp-10-23 hampton inn 10-03-23\sp-10-23 p2r hampton inn.docx



Exhibit E – Sign Plan

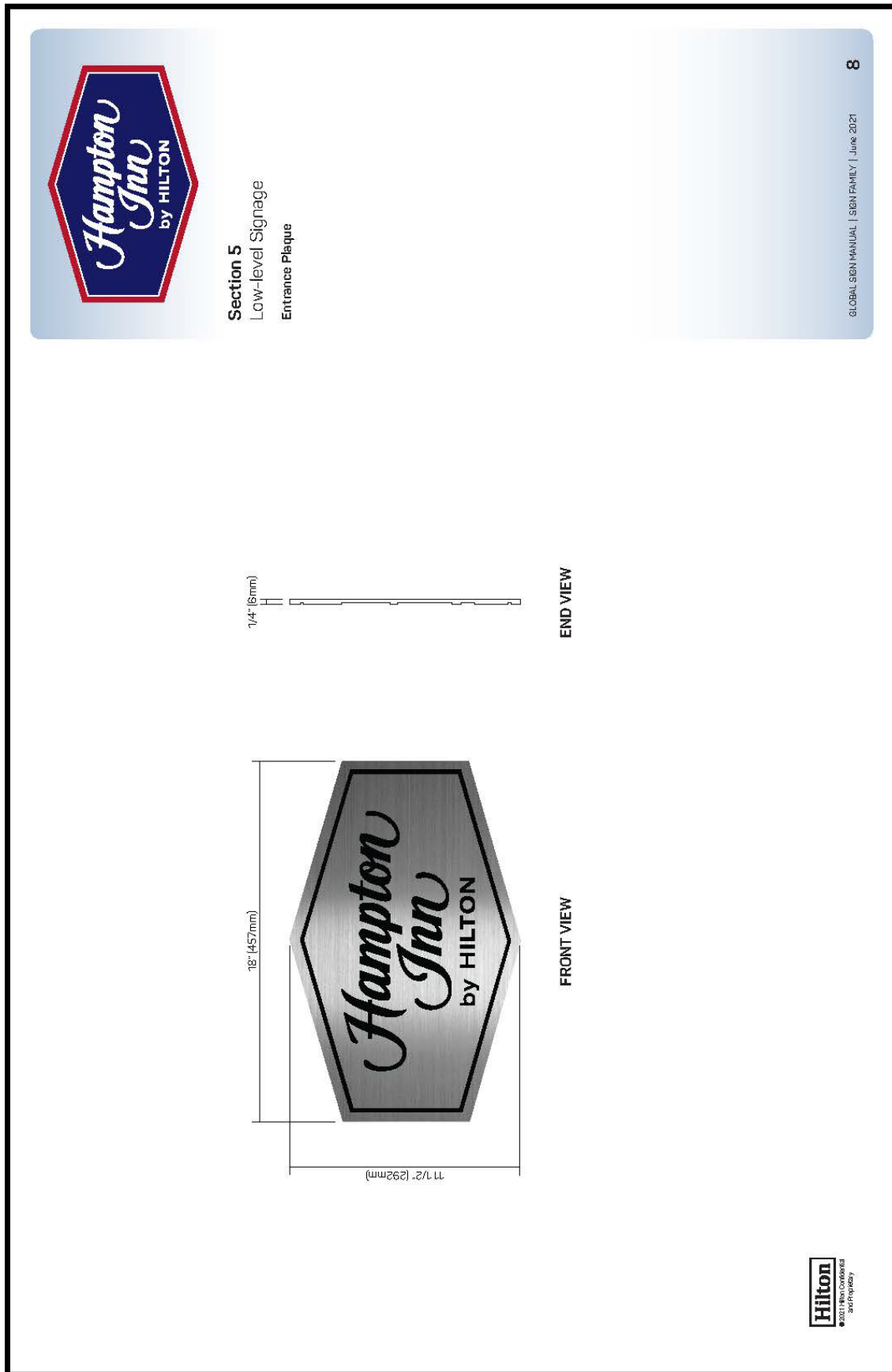


Exhibit E – Sign Plan

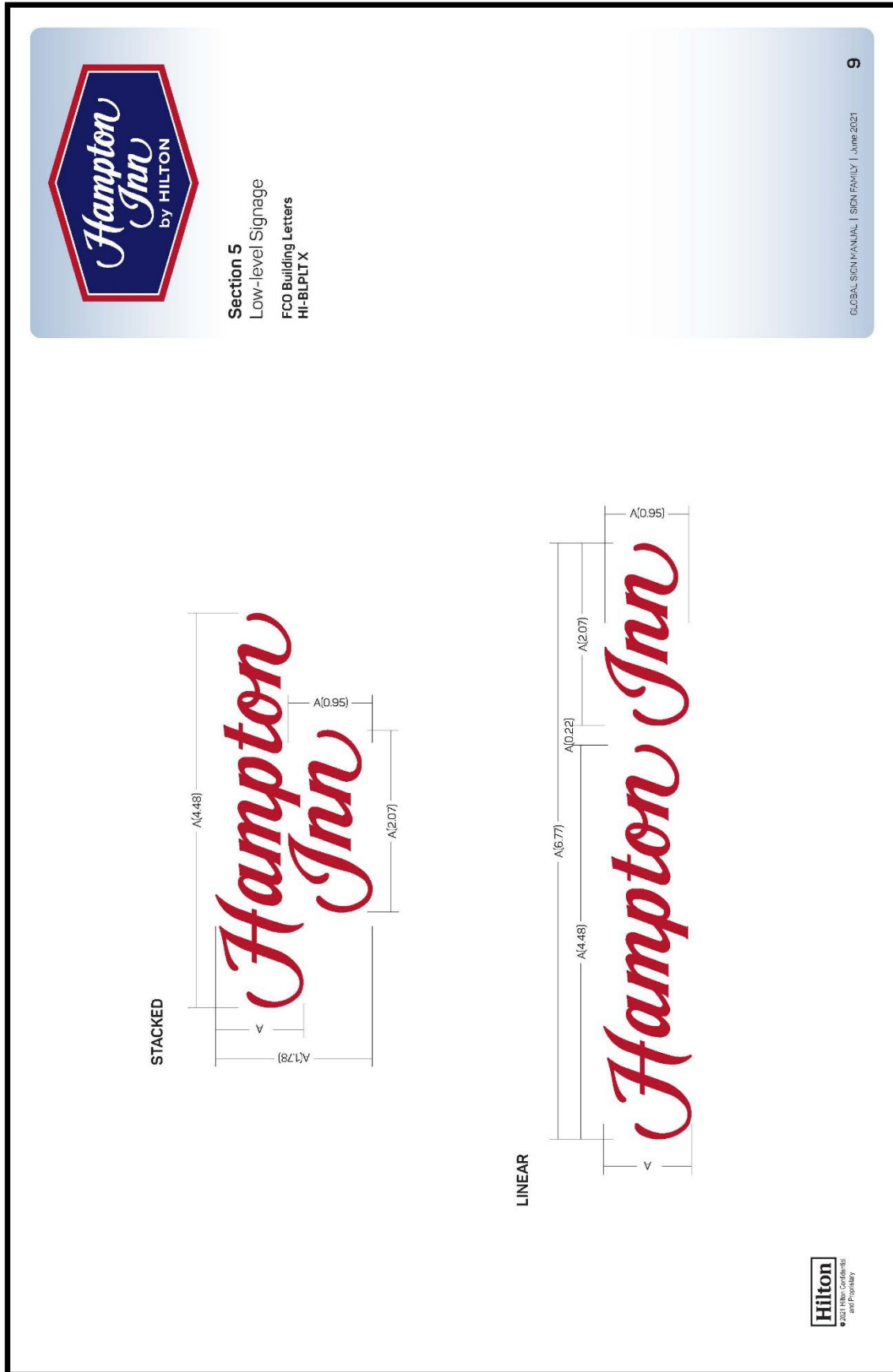


Exhibit E – Sign Plan

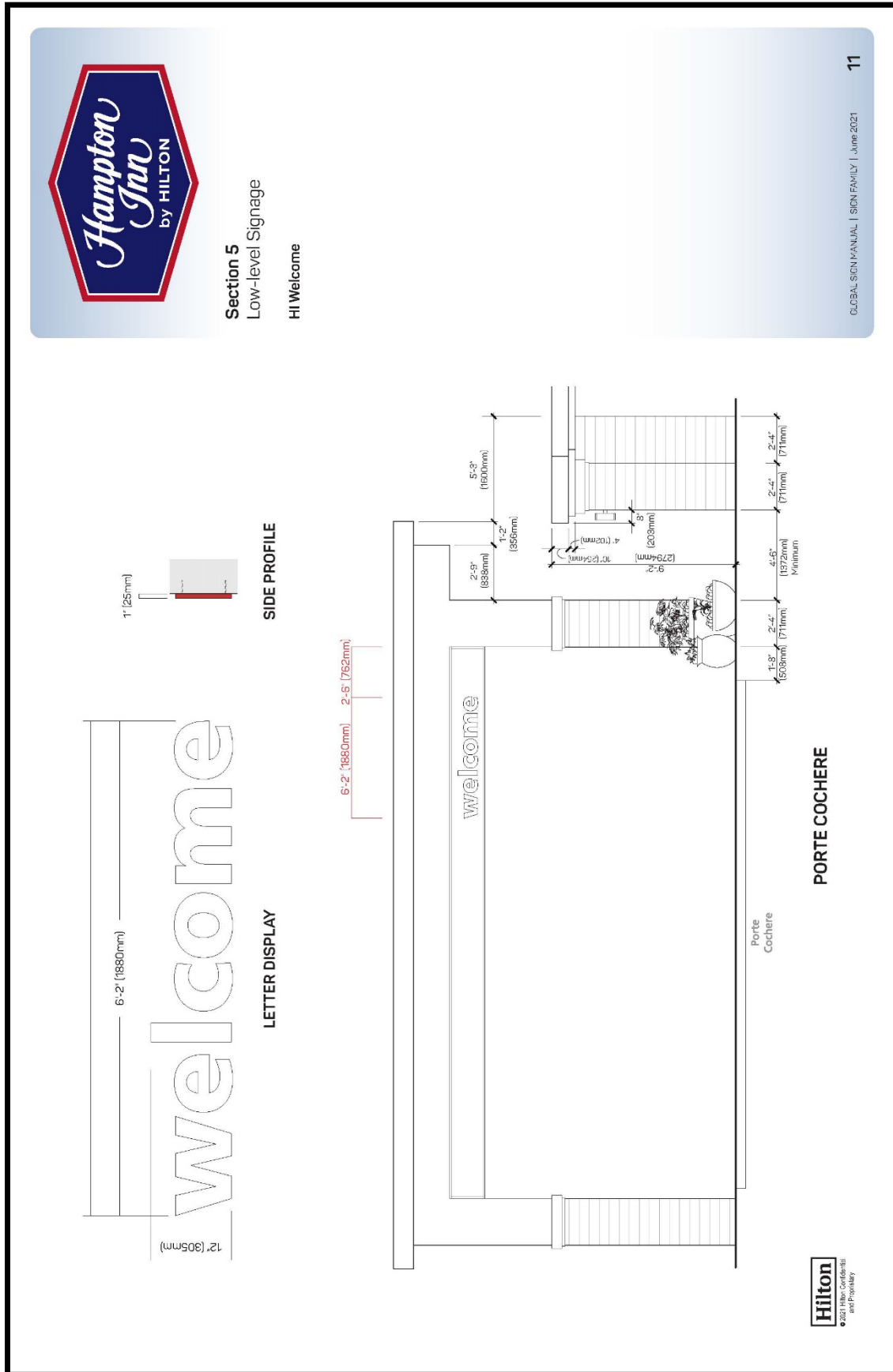
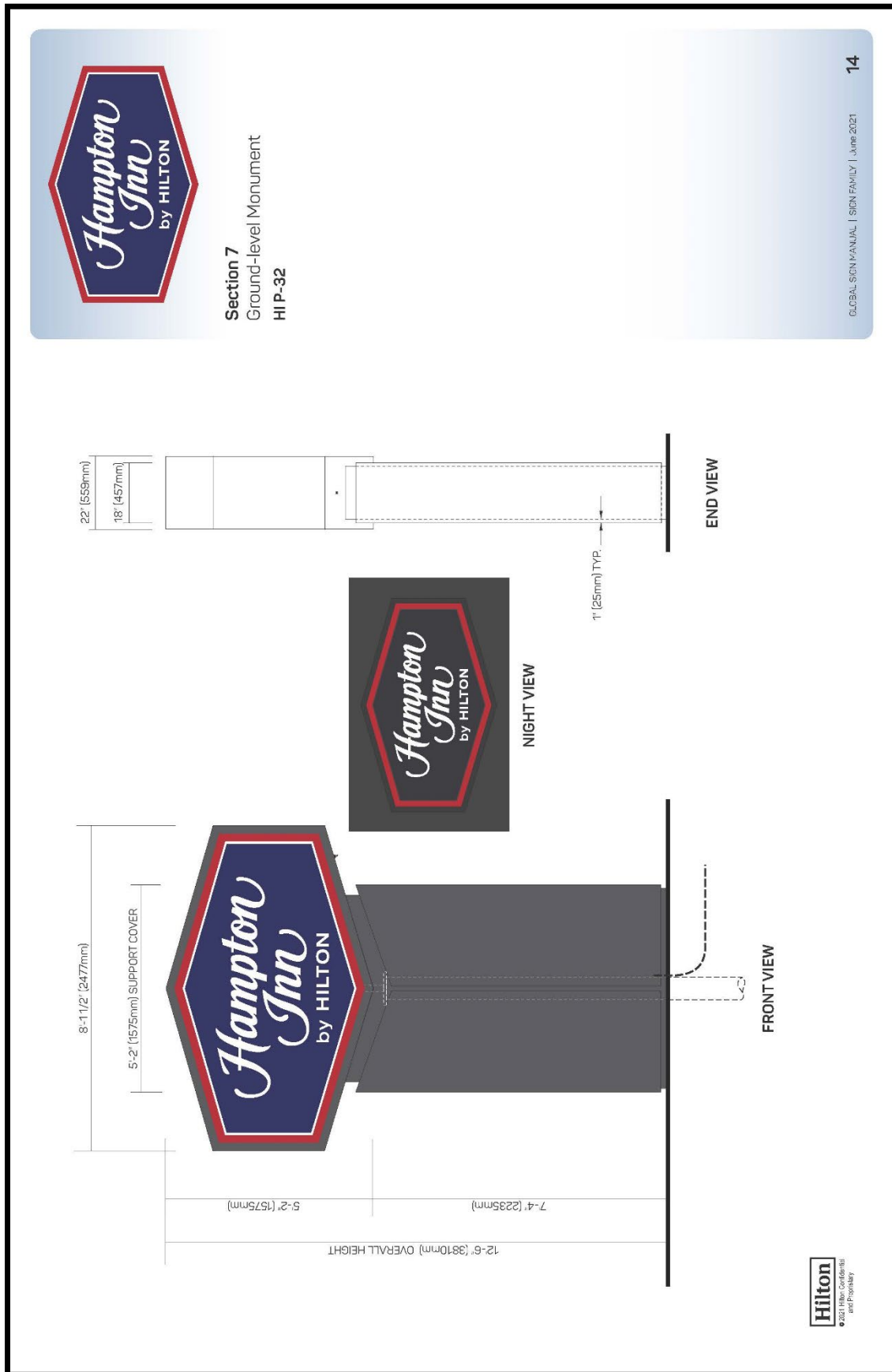


Exhibit E – Sign Plan





www.tnplnc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

PLAN REVIEW

To: City of Kaufman
From: Philip C. Varughese, P.E.
Date: September 27, 2023
RE: Hampton Inn – Kings Fort Addition, Block A, Lot 5B, 3rd review

The following comments represent a review by TNP on the civil construction plans PSA Engineering. It is the intent of this review to provide the engineer and developer the requirements that are consistent with the City Standards and Regulations for development and construction. In addition, the design engineer must confirm that his design conforms to TCEQ and International Plumbing Code. The comments noted below must be addressed and resubmitted for confirmation. **Please provide a written memo with the comments and how each comment has been addressed.**

Site Plan

1. Refer to City Staff memo for additional comments regarding the site plan.

Grading Plan

1. **Outstanding comment:** Verify that the building's finished floor elevation is a minimum of 2-ft above the 100-YR Fully Developed WSEL for the existing channel. Provide all hydraulic models and calculations with the next submittal.

Storm Drain Plan and Profile

1. **Outstanding comment:** Verify tailwater impacts from the existing channel on the proposed storm drain lines.
2. **Outstanding comment:** It appears that the channel does not have the capacity for full developed flows. Please verify and confirm.

Drainage Channel Calculation Section A, B, C, D & E

1. The Channel In-Flows shown in the Drainage Channel Calculations do not appear to reflect the full flow shown in the Kings Fort Addition drainage area maps – see attached sheets. We are calculating a channel flow of 1642 cfs, which includes OFF-1 to OFF-6, A-1 to A-7, B-1 to B-4, and the onsite flow from your site. Please revise the calculations or provide justification for flow used.
2. The assumed depths in the Channel Capacity calculations appear to exceed the top of bank elevations of the channel. Please recalculate the existing channel capacity to assume a maximum depth of 1-foot below the top of bank elevation.
3. Verify that the channel capacity formulas are calculating the capacity correctly.

Civil Plan Review Comments (Page 2)

4. The channel capacity calculations represent a channel geometry that does not accurately reflect the existing channel. The existing creek channel has a 50-ft easement, as shown on your plan sheet C-6.2. However, you are showing a channel bottom width of 58' and a top width of 162'.

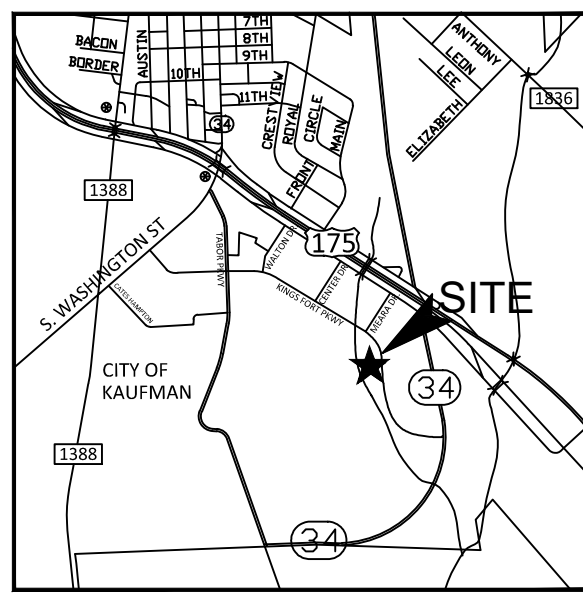
T	B	d
Top Width	Bottom Width	Depth
162	58	8.70

5. It is unclear where the top bank elevation (410.10') and bottom elevation (401.40') that were used to calculate the channel height came from. Lateral profiles on Sheet C-6.1 from the previous submittal show a channel bottom (~403.5') and top of bank elevation (~409.8') at that same location which are drastically different than those.
6. Using a flow of 3313 cfs (taken from the DAA Drainage Study) is fine, however, it may be overly conservative due to it representing a location that is much further downstream than this project site. Further, the existing channel adjacent to your site does not have the capacity for that high a flow.
7. It is unclear why cross sections 1654 and 1304 from the DAA HEC-RAS model are highlighted. These cross sections are located over 1000' downstream and do not represent the channel geometry adjacent to your site.

Utility Plan

1. Callout the double detector check assembly on the fire line at Sta. 1+00 Line – A and Sta. 11+50 Line A.

Z:\2022\22240.KFH Kings Fort Hotels at Kaufman\CURRENT\SHEET SET\CIVIL PLAN\PHASE 1\01 C-1 SITE PLAN.dwg, 10/11/2023 12:44:23 PM, DWG To PDF.pc3



LOT INFORMATION	
SITE DATA SUMMARY TABLE	
ZONING	PD-15-C
LOT 5-B	2.10 ACRES (91,302 SQ. FT.)
BUILDING-1	
PROPOSED USE	HOTEL PHASE 1 (88 ROOMS)
MAX. LOT COVERAGE ALLOWED	50% FOR THE MAIN STRUCTURE
LOT COVERAGE PROVIDED	13.70%
BUILDING FLOOR AREA	12,508 SF / FLR (TOTAL 50,032 SF.)
HEIGHT OF BUILDING ALLOWED	45' (3 STORIES)
HEIGHT OF BUILDING PROVIDED	54' (4 STORIES)
TOTAL PARKING SPACE REQ.	88 SP
STANDARD PARKING SPACE PROV.	117 SP
ADA PARKING PROVIDED	6 SP
TOTAL SPACE PROVIDED	123 SP

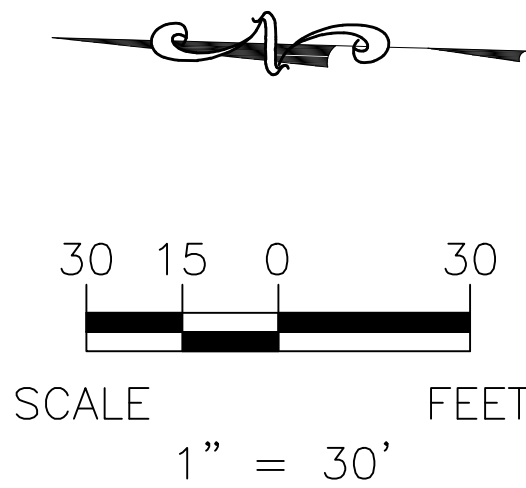
CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	44°59'05"	460.00'	361.16'	190.46'	S34°18'29"E	351.96'
C2	26°55'48"	300.00'	140.92'	71.78'	N27°39'43"W	139.63'
C3	54°54'45"	300.00'	287.52'	155.88'	N13°39'45"W	276.64'

LINE TABLE		
NO.	BEARING	LENGTH
L3	N76°09'20"W	30.50'
L4	S13°15'40"W	40.95'
L5	S78°14'14"W	44.15'
L6	S44°59'07"E	30.50'

TBM X-CUT		
"X" Cut on the right side of top of existing concrete road of Kings Fort PKWY		
N:6896636.6	ELEV: 413.9'	
E:2645671.1		

BENCH MARK #1		
"X" Cut on the center of top of existing concrete headwall at creek west of SH. 34 bypass		
N:5230.83	E:5160.32	ELEV: 414.30

BENCH MARK #2		
"X" Cut in Concrete Parking, located on existing curb, behind Dollar General Store		
N:5709.64	E:2414.64	ELEV: 440.36



LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WROUGHT IRON FENCE
0 1/2" IRS/IRF	1/2 INCH IRON ROD
IRS/IRF	IRON ROD SET W/CAP
IRS/IRF	IRON ROD FOUND
IRS/IRF	IRON ROD SET FOR REFERENCE
ESMT.	EASEMENT
OPRKCT	OFFICIAL PUBLIC RECORDS KAUFMAN, COUNTY, TEXAS
(CM)	CONTROL MONUMENT
TBM	TEMPORARY BENCHMARK
VOL.	VOLUME
PG.	PAGE
BL	BUILDING LINE
VAM	VISIBILITY, ACCESS, AND MAINTENANCE
LP	LIGHT POLE
PP	POWER POLE
EX. FIRE HYDRANT	EX. FIRE HYDRANT
FH	PROP. FIRE HYDRANT
FDC	PROP. FIRE DEPARTMENT CONNECTION
EX. LIGHT POLE	EX. LIGHT POLE
PROP. LIGHT POLE	PROP. LIGHT POLE
MONUMENT SIGN	MONUMENT SIGN
PROP. FIRE LANE	PROP. FIRE LANE
BERMUDA GRASS	BERMUDA GRASS
HYDRO MULCH SEEDING	HYDRO MULCH SEEDING
SIDEWALK PVMT.	SIDEWALK PVMT.
AREA TO BE DEVELOPED IN FUTURE PHASE	AREA TO BE DEVELOPED IN FUTURE PHASE

- NOTES:**
- PRIOR TO THE DEVELOPMENT OR PERMITTING OF BUILDINGS ON LOTS 5A AND 5C, FINAL SITE PLANS SHOWING FINAL SITE BUILDING, AND LANDSCAPE DETAILS WILL BE REQUIRED TO BE SUBMITTED FOR STAFF REVIEW AND CONSIDERATION BY THE PLANNING & ZONING COMMISSION AND CITY COUNCIL. ADDITIONAL CIVIL PLAN APPROVAL AND AMENDING PLATS OR REPLATS MAY ALSO BE REQUIRED.
 - VARIANCE REQUESTED FOR BUILDING HEIGHT. MAXIMUM BUILDING HEIGHT IS 3 STORIES/45 FEET; PROVIDED BUILDING HEIGHT IS 4 STORIES/54 FEET.
 - THE POOL WILL BE AVAILABLE FOR USE BY GUESTS OF BOTH HOTELS.
 - THE MONUMENT SIGNS ALLOW FOR SHARED SIGNAGE BY THE THREE BUSINESSES.
 - A SHARED PARKING AGREEMENT WILL ALLOW FOR SHARED PARKING ACROSS THE THREE LOTS.
 - OFF-SITE OVERFLOW PARKING TO ACCOMMODATE PARKING SHORTFALLS AND PEAK PERIODS WILL BE PROVIDED BY THE DEVELOPER PRIOR TO THE DEVELOPMENT OF LOTS 5A OR 5C AS DETERMINED DURING THE FINAL SITE PLAN APPROVAL PROCESS FOR THOSE LOTS.
 - THERE ARE NO EXISTING TREES ON SITE.
 - ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY MAP NO. 48257C0310D, PANEL NO. 0310D DATE JULY 3, 2012, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.
 - BUILDING AREAS ARE MEASURED FROM INSIDE WALL TO INSIDE WALL.
 - THE DUMPSTER IS REQUIRED TO BE SCREENED ON THREE SIDES BY SOLID 6 FT. MASONRY WALL. THE FOURTH SIDE, WHICH IS TO BE USED FOR GARBAGE PICKUP SERVICE, MUST PROVIDE AN OPAQUE, METAL GATE THAT FULLY SCREENS THE DUMPSTER TO SECURE THE REFUSE STORAGE AREA. THE SCREENING WALLS FOR THE DUMPSTER SHALL MATCH THE MAIN STRUCTURE. ADEQUATE REINFORCED PAVED AREA SHALL BE PROVIDED FOR REFUSE FACILITIES AND THEIR APPROACHES FOR LOADING AND UNLOADING.
 - ALL SIGNS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE KAUFMAN COMPREHENSIVE ZONING ORDINANCE, SECTION 44, SIGN REGULATIONS.
 - ALL PAVING WILL BE CONCRETE.
 - ALL LIGHTING WILL ADHERE TO THE REQUIREMENTS OF THE KAUFMAN COMPREHENSIVE ZONING ORDINANCE, SECTION 42, LIGHTING AND GLARE STANDARDS.
 - THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS ON THE PROPERTY.
 - ALL ROOFTOP EQUIPMENT WILL BE FULLY SCREENED BY BUILDING PARAPETS AND ALL GROUND-MOUNTED EQUIPMENT WILL BE FULLY SCREENED BY EVERGREEN LANDSCAPING.

LOT 1, BLOCK F
JWS LAND, LTD
PD-15-HC
9.05 ACRES
VOL. 4238, PG. 325

LOT 5, BLOCK E
LONE STAR CREDIT UNION
PD-15-HC
88,332 SF (2.03 AC)
VOL. 7028 PG. 4

LOT 6, BLOCK A
DAYSTAR REALTY LLC
PD-17R-MF2
435,598 SF (10.00 AC)
VOL. 7917 PG. 57

LOT 8X, BLOCK A
OPEN SPACE
JWS LAND, LTD.
PD-17R-MF2
148,895 SF (3.40 AC)
VOL. 4238 PG. 325

LOT 4, BLOCK A
JWS LAND, LTD
C-PD-15
VOL. 4238, PG. 325

ENGINEER

PANN S. SRIBHEN, P.E.
PANNS@PSAENGR.COM
(972) 248-9651 EXT. 24

DEVELOPER

MISTRY ENTERPRISES INC
MINESH MISTRY
MINESH@MISTRYENTERPRISESINC.COM
(661) 900-0230

EXHIBIT B

Case No. SP-10-23



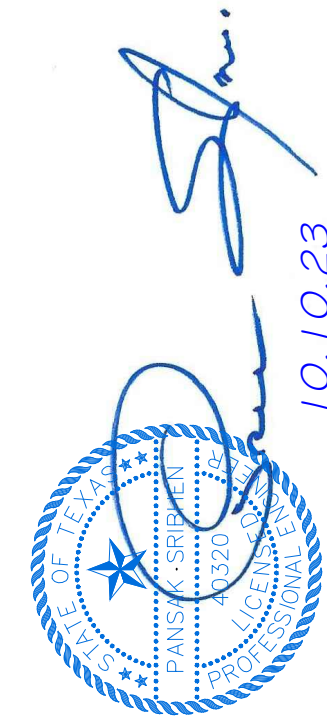
CIVIL SET

REVISION		
NO.	DATE	BY
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

SITE PLAN

FOR
MULTI-USE DEVELOPMENT
KINGS FORT ADDITION
KAUFMAN, TEXAS

OWNER
MYRISH
HOSPITALITY LLC
VINAL M. PATEL
VINAL@MYRISHHOSPITALITY.COM
IRVING, TEXAS 75038
(318) 655-2583



ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
(972) 248-9651 FAX (972) 248-9691
TX T&P.E. REGISTRATION # F-006974
T&P.L.S. FIRM REGISTRATION # 100433
ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: MP, CP

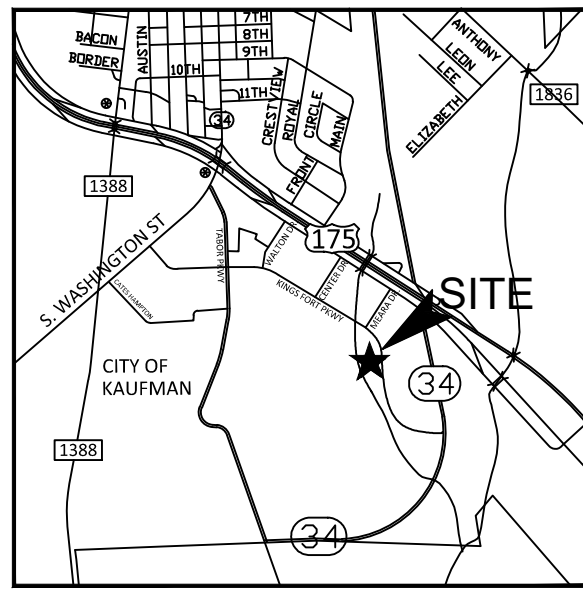
CHECKED: PSS

PROJECT NO. 22240.KFH

DATE: 10/10/2023

SHEET: C-1

Z:\2022\22240.KFH Kings Fort Hotels at Kaufman\CURRENT\SHEET SET\CIVIL PLAN\PHASE 1\01 L-1 LANDSCAPE PLAN.dwg, 10/11/2023 3:03:32 PM, DWG To PDF.pc3



LANDSCAPE DATA	
ZONING	PD-15-C
LOT 5-B	2.10 ACRES (91,302 SQ. FT.)
BUILDING-1	
PROPOSED USE	HOTEL PHASE 1 (80 ROOMS)
BUILDING FLOOR AREA	12,508 SF. / FLR (TOTAL 50,032 SF.)
HEIGHT OF BUILDING	54' (4 - STORY)
% OF LOT COVERAGE	13.70%
LANDSCAPE REQ.	15%
LANDSCAPE PROV.	20.48%

NOTE:
ALL RIGHT OF WAY TO BE SODDED

LEGEND

	LIVE OAK TREE, 4" CAL. (SHADE)		BERMUDA GRASS
	CREPE MYRTLE 'WATERMELON RED', 15G. (ORNAMENTAL)		GROUNDCOVER PLANTING
	NANDINA SIENNA SUNRISE, 3G.		HYDRO MULCH SEEDING
	COLOR ANNUALS		

LANDSCAPE DETAILS

PLANT LIST

COMMON NAME	BOTANICAL NAME	QUANT.	SIZE
LACEY LIVE OAK	QUERCUS LACEY	27	4" CAL.
RED CREPE MYRTLE	LAGERSTROEMIA INDICA 'WATERMELON RED'	41	15 GAL.
NANDINA SIENNA SUNRISE	NANDINA DOMESTICA 'SIENNA SUNRISE'	337	5 GAL.
COLOR ANNUALS	(VARIES)	14	
BERMUDA GRASS SOD	CYNODON DACTYLON	30,392 S.F.	
GROUNDCOVER	(VARIES)	734 S.F.	
HYDRO MULCH SEEDING		38,958 S.F.	

LANDSCAPE NOTES

- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH OR APPROVED EQUAL.
- LANDSCAPE EDGING SHALL BE OF TYPE AND LOCATION AS NOTED ON PLAN.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STAND FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERIESMEN OR LOCAL (TEXAS ASSOCIATION OF NURSERIESMEN STANDARDS) EQUIVALENT.
- TREES PLANT ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
- ALL PLANT MATERIAL SHALL BE MATRAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DISTORTED OR REMOVED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- QUANTITIES ON PLAN AND PLANT LIST ARE PROVIDED AS A CONVENIENCE FOR ESTIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING INDICATED FOR THE BED SIZE AND CONFIGURATION SHOWN. REGARDLESS OF QUANTITIES SHOWN ON PLAN AND PLANT LIST, CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- ALL LANDSCAPE PLANTINGS, TREES, SHRUBS, GROUNDCOVERS AND GRASSES, TO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
- ALL TREES TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SCARP ALL TREE PITS SIDES PRIOR TO PLANTING. ALL TREES ARE TO BE PLANTED PLUMB AND AT OR SLIGHT ABOVE FINISHED GRADE. ALL TREE PITS TO HAVE A 3" WATERING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP-DRESSED WITH 3" LAYER OF SHREDDED HARDWOOD MULCH, OR APPROVED EQUAL STAKE AND OR GUY TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ROTOTILL THE EXISTING SOIL OF ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6". ADD A 3" LAYER OF PREMIUM COMPOST AS SUPPLIED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL AND TILL INTO THE TOP 3" OF EXISTING SOIL. INSTALL ALL SHRUBS 1" AS PER MANUFACTURER'S RECOMMENDED RATE OF APPLICATION. TOP DRESS WITH A 2" LAYER OF SHREDDED HARDWOOD BARK MULCH, OR APPROVED EQUAL.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREA.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT OF REFUSE AND/OR REJECT LANDSCAPE MATERIAL ON SITE.

KEY NOTES:

- ACCESSIBLE PASSENGER DROP OFF AREA WITH ADJACENT CLEAR ACCESS AISLE - DROP OFF & ACCESS AISLE SHALL BE AT THE SAME LEVEL & SHALL HAVE A SLOPE NOT TO EXCEED 1:48 (1:64 RECOMMENDED) - REFER TO MATERIAL LEGEND FOR SPECIFIC PAVING OF INFORMATION REGARDING ACCESSIBLE PASSENGER LOADING ZONES
- 1'-0" WIDE CONCRETE APRON / BORDER
- EDGE OF CONCRETE APRON
- CLEAR ACCESS AISLE ADJACENT TO DROP OFF AREA - DROP OFF & ACCESS AISLE SHALL BE AT THE SAME LEVEL & SHALL HAVE A SLOPE NOT TO EXCEED 1:48 - REFER TO THE HADG FOR MORE INFORMATION
- DECORATIVE NON-SLIP SURFACE. REFER TO STANDARDS
- ACCESSIBLE PATH/WALKWAY, MIN. 5'-0" WIDE, MAX. RUNNING SLOPE 1:20, MAX. CROSS SLOPE 1:48, SLOPE AWAY FROM BLDG. - BROOM FINISH CONCRETE
- PLANTERS @ ACCESSORIES AT ENTRY MUST BE LOCATED IN A WAY THAT MAINTAINS A 36" WIDE (5'-0" WIDE AT VEHICLE DROP-OFF) ACCESSIBLE ROUTE MINIMUM
- TRANSITION BETWEEN WALK AND DRIVE MUST EXTEND FULL LENGTH OF ACCESS NOTED. MAX. SLOPE OF 1:48 (1:64 RECOMMENDED)
- OUTDOOR ENTRY SEATING
- GROUND-MOUNTED UP LIGHTING
- TRASH RECEPTACLE

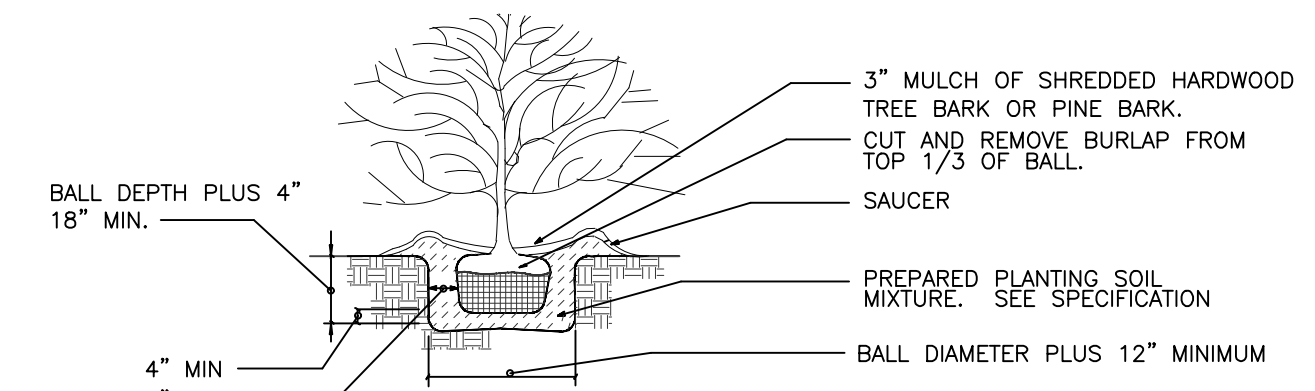
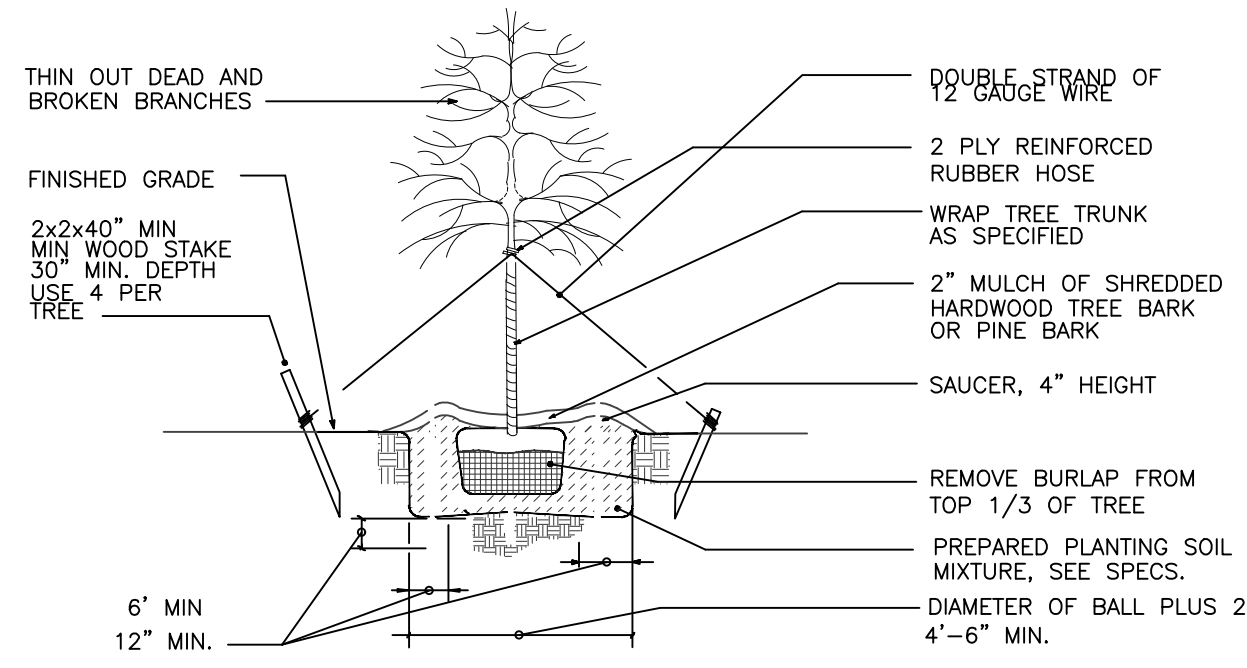
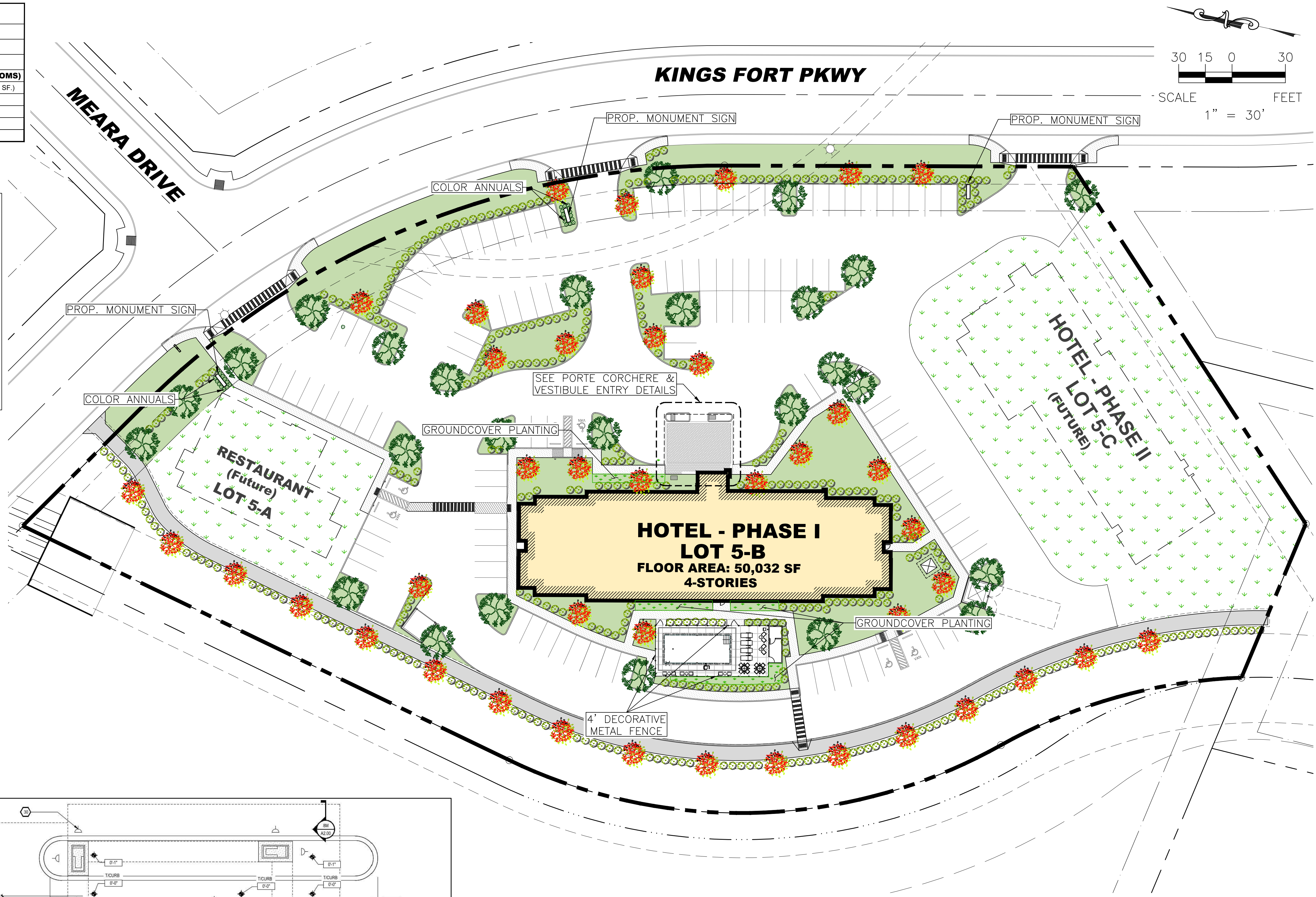
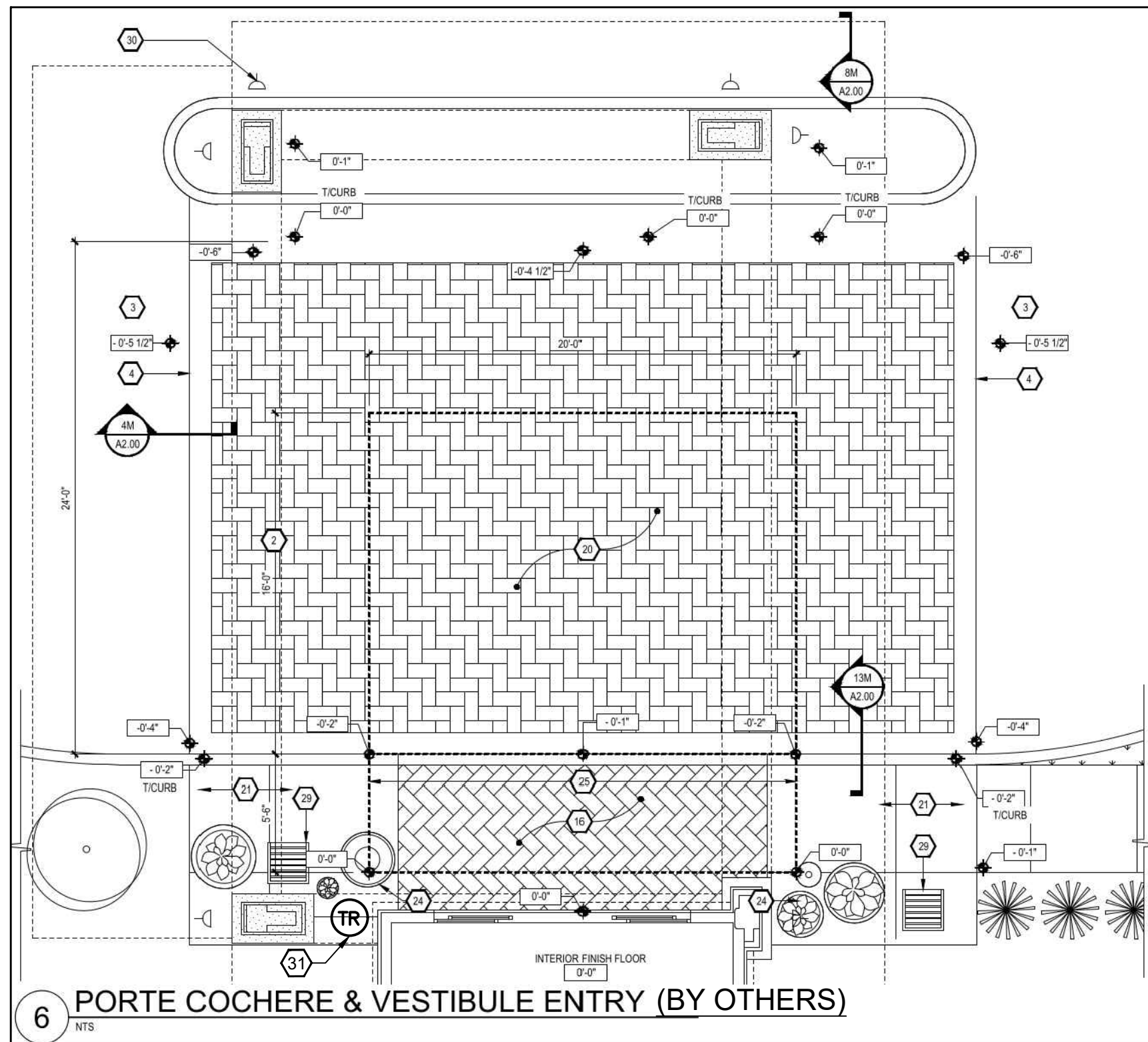


EXHIBIT D

!! NOTE !!
ALL CONTRACTORS TO VERIFY LOCATION OF EXISTING UTILITIES
Case No. SP-10-23



CIVIL SET

REVISION		
NO.	DATE	BY
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

LANDSCAPE PLAN

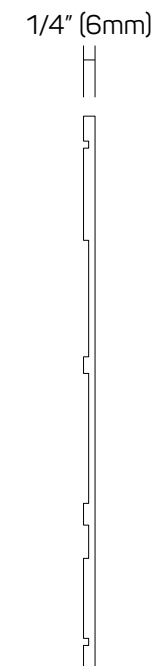
OWNER
MYRISH HOSPITALITY LLC
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VIMAL@MYRISHHOSPITALITY.COM
IRVING, TEXAS 75038
(318) 655-2883

ENGINEERING
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TX T.S.P.E. REGISTRATION # F-006974
T.S.P.L.S. FIRM REGISTRATION # 100433
ENGINEER OF RECORD

SCALE: AS SHOWN
DESIGNED: PSS
DRAWN: MP, CP
CHECKED: PSS
PROJECT NO. 22240.KFH
DATE: 10/10/2023
SHEET: **L-1**



FRONT VIEW



END VIEW



Section 5
Low-level Signage
Entrance Plaque

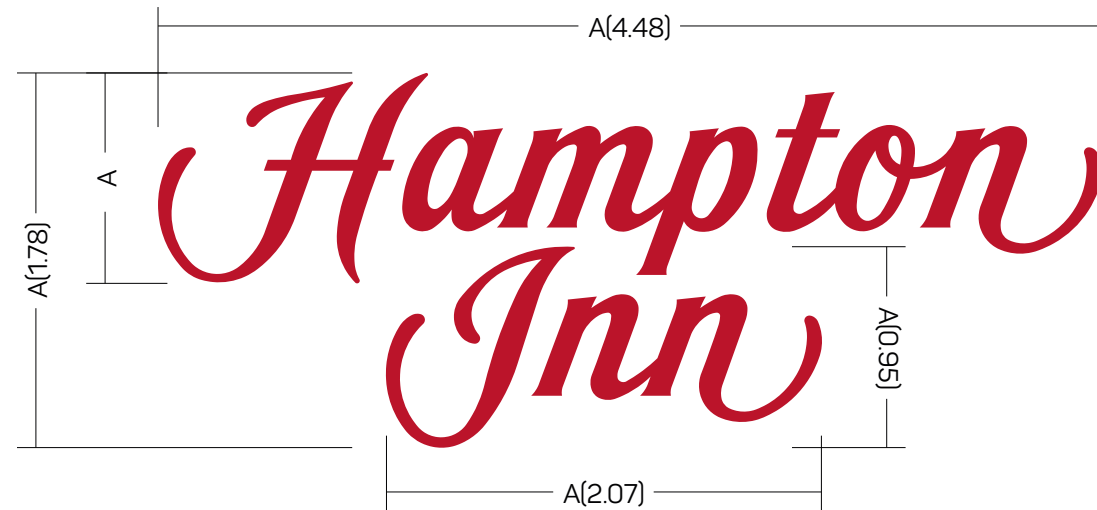
EXHIBIT E
SP-10-23



Section 5
Low-level Signage

FCO Building Letters
HI-BLPLT X

STACKED



LINEAR



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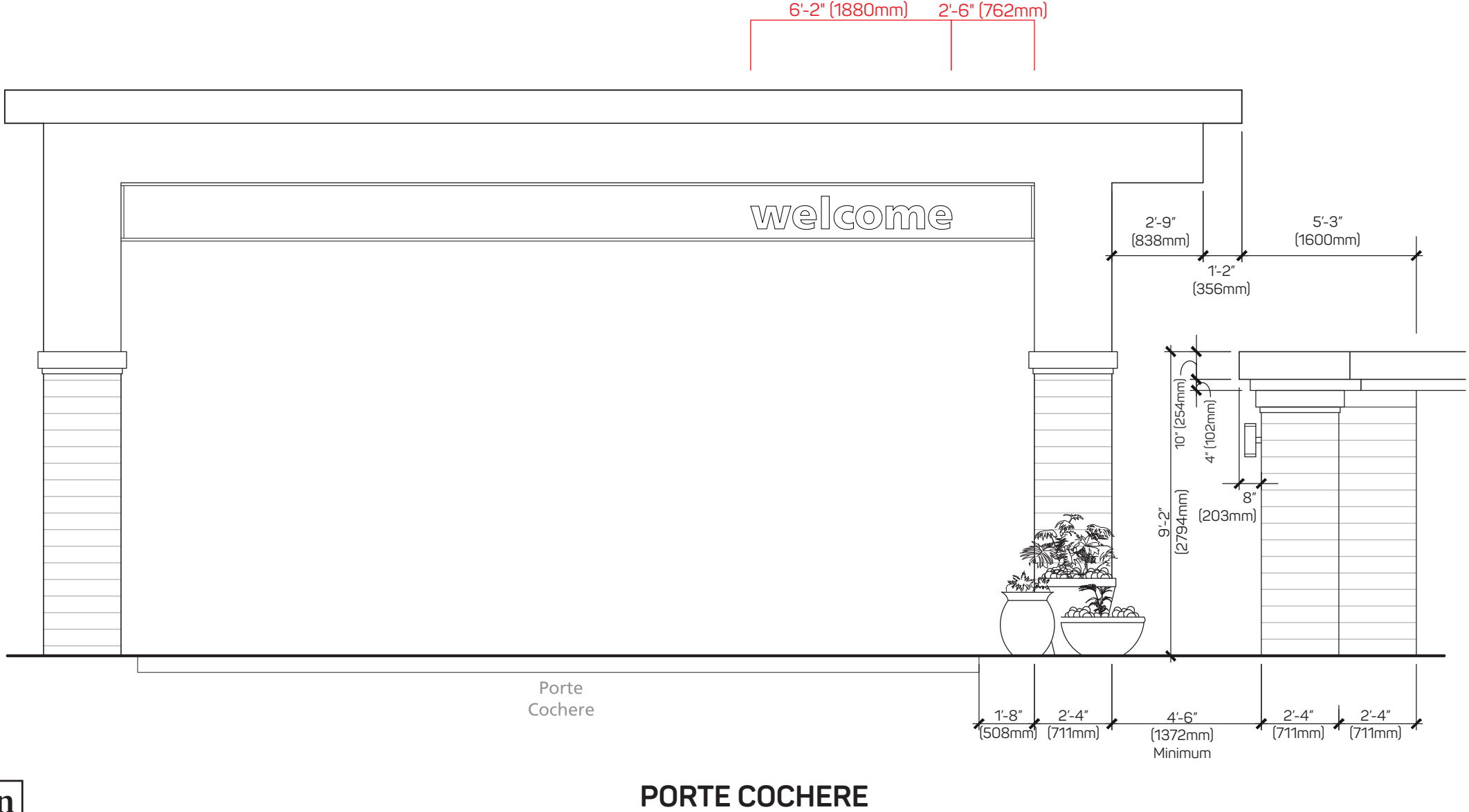
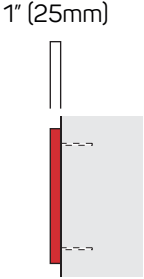
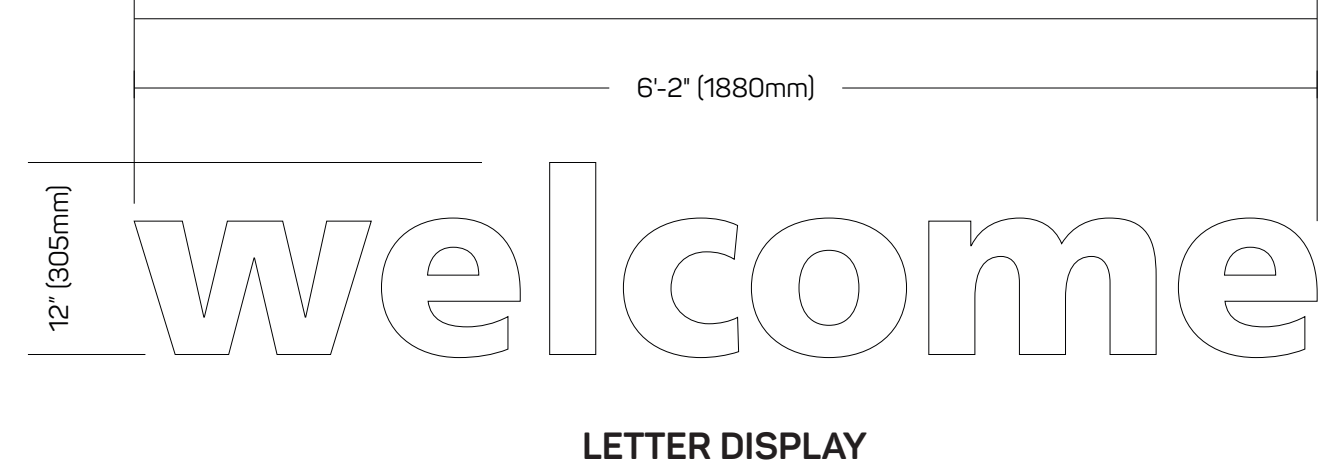
EXHIBIT E
SP-10-23

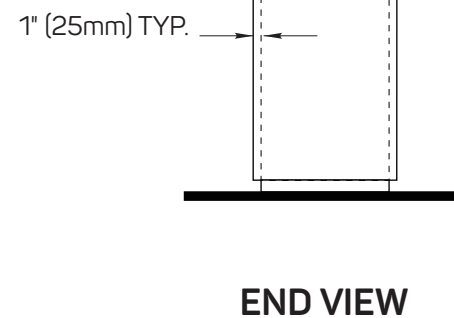
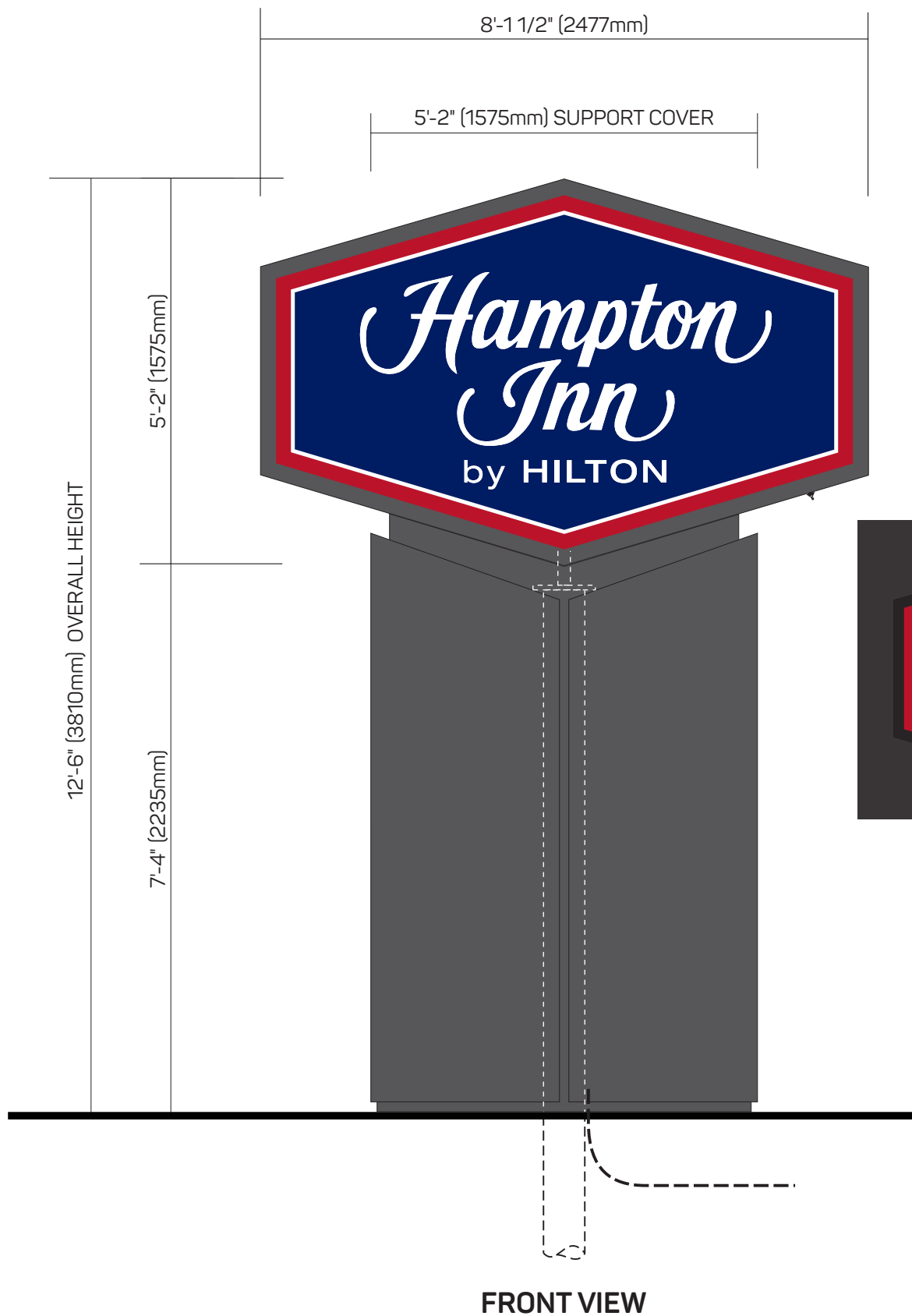


Section 5
Low-level Signage

HI Welcome

EXHIBIT E
SP-10-23





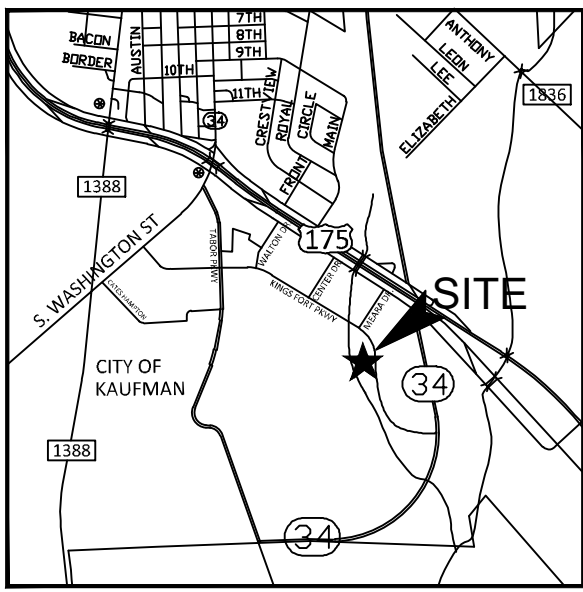
Section 7
Ground-level Monument
HI P-32

EXHIBIT E
SP-10-23

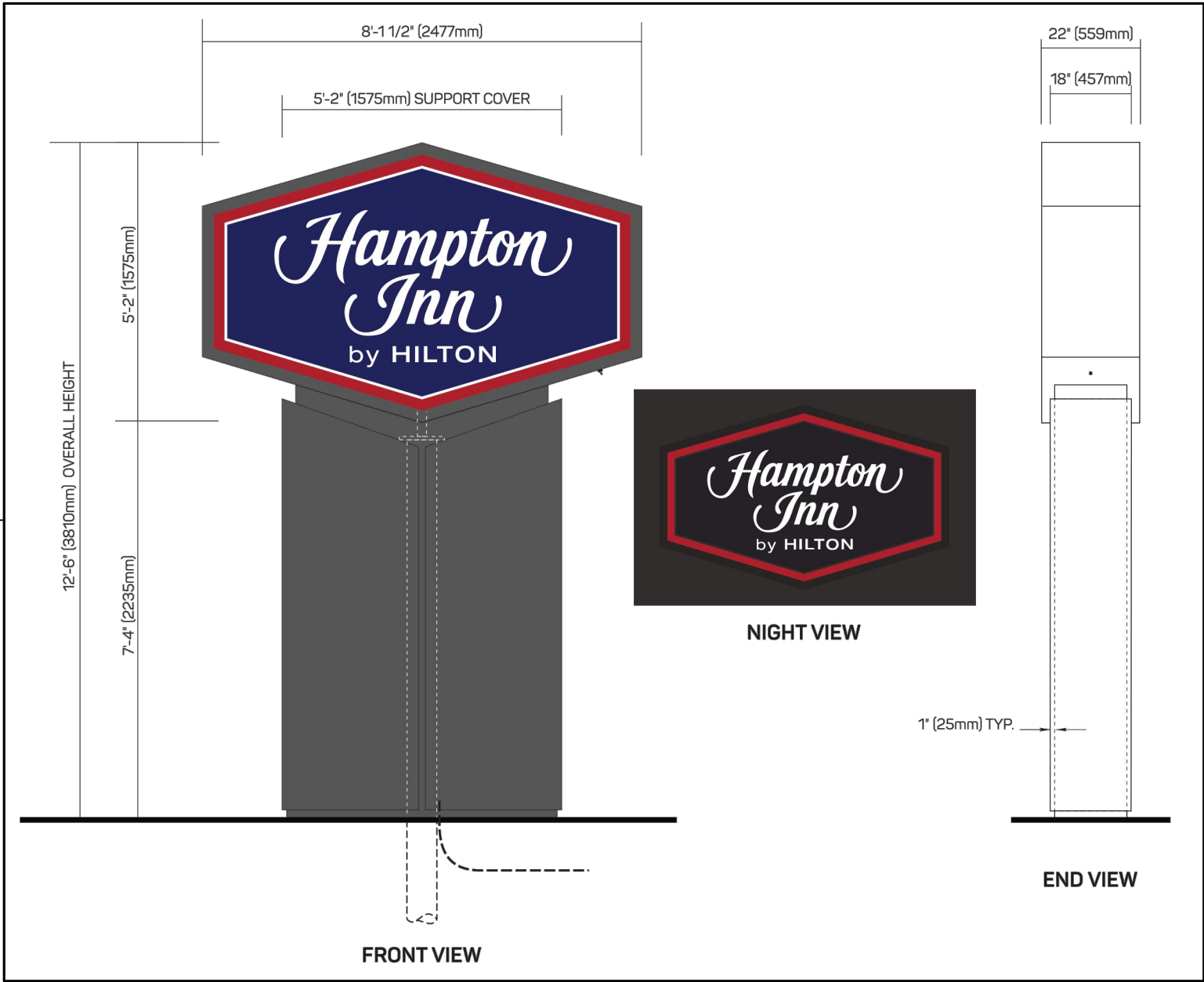


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Z:\2022\22240.KFH Kings Fort Hotels at Kaufman\CURRENT\SHEET SET\CIVIL PLAN\PHASE 1\EXHIBIT E - SIGN LOCATION.dwg, 10/17/2023 12:13:40 PM, AutoCAD PDF (General Documentation).pc3



LOCATION MAP
1:4000



GROUND MONUMENT ELEVATION DETAIL

NTS

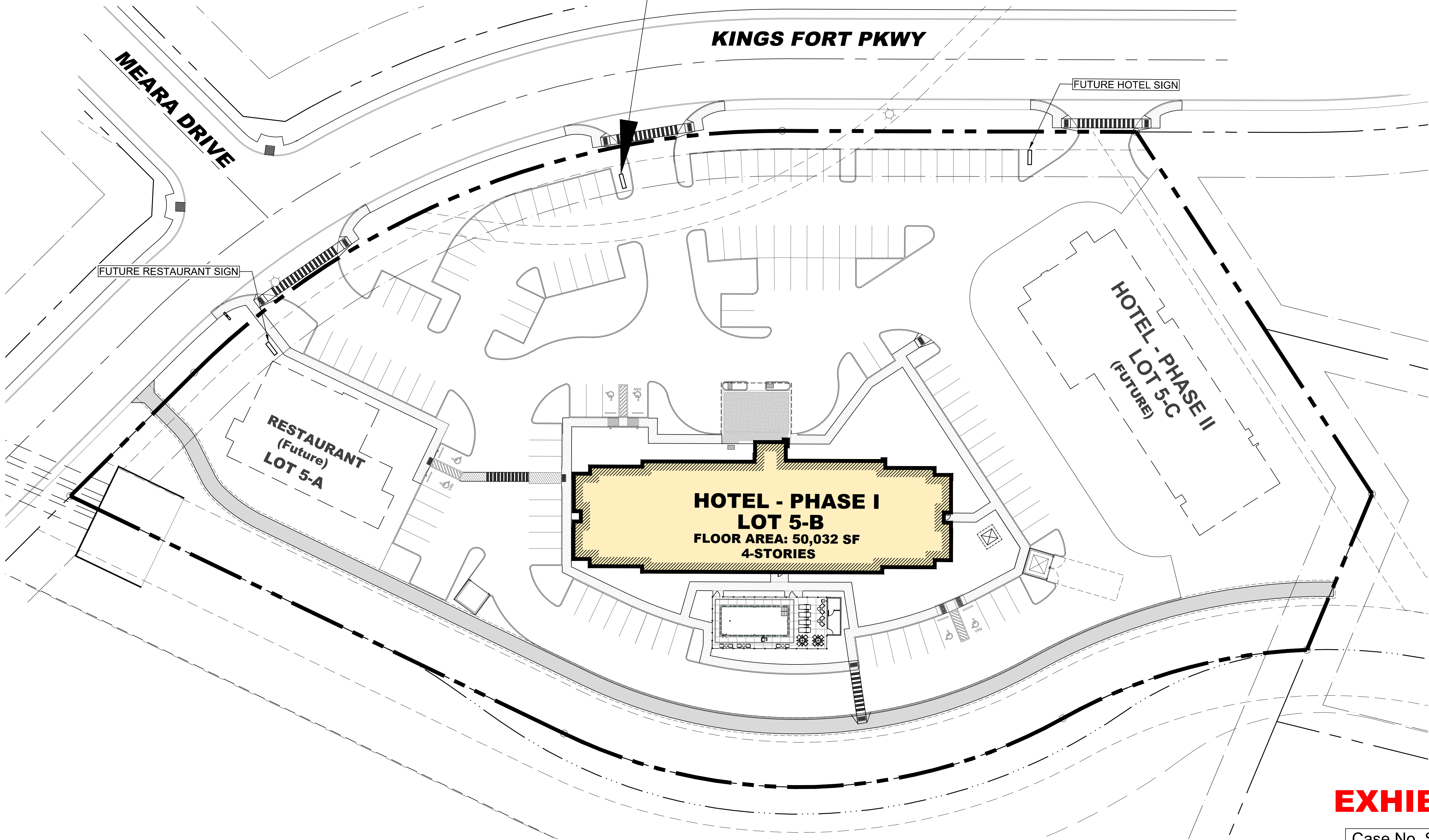
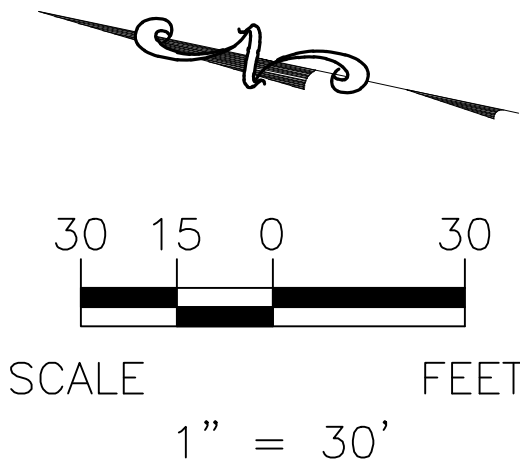


EXHIBIT E

Case No. SP-10-23

CIVIL SET

REVISION		
NO.	DATE	BY
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

**EXHIBIT E
SIGN LOCATION PLAN**

FOR
MULTI-USE DEVELOPMENT
KINGS FORT ADDITION
KAUFMAN, TEXAS

OWNER

MYRISH
HOSPITALITY LLC
VIMAL M. PATEL
VIMALP@MYRISHHOSPITALITY.COM
IRVING, TEXAS 75038
(318) 655-2583

**ASA
ENGINEERING**

17819 DAVENPORT ROAD, SUITE 215
(972) 248-9651 FAX (972) 248-9681
TX, T.S.P.E. REGISTRATION # F-006974
ENGINEER OF RECORD T.S.P.E. FIRM REGISTRATION # 100433

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: MP, CP

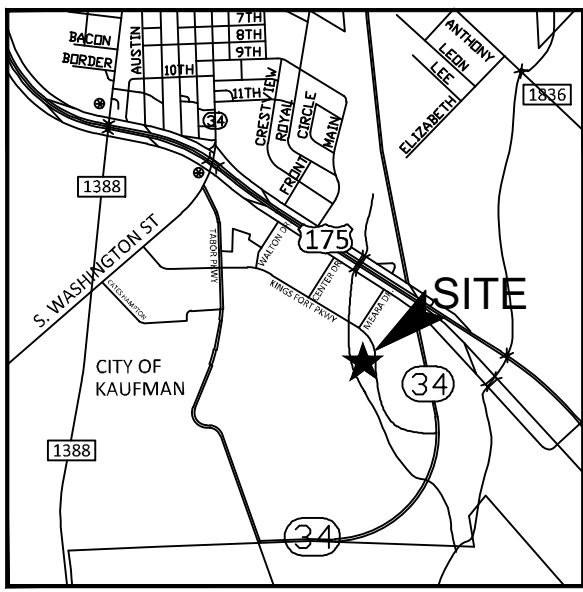
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PROJECT NO. 22240.KFH

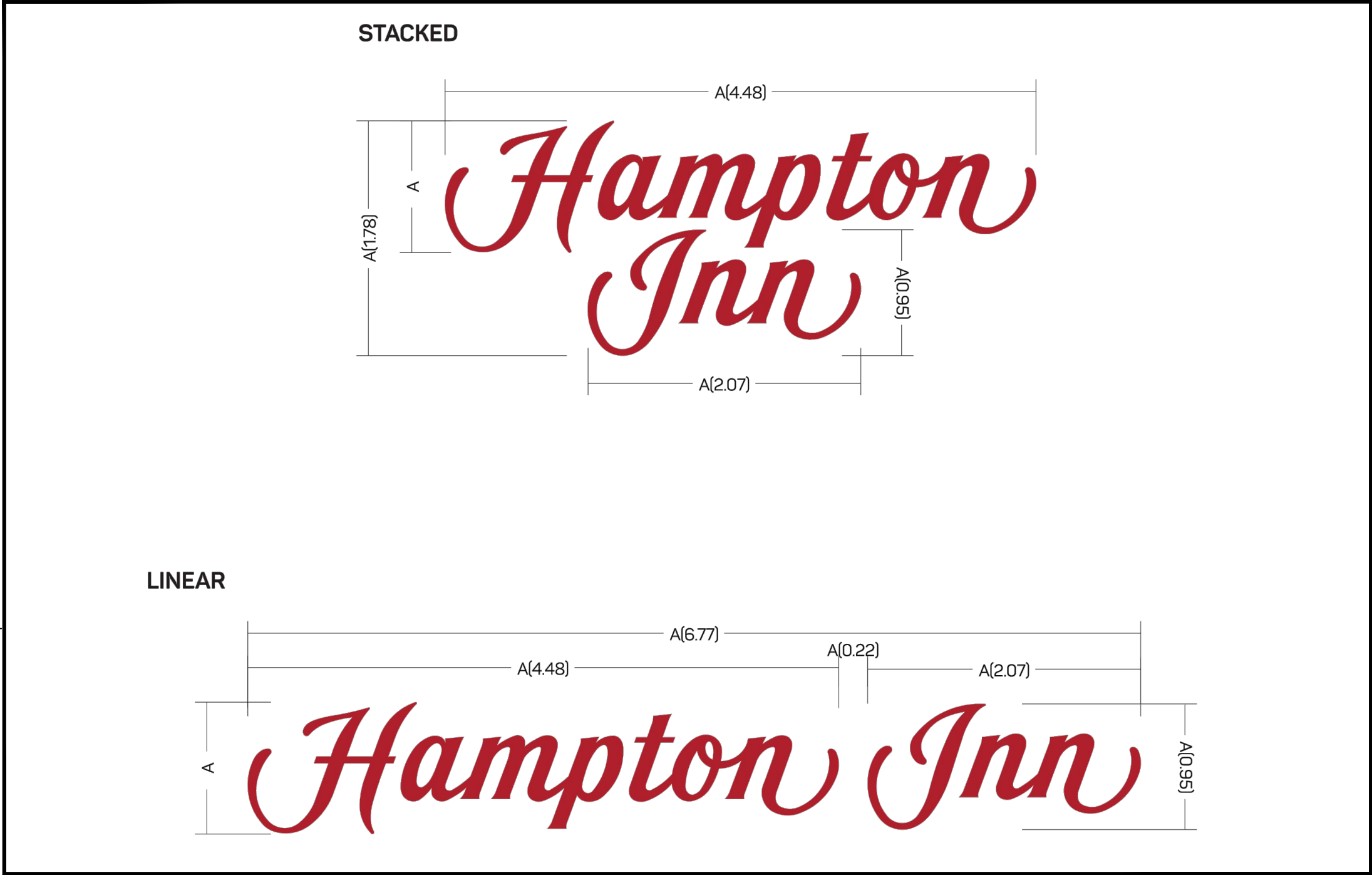
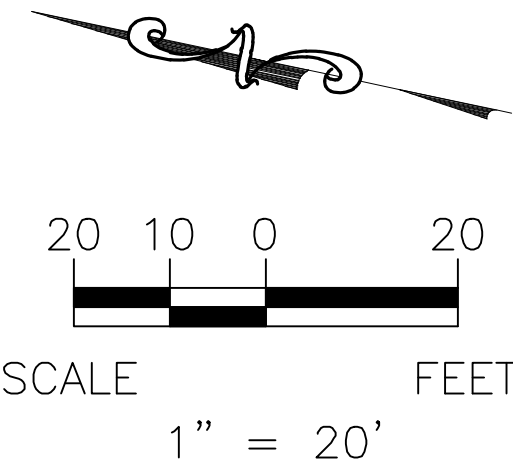
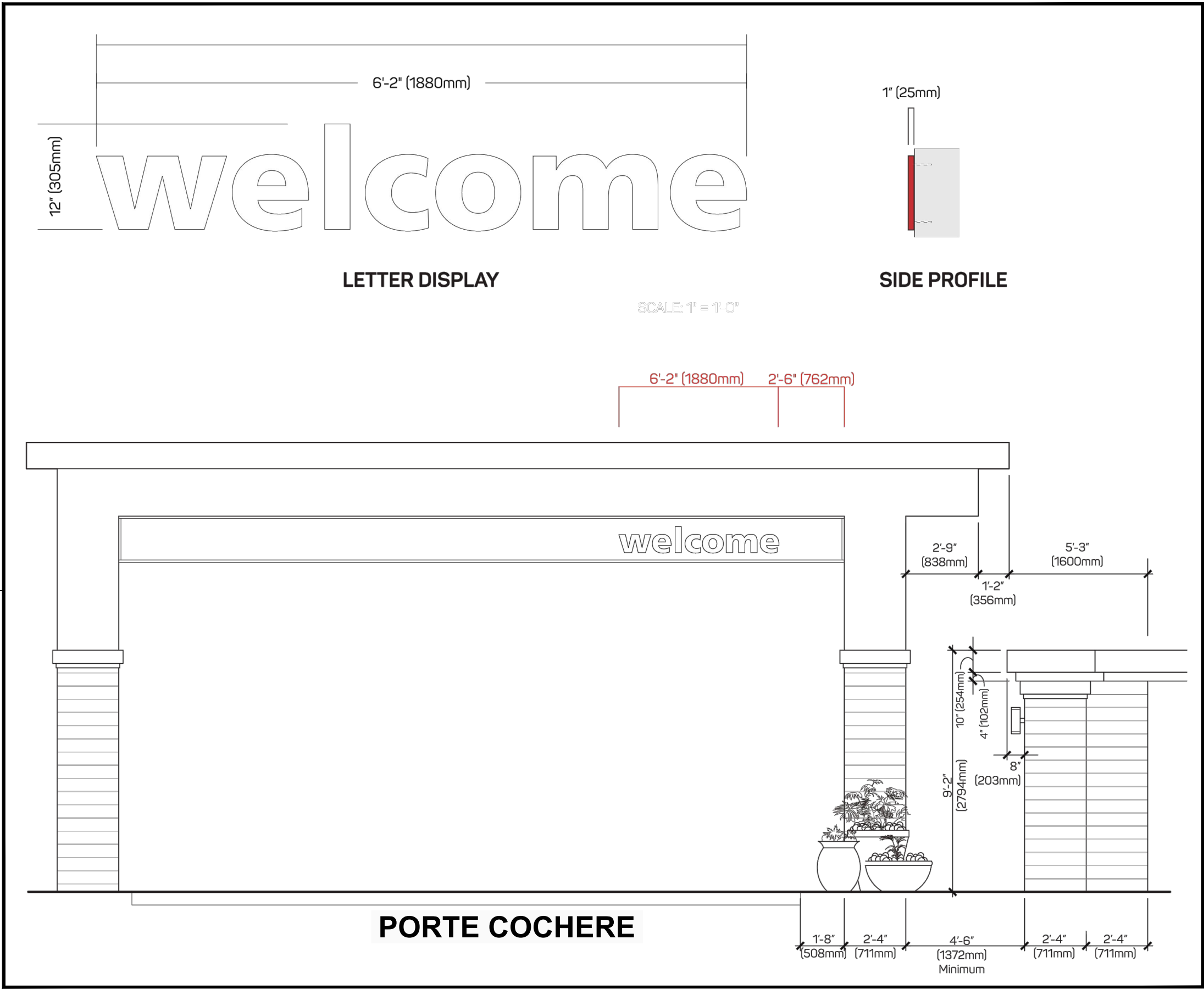
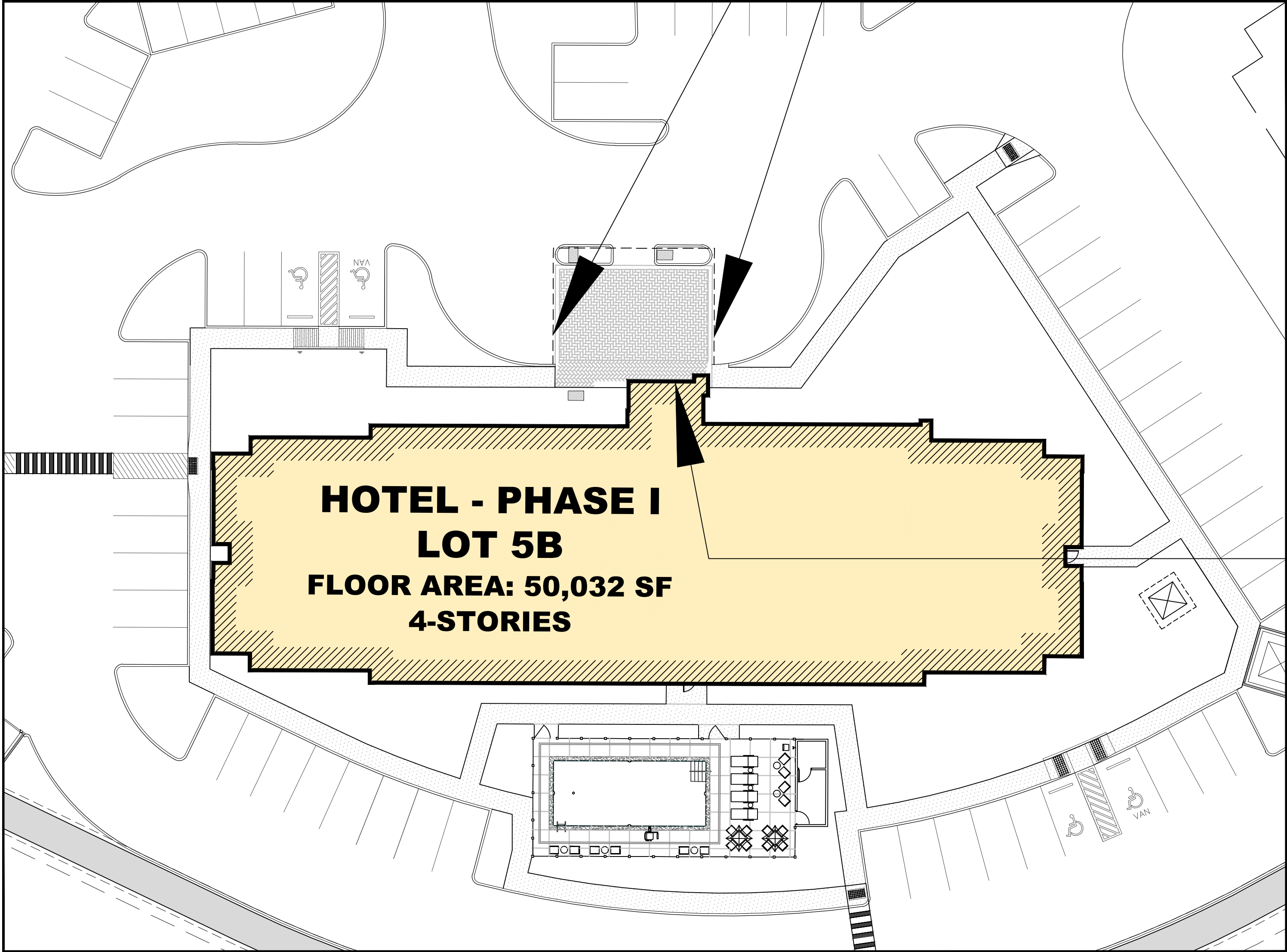
DATE: 10/17/2023

SHEET: **EXH-E1**

Z:\2022\22240.KFH Kings Fort Hotels at Kaufman\CURRENT\SHEET SET\CIVIL PLAN\PHASE 1\EXHIBIT E - SIGN LOCATION.dwg, 10/17/2023 12:13:42 PM, AutoCAD PDF (General Documentation).pc3



LOCATION MAP
1:4000



FLAT CUT-OUT SIGN DETAILS
NTS

EXHIBIT E

Case No. SP-10-23

CIVIL SET

REVISION		
NO.	DATE	BY
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

**EXHIBIT E
SIGN LOCATION PLAN**

OWNER
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ENGINEER OF RECORD T.S.P.E. FIRM REGISTRATION # 100433

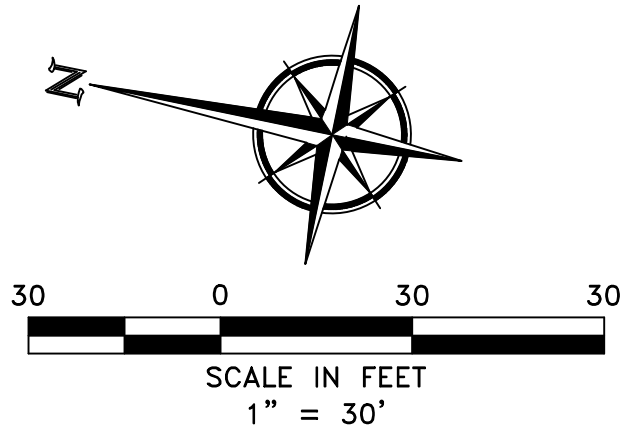
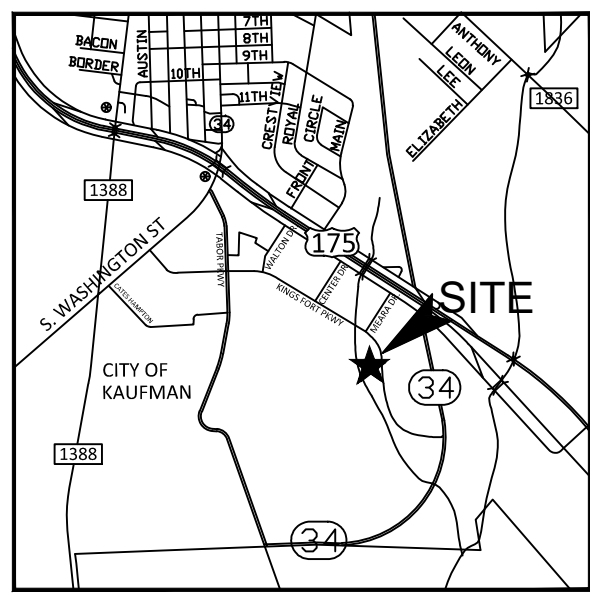
SCALE: AS SHOWN
DESIGNED: PSS
DRAWN: MP, CP
CHECKED: PSS

PROJECT NO. 22240.KFH

DATE: 10/17/2023

SHEET: **EXH-E2**

Z:\2022\22240.KFH Kings Fort Hotels at Kaufman\CURRENT\SHEET SET\CIVIL PLAN\PHASE 1\01 C-12.1 & 12.2 SITE LIGHTING PLAN.dwg, 10/11/2023 11:17:10 AM, DWG To PDF.pc3



CIVIL SET

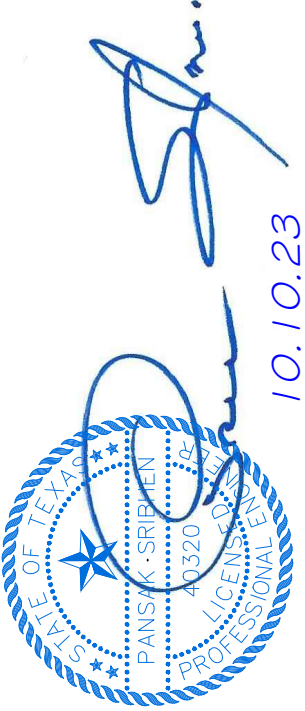
REVISION		
NO.	DATE	BY
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

PHOTMETRIC PLAN

FOR
MULTI-USE DEVELOPMENT
KINGS FORT ADDITION
KAUFMAN, TEXAS

OWNER

MYRISH
HOSPITALITY LLC
VIMAL M. PATEL
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TX T.S.P.E. REGISTRATION # F-006974
T.S.P.E.S. FIRM REGISTRATION # 100433

ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: MP, CP

CHECKED: PSS

PROJECT NO. 22240.KFH

DATE: 10/10/2023

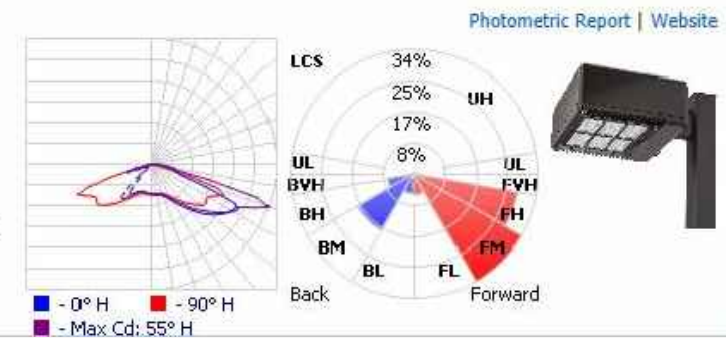
SHEET: C-12.1

NOTES:

- ATTACH GROUND WIRE SIZED AS PER ELECTRICAL CODE.
- THE LIGHT POLE FOOTINGS SHALL BE SET AND REINFORCED AS SHOWN ON THE DETAIL EXCEPT FOR THE FOOTINGS LOCATED IN UNSTABLE AREAS OR IN AREAS WITH SHALLOW SOIL.
- THESE AREAS SHALL BE REDESIGNED WITH THE DEPTH OF FOUNDATION AND REINFORCING REVISED TO MEET POLE AS NOTED BY GEOLOGICAL INSPECTOR.
- THE STRUCTURAL ENGINEER SHALL REDESIGN AND DETAIL ALL FOOTINGS FOR LOCATIONS INDICATED BY THE CONSULTING GEOLOGIST THAT NEED REVISING.
- FOR <20' MOUNTING HEIGHT POLE SHALL INSTALL DEPTH OF FOOTING IS 6' MIN. AND HEIGHT OF SQUARE BASE COVER IS 5-3/4". TX DOT/TRAFFICE STANDARDS/RID(FND)-11.

1125 points at z=0, sp 10ft by 10ft
HORIZONTAL FOOTCANDLES
Average 2.7
Maximum 5.4
Minimum 0.1
Avg:Min N/A
Max:Min N/A
Coef Var 1.31
UnifGrad N/A

MANUFACTURER: LITHONIA LIGHTING
CATALOG: KADRO LED 30C 700 30K R5 MVOLT HS
DESCRIPTION: KADRO LED, 30 LED, 700MA MVOLT DRIVER, 3000K, TYPE 5 OPTICS WITH HOUSE SIDE SHIELDS
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 6112.2
INPUT WATTAGE: 69
DISTRIBUTION: TYPE III, MEDIUM, BUG RATING: B2 - U0 - G1



Luminaire Schedule						
Symbol	Label	Qty	Label	Arrangement	LLF	Description
	A	2	KAD LED, 60 LED, 1AMP MVOLT	2 HEADS	1.000	90 DEGREE
	B	8	KAD LED, 60 LED, 1AMP MVOLT	3 HEADS	1.000	3-WAY
	C	3	KAD LED, 60 LED, 1AMP MVOLT	4 HEADS	1.000	4-WAY
	D	8	TWH LED, 30 LED, 1AMP MVOLT	1 HEADS	1.000	1-WAY

Case No. SP-10-23





Meeting
Date: 10/23/2023

Date: 10/02/2023

Item #: 11.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C**, being a tract of land containing 4.18 acres (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial ("PD-15-C") and is generally located on the south side of Kings Fort Parkway at Meara Drive. The final plat is for 3 non-residential lots. (Case No. FP-14-23)

BACKGROUND:

See the attached October 3, 2023 Planning and Zoning Commission Report and attachments.

Author:

Reviewed:

Andrew Bogda, Director of Development Services Mike Holder, City Manager

Cost:

Funds Available:

Source:

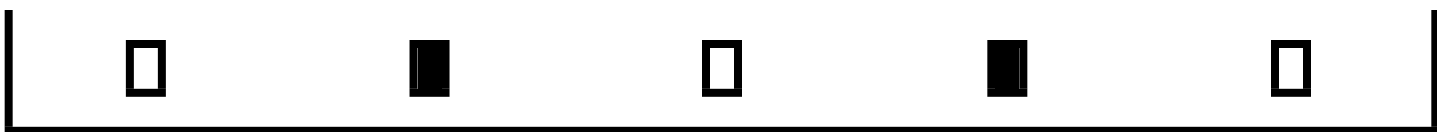
Recommendation: On October 3, 2023, the Planning and Zoning Commission recommended approval, by a vote of 4-0, of the Final Plat of Lots 5A, 5B, and 5C of Block A of the Kings Fort Addition with the following conditions:

1. Assigned addresses for each lot, as approved by the City of Kaufman and Kaufman County 911 Addressing, are added to the plat prior to plat recordation.
2. The Civil Plan staff review comments noted in a memo from the City Engineer dated September 27, 2023 are addressed and the Civil Plans are approved.
3. The recommended conditions in the staff report to the Planning & Zoning Commission on the Site Plan of Hampton Inn are addressed.

The plat has been revised to address comments 1 and 3; the revised plat is attached. The Civil Plan review remains ongoing. The applicant has submitted revised plans, but there are still items that remain outstanding or that the City needs clarification on as it relates to drainage improvements. Staff recommends approval of the Final Plat of Lots 5A, 5B, and 5C of Block A of the Kings Fort Addition with the following conditions:

1. The Civil Plan review comments are addressed and the Civil Plans are approved prior to recordation of the final plat.
2. Any required off-site easements necessary for any drainage improvements are obtained and recorded prior to recordation of the final plat.
3. Any changes to on-site or off-site drainage easements based on the outcome of the Civil Plan review are incorporated into the final plat prior to recordation.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
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Planning and Zoning Commission Report

Meeting Date: October 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C**, being a tract of land containing 4.18 acres (Property ID 225140), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development 15 – Commercial ("PD-15-C") and is generally located on the south side of Kings Fort Parkway at Meara Drive. The final plat is for 3 non-residential lots. (Case No. FP-14-23)

SUMMARY:

Concurrent with site plan approval for Lot 5B, the applicant is requesting a final plat of Lots 5A, 5B, and 5C, Block A, of the Kings Fort Addition, to accommodate the development of a Hampton Inn hotel on Lot 5B (2.10 acres), a future restaurant on Lot 5A (0.71 acres), and an additional future hotel on Lot 5C (1.37 acres). A note has been added to the plat requiring site plan approval (and potentially additional civil plan approval and/or replatting) prior to the development of Lots 5A and 5C.

The subject property consists of 4.18 acres and is located on the south side of Kings Fort Parkway at Meara Drive. The preliminary plat for the property was approved in October 2022 and the property was zoned Planned Development 15 –Commercial ("PD-15-C") in 2017.

Each lot meets the minimum area and setback requirements for the zoning district. Separate driveway access and lot frontage is provided from Kings Fort Parkway for each lot. In addition, a 24' shared access and fire lane easement will serve the entire development. A 50' regional drainage easement straddles the west property line, a 10' gas easement skirts a portion of the frontage, and a 20' sanitary sewer easement is located along the south side of the property. A 10' hike and bike trail easement is located along the west side of the property adjacent to the drainage easement, which will accommodate a hike and bike trail. Water and wastewater services to the property will be provided by the City of Kaufman.

THOROUGHFARE PLAN:

Kings Fort Parkway is designated as a Type C, Major Collector, which requires a minimum 80 foot right-of-way width, which has already been dedicated.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Lots 5A, 5B, and 5C of Block A of the Kings Fort Addition with the following condition:

1. Assigned addresses for each lot, as approved by the City of Kaufman and Kaufman County 911 Addressing, are added to the plat prior to plat recordation.
2. The Civil Plan staff review comments noted in a memo from the City Engineer dated September 27, 2023 are addressed and the Civil Plans are approved.

3. The recommended conditions in the staff report to the Planning & Zoning Commission on the Site Plan of Hampton Inn are addressed.

ATTACHMENTS:

- Location Map
- Approved Preliminary Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C
- Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C
- Civil Plan Review comments

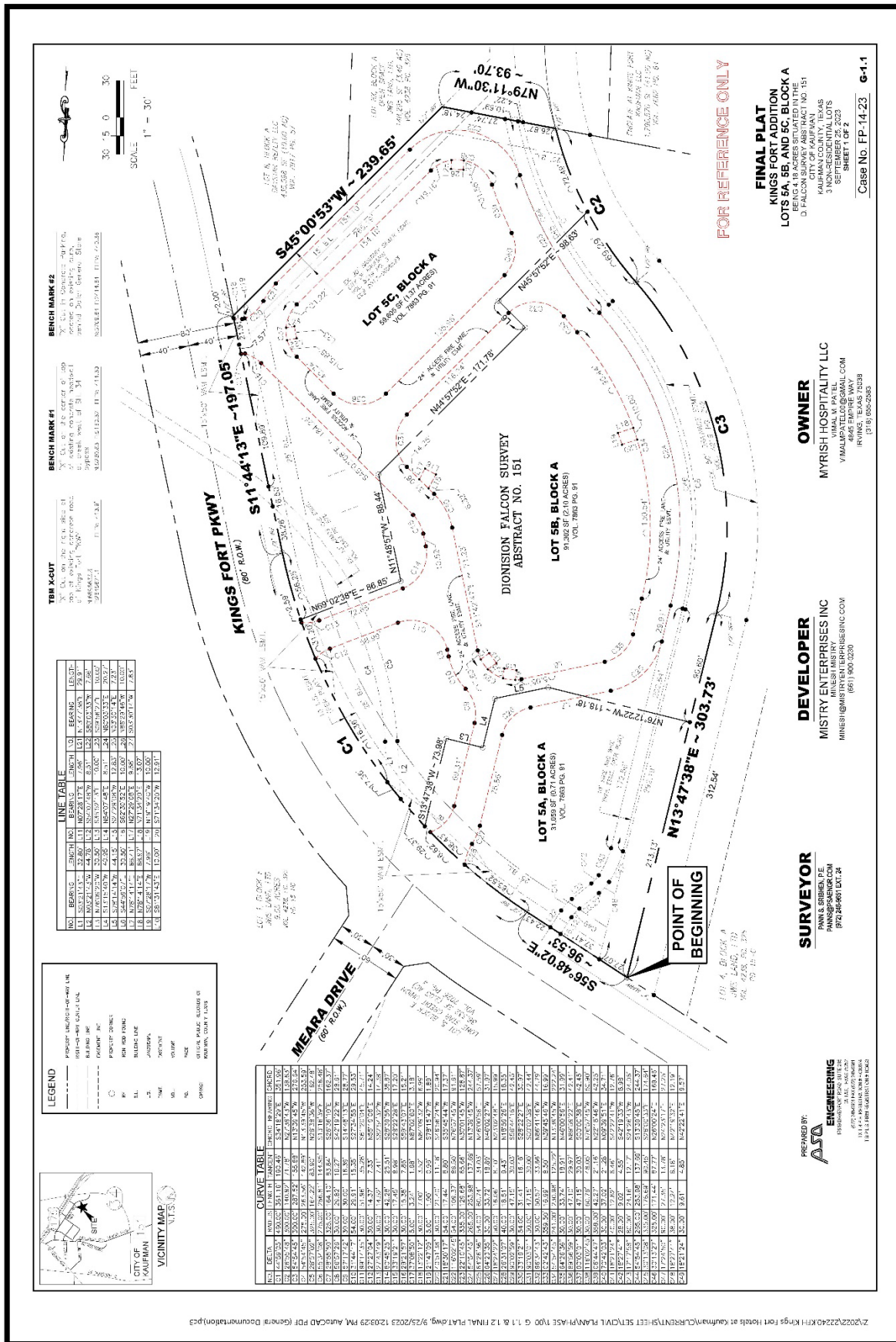
Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map





Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C (Sheet 1)





www.tnpinc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

PLAN REVIEW

To: City of Kaufman
From: Philip C. Varughese, P.E.
Date: September 27, 2023
RE: Hampton Inn – Kings Fort Addition, Block A, Lot 5B, 3rd review

The following comments represent a review by TNP on the civil construction plans PSA Engineering. It is the intent of this review to provide the engineer and developer the requirements that are consistent with the City Standards and Regulations for development and construction. In addition, the design engineer must confirm that his design conforms to TCEQ and International Plumbing Code. The comments noted below must be addressed and resubmitted for confirmation. **Please provide a written memo with the comments and how each comment has been addressed.**

Site Plan

1. Refer to City Staff memo for additional comments regarding the site plan.

Grading Plan

1. **Outstanding comment:** Verify that the building's finished floor elevation is a minimum of 2-ft above the 100-YR Fully Developed WSEL for the existing channel. Provide all hydraulic models and calculations with the next submittal.

Storm Drain Plan and Profile

1. **Outstanding comment:** Verify tailwater impacts from the existing channel on the proposed storm drain lines.
2. **Outstanding comment:** It appears that the channel does not have the capacity for full developed flows. Please verify and confirm.

Drainage Channel Calculation Section A, B, C, D & E

1. The Channel In-Flows shown in the Drainage Channel Calculations do not appear to reflect the full flow shown in the Kings Fort Addition drainage area maps – see attached sheets. We are calculating a channel flow of 1642 cfs, which includes OFF-1 to OFF-6, A-1 to A-7, B-1 to B-4, and the onsite flow from your site. Please revise the calculations or provide justification for flow used.
2. The assumed depths in the Channel Capacity calculations appear to exceed the top of bank elevations of the channel. Please recalculate the existing channel capacity to assume a maximum depth of 1-foot below the top of bank elevation.
3. Verify that the channel capacity formulas are calculating the capacity correctly.

Civil Plan Review Comments (Page 2)

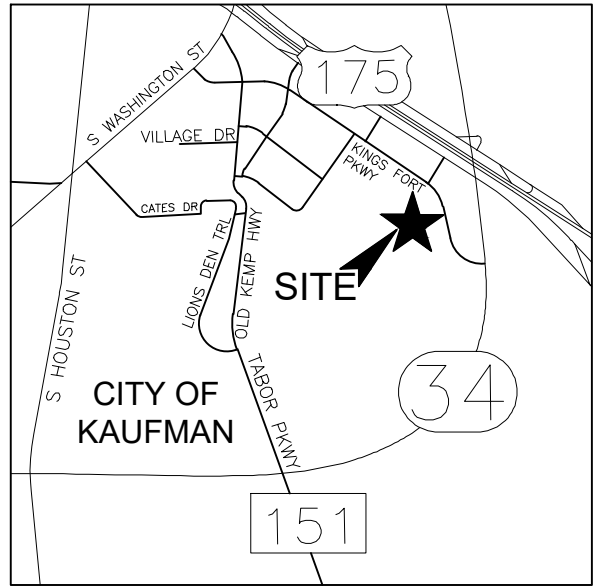
4. The channel capacity calculations represent a channel geometry that does not accurately reflect the existing channel. The existing creek channel has a 50-ft easement, as shown on your plan sheet C-6.2. However, you are showing a channel bottom width of 58' and a top width of 162'.

T	B	d
Top Width	Bottom Width	Depth
162	58	8.70

5. It is unclear where the top bank elevation (410.10') and bottom elevation (401.40') that were used to calculate the channel height came from. Lateral profiles on Sheet C-6.1 from the previous submittal show a channel bottom (~403.5') and top of bank elevation (~409.8') at that same location which are drastically different than those.
6. Using a flow of 3313 cfs (taken from the DAA Drainage Study) is fine, however, it may be overly conservative due to it representing a location that is much further downstream than this project site. Further, the existing channel adjacent to your site does not have the capacity for that high a flow.
7. It is unclear why cross sections 1654 and 1304 from the DAA HEC-RAS model are highlighted. These cross sections are located over 1000' downstream and do not represent the channel geometry adjacent to your site.

Utility Plan

1. Callout the double detector check assembly on the fire line at Sta. 1+00 Line – A and Sta. 11+50 Line A.



VICINITY MAP
N.T.S.

LEGEND

	PROPERTY LINE/RIGHT-OF-WAY LINE
	RIGHT-OF-WAY CENTER LINE
	BUILDING LINE
	EASEMENT LINE
	PROPERTY CORNER
	IRON ROD FOUND
	B.L. BUILDING LINE
	L.S. LANDSCAPE
	ESMT. EASEMENT
	VOL. VOLUME
	PG. PAGE
	OPRKCT OFFICIAL PUBLIC RECORDS OF KAUFMAN, COUNTY TEXAS
	VAM VISIBILITY, ACCESS, & MAINTENANCE

LINE TABLE								
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S03°21'43"E	32.80'	L11	N07°28'17"E	7.96'	L21	N13°47'38"E	29.91'
L2	N03°21'43"W	44.78'	L12	S54°07'48"W	8.51'	L22	S80°03'33"W	7.66'
L3	N76°09'20"W	30.50'	L13	S35°52'13"E	10.00'	L23	S09°56'27"E	10.00'
L4	S13°15'40"W	40.95'	L14	N54°07'48"E	8.51'	L24	N80°03'33"E	20.27'
L5	S78°14'14"W	44.15'	L15	S27°29'08"W	12.83'	L25	N03°30'14"E	7.23'
L6	S44°59'07"E	30.50'	L16	S62°30'52"E	10.00'	L26	N86°29'46"W	10.00'
L7	N78°14'14"E	66.41'	L17	N27°29'08"E	9.68'	L27	S03°30'14"W	7.63'
L8	N78°14'14"E	68.97'	L18	N71°34'20"E	13.07'			
L9	S07°28'17"W	7.96'	L19	N19°19'40"W	10.00'			
L10	S81°31'43"E	10.00'	L20	S71°34'20"W	12.91'			

TBM X-CUT

"X" Cut on the right side of top of existing concrete road of Kings Fort PKWY

N:6896636.6
E:2645671.1
ELEV: 413.9'

BENCH MARK #1

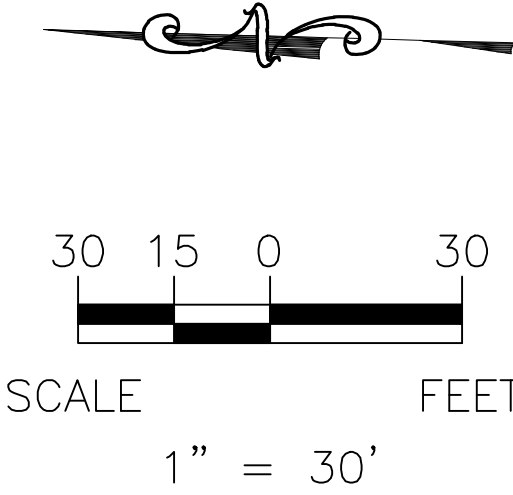
"X" Cut on the center of top of existing concrete headwall at creek west of SH. 34 bypass

N:5230.83 E:5160.32 ELEV: 414.30

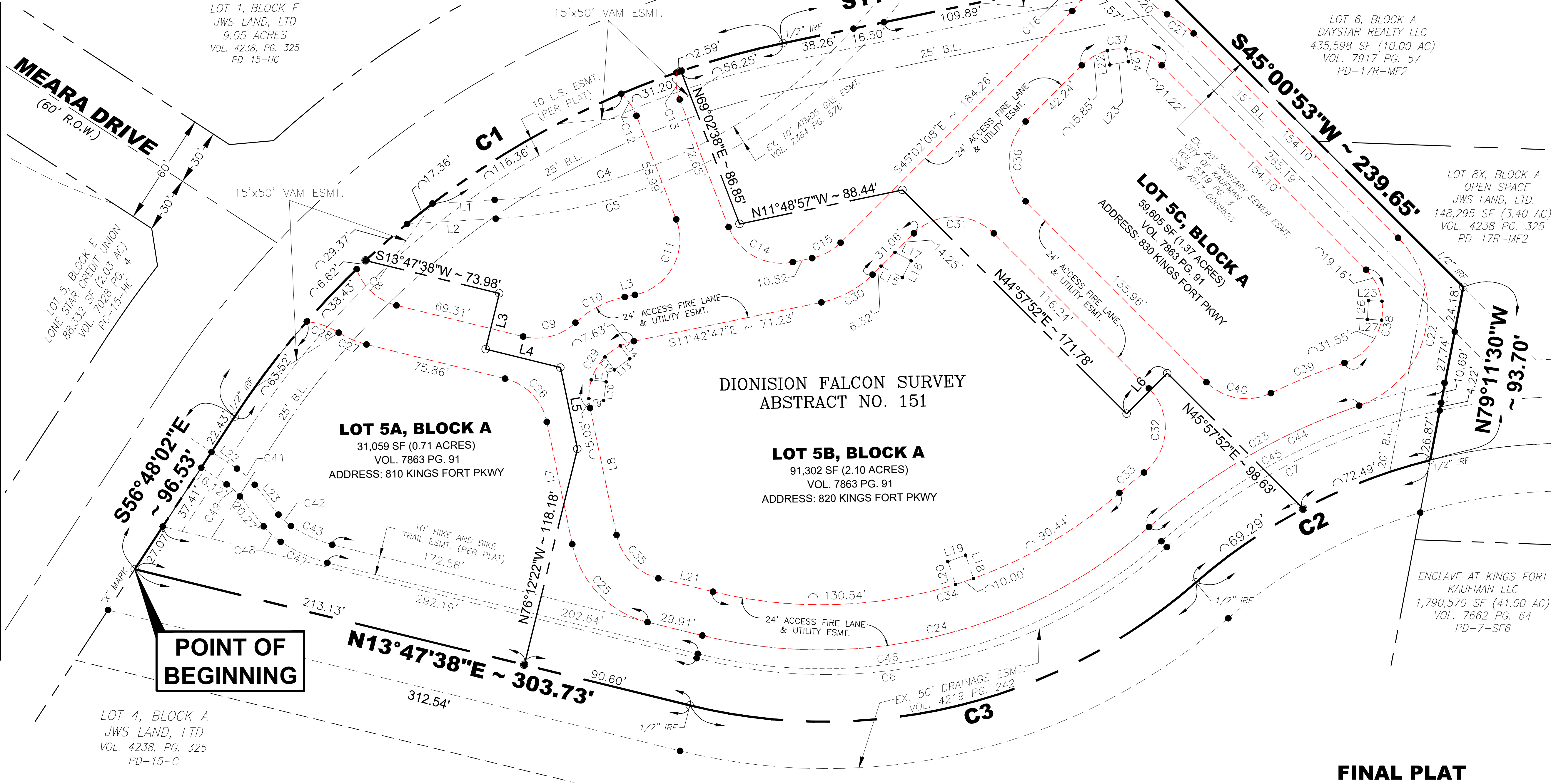
BENCH MARK #2

"X" Cut in Concrete Parking, located on existing curb, behind Dollar General Store

N:5709.64 E:2414.64 ELEV: 440.36



CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	
C1	44°59'05"	460.00'	361.16'	190.46'	S34°18'29"E	351.96'	
C2	26°55'48"	300.00'	140.92'	71.78'	N27°39'43"W	139.63'	
C3	54°54'45"	300.00'	287.52'	155.88'	N13°39'45"W	276.64'	
C4	54°54'45"	275.00'	263.56'	142.89'	N13°39'45"W	253.59'	
C5	28°57'02"	325.00'	164.22'	83.90'	N26°38'36"W	162.48'	
C6	55°34'08"	275.00'	266.81'	144.95'	S13°16'39"E	256.48'	
C7	28°55'50"	325.00'	164.10'	83.84'	S26°36'10"E	162.37'	
C8	56°57'26"	30.00'	29.82'	16.27'	S42°19'22"W	28.61'	
C9	57°17'42"	30.00'	30.00'	16.39'	S14°48'13"E	28.77'	
C10	31°44'17"	54.00'	29.91'	15.35'	S27°34'55"E	29.53'	
C11	99°14'35"	30.00'	51.96'	35.28'	S61°20'04"E	45.71'	
C12	27°27'04"	30.00'	14.37'	7.33'	N55°19'06"E	14.24'	
C13	27°43'49"	30.00'	14.52'	7.41'	S82°54'32"W	14.38'	
C14	80°45'25"	30.00'	42.28'	25.51'	S28°39'56"W	38.87'	
C15	33°19'21"	30.00'	17.45'	8.98'	S28°22'28"E	17.20'	
C16	29°21'57"	30.00'	15.38'	7.86'	S59°43'07"E	15.21'	
C17	37°08'50"	5.00'	3.24'	1.68'	N87°02'60"E	3.18'	
C18	13°22'12"	30.00'	7.00'	3.52'	N84°09'32"W	6.99'	
C19	21°47'09"	5.00'	1.90'	0.96'	S78°15'47"W	1.89'	
C20	40°51'38"	30.00'	21.40'	11.18'	S46°56'24"W	20.94'	
C21	18°30'17"	54.00'	17.44'	8.80'	S35°45'44"W	17.37'	
C22	116°02'45"	54.00'	109.37'	86.50'	N76°57'45"W	91.61'	
C23	22°10'45"	335.00'	129.68'	65.66'	N30°01'45"W	128.87'	
C24	54°54'45"	265.00'	253.98'	137.69'	N13°39'45"W	244.37'	
C25	64°26'36"	54.00'	60.74'	34.03'	N46°00'56"E	57.59'	
C26	64°23'35"	30.00'	33.72'	18.89'	N46°02'27"W	31.97'	
C27	18°24'22"	50.00'	16.06'	8.10'	N23°02'48"E	15.99'	
C28	26°31'07"	40.00'	18.51'	9.43'	N18°59'26"E	18.35'	
C29	90°02'59"	30.00'	47.15'	30.03'	S56°44'16"E	42.45'	
C30	33°19'21"	54.00'	31.41'	16.16'	S28°22'27"E	30.97'	
C31	90°03'01"	30.00'	47.15'	30.00'	S00°02'38"E	42.44'	
C32	96°34'43"	30.00'	50.57'	33.66'	N86°41'46"W	44.79'	
C33	02°42'43"	359.50'	16.99'	8.50'	N39°45'46"W	16.99'	
C34	54°54'45"	241.00'	230.98'	125.22'	N13°39'45"W	222.24'	
C35	64°26'36"	30.00'	33.74'	18.91'	N46°00'56"E	31.99'	
C36	89°56'59"	30.00'	47.10'	29.97'	N89°59'22"E	42.41'	
C37	90°03'01"	30.00'	47.15'	30.03'	S00°00'38"E	42.45'	
C38	116°02'45"	30.00'	60.76'	48.05'	N76°57'45"W	50.90'	
C39	06°44'47"	359.00'	42.27'	21.16'	N22°18'46"W	42.25'	
C40	70°42'03"	30.00'	37.02'	21.28'	N09°39'51"E	34.71'	
C41	18°21'24"	40.00'	12.82'	6.46'	S42°22'41"W	12.76'	
C42	18°27'41"	28.00'	9.02'	4.55'	S42°19'33"W	8.98'	
C43	17°17'58"	80.00'	24.16'	12.17'	S24°26'43"W	24.06'	
C44	54°54'45"	265.00'	253.98'	137.69'	S13°39'45"E	244.37'	
C45	30°13'08"	335.00'	176.69'	90.45'	S26°00'33"E	174.64'	
C46	30°13'27"	325.00'	171.44'	87.77'	N26°00'24"E	169.46'	
C47	17°24'50"	90.00'	27.35'	13.78'	N24°23'17"E	27.25'	
C48	18°27'41"	38.00'	12.24'	6.18'	N42°19'32"E	12.19'	
C49	18°21'24"	30.00'	9.61'	4.85'	N42°22'41"E	9.57'	



Z:\2022\22240.KFH Kings Fort Hotels at Kaufman\CURRENT\SHEET SET\CIVIL PLAN\PHASE 1\00 G-1.1 & 1.2 FINAL PLAT.dwg, 10/17/2023 6:41:57 PM, AutoCAD PDF (General Documentation).pc3

NOTES

1.

Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Kaufman County, Texas, effective date: January 12, 2023. All of the subject property is not shown to be located in the flood plain area.
2.

Basis of bearing from Texas State Plane Coordinate System, NAD 83 Ground scaled from grid at North 6895081.6033 East 2644930.7939 with a surface adjustment factor of 1.00010845.
3.

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.
4.

This plat does not alter or remove existing deed restrictions, if any, on this property.
5.

The fire lane, access, and utility easement is for the use of Lots 5A, 5B, and 5C of Block A of Kings Fort Addition. No improvements shall be made, nor shall any obstructions be allowed to occur, that impede ingress or egress on the fire lane, access, and utility easement.
6.

The fire lane, access, and utility easement shall be maintained by the property owners.
7.

Fire Lane - That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of mother vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, state "Fire Lane, Not Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
8.

Access Easements - The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along upon and access said premises, with the right and privilege at all time of the City of Kaufman, its agents employees, workmen and representatives having ingress, egress in, along upon and access said premises.
9.

Blocking the flow of water in drainage easements and filling or obstruction of drainage facilities or floodways with fencing, trees, bushes, structures, trash, debris, etc. is prohibited. Maintenance of drainage easements and drainage facilities will be the responsibility of the individual lot owners. The City of Kaufman will not be responsible for the maintenance and operation of said drainage easements or 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.
10.

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.
11.

All common area lots and all improvements thereon; landscape buffers; trails; screening walls; entryway features; and drainage facilities shall be owned and maintained by a Property Owner's Association.
12.

Lot 5B of Block A has received final site plan and civil plan approval for development of a hotel. Final site plan approval (and potentially additional civil plan approval and amending plats) will be required prior to the development of Lots 5A and 5C.
13.

Provide a note stating: "Shared parking is allowed among Lots 5A, 5B, and 5C in accordance with City zoning regulations. An additional off-site area of parking may be required prior to the development of Lots 5A or 5C as determined during the final site plan approval process for those lots."
14.

All finished floor elevations must be set a minimum of 2 feet above the fully-developed water surface elevation of the adjacent channel.

OWNER'S DEDICATION

WHEREAS, MYRISH HOSPITALITY LLC, is the owner of a 4.18 acre tract of land situated in the D. Falcon Survey, Abstract No.151, City of Kaufman, Kaufman County, Texas, as recorded in Volume 7863, Page 91 (Deed No. 40174) in the Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.), said tract being more particularly described in metes and bounds as follows:

BEGINNING at an "X" mark found at intersection between the West right-of-way line of Kings Fort Parkway (an 80-feet R.O.W.) and the center line of a 50-feet wide drainage easement, as recorded in Volume 4219 Page 242, O.P.R.K.C.T., same point being the northernmost corner of herein described tract;

THENCE along the West right-of-way line of Kings Fort Parkway, the following three (3) courses and distances:

1.

S 56°48'02" E for a distance of 96.53 feet to a 1/2 inch iron rod found for corner, same point also being on a curve tangent to the right;
2.

Continuing along the curve to the right with a chord bearing of S 34°18'29" E, a chord distance of 351.96 feet with a delta of 44° 59' 05", a curve radius of 460 feet, a tangent of 190.46 feet, and a curve length of 361.16 feet to a 1/2 inch iron rod found for corner;
3.

S 11° 44' 13" E for a distance of 197.05 feet to a 1/2 inch iron rod found for corner, same being the most easterly southeast corner of herein described tract;

THENCE S 45° 00' 53" W for a distance of 239.65 feet along the South line of an existing sanitary sewer easement, recorded in Volume 5319 Page 3, O.P.R.K.C.T., to a 1/2 inch iron rod found for corner, same being the south corner of herein described tract;

THENCE N 79° 11' 30" W for a distance of 93.70 feet a 1/2 inch iron rod found for corner, same being along the center line of the said existing drainage channel;

THENCE along the center line of said existing drainage channel, the following three (3) courses and distances:

1.

A curve to the left with a chord bearing of N 27° 39' 43" W, a chord distance of 139.63 feet, a delta of 26° 55' 48", a curve radius of 300 feet, a tangent of 71.78 feet, and a curve length of 140.92 feet to a 1/2 inch iron rod found for corner;
2.

A curve to the right with a chord bearing of N 13° 39' 45" W, a chord distance of 276.64 feet, a delta of 54° 54' 45", a curve radius of 300 feet, a tangent of 155.88 feet, and a curve length of 287.52 feet to a 1/2 inch iron rod found for corner;
3.

N 13° 47' 38" E for a distance of 303.73 feet to the **POINT OF BEGINNING** and containing 182,068 square feet or 4.18 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VIMAL M. PATEL, president, acting herein by and through his duly authorized officers, does hereby adopt this plat designating the herein above described property as Lots 5A, 5B, 5C, Block A, Kings Fort Addition, an addition to the City of Kaufman, Texas, and does hereby dedicate, in a fee simple, to the public use forever, the streets, right-of-ways and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Kaufman. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Kaufman's use thereof. The City of Kaufman and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Kaufman and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this _____ day of _____, 2023.

By: _____
Vimal M. Patel, President
Myrish Hospitality LLC

STATE OF TEXAS §
COUNTY OF KAUFMAN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Vimal M. Patel, president and trustee, 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 upon my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expire on

CERTIFICATE OF SURVEYOR

That I, Pansak Sribhen, 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.

Pansak Sribhen
Registered Professional Land Surveyor No. 3576

STATE OF TEXAS §
COUNTY OF KAUFMAN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pansak Sribhen, Registered Public Land Surveyor, 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 upon my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expire on

CITY APPROVAL	
APPROVED BY: Planning and Zoning Commission City of Kaufman	
BY: _____ Chairman	_____ Date
APPROVED BY: City Council City of Kaufman	
BY: _____ Mayor	_____ Date
ATTEST: _____ City Secretary	_____ Date

FINAL PLAT
KINGS FORT ADDITION
LOTS 5A, 5B, AND 5C, BLOCK A
BEING 4.18 ACRES SITUATED IN THE
D. FALCON SURVEY ABSTRACT NO. 151
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS
3 NON-RESIDENTIAL LOTS
OCTOBER 18, 2023
SHEET 2 OF 2

Case No. FP-14-23

G-1.2

PREPARED BY:
ASA
ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

SURVEYOR

PANN S. SRIBHEN, P.E.
PANNS@PSAENGR.COM
(972) 248-9651 EXT. 24

DEVELOPER

MISTRY ENTERPRISES INC
MINESH MISTRY
MINESH@MISTRYENTERPRISESINC.COM
(661) 900-0230

OWNER

MYRISH HOSPITALITY LLC
VIMAL M. PATEL
VIMALMPATEL00@GMAIL.COM
4845 EMPIRE WAY
IRVING, TEXAS 75038
(318) 655-2583



Meeting
Date: 10/23/2023

Date: 10/02/2023

Item #: 12.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Site Plan of Galleher Industries**, situated on 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial ("HC") and is generally located at 65 Oak Creek Dr. (Case No. SP-11-23)

BACKGROUND:

See the attached October 3, 2023 Planning and Zoning Commission Report and attachments.

Author:

Reviewed:

Andrew Bogda, Director of Development Services Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On October 3, 2023, the Planning and Zoning Commission recommended approval, by a vote of 4-0, of the Site Plan of Galleher Industries at 65 Oak Creek Dr. with the following condition:

1. The drainage easement is widened to include the location of the drainage channel and any other drainage improvements as determined by the outcome of the Civil Plan review.

The Civil Plan review remains ongoing and a second set of review comments was issued by the City Engineer on October 13, 2023. Staff recommends approval with the condition made by the Planning and Zoning Commission.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☒	☐	☒	☐



Planning and Zoning Commission Report

Meeting Date: October 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Galleher Industries**, situated on 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial ("HC") and is generally located at 65 Oak Creek Dr. (Case No. SP-11-23)

SUMMARY:

The subject property consists of 5.00 acres located at 65 Oak Creek Dr. on the west side of US 175. The property is zoned "HC" Highway Commercial and is home to Galleher Industries. The site is currently improved with three buildings and a fenced parking and storage area.

The applicant is requesting a site plan to accommodate the development of a new 24,327 sq. ft. building for lumber processing and storage. This falls under the categories "light manufacturing & assembly processing" and "storage warehouse" in the Zoning Ordinance; the Highway Commercial zoning allows both uses.

Site Plan

The site is currently improved with a 12,617 sq. ft. building, a 9,024 sq. ft. building, an 1,800 sq. ft. building, uncovered and covered asphalt and parking areas, and a covered materials storage area. The site is screened by a 7' metal R-panel fence. A new 24,327 sq. ft. building will be constructed on the south side of the property, which will include a fire lane that wraps around the east, north, and west sides of the building.

In addition to the existing access point, a new access point onto Oak Creek Drive will be provided in front of the new building. Both access points are gated. As shown on the site plan, the traffic will be routed one-way through the property, with traffic entering the site at the existing access point and exiting the site at the new access point.

A total of 20 parking spaces (19 regular and 1 accessible) are provided, which can accommodate a total of 40 employees, however there are only about a dozen employees and there is adequate paved area to accommodate additional parking spaces in the future, if necessary.

The property generally drains to the south and a drainage easement will be provided to accommodate the drainage channel in this area.

Building Elevations

The building will include metal siding and will be 20' in height. It will include a sloped roof with a 2':12' roof pitch and skylights. Overhead doors will be located on the north and east elevations, while employee and maintenance doors will be located on the north and south elevations.

Signage, Trash Enclosure, and Outside Storage

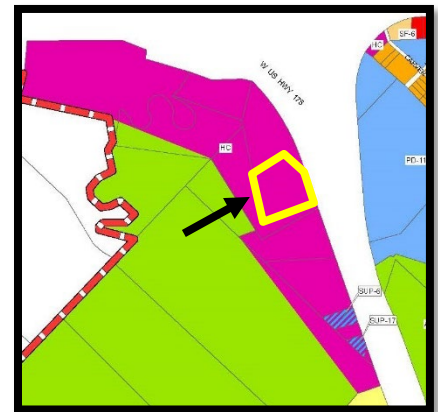
The plan notes that all signage will adhere to the Zoning Ordinance requirements applicable to Highway Commercial-zoned property. There is a sign on the front of the existing building in the center of the property. The dumpster area is located in the northeast corner of the property and is screened from public view by the 7'-tall metal fence. The existing trees provide an additional layer of buffering. It is noted on the plan that all outside storage of materials will be on a paved surface out of the fire lane and fully screened from surrounding properties and thoroughfares.

Landscaping

The existing trees along the north, northeast, and south property lines are planned to be preserved. Due to the lack of space along the frontage of the property, no new trees or shrubs are planned.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	HC	Church
South:	HC	Vacant land
East:	US 175	-
West:	HC	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned Highway Commercial, which generally allows for highway commercial uses, including the proposed light manufacturing & assembly processing uses. The site plan for a light manufacturing & assembly business is in conformance with the 2014 Future Land Use Plan and the zoning regulations.

Thoroughfare Plan

The Thoroughfare Plan designates Highway 175 / Oak Creek Dr. as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Site Plan of Galleher Industries at 65 Oak Creek Dr. with the following condition:

1. The drainage easement is widened to include the location of the drainage channel and any other drainage improvements as determined by the outcome of the Civil Plan review.

ATTACHMENTS:

- Location Map
- Exhibit A – Property Description/Survey

- Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



Exhibit B – Site Plan

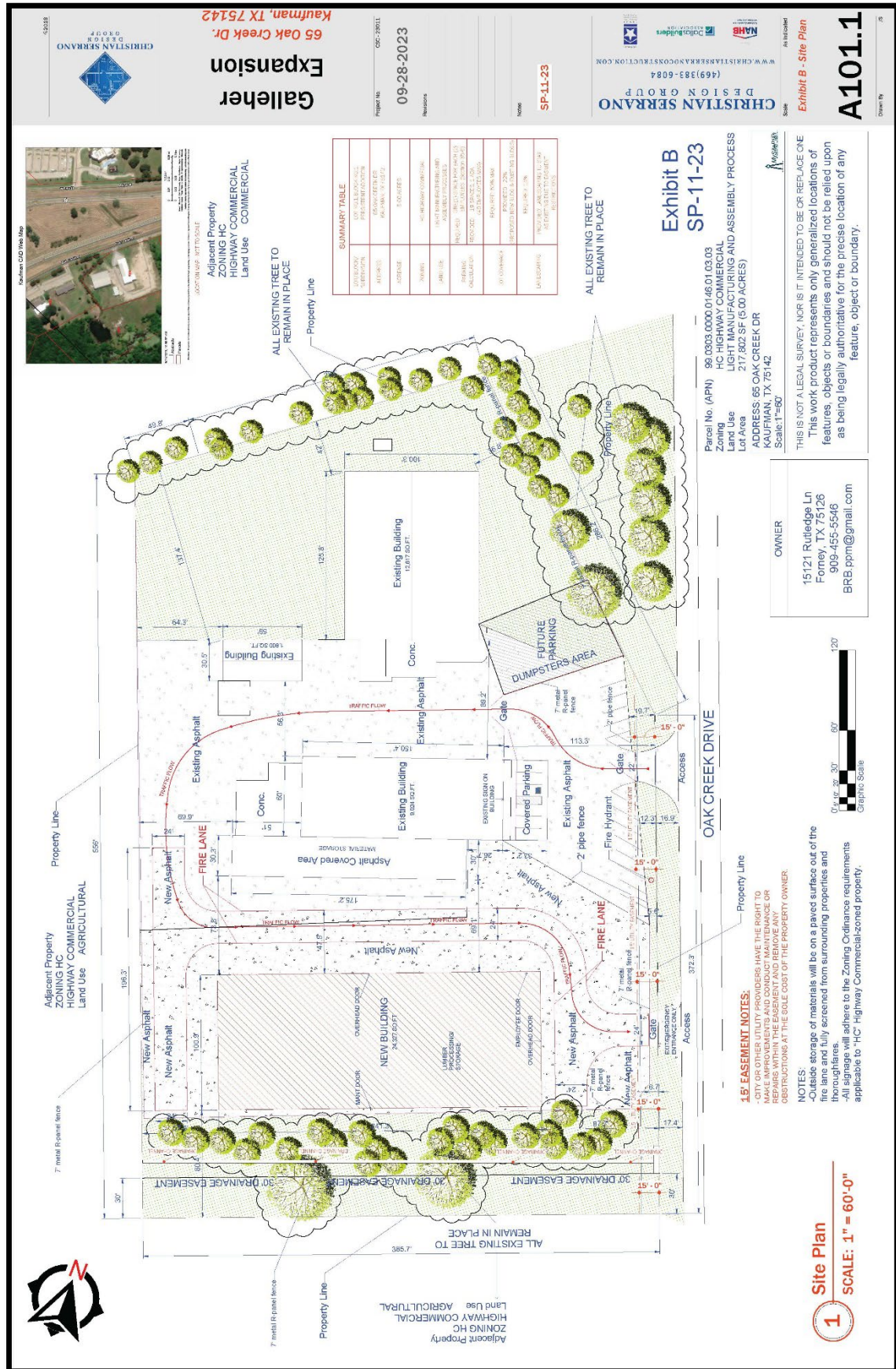


Exhibit C – Architectural Plan Set

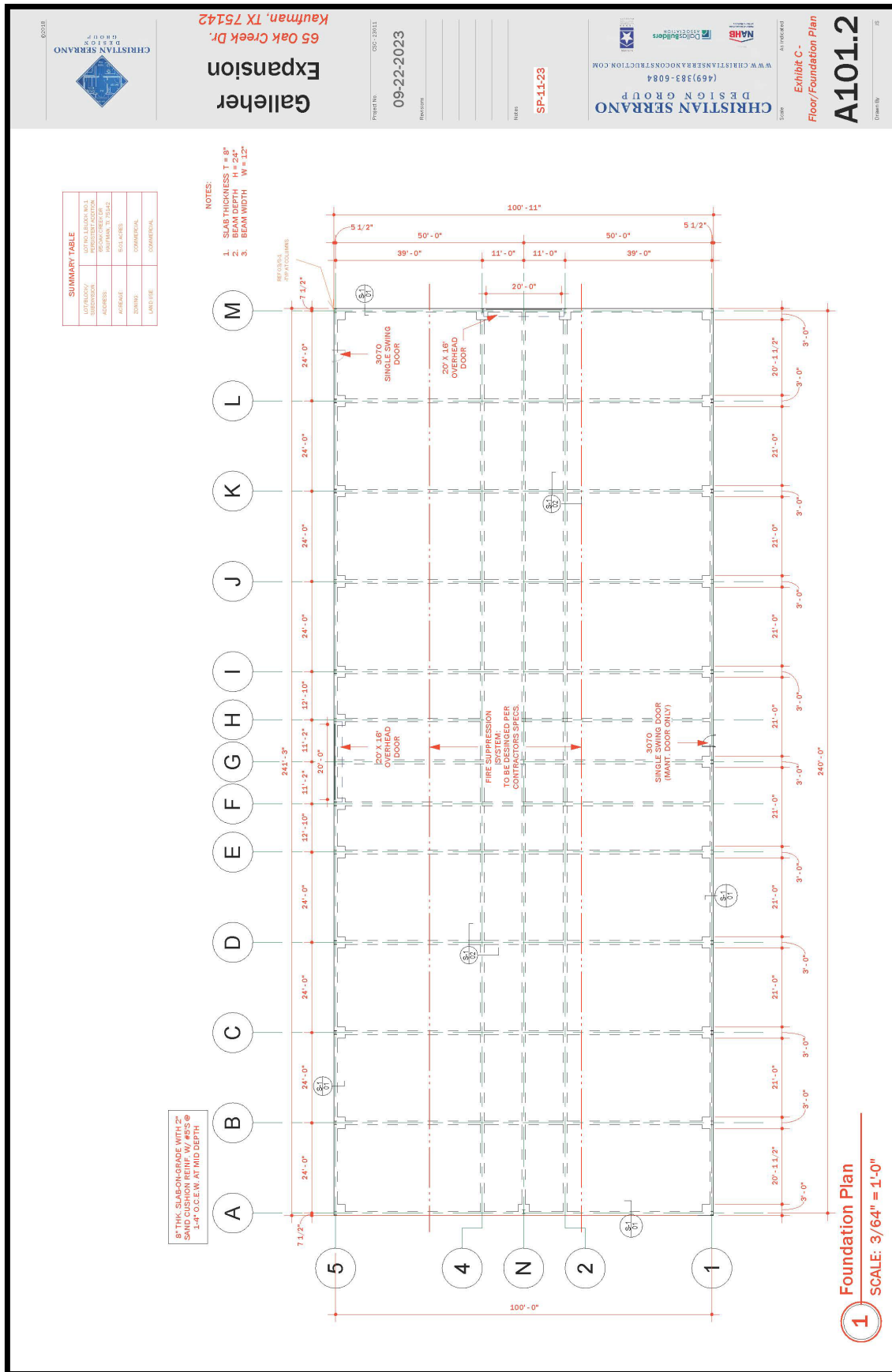


Exhibit C – Architectural Plan Set

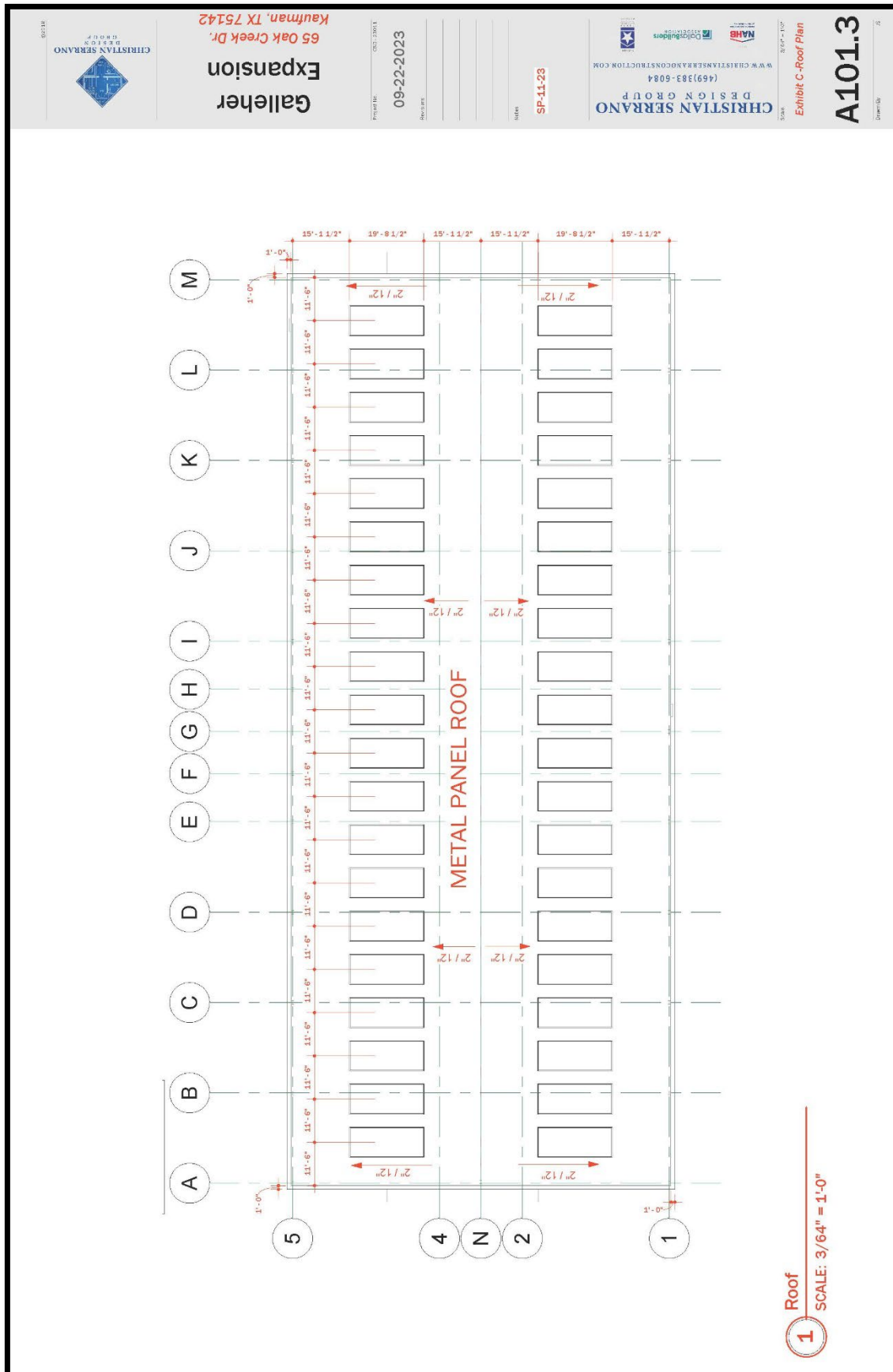


Exhibit C – Architectural Plan Set

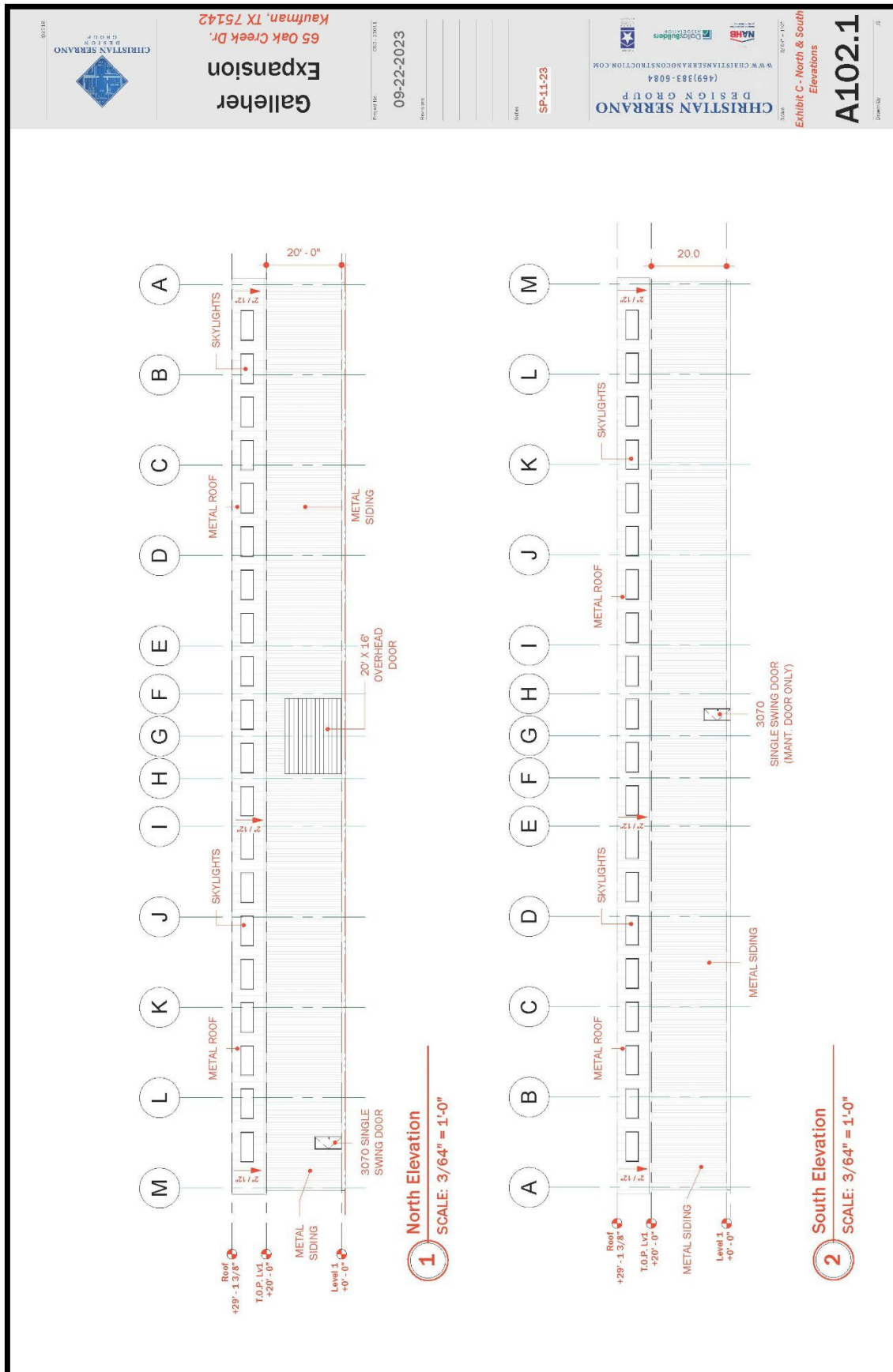
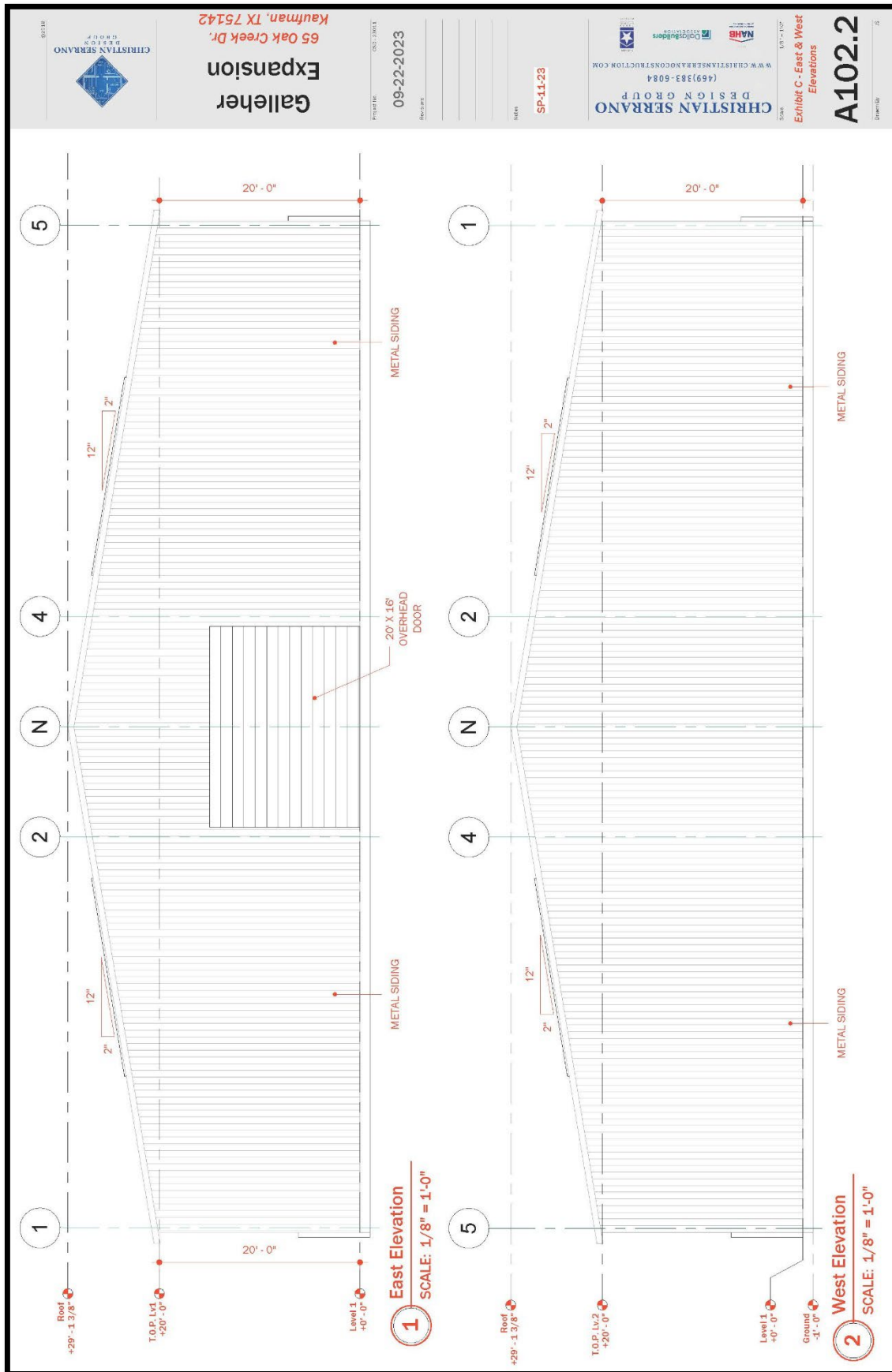


Exhibit C – Architectural Plan Set





Meeting
Date: 10/23/2023

Date: 10/02/2023

Item #: 13.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of Persistent Addition, Block 1, Lot 1**, being a tract of land containing 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial ("HC") and is generally located at 65 Oak Creek Dr. The final plat is for 1 non-residential lot. (Case No. FP-13-23)

BACKGROUND:

See the attached October 3, 2023 Planning and Zoning Commission Report and attachments.

Author:

Reviewed:

Andrew Bogda, Director of Development Services Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On October 3, 2023, the Planning and Zoning Commission recommended approval, by a vote of 4-0, of the Final Plat of Persistent Addition, Block 1, Lot 1 with the following conditions:

1. The Civil Plan staff review comments noted in a memo from the City Engineer dated September 15, 2023 are addressed and the Civil Plans are approved.
2. The drainage easement is widened to include the location of the drainage channel and any other drainage improvements as determined by the outcome of the Civil Plan review.

The Civil Plan review remains ongoing. Revised Civil Plans were submitted to the City on October 6, 2023 and review comments on these revised plans were issued on October 13, 2023. The City is awaiting revised plans. Staff recommends approval of the Final Plat of Persistent Addition, Block 1, Lot 1 with the following conditions:

1. The Civil Plan staff review comments noted in a memo from the City Engineer dated October 13, 2023 are addressed and the Civil Plans are approved.
2. The drainage easement is widened to include the location of the drainage channel and any other drainage improvements as determined by the outcome of the Civil Plan review.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☒	☐	☒	☐



Planning and Zoning Commission Report

Meeting Date: October 3, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Persistent Addition, Block 1, Lot 1**, being a tract of land containing 5.00 acres (Property ID 9384), situated in the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas. The property is zoned Highway Commercial ("HC") and is generally located at 65 Oak Creek Dr. The final plat is for 1 non-residential lot. (Case No. FP-13-23)

SUMMARY:

Concurrent with site plan approval, the applicant is requesting a final plat of the Galleher Industries property at 65 Oak Creek Dr. The subject property consists of 5.00 acres, currently improved with three buildings and a fenced parking and storage area. A new building is planned for the southern portion of the property. The property has never been platted before and the plat is necessary to accommodate the new development.

A fire lane and access easement will serve the new building. A drainage easement is provided along the south side of the property to accommodate the drainage channel that flows through this location. In addition, a 15' utility easement is provided along the frontage.

The lot meets the minimum area and setback requirements for the zoning district. Water services to the property will be provided by the City of Kaufman. Sewer service does not currently exist at this location but could be extended to this area in the future.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates Highway 175 / Oak Creek Dr. as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Lot 1 of Block 1 of the Persistent Addition with the following conditions:

1. The Civil Plan staff review comments noted in a memo from the City Engineer dated September 15, 2023 are addressed and the Civil Plans are approved.
2. The drainage easement is widened to include the location of the drainage channel and any other drainage improvements as determined by the outcome of the Civil Plan review.

ATTACHMENTS:

- Location Map
- Final Plat of Persistent Addition
- Civil Plan review comments

Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



Final Plat of Persistent Addition

[illegible]



www.tnplnc.com

engineers
surveyors
landscape architects

TEXAS
FORT WORTH
DENTON
ALLEN
HEATH
KATY

PLAN REVIEW

To: City of Kaufman
From: Philip C. Varughese, P.E.
Date: September 15, 2023
RE: **Galleher Expansion, 1st Submittal – Civil Plans**

The following comments represent a review by TNP on the civil construction plans prepared by Eric L. Davis Engineering. It is the intent of this review to provide the engineer and developer the requirements that are consistent with the City Standards and Regulations for development and construction. In addition, the design engineer must confirm that his design conforms to TCEQ and International Plumbing Code. The comments noted below must be addressed and resubmitted for confirmation. **Please provide a written memo with the comments and how each comment has been addressed.**

General Comments for All Sheets

1. These comments may not be comprehensive and additional comments may be necessary as a result of addressing the comments noted below.
2. Retaining walls that are part of the building pad construction must be permitted by the City prior to construction. See City Standards for permitting process for wall heights and material types.
3. Confirm that all improvements are in compliance with TCEQ regulations.

Plat

1. The plat will be reviewed at a later date upon completion of the civil plan review. Refer to separate memo for plat comments. Please provide the plat in the complete plan set upon approval.

Site Plan

1. The improvements associated with this project are private, and no formal review is provided. Any ADA accessibility requirements and site plan improvements are subject to the review by TAS/TDLR inspector and is the full responsibility of the design engineer.
2. Please confirm what the building is being used for.
3. Provide the approved site plan in the plan set.
4. Refer to City Staff memo for additional comments regarding the site plan.

Grading Plan

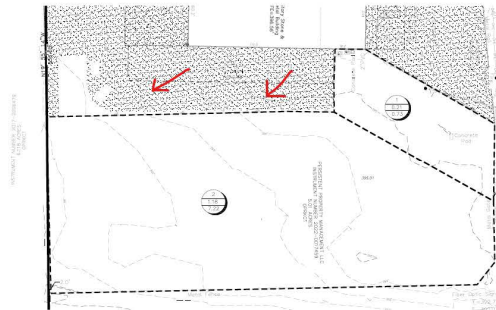
1. The grading improvements associated with this project are private, and no formal review is provided. Any ADA accessibility requirements and grading improvements are subject to the review by TAS/TDLR inspector and is the full responsibility of the design engineer.

TNP Firm Registrations
Texas Board of Professional Engineers and Land Surveyors | Engineering Firm No. F-230 | Surveying Firm No. 10011600 | 10194381 | 10011601
Georgia Board of Professional Engineers Firm No. PEF007431 | Texas Board of Architectural Examiners Firm No. BR 2673

Civil Plan Review Comments (Page 2)

Existing Drainage Area Map

1. Utilize the updated rainfall intensities that incorporate Atlas-14 data (iSWM Hydrology Section 5.9 – Revised April 2020).
2. Typical runoff coefficient values for gravel areas are around 0.50. Please revise or provide justification for the use of 0.70.
3. There appears to be additional area not accounted for in the drainage area map (see below). Please verify and revise plans as necessary.



Proposed Drainage Area Map

1. There appears to be significant offsite areas draining to the channel on the southern part of the property. Please provide offsite hydrology calculations for this channel and demonstrate that the proposed development will not cause adverse impacts. Will the proposed building be inundated by the WSEL of the channel? Has freeboard been provided with the proposed FF?
2. Utilize the updated rainfall intensities that incorporate Atlas-14 data (iSWM Hydrology Section 5.9 – Revised April 2020).
3. Subbasin 2 appears to show that the entire roof will drain into the detention pond. Is this correct? If not, please revise drainage area map as necessary.
4. Has a tailwater for the proposed detention pond from the receiving channel been accounted for?
5. Update detention calculations after making the requested changes to hydrology.
6. Calculate and list the 100-YR WSEL for the proposed detention pond. Provide adequate freeboard between the top of the detention pond and 100-YR pond WSEL.
7. Provide adequate erosion control the outfall of the detention pond.
8. Provide adequate erosion control measures for all storm drain improvements.
9. Provide the culvert for the TXDOT driveway and associated calculations in the TxDOT plans to be reviewed by the City and TxDOT.

Civil Plan Review Comments (Page 3)

Paving Plan

1. The paving improvements associated with this project are private, and no formal review is provided. Any ADA accessibility requirements and paving improvements are subject to the review by TAS/TDLR inspector and is the full responsibility of the design engineer.
2. Provide the Geotech report for reference.
3. Provide a separate plan set for the TxDOT improvements to be submitted to TxDOT for review and approval. Provide the 11x17 plan set to City of Kaufman for review.

PLAN REVIEW

To: City of Kaufman
From: Philip C. Varughese, P.E.
Date: October 13, 2023
RE: **Galleher Expansion, 2nd Submittal – Civil Plans**

The following comments represent a review by TNP on the civil construction plans prepared by Eric L. Davis Engineering. It is the intent of this review to provide the engineer and developer the requirements that are consistent with the City Standards and Regulations for development and construction. In addition, the design engineer must confirm that his design conforms to TCEQ and International Plumbing Code. The comments noted below must be addressed and resubmitted for confirmation. **Please provide a written memo with the comments and how each comment has been addressed.**

Plat

1. Please provide the plat in the complete plan set upon approval.

Existing Drainage Area Map

1. Utilize the updated rainfall intensities that incorporate **Atlas-14** data (iSWM Hydrology Section 5.9 – **Revised April 2020**). For example, the intensity for a 10 minute TC will be 9.79 in/hr.

Proposed Drainage Area Map

1. The engineer's response to comments letter indicated that the existing channel was analyzed at two locations. However, no cross section information or calculations were provided in the plan set. Please include channel cross section profiles and calculations in the plan set. Verify that the channel 100-YR WSEL does not inundate the proposed detention pond (revise detention calculations if it does) and the proposed building has a minimum 2-ft of freeboard.
2. Utilize the updated rainfall intensities that incorporate Atlas-14 data (iSWM Hydrology Section 5.9 – Revised April 2020).
3. Update detention calculations after making the requested changes to hydrology. Please also verify the outflow calculations in the Detention Volume Calculations table as they appear to be overcalculating the outflow, and thus, underestimating the required pond storage volume by a significant amount.
4. Provide adequate freeboard between the top of the detention pond and 100-YR pond WSEL (minimum 1-ft).
5. Provide the culvert for the TXDOT driveway and associated calculations in the TxDOT plans to be reviewed by the City and TxDOT. Provide separate 11x17 plans for the TXDOT permit approval.

Paving Plan

1. Provide a separate plan set for the TxDOT improvements to be submitted to TxDOT for review and approval. Provide the 11x17 plan set to City of Kaufman for review.

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	In Progress	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
South Pointe	Development Serv		2/3/2021	Ground breaking occurred 10/22	2,3,4
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	In progress	5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed	1,2,5
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Film Friendly Designation	Admin/KEDC	TBD	9/1/2023	Working w/ Chamber of Commerce	2,3
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks & Rec	TBD	12/10/2019	TPWD Grant Awarded	4,5
Comprehensive Plan	Admin		8/26/2020	Need to update plan/Exploring Grant Opportunities	2,3,4,5
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 & 2 complete. Start Phase 3.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 2 Under Construction	2,4,5
North & South Water Tower Rehab	Public Works		1/29/2021	South Tower Rehab Completed	4,5
Crestview/Royal Reconstruction	Public Works		9/1/2023	Bid in April 24	5
Connector Road	Admin		4/29/2021	County has project under design	2,3,5
Phillip's Drainage	Public Works		9/1/2023	Bid April 24	5
Northeast Utility Project	Admin/PW		9/17/2021	Developer's agreements approved	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
E. 1st North	Public Works		9/1/2023	Discussing Scope of Project	5
Kings Fort Park	PW/Admin		7/27/2022	TPWD Grant Awarded	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Arts Council	Admin	TBD	3/15/2023	Public Private Partnership	3,4
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5

DISCUSSION ITEMS REPORT (DIR)

COMPLETED

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	elopment Serv	11/28/2019 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks &Rec	8/5/2019	10/23/2018	Approved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract Finanlized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2
Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	Completed	4
Digital Gateway Signage	Admin	TBD	8/17/2020	Could not get an approved site	2,3
Former Senior Center Demo	Development Serv		11/8/2021	Property sold and closed 12/29/22	4
Sports Complex Football Fields/Lighting/S	PW/Admin		9/23/2022	Complete	3,4
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Splash Pad	Parks &Rec	TBD	10/23/2018	Completed	2,3,4
Body Cameras	PD		2/2/2021	Completed	1,3,5
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Completed	3,4,5
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3



DATE: October 10, 2023
TO: Kaufman County
FROM: Teresa Elliott; Project Manager
RE: September 2023 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,005												3,005
Days of Service	20												20
Avg. Daily Trips	150												150
Elderly & Disabled Trips	2,541												2,541
E&D Percentage	85%												85%

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	634												634
Days of Service	20												20
Avg. Daily Trips	32												32
Median Wait Time (mins)	52.42												52.42

Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	Total Requests ⓘ
634	0.96	242	34	27.63 %	3.88 %	822

Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ
590	1	231	33	7.12	15.73 min	4 mi

Mean Wait Time ⓘ	Median Wait Time ⓘ	Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Avg. # Riders per Request ⓘ
86.62 min	52.42 min	74.61 %	25.39 %	0 %	0 %	1.07

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Terrell	634												634

City of Kaufman Monthly Compliance Reporting



September 2023

CareFlite

Authored by: Corey Barker



Table of Contents

City of Kaufman Response Summary 3

City of Kaufman Transport Summary 3

City of Kaufman Non-Transport Summary 3

City of Kaufman Response Time 4

City of Kaufman Last 100..... 4

City of Kaufman Response Summary

	<i>Responses</i>	<i>Transports</i>	<i>Exceptions</i>	<i>Compliance %</i>	<i>Transport %</i>
<i>Priority 1 <8:59</i>	36	28	7	81%	78%
<i>Priority 2 <11:59</i>	72	49	9	88%	68%
<i>Priority 3 <14:59</i>	28	21	3	89%	75%
<i>Emergency Transfers<0:59:59</i>	84	82	33	61%	98%
<i>Non-Emergency Transfers<0:15</i>	48	46	16	67%	96%
<i>Helicopter</i>	19	19		100.00%	100.00%
Totals	287	245			73.61%

City of Kaufman Transport Summary

	<i>Number</i>	<i>Percentage</i>
<i>Baylor Scott and White Dallas</i>	9	4%
<i>Baylor Scott and White Sunnyvale</i>	7	3%
<i>Baylor Scott and White Lakepointe Rowlett</i>	1	0%
<i>Baylor Scott and White Lakepointe Forney</i>	0	0%
<i>Children's Medical Center</i>	7	3%
<i>Dallas Regional Medical Center</i>	4	2%
<i>Medical City Dallas</i>	4	2%
<i>Parkland</i>	2	1%
<i>Texas Health-Dallas</i>	71	31%
<i>Texas Health- Kaufman</i>	66	29%
<i>Texas Health -Plano</i>	0	0%
<i>Texas Health-Rockwall</i>	3	1%
<i>UT Health- Athens</i>	3	1%
<i>UT Health- Tyler</i>	0	0%
<i>UT Health- Cedar Creek</i>	1	0%
<i>VA Medical Center Dallas</i>	0	0%
<i>Other Hospitals</i>	8	4%
<i>Nursing home, residence, other</i>	40	18%
	226	100%

City of Kaufman Non-Transport Summary

	<i>Number</i>	<i>Percent of Total</i>
<i>Patient Refusal/ Treat No Transport</i>	24	57%
<i>Patient is DOS</i>	0	0%
<i>Cancellation</i>	18	43%
Total	42	100%

City of Kaufman Response Time

Average Response Time
City Wide--Emergency Calls

0:07:20

City of Kaufman Last 100

<i>Last 100 Calls</i>	<i>Responses</i>	<i>Exceptions</i>	
<i>Priority 1</i>	100	13	87%
<i>Priority 2</i>	100	9	91%
<i>Priority 3</i>	100	6	94%
			91%



KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT SEPTEMBER 2023

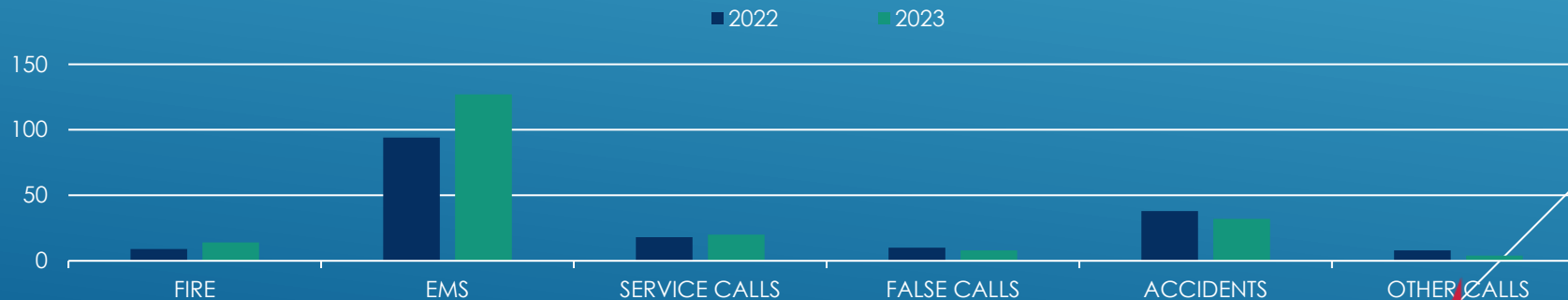


SEPTEMBER 2023

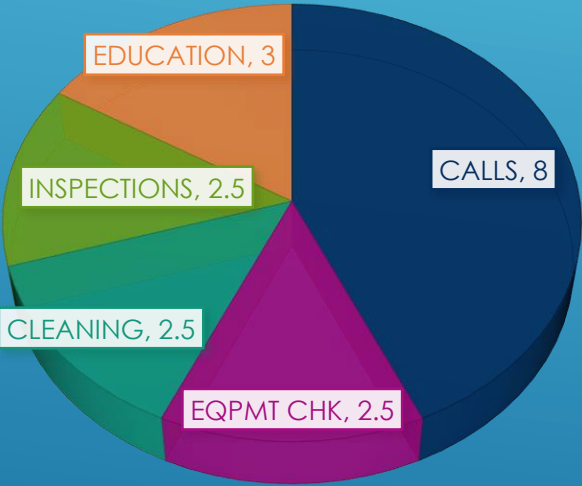
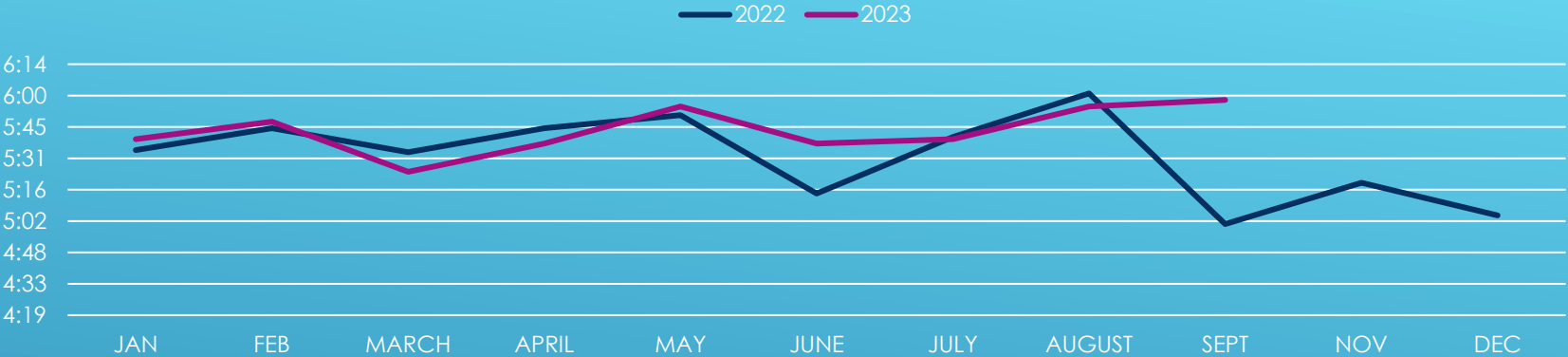
	2022 SEPT	2023 SEPT	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT.21 TO SEPT. 22	FISCAL YTD OCT.22 SEPT. 23	FISCAL YTD INCREASE DECREASE %
FIRE CALLS	9	14	35%	196	187	-5%
RESCUE & EMERGENCY MEDICAL SERVICES	94	127	35%	1186	1324	12%
HAZARDOUS CONDITIONS	13	26	100%	221	232	5%
SERVICE / GOOD INTENT CALLS	18	20	11%	189	199	5%
FALSE ALARMS & FALSE CALLS	10	8	-3%	111	105	-6%
ACCIDENTS	38	32	-16%	452	385	-17%
OTHER INCIDENTS	8	4	-50%	97	87	-11%
TOTAL CALLS	190	231	22%	2452	2519	3%



SEPT.2023

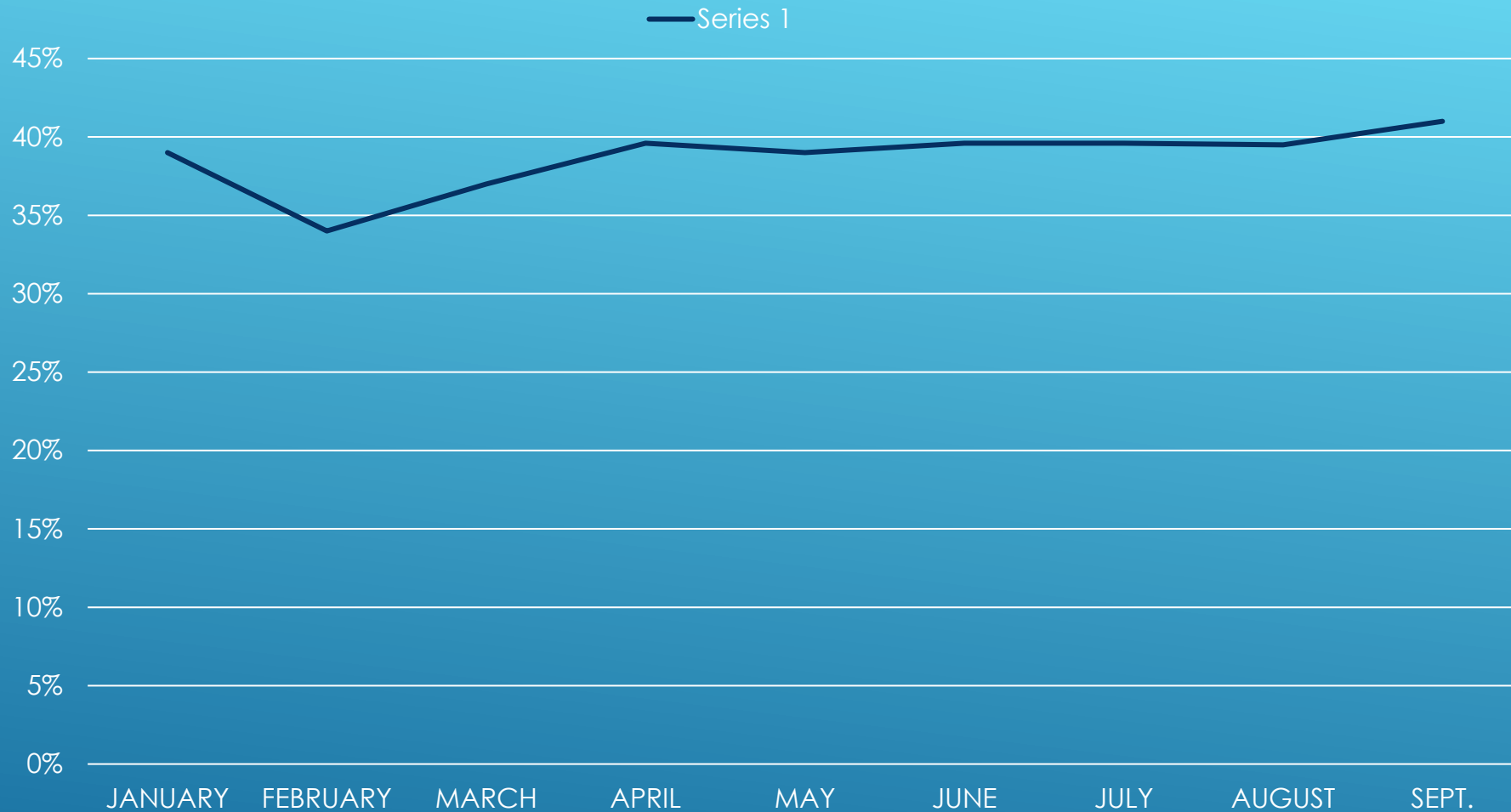


MONTHLY RESPONSE TIMES



SHIFT HOURLY UTILIZATION 41 %
NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

MONTHLY HOURLY UTILIZATION



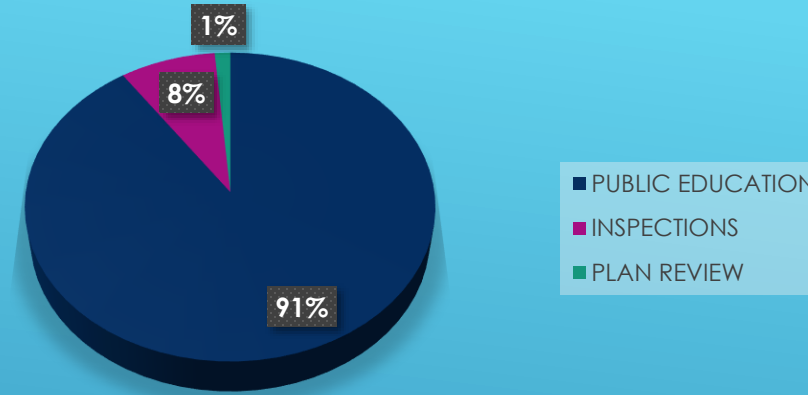
SEPT. PREVENTION REVIEW

4 DEVELOPMENT PLANS REVIEWED

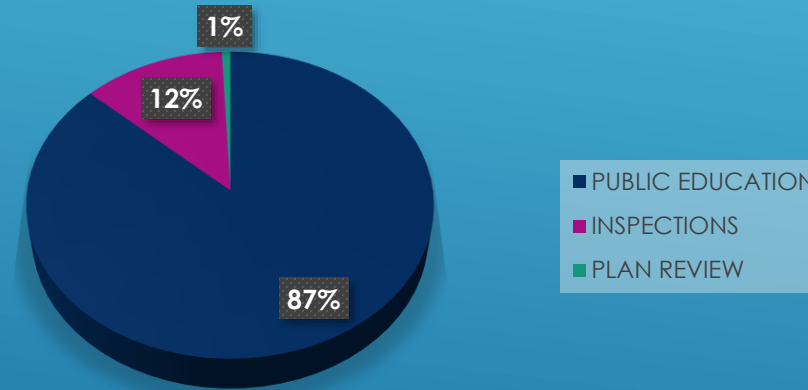
CONDUCTED 50 FIRE SAFETY
INSPECTIONS

PASSED OUT FIRE PREVENTION
MATERIALS TO APPROX. 350 CITIZENS

YEARLY 2022



SEPT. 2023



PERSONNEL CONTINUING EDUCATION

FIRE

ATMOS NATURAL GAS EMERGENCIES

EMS

SHORT BOARD AND SPINAL STABILIZATION

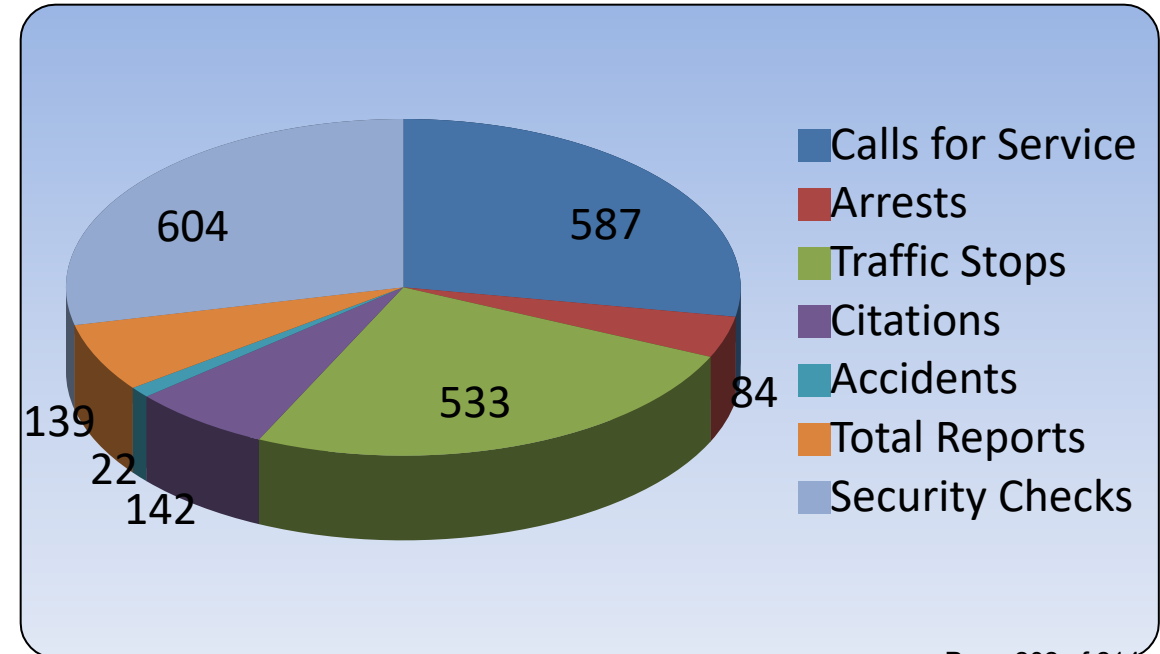
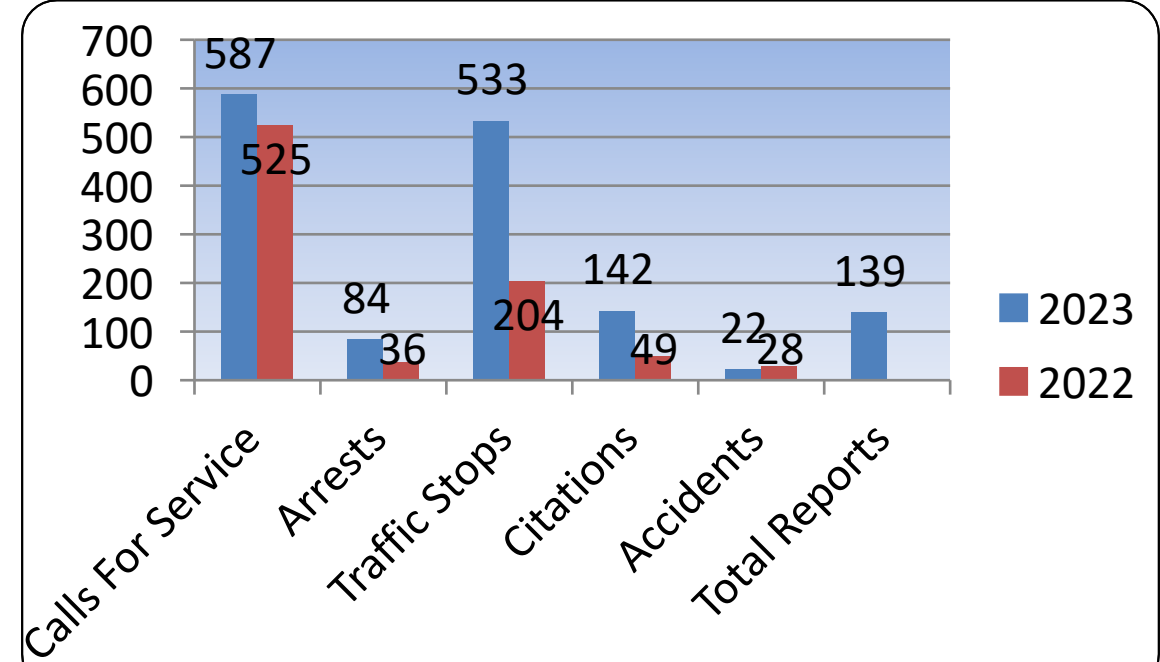


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY SEPTEMBER 2023

September 2023, Kaufman Police Department's Patrol Division Activity:

- **587** Calls For Service, Including Accidents
- **22** Traffic Accidents
- Completed **615** Homes, Parks, & Business Checks
- Completed **533** Traffic Stops
- Completed **37** Offense Reports
- Completed **102** Incident Reports
- Completed **139** Reports
- Made **84** Arrests
- Average monthly response time to calls is **4:47** minutes.



Community Engagement September 2023



Social Media Posts, Facebook Followers 13,058.

Events attended by Kaufman Police Department employees:

Officer A. Wall attended the KHS Football game (Senior Night) on September 01, 2023.

Chief L. Edwards attended the Thursday KMS Football games on September 07, 2023.

Captain C. Leftwich attended the KHS Football game (First Responder Night) on September 08, 2023.

The Kaufman Police Department worked perimeter security for the Community Pep Rally September 11, 2023.

Chief L. Edwards attended the Thursday KMS Football games on September 14, 2023.

Captain C. Leftwich attended the KHS Football game (Homecoming Night) on September 08, 2023.

Chief L. Edwards and Officer A. Wall attended the KISD Fiesta Night Event @ KHS on September 19, 2023.

Captain C. Leftwich attended the Kaufman Chamber Civic Auction on September 23, 2023.

Captain C. Leftwich attended the Kaufman Homeless Action meeting on September 26, 2023.

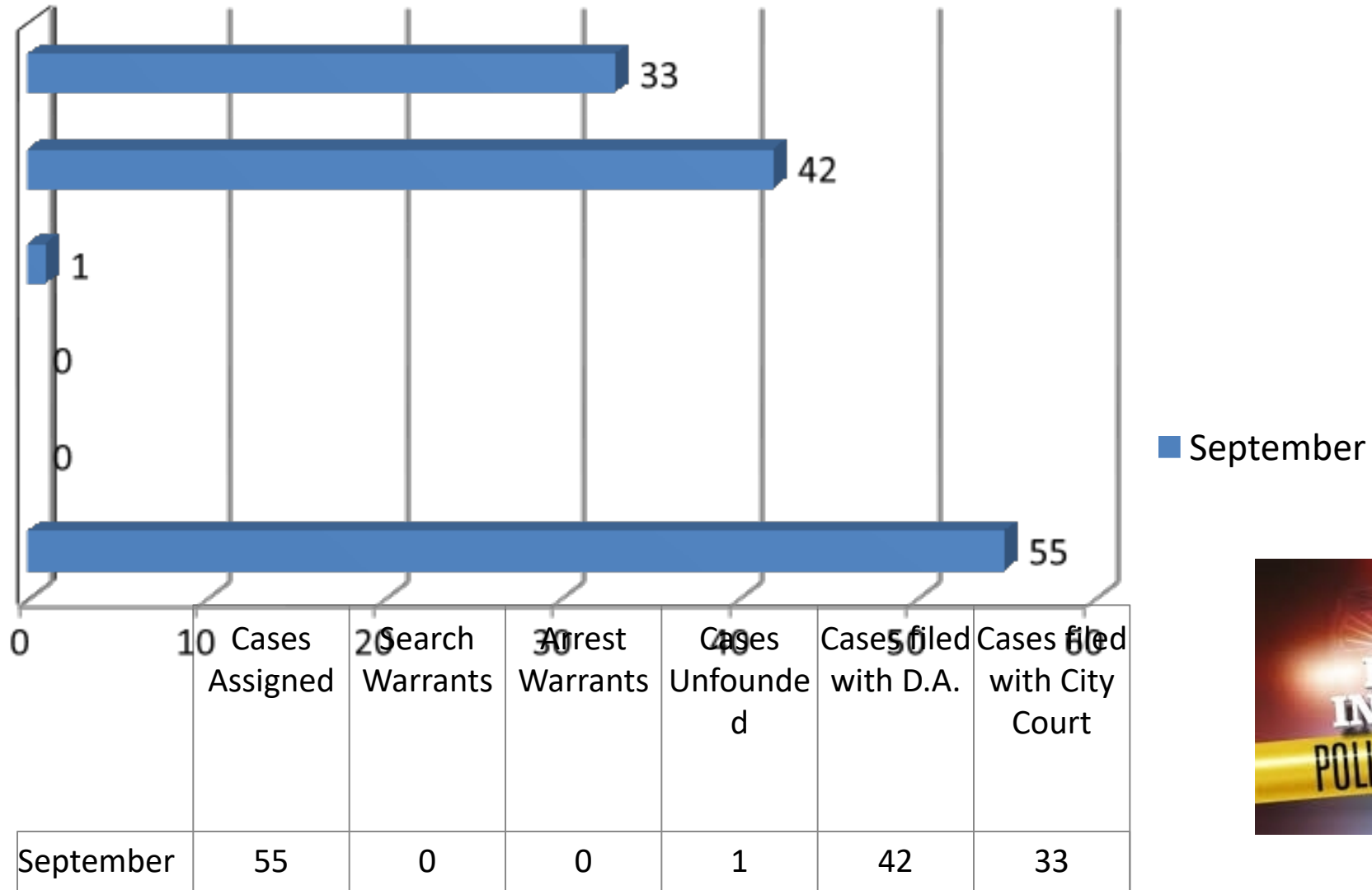
Captain C. Leftwich attended the Gift of Hope meeting on September 26, 2023.

Captain C. Leftwich is instructing training classes at the Kaufman Co. Sheriff's Office Academy.

Training:

Sgt Wagner and Stastny attended training for running Covert Drug Operations and Search Warrant Writing in Irving, TX.

Sgt Wagner and Stastny attended training for responding to and investigating missing children's cases in Rockwall, TX.

Kaufman Criminal Investigations Division
September 2023



Year to Date Comparison Report

Printed On: 10/06/2023

Beginning Date: 01/01/2023

Ending Date: 10/31/2023

Page 1 of 3

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	0	0	0.00	0	-
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	56	37	7.15	43	30.23%
Aggravated Assault	7	4	0.89	16	-56.25%
Intimidation	4	4	0.51	0	-
Simple Assault	45	29	5.75	27	66.67%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	13	0	1.66	3	333.33%
Counterfeiting/Forgery, Total	14	1	1.79	2	600.00%
Destruction/Damage/Vandalism of Property, Total	20	6	2.55	10	100.00%
Drug/Narcotic Offenses, Total	250	237	31.93	161	55.28%
Drug Equipment Violations	85	85	10.86	59	44.07%
Drug/Narcotic Violations	165	152	21.08	102	61.76%
Embezzlement, Total	8	4	1.02	1	700.00%
Extortion/Blackmail, Total	0	0	0.00	1	-100.00%
Fraud Offenses, Total	7	3	0.89	3	133.33%
False Pretense/Swindle/Confidence Game	1	1	0.13	0	-
Credit Card/Automatic Teller Machine Fraud	1	0	0.13	0	-
Welfare Fraud	0	0	0.00	0	-
Wire Fraud	0	0	0.00	0	-
Hacking/Computer Invasion	0	0	0.00	0	-
Identity Theft	0	0	0.00	0	-
Impersonation	5	2	0.64	3	66.67%
Gambling Offenses, Total	1	1	0.13	0	-
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	1	1	0.13	0	-
Sports Tampering	0	0	0.00	0	-



Year to Date Comparison Report

Printed On: 10/06/2023

Page 2 of 3

Beginning Date: 01/01/2023

Ending Date: 10/31/2023

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Gambling Equipment Violations	0	0	0.00	0	-
Homicide Offenses, Total	2	0	0.26	0	-
Murder and Nonnegligent Manslaughter	2	0	0.26	0	-
Negligent Manslaughter	0	0	0.00	0	-
Human Trafficking, Total	0	0	0.00	0	-
Human Trafficking, Commercial Sex Acts	0	0	0.00	0	-
Human Trafficking, Involuntary Servitude	0	0	0.00	0	-
Kidnapping/Abduction, Total	0	0	0.00	3	-100.00%
Larceny/Theft Offenses, Total	72	20	9.20	41	75.61%
Motor Vehicle Theft, Total	17	5	2.17	6	183.33%
Pornography/Obscene Material, Total	5	0	0.64	2	150.00%
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	0	0	0.00	3	-100.00%
Sex Offenses, Total	4	1	0.51	5	-20.00%
Fondling	4	1	0.51	4	0.00%
Rape	0	0	0.00	1	-100.00%
Sexual Assault with an Object	0	0	0.00	0	-
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Statutory Rape	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	1	1	0.13	1	0.00%
Weapons Law Violations, Total	15	15	1.92	4	275.00%
Group A Offense, Total	485	331	61.95	289	67.82%



Year to Date Comparison Report

Beginning Date: 01/01/2023 Ending Date: 10/31/2023

Printed On: 10/06/2023
Page 3 of 3

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Crimes Against Person, Total	62	38	7.92	51	21.57%
Crimes Against Property, Total	152	40	19.41	71	114.08%
Crimes Against Society, Total	271	253	34.61	167	62.28%
Officers Killed or Assaulted YTD	4			3	33.33%

September 2023, Kaufman Code Enforcement Located or Responded To-

- Total Violations – 141
- Cases Opened/First Notice Sent – 51
- Second Notice of Violation Sent – 7
- Cases Sent To Court – 1
- Cases Closed – 63
- Current Active Cases - 48



September 2023, Kaufman Animal Control Responded To-

- 65 Calls For Service
- 2 Follow-up Calls
- Warnings Issued – 12
- Citations Issued – 2
- Traps Set – 1

Animals Captured

On Calls – 15

On View – 0

Animals Turned Over

To Owner – 1

To Humane Society – 11

Dead Animals Recovered: - 4

Non-Domestic Animals Captured – 2





Development Services
January Monthly Report
Permits Issued: 01/01/2021-01/31/2021

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project SQ. FT.	Valuation	Project SQ. FT.	Total Fees Collected
23-000482	1103 Overlook Foundation	1103 Overlook Dr.	Thomas Kidd Structured Fo	09/01/2023 at 8:11 AM	\$9,641.00	0.00	\$82.40
23-000044	2023 Food Permits - Expire	806 N Washington St.	Susan Duerr St. Ann Catho	09/07/2023 at 10:08 AM	\$0.00	0.00	\$50.00
23-000523	305 W Pyle Street	305 W Pyle St.	Emily Daskocil Deluxe Roof	09/29/2023 at 8:09 AM	\$10,661.00	0.00	\$82.40
23-000043	Banners and Temporary Si	806 N Washington St.	Susan Duerr St. Ann Catho	09/07/2023 at 9:53 AM	\$0.00	0.00	\$0.00
23-000050	Banners and Temporary Si	607 E Fair St.	Anne Glasscock Kaufman C	09/07/2023 at 11:32 AM	\$0.00	0.00	\$0.00
23-000052	Banners and Temporary Si	1106 S Washington St.	Catherine Garza (Business	09/15/2023 at 5:03 PM	\$0.00	0.00	\$50.00
23-000053	Banners and Temporary Si	106 N Washington St.	Brookins Shelley Bee Happ	09/19/2023 at 2:28 PM	\$0.00	0.00	\$0.00
23-000054	Banners and Temporary Si	2210 Walton Dr., # 100	Amber Edwards T-Mobile	09/21/2023 at 11:52 AM	\$0.00	0.00	\$51.50
23-000058	Banners and Temporary Si	5473 W Highway 175	Brenda Villa Soriano Pabla	09/25/2023 at 10:04 AM	\$0.00	0.00	\$51.50
23-000492	Commercial Minor Additio	201 W Mulberry St.	Tony Collins Tony Collins A	09/28/2023 at 10:51 AM	\$650,000.00	15000.00	\$5,801.81
23-000519	Driveway, Parking Lot or S	250 N Shannon	Jose Augustine Gomez Gor	09/28/2023 at 12:03 PM	\$20,000.00	0.00	\$444.96
23-000533	Driveway, Parking Lot or S	201 S Dallas St.	Maria Avila (Home Owner)	09/29/2023 at 4:44 PM	\$2,000.00	0.00	\$82.40
23-000508	Electrical Permit	1599 Anthony St.	Jimmy Weaver J & S Electr	09/21/2023 at 2:29 PM	\$1,000.00	0.00	\$82.40
23-000292	Fence Permit	201 Booker St.	Maria Avila (Home Owner)	09/25/2023 at 10:20 AM	\$6,000.00	0.00	\$80.00
23-000473	Fence Permit	3819 Myrtle Way	Bryan Mendez BLM Fence	09/12/2023 at 9:21 AM	\$700.00	0.00	\$82.40
23-000474	Fence Permit	3905 Holly Springs Ln.	Bryan Mendez BLM Fence	09/12/2023 at 9:26 AM	\$700.00	0.00	\$82.40
23-000475	Fence Permit	3823 Myrtle Way	Bryan Mendez BLM Fence	09/12/2023 at 9:27 AM	\$700.00	0.00	\$82.40
23-000485	Fence Permit	1824 Pecan Valley Dr.	Mark Spradlin T-Bar Fence	09/05/2023 at 9:28 AM	\$1,888.00	0.00	\$82.40
23-000486	Fence Permit	1817 Pecan Valley Dr.	Mark Spradlin T-Bar Fence	09/05/2023 at 9:27 AM	\$513.00	0.00	\$82.40
23-000487	Fence Permit	1823 Pecan Valley Dr.	Mark Spradlin T-Bar Fence	09/05/2023 at 9:26 AM	\$1,469.00	0.00	\$82.40
23-000489	Fence Permit	1619 Knoll Crest Dr.	Mark Spradlin T-Bar Fence	09/06/2023 at 5:00 PM	\$3,253.00	0.00	\$82.40
23-000490	Fence Permit	1617 Knoll Crest Dr.	Mark Spradlin T-Bar Fence	09/05/2023 at 9:20 AM	\$4,364.00	0.00	\$82.40
23-000491	Fence Permit	1610 Knoll Crest Dr.	Mark Spradlin T-Bar Fence	09/05/2023 at 9:19 AM	\$613.00	0.00	\$82.40
23-000500	Fence Permit	1514 Running Brooks Ct.	Mark Spradlin T-Bar Fence	09/12/2023 at 12:22 PM	\$2,744.00	0.00	\$82.40
23-000501	Fence Permit	1512 Running Brooks Ct.	Mark Spradlin T-Bar Fence	09/12/2023 at 12:21 PM	\$2,798.00	0.00	\$82.40
23-000502	Fence Permit	1510 Running Brooks Ct.	Mark Spradlin T-Bar Fence	09/12/2023 at 11:47 AM	\$2,889.00	0.00	\$82.40
23-000503	Fence Permit	1825 Pecan Valley Dr.	Mark Spradlin T-Bar Fence	09/12/2023 at 11:46 AM	\$1,469.00	0.00	\$82.40
23-000505	Fence Permit	4901 Lions Den Trl.	Wade Hebb HB Builders &	09/20/2023 at 8:41 AM	\$30,000.00	0.00	\$80.00
23-000521	Fence Permit	600 S Wilson St.	Alfred Rodriguez (Home Ov	09/27/2023 at 9:22 AM	\$1,000.00	0.00	\$80.00
23-000481	Fire Alarm, Fire Lane, Fire	91 Oak Creek Dr.	Donald Green Global Alarm	09/12/2023 at 11:48 AM	\$13,500.00	0.00	\$289.23
23-000483	Foundation Repair	1904 S Clay St.	Tomas Alvarez Tom's Disco	09/01/2023 at 10:12 AM	\$7,400.00	0.00	\$80.00
23-000513	Foundation Repair	606 W Grove St.	Hayden Slack G.L. HUNT FC	09/22/2023 at 8:48 AM	\$12,990.00	0.00	\$82.40
23-000479	Mechanical Permit	2204 LA JOLLA Dr.	Robert Smith Accurate Hor	09/05/2023 at 9:17 AM	\$12,946.62	0.00	\$82.40
23-000484	Plumbing Permit	204 3rd St.	Miguel Jacques Pipe Dream	09/13/2023 at 9:13 AM	\$1,000.00	0.00	\$82.40
23-000493	Plumbing Permit	1200 S Clay St.	Daniel Morgan Plumb Unio	09/05/2023 at 3:30 PM	\$300.00	0.00	\$82.40
23-000515	Plumbing Permit	1606 Lee St.	Joe Lawson 5 Star Plumbin	09/27/2023 at 8:30 AM	\$380.00	0.00	\$82.40
23-000522	Plumbing Permit	102 OLD RAIL Rd., D	Jose Trejo B.T. Plumbing LL	09/27/2023 at 10:13 AM	\$1,400.00	0.00	\$82.40
23-000524	Plumbing Permit	804 N Wilson St.	Zebedee Higginbotham Ser	09/28/2023 at 3:50 PM	\$450.00	0.00	\$82.40
23-000466	Residential Accessory/Carg	203 E Elmo St.	Stacy Tucker Lifeforce/Text	09/21/2023 at 9:40 AM	\$5,096.00	140.00	\$144.00
23-000497	Residential Accessory/Carg	5905 CO RD 166	Ron Hatch Home Depot U.S	09/08/2023 at 4:50 PM	\$5,000.00	384.00	\$80.00
23-000499	Residential Accessory/Carg	3913 Holly Springs Ln.	Tom Saurey Tuff Shed, Inc.	09/08/2023 at 3:58 PM	\$3,572.00	0.00	\$82.40
23-000504	Residential Accessory/Carg	1416 Crestview Dr.	Ron Hatch Home Depot U.S	09/12/2023 at 2:10 PM	\$2,500.00	80.00	\$82.40
23-000506	Residential Accessory/Carg	600 S Wilson St.	Alfred Rodriguez (Home Ov	09/15/2023 at 2:28 PM	\$4,200.00	0.00	\$80.00
23-000514	Residential Accessory/Carg	201 Booker St.	Maria Avila (Home Owner)	09/25/2023 at 10:18 AM	\$800.00	0.00	\$144.00
23-000516	Residential Accessory/Carg	1601 Phillips Cir.	Stacy Tucker Lifeforce/Text	09/25/2023 at 3:37 PM	\$3,800.00	140.00	\$82.40
22-000741	Residential Addition, Remo	608 S Wilson St.	Maria Campa (General Con	09/20/2023 at 8:51 AM	\$2,200.00	0.00	\$1,012.51
23-000357	Residential Addition, Remo	250 N Shannon	Anthony Alonso Complete	09/28/2023 at 12:01 PM	\$50,000.00	0.00	\$973.18

23-000425	Residential Addition, Remo	701 S Madison St.	JUAN HINOJOSA Hinojosa R	09/20/2023 at 4:12 PM	\$125,000.00	0.00	\$837.00
23-000457	Residential New Permit	1518 Running Brooks Ct.	Justin Stephens DR Horton	09/05/2023 at 9:29 AM	\$295,990.00	2409.00	\$5,265.78
23-000459	Residential New Permit	1896 Sandy Knoll Dr.	Justin Stephens DR Horton	09/05/2023 at 9:31 AM	\$281,990.00	2001.00	\$5,139.71
23-000460	Residential New Permit	1516 Running Brooks Ct.	Justin Stephens DR Horton	09/05/2023 at 9:32 AM	\$288,990.00	2158.00	\$5,188.23
23-000461	Residential New Permit	1898 Sandy Knoll Dr.	Justin Stephens DR Horton	09/05/2023 at 9:33 AM	\$281,990.00	2428.00	\$5,333.60
23-000462	Residential New Permit	1901 Sandy Knoll Dr.	Justin Stephens DR Horton	09/05/2023 at 5:21 PM	\$298,490.00	2179.00	\$2,151.36
23-000463	Residential New Permit	1900 Sandy Knoll Dr.	Justin Stephens DR Horton	09/05/2023 at 9:34 AM	\$304,990.00	2510.00	\$5,358.93
23-000498	Roof (Repair or Replace)	407 W Mulberry St.	Adam Schaub Top shelf roc	09/08/2023 at 2:15 PM	\$21,833.00	0.00	\$82.40
23-000512	Roof (Repair or Replace)	1709 Marshall St.	Lucio Loera Benito Loera (G	09/21/2023 at 1:49 PM	\$3,000.00	0.00	\$80.00
23-000530	Roof (Repair or Replace)	1605 Highglen Trl.	Steven Crawford Crawford	09/29/2023 at 3:10 PM	\$18,050.00	0.00	\$82.40
23-000423	Sign Permit	3458 E Hwy 175	Kevin McDonald Big Sky M	09/08/2023 at 3:34 PM	\$11,000.00	0.00	\$205.20
23-000494	Sign Permit	100 KINGS FORT Pkwy., 100	James Martin Future Signs,	09/12/2023 at 1:29 PM	\$6,500.00	0.00	\$267.80
23-000495	Sign Permit	100 KINGS FORT Pkwy., 100	James Martin Future Signs,	09/12/2023 at 2:24 PM	\$6,500.00	0.00	\$267.80
23-000042	Temporary Use Permit	806 N Washington St.	Susan Duerr St. Ann Cathol	09/07/2023 at 9:45 AM	\$0.00	0.00	\$0.00
23-000045	Temporary Use Permit	106 N Washington St.	Brookins Shelley Bee Happ	09/07/2023 at 9:09 AM	\$0.00	0.00	\$0.00
23-000047	Temporary Use Permit	113 E Grove St.	Glee Pugh Fresh Market on	09/19/2023 at 2:18 PM	\$0.00	0.00	\$0.00
23-000048	Temporary Use Permit	750 E Highway 175	Aimee Isaac Lone Star Cred	09/19/2023 at 2:12 PM	\$0.00	0.00	\$0.00
					\$2,826,259.62	29,429.00	\$41,977.70

October 2023						
◀ September					November ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Planning & Zoning Meeting	4 TML Conference	5 TML Conference	6 TML Conference	7
8	9 City Hall Closed- Columbus Day	10 KEDC	11	12	13	14 Harvest Fest
15	16	17	18	19 Parks & Rec Meeting	20	21 Children's Shelter Casino Night
22	23 Regular City Council Meeting	24	25	26	27	28 KISD Edu. Found. Havana Nights
29	30	31 Halloween on Houston St.				

November 2023						
◀ October						
December ▶						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 Planning & Zoning Meeting	8	9	10	11 TX Health Kaufman- Masquarad
12	13	14 KEDC	15 City's Employee Thanksgiving Lunch	16 Parks & Rec Meeting	17	18
19	20 Regular City Council Meeting	21	22	23 City Hall Closed- Thanksgiving	24 City Hall Closed- Thanksgiving	25
26	27	28	29	30		

December 2023						
◀ November					January ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Bee Happy- The Greatest Show	2 Christmas on the Square
3	4	5 Planning & Zoning Meeting	6	7	8	9
10	11	12 KEDC	13 City's Employee Christmas Lunch	14 Parks & Rec Meeting	15	16
17	18 Regular City Council Meeting	19	20	21	22 City Hall Closed- Christmas	23
24	25 City Hall Closed- Christmas	26	27	28	29	30
31						