



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, OCTOBER 23, 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 6:01 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Ashlea Longenecker, Quattro Borders, Jason Nelson, and Lisa Parker. 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, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, and Police Chief Les Edwards.

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.

The City Council and staff discussed the projects and funding sources for the 5-year Capital Improvement Plan.

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 6:15 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 City Council Meeting to order at 6:30 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Ashlea Longenecker, Quattro Borders, Jason Nelson, and Lisa Parker. 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, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, Police Captain

Colter Leftwich, and Police Chief Les Edwards.

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.

RECOGNITION

3. Business of the Month- Gardner Electric

Mayor Jordan and Mr. McGregor presented and recognized Gardner Electric as the Business of the Month.

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.

Councilmember Parker made a motion to approve consent agenda items 4-7 as presented. The motion was seconded by Councilmember Nelson and passed 7/0.

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)

Mr. Bogda presented the proposed Special Use Permit that was requested by QuikTrip. He reviewed the changes to the request from the last meeting.

Jim Meara, 2116 N. Haskell Ave. Dallas, Texas 75204, stated he is representing the land owner. He outlined the changes the developer implemented to address the concerns of the Council as stated in the previous meeting.

Corey Vaughn, 8700 Freeport Pkwy., Irving, Texas 75063, addressed the Council's concerns that were expressed at the last Council meeting. He reviewed the proposed changes.

Tommy Vilbig, 400 Chisholm Place #104, Plano, Texas 75029, highlighted the traffic impact changes that were amended.

Kelly Parma, 3030 LBJ Freeway #1660, Dallas, Texas 75234, informed the Council about the process of getting a traffic signal at the main intersection of this development.

There were discussions regarding the traffic and truck stop aspect of the proposed Special Use Permits.

Councilmember Borders made a motion to deny 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. The motion was seconded by Councilmember Parker and failed 3/4.

Councilmember Nelson made a motion to approve 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. The motion was seconded by Councilmember Gillenwater and voted 4/3.

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 114 West Grove Street. (Case No. SP-09-23)

Mr. Bogda presented the proposed Site Plan for Lott's Cleaners. He reviewed the proposed changes, the improvements, and the parking.

Councilmember Parker made a motion to approve 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 motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

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)

Mr. Bogda presented the proposed site plan for the Hampton Inn, located in the Kings Fort Development.

Mayor Pro-Tem Phillips made a motion to approve the Site Plan of Hampton Inn with the two conditions stated in the staff report. The motion was seconded by Councilmember Parker and passed 7/0.

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)

Councilmember Longenecker made a motion to approve the **Final Plat of Kings Fort Addition, Block A, Lots 5A, 5B, and 5C**, with the conditions stated in the staff report. The motion was seconded by Councilmember Nelson and passed 7/0.

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)

Mr. Bogda presented the proposed site plan for Galleher Industries.

Councilmember Borders made a motion to approve the **Site Plan of Galleher Industries** with the conditions stated in the staff report. The motion was seconded by Councilmember Parker and passed 7/0.

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)

Mr. Bogda informed the Council about the Final Plat for Galleher Industries.

Councilmember Nelson made a motion to approve the **Final Plat of Persistent Addition, Block 1, Lot 1 with the conditions as stated in the staff report**. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

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

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

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:37 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY

