



AGENDA
MONDAY, DECEMBER 18, 2023
TAX INCREMENT REINVESTMENT ZONE #3
(TIRZ #3) MEETING- 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 TIRZ #3 TO ORDER Chairman calls the TIRZ #3 meeting to order, states the date and time, states members present, and declares a quorum present.**

TIRZ #3 ITEMS

1. Consider and take appropriate action on the appointment of a vice chairman for the TIRZ #3 Board.
2. Consider and take appropriate action on the Final Project and Financing Plan for Tax Increment Reinvestment Zone No. 3, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code. (Highland Meadows)

TIRZ #3 ADJOURNMENT

PLEDGE OF ALLEGIANCE

CALL CITY COUNCIL 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 - Elsie Halbert Real Estate

4. Inclusive Playground - Teague Nall & Perkins

CONSENT AGENDA

5. Consider and take appropriate action on the minutes from the November 20, 2023, Regular City Council Meeting.
6. Consider and take appropriate action on the **Final Plat of Highland Meadows Phase 1**, which will create 224 single-family residential lots, 1 fire station lot, 12 open space lots, and right-of-way on 62.193 acres out of the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, generally located on the south side of State Highway 243 at Ola Road (Property IDs 2252, 2267, 2269, 2270, and 227628). (Case No. FP-15-23)
7. Consider and take appropriate action on Resolution R-35-23, a resolution of the City Council of the City of Kaufman, Texas, accepting public improvements for Georgetown Phase 2A and 2B; and establishing the warranty period for the public improvements.

END OF CONSENT AGENDA

PUBLIC HEARING

8. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-31-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending **Chapter 5, "Business Regulations"** of the Code of Ordinances of the City of Kaufman to add Article 5.10 "Unattended Donation Bins" to **regulate donation bins in the City limits**; and amending Ordinance No. O-02-07 and **Chapter 9A, "Zoning"** of the Code of Ordinances of the City of Kaufman, to add the use "Unattended Donation Bin" to certain Zoning Districts by amending Chart 3 "Accessory & Incidental Uses" of Section 33.4 "Use Regulations"; adding "Unattended Donation Bin" to Section 33.5 "Definitions"; and adding "Unattended Donation Bin" regulations to Section 37.5 "Accessory Building and Use Regulations". (Case Z-03-23)
 - a. Presentation.
 - b. Public Hearing.
 - c. Consider and take appropriate action on Ordinance O-31-23.
9. Conduct a public hearing and consider and take appropriate action on Ordinance No. O-32-23, 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 **10.00-acre** tract of land (Property ID 225369) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from PD Planned Development District-17R-MF-2 to **PD Planned Development District-26 for multi-family residential and neighborhood retail service uses** on Lot 6 of Block A of Kings Fort Addition, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy. (Case No: Z-09-23)

- a. Presentation.
- b. Public Hearing.
- c. Consider and take appropriate action on Ordinance O-32-23.

DISCUSSION/ACTION ITEMS

- 10. Consider and take appropriate action on the **Site Plan of Kings Fort Villas** on Lot 6 of Block A of Kings Fort Addition, being approximately 10.00 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy. (Property ID 225369) (Case No: SP-04-23)
- 11. Consider and take appropriate action on Ordinance O-33-23, an ordinance of the City Council of the City of Kaufman, Texas, approving the Final Project and Financing Plan of Tax Increment Reinvestment Zone Number Three, City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, identifying project costs; and providing an effective date. (Highland Meadows)
- 12. Consider and take appropriate action on an interlocal cooperation agreement between the City of Kaufman, Texas, and Kaufman County, Texas granting the City of Kaufman exclusive jurisdiction to regulate subdivision plats and to approve related permits in the extraterritorial jurisdiction, 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 the Hickory Street Elevated Water Tank Repaint and Repaint Project to AMR Industrial Coatings, Inc. and authorize the Mayor or his designee to execute necessary documents.
- 14. Consider and take appropriate action on the award or rejection of a bid and contract for the Grant Administration for the 2023 GLO Grant Application and authorizing the Mayor or his designee to execute necessary documents.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

- 15. Receive an update and discussion regarding the following:
 - a. Discussion Items Report (DIR)
 - b. STAR Transit Ridership Report- November 2023
 - c. Careflite Compliance Report- October & November 2023
 - d. Fire Department Monthly Report- November 2023
 - e. Police Department Monthly Report - November 2023
 - f. Development Services Monthly Report - November 2023
 - g. Monthly Calendars Attached

EXECUTIVE SESSION

16. 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 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 conflicts with the Texas Open Meetings Act and (2) for Council to seek the advice of its attorney about pending or contemplated litigation: ETJ Development; Utilities; KISD Off-Site Easements
 - b. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: "Project Pie"
 - c. Sec. 551.087(1 & 2). DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations (Section 551.087(1)), and to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). (Section 551.087(2)) regarding: "Project Cowbell"; "Project Snooze"

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

17. Consider and take appropriate action on a Chapter 380 Economic Development and Incentive Agreement between the City and Myrish Hospitality, LLC providing economic development incentives for a Hampton Inn branded hotel; and authorizing the Mayor or his designee to execute necessary documents.
18. Consider and take appropriate action regarding Kaufman ISD Off-Site Utilities water line easement condemnation and property acquisition(s) including, but not limited to, water facility easement(s) on an approximate 2.0-acre tract of land known as 1500 E. Mulberry Street, Kaufman, Texas (Property Tax ID 16828).
19. Consider and take appropriate action on a Resolution of the City Council of the City Of Kaufman, Texas Finding that a public necessity exists and authorizing condemnation to acquire permanent utility easement property and temporary construction easement on one tract for municipal purposes to install a public project, including but not limited to, public roadway, water and wastewater transmission lines, drainage facilities, grading, such appurtenant facilities as may be necessary, and other public uses, which tract is generally described being located in Kaufman County Land Survey A-608, Abstract No. 608, as recorded in Volume 2938, Page 354, 0.069 Acres for the permanent easement and an approximate 0.070 acre tract of land approximately fifteen feet (15') in width adjacent to the permanent easement, Property ID 16828, generally located 1500 E. Mulberry Street, Kaufman County, Texas, and being more particularly described herein; providing notice of an official determination to acquire real property for a 0.069 acre water facility easement and an

approximate 0.070 acre tract of land for a temporary easement on an approximate 2.0- acre tract of land; authorizing the City Manager to obtain the necessary appraisal report(s) and the making of bona fide offers of just compensation for the property; ratifying prior documents made for the acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the City for the acquisition of the property if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause; and providing for an effective date.

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

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, DECEMBER 15, 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.



Meeting
Date: 12/18/2023

Date: 12/06/2023

Item #: 1.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of a vice chairman for the TIRZ #3 Board.

BACKGROUND:

In accordance with Ordinance O-30-23, which created TIRZ #3, the Mayor is automatically appointed as the Chairman of the TIRZ #3 board and the board may choose to appoint a vice chairman. Staff is seeking direction from the board regarding the appointment of a vice chairman.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff is seeking direction from the board regarding the appointment of a vice chairman.

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



Meeting
Date: 12/18/2023

Date: 11/16/2023

Item #: 2.

Dept.: Administration

Discussion Item

SUBJECT:

Consider and take appropriate action on the Final Project and Financing Plan for Tax Increment Reinvestment Zone No. 3, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code. (Highland Meadows)

BACKGROUND:

At the November 20th City Council meeting, the Council approved an ordinance creating TIRZ #3, and the preliminary project and financing plan. This item is to consider the Final Project and Financing Plan for TIRZ #3.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Final Project and Financing Plan for Tax Increment Reinvestment Zone No. 3, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code. (Highland Meadows)

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

Tax Increment Reinvestment Zone #3

City of Kaufman, Texas

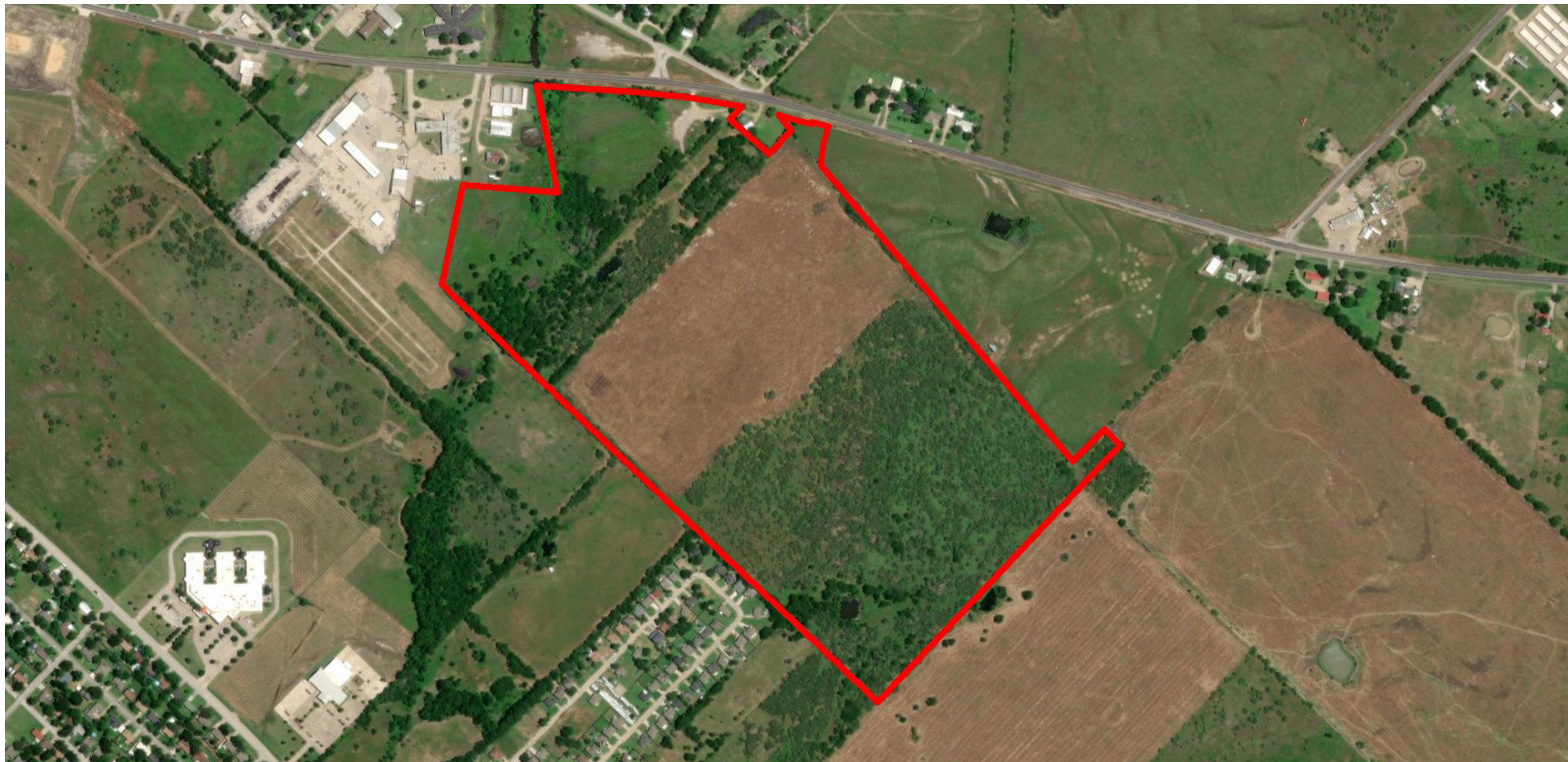


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DISCLAIMER

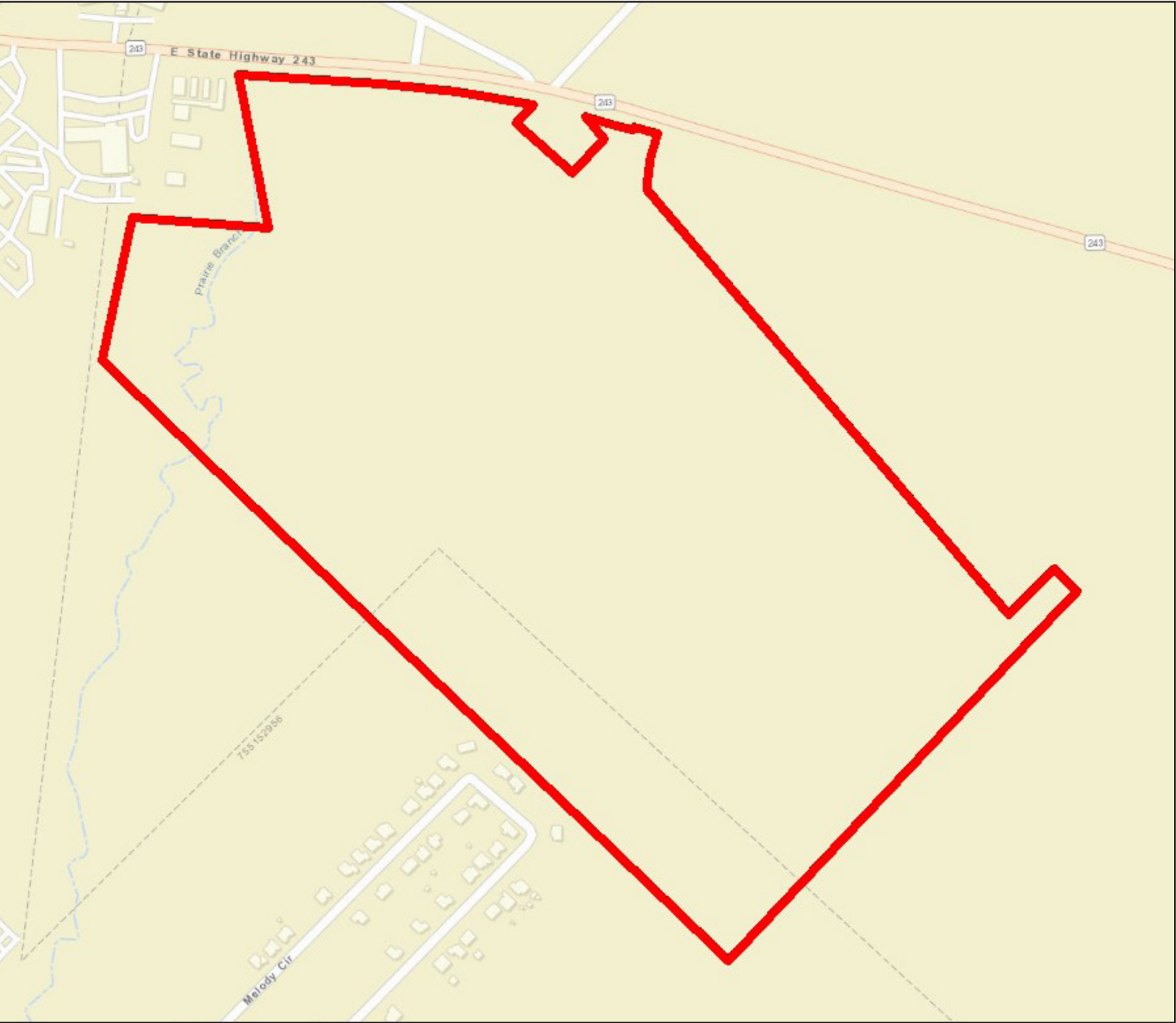
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens





 - TIRZ #3 Boundary

Tax Increment Reinvestment Zone #3, City of Kaufman

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

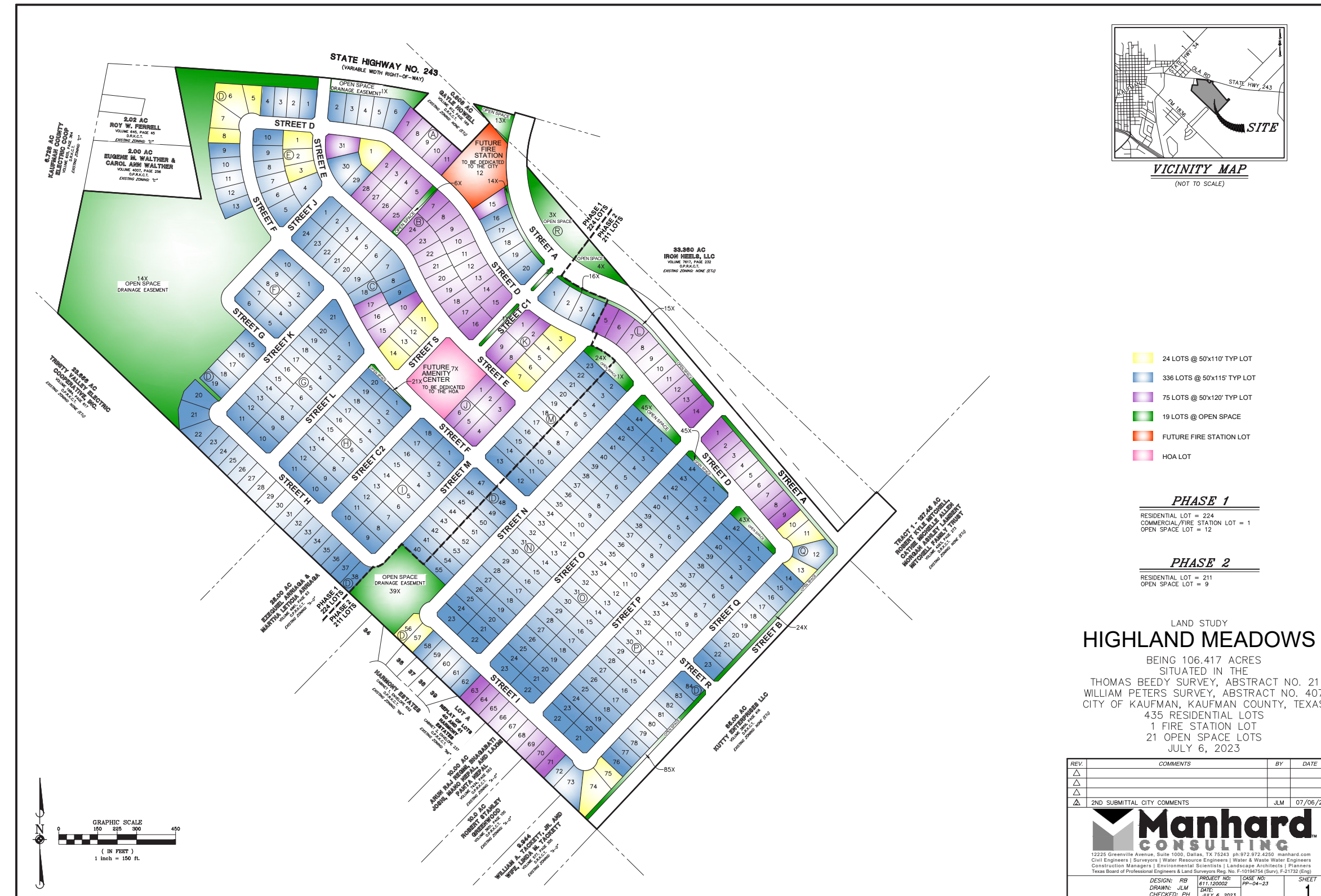
On November 20, 2023, the City Council of the City of Kaufman, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, approved an ordinance designating a contiguous geographic area within the City limits as Reinvestment Zone Number Three, City of Kaufman, Texas. The goal of Tax Increment Reinvestment Zone #3 (TIRZ #3) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This project and financing plan outlines the funding of \$24,306,492 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Kaufman. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.

TIRZ Boundary

Boundary Description

The TIRZ #3 boundaries include 106.417 contiguous acres located within the City limits of the City of Kaufman. The legal description for the zone is described in detail on the following pages.



Legal Description - 106.417 Acres, Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas

BEING a tract or parcel of land situated in the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, Kaufman County, Texas, being all of those parcels described in Deeds to Kaufman One WW, LLC., as recorded in Volume 7853, Page 577, (called 27.208 acres), Volume 7853, Page 589 (called 78.727 acres), and Volume 8069, Page 225, (called 0.491 acre), Deed Records Kaufman County Texas (D.R.K.C.T.), and being more particularly described by metes and bounds to follow;

BEGINNING at a found 3/4-inch iron pipe for the most southerly corner of said Walther 15.00 acre tract and for the southwesterly corner of said Walther 17.084 acre tract, and the southeast corner of a called 6.728 acre tract described in a Warranty Deed to Kaufman County Electric Coop as recorded in Volume 605, Page 364, D.R.K.C.T., and bring in the northeasterly line of a called 23.656 acre tract described in Special Warranty Deed to Trinity Valley Electric Cooperative, Inc. as recorded in Volume 1984, Page 617, D.R.K.C.T.;

THENCE North 11°56'26" East with the west line of said 17.084-acre tract and the east line of said Kaufman County Electric tract, a distance of 483.07 feet to a 3/8-inch iron rod with orange plastic cap stamped "5244" for the southwest corner of a called 2.00-acre tract described in Warranty Deed to Eugene M. Walther and Carol Ann Walther as recorded in Volume 4007, Page 256, D.R.K.C.T.;

THENCE South 85°58'46" East with the south line of said Walther 2.00-acre tract, a distance of 453.80 feet to a 3/8-inch iron rod with orange plastic cap stamped "5244" found for the southeast corner of said Walther 2.00-acre tract;

THENCE North 11°08'58" West with the east line of said Walther tract and a called 2.02 acre tract described in a Warranty Deed to Roy W. Ferrell as recorded in Volume 645, Page 45, D.R.K.C.T., a distance of 517.18 feet to a point for the northeast corner of said Ferrell tract and in the south right-of-way line of State Farm to Market Highway 243 (FM. 243 - a variable width right-of-way), from which a found 3/8-inch iron rod with orange plastic cap stamped "5411" bears South 82°25' West, a distance of 9.6 feet.

THENCE South 86°09'59" East with the north line of said 17.084-acre tract and the south right-of-way line of FM. 243 a distance of 474.13 feet to a found 3-inch brass disk stamped "TXDOT" in concrete for being at the beginning of a non-tangent curve;

THENCE continuing with said right of way and along the arc of said curve to the right, having a central angle of 7°43'25", a radius of 3759.72 feet, an arc distance of 506.82 feet, and a chord of South 82°10'23" East, 506.44 feet to a found 1/2" iron rod at the northwest corner of a called 0.808 acre tract as described in Special Warranty Deed to Gayle Howell as recorded in Volume 912, Page 169, D.R.K.C.T.;

THENCE South 43°27'51" West leaving said right of way and with the northwesterly line of said Howell tract a distance of 83.64 feet to a found 3/8-inch iron rod for the west corner of said Howell 0.808-acre tract;

THENCE South 48°27'57" East with the southwesterly line of said Howell 0.808-acre tract, a distance of 249.41 feet to a 3/8-inch iron rod found for the south corner of said Howell tract and in the northwesterly line of said Walther 78,821-acre tract and in the southeasterly line of said Walther 15.00-acre tract;

THENCE North 43°25'44" East with the northwesterly line of said Kaufman WW One, LLC, 78.821-acre tract and the southeasterly line of said Howell 0.808-acre tract, a distance of 155.84 feet to a found 1/2-inch iron rod for the north corner of said Kaufman WW One, LLC, 78.821-acre tract and being in the southwesterly line of that called 0.491-acre tract described in Special Warranty Deed as recorded in Volume 8069, Page 225, Official Public Records of Kaufman County, Texas, (O.P.R.K.C.T.);

THENCE N 40°23'41" W, a distance of 95.06 feet to a point on the aforesaid right of way line for FM 243, the beginning of a curve;

THENCE easterly with the arc of said curve to the right, having a central angle of 01°34'59", a radius of 3759.72 feet, an arc length of 103.87 feet, and a chord of S 74°47'12" E, 103.87 feet to a found iron rod;

THENCE generally easterly with said right of way line as follows:

S 73°59'43" E, a distance of 59.13 feet to a point for corner;

N 16°00'17" E, a distance of 10.52 to a found TxDOT broken concrete monument;

S 73°59'43" E, a distance of 80.00 feet to a point for corner;

THENCE S 16°00'17" W leaving said right of way line, a distance of 51.94 feet to a point for the beginning of a curve;

THENCE southerly with the arc of said curve, having a central angle of 17°03'15", a radius of 460.00 feet, an arc length of 136.92 feet, and a chord of S 07°28'40" W, 136.42 feet to a point for corner on the most easterly line of the aforesaid Kaufman WW One, LLC tract, same being the southwesterly line of that called 33.307 acre tract described in Warranty Deed with Vendors Lien to Iron Hills, LLC as recorded in Volume 7617, Page 232, O.P.R.K.C.T.;

THENCE South 40°23'41" East with the northeasterly line of said Kaufman WW One, LLC, 78.821-acre tract and the southwesterly line of said Iron Hills tract and near a barbed wire fence line a distance of 1,847.62 to the south corner of a square wood fence corner post found for the common corner of said tracts;

THENCE North 44°29'49" East continuing with the common line for said tracts and near a barbed wire fence, a distance of 213.94 feet to a found 3/4-inch iron pipe for a north corner of said Kaufman WW One, LLC, 78.821 acre tract and being at a West corner of a called 127.45 acre tract as described in General Warrant Deed to Robert Kyle Mitchell, Cathie Michelle Allen, Morgan Ashley Lambert and Mitchell Family Trust as recorded in Volume 4263, Page 273, O.P.R.K.C.T.;

THENCE South 45°30'26" East with a northeasterly line of said Kaufman WW One, LLC, tract and a southwesterly line of said Mitchell Family Trust tract a distance of 105.42 feet to a found 1/2-inch iron rod for a east corner of said Kaufman WW One, LLC. tract and an ell corner of said Mitchell Family Trust tract;

Legal Description (Continued)

THENCE South 43° 23' 21" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Mitchell Family Trust tract a distance of 259.91 feet to a found 3/8-inch iron rod for a west corner of said Mitchell Family Trust tract and the north corner of a called 85.00-acre tract described in a Warranty Deed with Vendors Lien to Kutty Enterprises LLC as recorded in Volume 3859, Page 416, O.P.R.K.C.T.;

THENCE South 43° 14' 04" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Kutty tract, near a barbed wire fence, a distance of 1422.52 feet to a found 3/4-inch iron pipe fort the south corner of said Kaufman WW One, LLC, tract, being the east corner of a called 9.994-acre tract described in Warranty Deed to William A. Tackett Jr. as recorded in Volume 577, Page 305, D.R.K.C.T.;

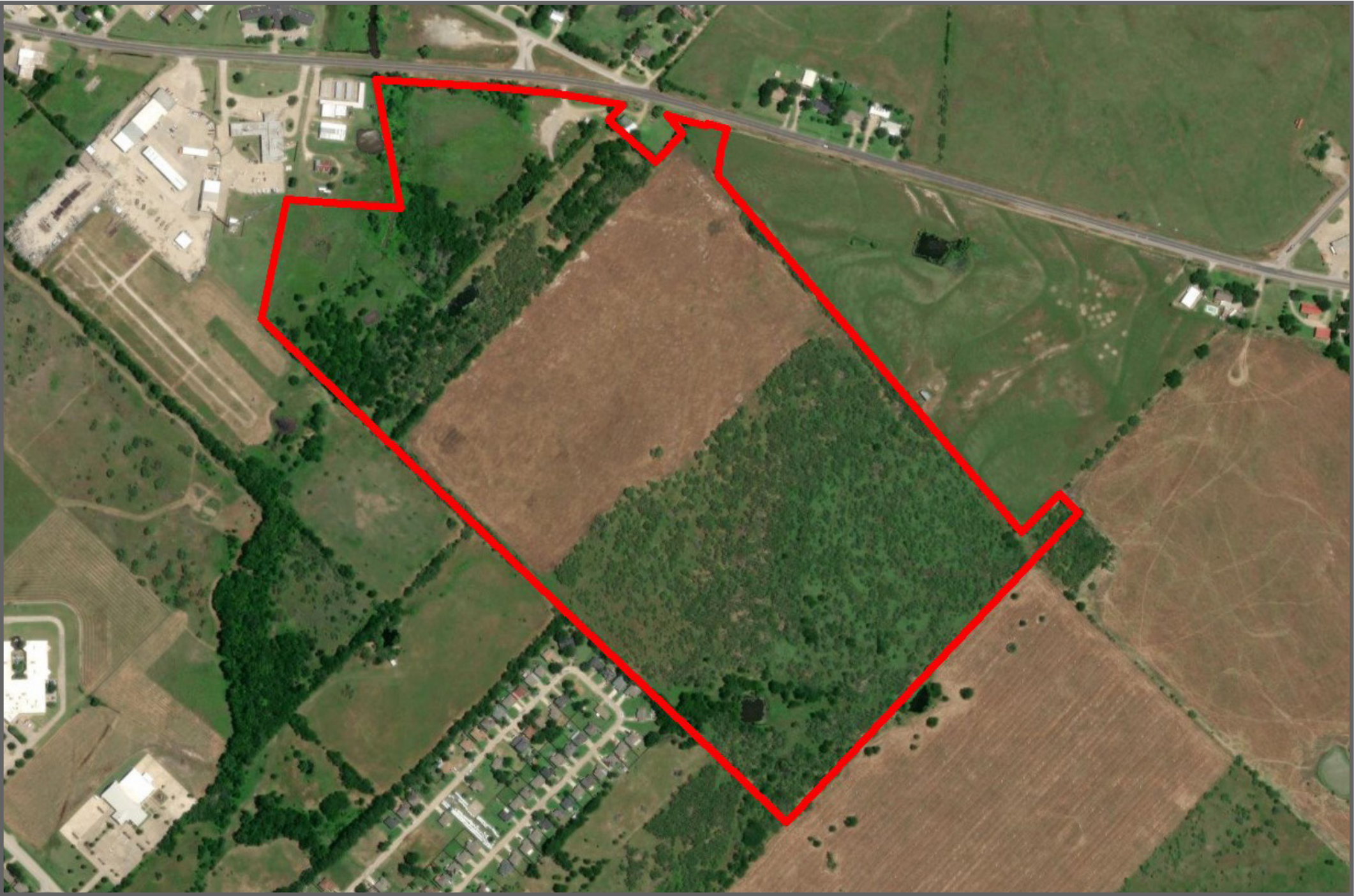
THENCE North 46° 10' 42" West with the southwesterly line of said Kaufman WW One, LLC, 78.821-acre tract and the northeasterly line of said Tackett tract, at a distance of 192.15 feet pass a found 3/4-inch iron pipe 0.4 feet south, continuing for a total distance of 593.60 feet to a 1/2-inch iron rod found for the north corner of a called 10.00-acre tract described in Warranty Deed to Joseph Ortillo and Emely Ortillo as recorded in Volume 5222, Page 223, O.P.R.K.C.T., same being the east corner of Harmony Estates, an Addition to Kaufman County as recorded in Cabinet 1, Envelope 652, O.P.R.K.C.T.;

THENCE North 46° 23' 06" West with the southwesterly line of said Kaufman WW One, LLC, tract and with the northeasterly line of said Addition, a distance of 604.14 feet to a found 3/8-inch iron rod with orange plastic cap stamped "5244" for the north corner of said Harmony Estates Addition and the east corner of a called 19.0 acre tract described in Warranty Deed to Ezequiel Arriaga and Martha Leicia Arriaga as recorded in Volume 4961, Page 63 O.P.R.K.C.T.

THENCE North 46° 35' 57" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Arriaga tract, a distance of 506.28 feet to a found 1-inch iron pipe for the north corner of said Arriaga tract and the east corner the aforesaid Trinity Valley Electric Cooperative 23.656-acre tract;

THENCE North 45° 55' 36" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract, a distance of 466.45 feet to a found 1/2-inch iron rod for the west corner of said Kaufman WW One, LLC, 78.821-acre tract and the south corner of said Walther 15.00-acre tract;

THENCE North 46° 11' 02" West continuing with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract a distance of 703.76 feet to the POINT OF BEGINNING containing 106.417 acres of land, more or less.



 - TIRZ #3 Boundary

Land Use

The land within the zone is vacant and is well positioned for development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

On March 27, 2023, City Council approved Ordinance O-06-23 which classified the zoning for the property within the zone as Planned Development - 23, “PD-23”. Exhibit B of the ordinance includes the “Highland Meadows Development Standards” which detail the development standards for the property within the TIRZ.

It is not anticipated there will be any changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Current Ownership Information

There are 5 parcels within the boundaries of Tax Increment Reinvestment Zone #3. The majority of the property was annexed in March 2023 by Ordinance O-05-23 and the balance of the property was annexed in July 2023 by Ordinance O-12-23. The 2023 base year taxable value of the property within the zone is \$0, given that the property was in the City’s extraterritorial jurisdiction on January 1, 2023. The base value will be certified by Kaufman Central Appraisal District at a later date.

For further details of parcels included within the TIRZ see Appendix A.

Proposed Development

The TIRZ #3 boundaries contain a planned proposed single family development shown in the site plan below.



Meritage Kaufman - Highland Meadows

Concept Site Plan

Exhibit C1

TALSON
DESIGN
Landscape Architecture | Urban Planning
Tal Jackson | 214.794.1862
tjackson@talsondesign.com
505 Pecan St, Suite 201 | Fort Worth, TX 76102

Job No.: 611.120
Date: March 3, 2023
Scale: 1"= 100'-0"

Proposed Development

Anticipated Development

The development within the boundaries is anticipated to be a single family development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table below provides an overview of the potential development that DPED estimates will occur during the life of the TIRZ within the boundaries of the TIRZ.

	Initial Delivery Year	Units/SF	Taxable Value PSF/Unit		Incremental Value	
TIRZ 3						
RESIDENTIAL (Single Family)	2026	435	\$	354,690	\$	154,290,150 *
					\$	154,290,150

*2023 Values (No Inflation)

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #3		
Water Facilities and Improvements	\$ 4,375,169	18.0%
Sanitary Sewer Facilities and Improvements	\$ 4,375,169	18.0%
Storm Water Facilities and Improvements	\$ 4,375,169	18.0%
Transit/Parking Improvements	\$ 1,215,325	5.0%
Street and Intersection Improvements	\$ 4,861,298	20.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 2,430,649	10.0%
Economic Development Grants	\$ 2,430,649	10.0%
Administrative Costs	\$ 243,065	1.0%
Total	\$ 24,306,492	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$24,306,492 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, the City Kaufman will contribute 75% of the maintenance and operations portion of real property increment within the original and expanded bounaries of the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined development. A summary overview of the anticipated development and the anticipated taxable value per unit can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2023 Rates		Participation	
City of Kaufman (M&O)	0.49801530	75%	0.3735115
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.37351148

Personal Property Tax		Participation	
City of Kaufman (M&O)	0.49801530	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.00000000

Sales Tax		Participation	
City of Kaufman Sales Tax	0.0100000	0.00%	0.0000000
City Property Tax Reduction	0.0050000	0.00%	0.0000000
Economic Development	0.0025000	0.00%	0.0000000
Street Maintenance	0.0025000	0.00%	0.0000000
	0.02000000		0.00000000

TIRZ #3 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.49801530	75%	0.3735115
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.3735115

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.49801530	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Economic Development	0.00250000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.02000000		0.0000000

TIRZ 3		Initial Delivery	AREA	REAL PROPERTY		BPP		SALES	
		2026	SF/UNITS	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
	RESIDENTIAL (Single Family)		435	\$	354,690	\$	-	\$	-
	TOTAL				154,290,150		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Kaufman (M&O)	31.5%	\$ 49,457,473	=	\$ 49,457,473	+	\$ -	+	\$ -
Kaufman County (M&O)	13.7%	\$ 21,407,147	=	\$ 21,407,147	+	\$ -	+	\$ -
Road and Bridge	3.4%	\$ 5,368,739	=	\$ 5,368,739	+	\$ -	+	\$ -
Trinity Valley CC	4.6%	\$ 7,222,743	=	\$ 7,222,743	+	\$ -	+	\$ -
KC ESD #1	1.8%	\$ 2,765,714	=	\$ 2,765,714	+	\$ -	+	\$ -
Kaufman ISD	45.0%	\$ 70,594,035	=	\$ 70,594,035	+	\$ -	+	\$ -
	100.0%	\$ 156,815,852		\$ 156,815,852		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Kaufman (M&O)	100.0%	\$ 24,306,492	=	\$ 24,306,492	+	\$ -	+	\$ -
Kaufman County (M&O)	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Road and Bridge	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Trinity Valley CC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
KC ESD #1	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Kaufman ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 24,306,492		\$ 24,306,492		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Kaufman (M&O)	19.0%	\$ 25,150,981	=	\$ 25,150,981	+	\$ -	+	\$ -
Kaufman County (M&O)	16.2%	\$ 21,407,147	=	\$ 21,407,147	+	\$ -	+	\$ -
Road and Bridge	4.1%	\$ 5,368,739	=	\$ 5,368,739	+	\$ -	+	\$ -
Trinity Valley CC	5.5%	\$ 7,222,743	=	\$ 7,222,743	+	\$ -	+	\$ -
KC ESD #1	2.1%	\$ 2,765,714	=	\$ 2,765,714	+	\$ -	+	\$ -
Kaufman ISD	53.3%	\$ 70,594,035	=	\$ 70,594,035	+	\$ -	+	\$ -
	100.0%	\$ 132,509,360		\$ 132,509,360		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis - Development Worksheet

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
TOTAL TAX REVENUE																																	
RESIDENTIAL (Single Family)		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
	Cumulative Units	-	-	-	-	48	96	144	192	240	288	336	384	432	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	
	Taxable Value Per Unit	-	-	354,690	367,104	379,953	393,251	407,015	421,260	436,005	451,265	467,059	483,406	500,325	517,837	535,961	554,720	574,135	594,229	615,028	636,553	658,833	681,892	705,758	730,460	756,026	782,487	809,874	838,219	867,557	897,922	929,349	
	Taxable Value	-	-	-	-	18,237,734	37,752,110	58,610,150	80,882,008	104,641,097	129,964,243	156,931,823	185,627,928	216,140,519	225,258,947	233,143,010	241,303,015	249,748,621	258,489,822	267,536,966	276,900,760	286,592,287	296,623,017	307,004,822	317,749,991	328,871,241	340,381,734	352,295,095	364,625,423	377,387,313	390,595,869	404,266,724	
REAL PROPERTY																																	
	Taxable Value	-	-	-	-	18,237,734	37,752,110	58,610,150	80,882,008	104,641,097	129,964,243	156,931,823	185,627,928	216,140,519	225,258,947	233,143,010	241,303,015	249,748,621	258,489,822	267,536,966	276,900,760	286,592,287	296,623,017	307,004,822	317,749,991	328,871,241	340,381,734	352,295,095	364,625,423	377,387,313	390,595,869	404,266,724	
City of Kaufman	-	-	-	-	138,607	286,916	445,437	614,703	795,272	987,728	1,192,682	1,410,772	1,642,668	1,711,968	1,771,887	1,833,903	1,898,090	1,964,523	2,033,281	2,104,446	2,178,101	2,254,335	2,333,237	2,414,900	2,499,421	2,586,901	2,677,443	2,771,153	2,868,144	2,968,529	3,072,427	GROSS	
Kaufman County	-	-	-	-	59,994	124,189	192,803	266,068	344,225	427,528	516,240	610,638	711,012	741,007	766,943	793,786	821,568	850,323	880,084	910,887	942,768	975,765	1,009,917	1,045,264	1,081,848	1,119,713	1,158,903	1,199,464	1,241,446	1,284,896	1,329,868	21,407,147	
Road and Bridge	-	-	-	-	15,046	31,145	48,353	66,728	86,329	107,221	129,469	153,143	178,316	185,839	192,343	199,075	206,043	213,254	220,718	228,443	236,439	244,714	253,279	262,144	271,319	280,815	290,643	300,816	311,345	322,242	333,520	5,368,739	
Trinity Valley CC	-	-	-	-	20,242	41,901	65,051	89,771	116,141	144,247	174,179	206,028	239,894	250,015	258,765	267,822	277,196	286,898	296,939	307,332	318,089	329,222	340,745	352,671	365,014	377,790	391,012	404,698	418,862	433,522	448,696	7,222,743	
KC ESD #1	-	-	-	-	7,751	16,045	24,909	34,375	44,472	55,235	66,696	78,892	91,860	95,735	99,086	102,554	106,143	109,858	113,703	117,683	121,802	126,065	130,477	135,044	139,770	144,662	149,725	154,966	160,390	166,003	171,813	2,765,714	
Kaufman ISD	-	-	-	-	197,843	409,535	635,803	877,408	1,135,147	1,409,852	1,702,396	2,013,692	2,344,692	2,443,609	2,529,135	2,617,655	2,709,273	2,804,098	2,902,241	3,003,819	3,108,953	3,217,766	3,330,388	3,446,952	3,567,595	3,692,461	3,821,697	3,955,457	4,093,898	4,237,184	4,385,485	70,594,035	
Total	-	-	-	-	439,483	909,731	1,412,357	1,949,053	2,521,587	3,131,811	3,781,661	4,473,165	5,208,442	5,428,173	5,618,159	5,814,795	6,018,312	6,228,953	6,446,967	6,672,611	6,906,152	7,147,867	7,398,043	7,656,974	7,924,968	8,202,342	8,489,424	8,786,554	9,094,083	9,412,376	9,741,809	156,815,852	
PERSONAL PROPERTY																																	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Kaufman	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	
Kaufman County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KC ESD #1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX																																	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
SUMMARY																																	
City of Kaufman	-	-	-	-	-	138,607	286,916	445,437	614,703	795,272	987,728	1,192,682	1,410,772	1,642,668	1,711,968	1,771,887	1,833,903	1,898,090	1,964,523	2,033,281	2,104,446	2,178,101	2,254,335	2,333,237	2,414,900	2,499,421	2,586,901	2,677,443	2,771,153	2,868,144	2,968,529	3,072,427	GROSS
Kaufman County	-	-	-	-	-	59,994	124,189	192,803	266,068	344,225	427,528	516,240	610,638	711,012	741,007	766,943	793,786	821,568	850,323	880,084	910,887	942,768	975,765	1,009,917	1,045,264	1,081,848	1,119,713	1,158,903	1,199,464	1,241,446	1,284,896	1,329,868	21,407,147
Road and Bridge	-	-	-	-	-	15,046	31,145	48,353	66,728	86,329	107,221	129,469	153,143	178,316	185,839	192,343	199,075	206,043	213,254	220,718	228,443	236,439	244,714	253,279	262,144	271,319	280,815	290,643	300,816	311,345	322,242	333,520	5,368,739
Trinity Valley CC	-	-	-	-	-	20,242	41,901	65,051	89,771	116,141	144,247	174,179	206,028	239,894	250,015	258,765	267,822	277,196	286,898	296,939	307,332	318,089	329,222	340,745	352,671	365,014	377,790	391,012	404,698	418,862	433,522	448,696	7,222,743
KC ESD #1	-	-	-	-	-	7,751	16,045	24,909	34,375	44,472	55,235	66,696	78,892	91,860	95,735	99,086	102,554	106,143	109,858	113,703	117,683	121,802	126,065	130,477	135,044	139,770	144,662	149,725	154,966	160,390	166,003	171,813	2,765,714
Kaufman ISD	-	-	-	-	-	197,843	409,535	635,803	877,408	1,135,147	1,409,852	1,702,396	2,013,692	2,344,692	2,443,609	2,529,135	2,																

Financial Feasibility Analysis - Proposed TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES																																	
TAXABLE BASE YEAR GROWTH		3.50%																															
DISCOUNT RATE		6.00%																															
		REAL PROPERTY TAX			BUSINESS PERSONAL PROPERTY TAX			SALES TAX																									
City of Kaufman (M&O)		0.4980153	75%	0.3735115	Ctivy of Kaufman (M&O)			0.4980153	0%	0.0000000	City of Kaufman Sales Tax																						
Kaufman County (M&O)		0.2795900	0%	0.0000000	Kaufman County (M&O)			0.2795900	0%	0.0000000	City Property Tax Reduction																						
Road and Bridge		0.0825000	0%	0.0000000				0.0825000	0%	0.0000000	Economic Development																						
Trinity Valley CC		0.1109900	0%	0.0000000				0.1109900	0%	0.0000000	Street Maintenance																						
KC ESD #1		0.0425000	0%	0.0000000				0.0425000	0%	0.0000000																							
Kaufman ISD		1.0848000	0%	0.0000000				1.0848000	0%	0.0000000																							
		2.0983953		0.3735115				2.0983953		0.0000000																							
TAX YEAR	BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS	
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053		
BASE YEAR																																	
	City of Kaufman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	KC ESD #1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE																																	
	City of Kaufman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	KC ESD #1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE INCREMENT																																	
	City of Kaufman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	KC ESD #1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
REVENUE A																																	
TAXABLE VALUE GROWTH																																	
	City of Kaufman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	KC ESD #1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE 1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TIRZ 3																																	
REAL PROPERTY TAX		0	0	0	18,237,734	37,752,110	58,610,150	80,882,008	104,641,097	129,964,243	156,931,823	185,627,928	216,140,519	225,258,947	233,143,010	241,303,015	249,748,621	258,489,822	267,536,966	276,900,760	286,592,287	296,623,017	307,004,822	317,749,991	328,871,241	340,381,734	352,295,095	364,625,423	377,387,313	390,595,869	404,266,724		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
City of Kaufman (M&O)		0	0	0	68,120	141,008	218,916	302,104	390,847	485,431	586,158	693,342	807,310	841,368	870,816	901,294	932,840	965,489	999,281	1,034,256	1,070,455	1,107,921	1,146,698	1,186,833	1,228,372	1,271,365	1,315,863	1,361,918	1,409,585	1,458,920	1,509,983		
Kaufman County (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Trinity Valley CC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
KC ESD #1		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	0	0	68,120	141,008	218,916	302,104	390,847	485,431	586,158	693,342	807,310	841,368	870,816	901,294	932,840	965,489	999,281	1,034,256	1,070,455	1,107,921	1,146,698	1,186,833	1,228,372	1,271,365	1,315,863	1,361,918	1,409,585	1,458,920	1,509,983		
Annual GROSS REVENUE A.1		0	0	0	68,120	141,008	218,916	302,104	390,847	485,431	586,158	693,342	807,310	841,368	870,816	901,294	932,840	965,489	999,281	1,034,256	1,070,455	1,107,921	1,146,698	1,186,833	1,228,372	1,271,365	1,315,863	1,361,918	1,409,585	1,458,920	1,509,983		
Running total, GROSS REVENUE		0	0	0	68,120	209,128	428,044	730,148	1,120,994	1,606,426	2,192,584	2,885,926	3,693,235	4,534,603	5,405,419	6,306,714	7,239,553	8,205,042	9,204,324	10,238,580	11,309,035	12,416,956	13,563,654	14,750,487	15,978,859	17,250,223	18,566,086	19,928,004	21,337,589	22,796,509	24,306,492		
GROSS		24,306,492																															
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053		
	City of Kaufman (M&O)	0	0	0	68,120	141,008	218,916	302,104	390,847	485,431	586,158	693,342	807,310	841,368	870,816	901,294	932,840	965,489	999,281	1,034,256	1,070,455	1,107,921	1,146,698	1,186,833	1,228,372	1,271,365	1,315,863	1,361,918	1,409,585	1,458,920	1,509,983	24,306,492	
	Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0</					

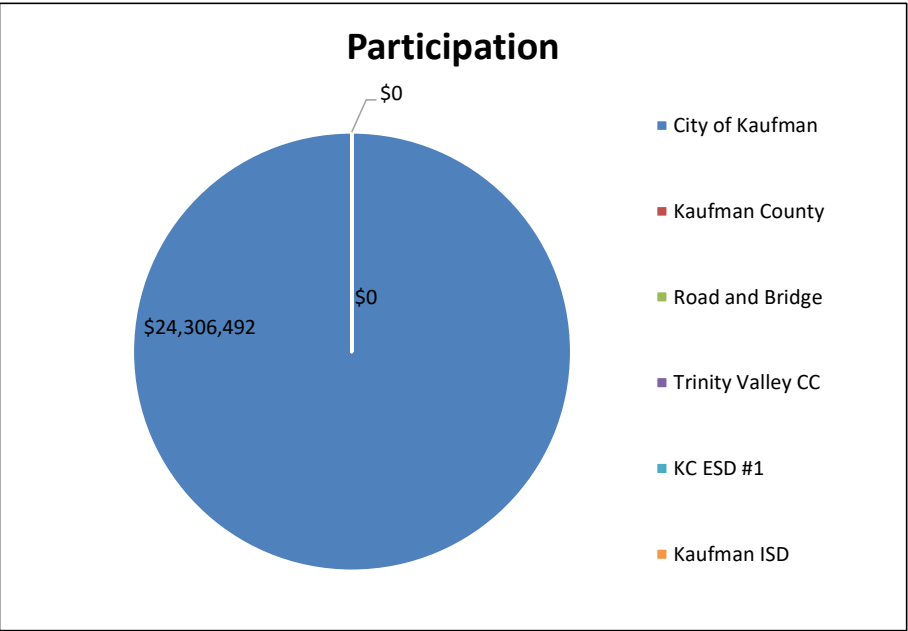
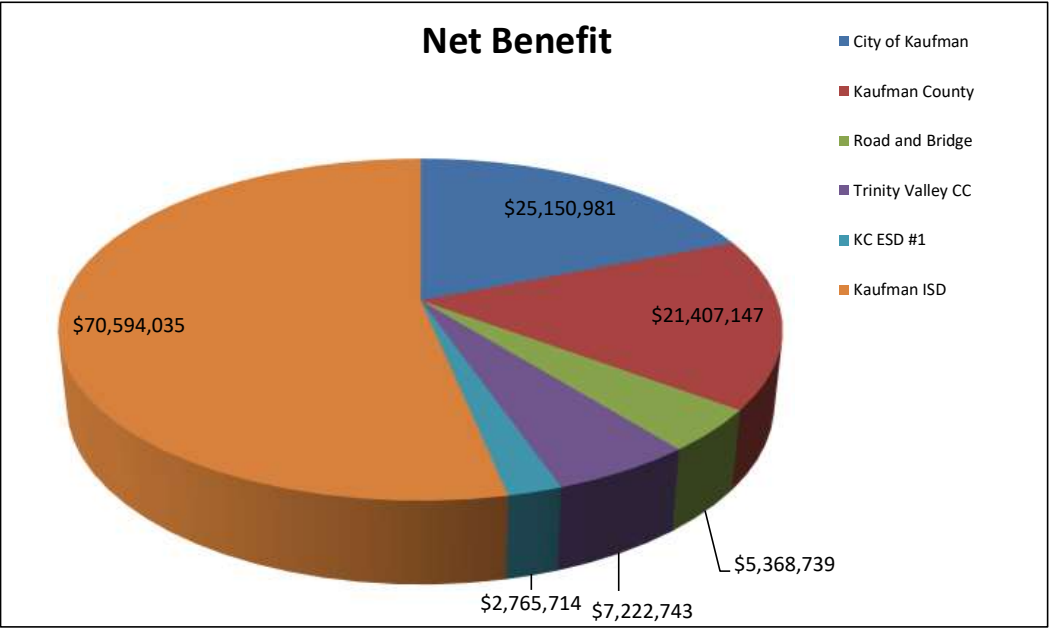
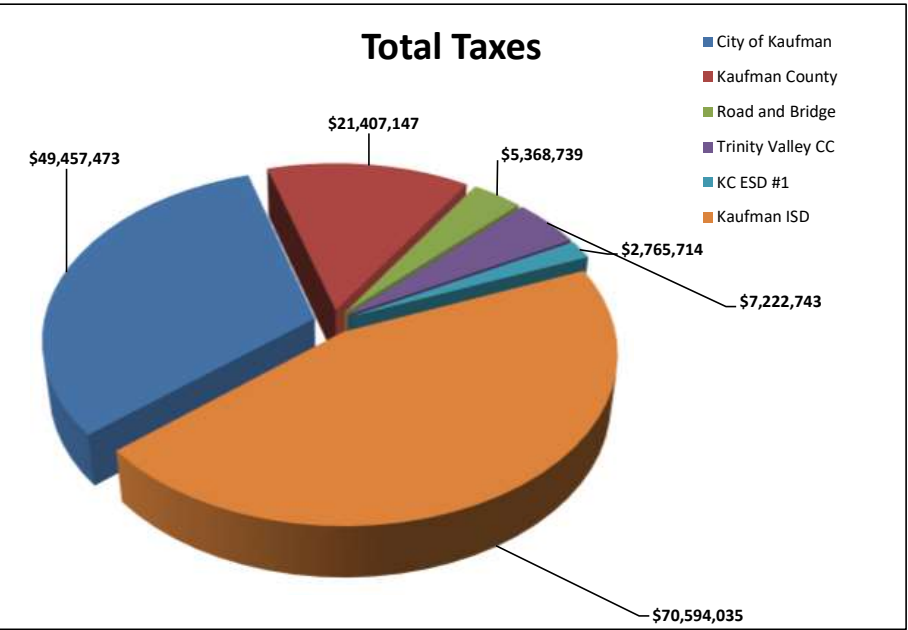
Financial Feasibility Analysis - 100% of Revenue Generated

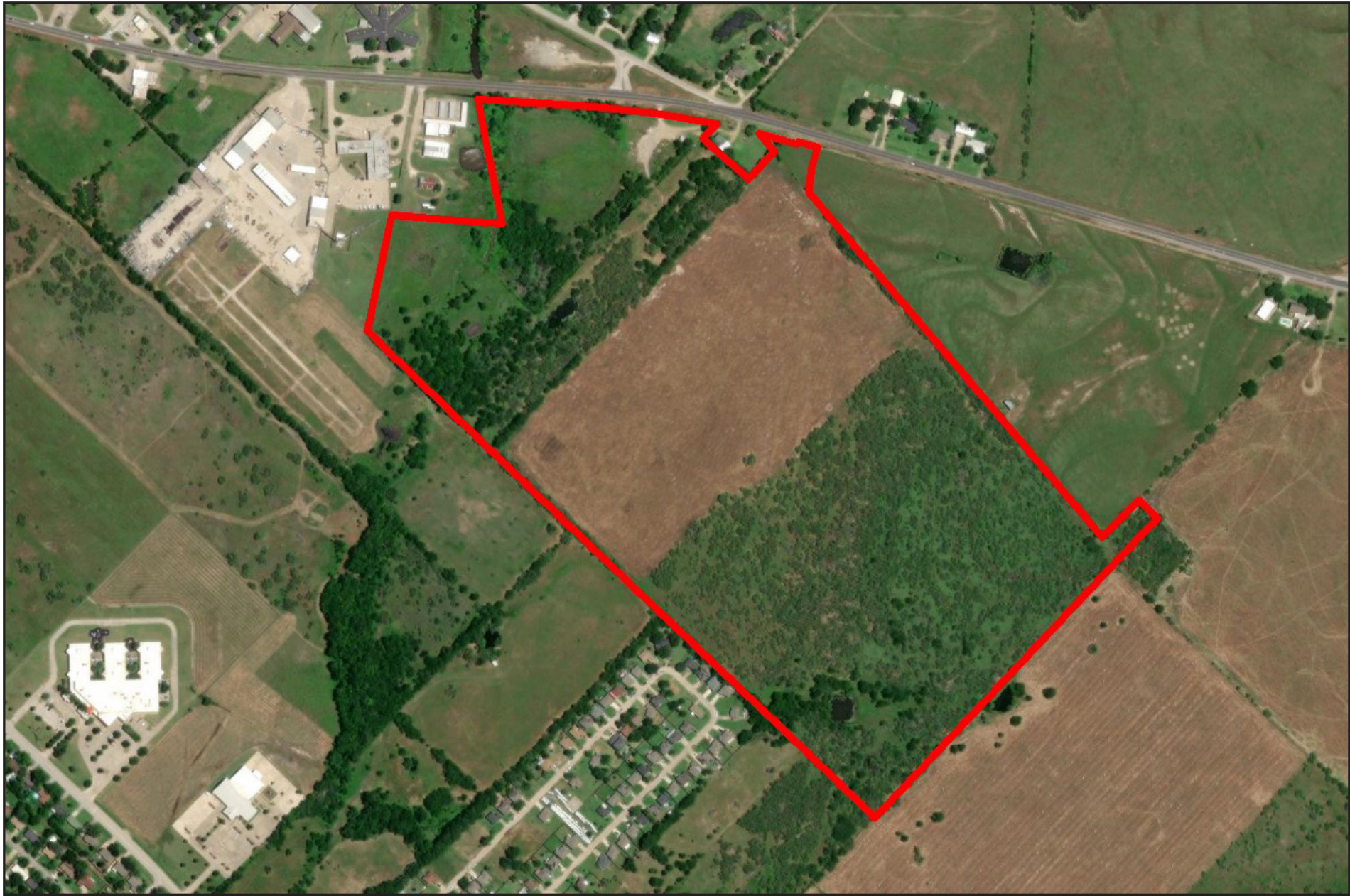
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Revenue	Net Benefit
City of Kaufman	\$49,457,473	\$24,306,492	\$25,150,981
Kaufman County	\$21,407,147	\$0	\$21,407,147
Road and Bridge	\$5,368,739	\$0	\$5,368,739
Trinity Valley CC	\$7,222,743	\$0	\$7,222,743
KC ESD #1	\$2,765,714	\$0	\$2,765,714
Kaufman ISD	\$70,594,035	\$0	\$70,594,035
Total	\$156,815,852	\$24,306,492	\$132,509,360





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #3 in Years:

The TIRZ has a 30 year term and is scheduled to end on December 31, 2053 (with the final year’s tax increment to be collected by September 1, 2054).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

Property ID	Address	Legal Description	Owner Name	Acres	Appraised Value	2023 City of Kaufman Taxable Value
2252	--	T BEEDY, TRACT 305.00; 78.727 ACRES	KAUFMAN ONE WW LLC	78.727	\$ 481,854	\$ -
2267	HWY 243 TX 75139	T BEEDY, 0.5 ACRES	KAUFMAN ONE WW LLC	0.5	\$ 2,779	\$ -
2269	HWY 243 TX 75140	T BEEDY, 24.708 ACRES	KAUFMAN ONE WW LLC	24.708	\$ 231,544	\$ -
2270	HWY 243 TX 75141	T BEEDY, 2.0 ACRES, & GARAGE	KAUFMAN ONE WW LLC	2	\$ 31,946	\$ -
227628	HWY 243 TX 75142	WM PETERS, TRACT 120.01; 0.491 ACRES	KAUFMAN ONE WW LLC	0.491	\$ -	\$ -
				Total	\$ 748,123	\$ -

****2023 Base Value to be verified by Kaufman Central Appaisal District***



Meeting
Date: 12/18/2023

Date: 12/06/2023

Item #: 5.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the November 20, 2023, Regular City Council Meeting.

BACKGROUND:

The minutes from the November 20, 2023, Regular City Council Meeting are attached.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the November 20, 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, NOVEMBER 20, 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 6:02 P.M. Councilmembers present were Jeff Jordan, Charles Gillenwater, Quattro Borders, and Jason Nelson. Lisa Parker joined the meeting at 6:06 P.M. Mayor Pro-Tem Matt Phillips and Councilmember Ashlea Longenecker were 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, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, and Police Captain Colter Leftwich.

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 a joint meeting with the Planning and Zoning Commission to review the proposed changes to the Subdivision Ordinance.

Mr. Holder reviewed the proposed changes to the Subdivision Ordinance that will be discussed in more detail at the December 11th Joint Meeting with the City Council and the Planning and Zoning Commission. He presented the proposed timeline for consideration of the amendments.

2. Discussion and review of the results of the customer survey from the events.

Ms. Hanks presented the results of the customer survey from the events this year. There were discussions about the results, future survey questions, and the use of this information.

3. 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 6:23 P.M.

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 6:31 P.M. Councilmembers present were Jeff Jordan, Charles Gillenwater, Quattro Borders, Jason Nelson, and Lisa Parker. Mayor Pro-Tem Matt Phillips and Councilmember Ashlea Longenecker were 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, 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.

RECOGNITION

4. Inclusive Playground - Kaufman Chamber of Commerce

The Kaufman Chamber of Commerce presented the City Council with a \$5,000 donation towards the inclusive playground.

5. Inclusive Playground - Oncor Electric

Oncor Electric presented the City Council with a \$10,000 donation towards the inclusive playground.

6. 2023 TEDC Community Economic Development Merit Recognition Award

The City Council recognized Mr. McGregor for his accomplishment in receiving the 2023 TEDC Community Economic Development Merit Recognition Award.

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the October 23, 2023, Work Session and Regular City Council Meeting.

Councilmember Parker made a motion to approve consent agenda item 7 as presented. The motion was seconded by Councilmember Nelson and passed 5/0.

END OF CONSENT AGENDA

PUBLIC HEARING

8. Conduct a public hearing and consider and take appropriate action on Ordinance No. O-30-23, designating a contiguous geographic area within the City as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment Reinvestment Zone Number Three, City of Kaufman, Texas; describing boundaries of the zone; creating a Board of Directors for the zone; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the Ordinance; providing a severability clause; and providing an effective date.

- a. Presentation.

Natalie Moore, Project Manager with David Pettit Economic Development, presented the creation process for a Tax Increment Reinvestment Zone. She gave the Council an overview of the proposed TIRZ #3 including the property location, taxable values, participation assumptions, and revenue summary.

- b. Public Hearing.

Mayor Jordan opened the public hearing at 6:46 P.M. There being no speakers present, Mayor Jordan closed the public hearing at 6:47 P.M.

- c. Consider and take appropriate action on Ordinance O-30-23.

Councilmember Parker made a motion to approve Ordinance O-30-23 as presented. The motion was seconded by Councilmember Gillenwater and passed 5/0.

DISCUSSION/ACTION ITEMS

9. Consider and take appropriate action on the award or rejection of a bid and contract for the Landscape Maintenance Services (mowing) for Fiscal Year 2024 and authorizing the Mayor or his designee to execute necessary documents.

Ms. Balthrop Mendoza informed the Council about the bid process for the Landscape Maintenance Services for Fiscal Year 2024.

Councilmember Nelson made a motion to reject all bids for Landscape Maintenance Services. The motion was seconded by Councilmember Gillenwater and passed 5/0.

10. Consider and take appropriate action on Resolution R-34-23, a resolution of the City Council of the City of Kaufman, Texas, approving the purchase of 6.5 acres of land being part of WM Peters survey, Tracts 35.02 and 35.04, Property ID's 187223 and 51233, City of Kaufman, Texas ("property") by the Kaufman Central Appraisal District pursuant to the purchase and sale agreement between Kaufman Central Appraisal District and the Kaufman Independent School District and the construction of and related financing of a building pursuant to a lease-purchase agreement as required by Texas Tax Code §6.051(b); finding such action is taken within the time required by Texas Tax Code §6.051(b); ordering a copy of this resolution be provided to the Chief Appraiser; and providing an effective date

Coy Johnson, Deputy Chief Appraiser of the Kaufman Central Appraisal District (KCAD), outlined the

purpose of the request for support from the city for the purchase and construction of a new building for KCAD. He reviewed the proposed project, the staffing projections, and estimated costs.

Councilmember Gillenwater made a motion to approve Resolution R-34-23 as presented. The motion was seconded by Councilmember Nelson and passed 5/0.

11. Consider and take appropriate action on a Utility Agreement for the Kaufman Civic Center with Senior Connect; and authorize the City Manager or his designee to execute necessary documents.

Mr. Holder presented the resolution with Senior Connect regarding the utility agreement for the Kaufman Civic Center.

Councilmember Parker made a motion to approve a utility agreement. The motion was Councilmember Nelson and passed 5/0.

APPOINTMENT

12. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Zoning Board of Adjustments for a two (2) year term to expire September 2025, and two (2) members to the Kaufman Zoning Board of Adjustments for a one (1) year term to expire September 2024.

Mayor Jordan made a motion to appoint Kathy Burt, Clayton Kelley, and Patrick Thorpe to the Kaufman Zoning Board of Adjustments for a two (2) year term to expire September 2025, and John Elzner, and Jimmy Reed to the Kaufman Zoning Board of Adjustments for a one (1) year term to expire September 2024. The motion was seconded by Councilmember Parker and passed 5/0.

13. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Planning and Zoning Commission for a two (2) year term to expire November 2025.

Mayor Jordan made a motion to appoint Dennis Berry, Porfilo Lopez, and Mike Slye to the Kaufman Planning and Zoning Commission for a two (2) year term to expire November 2025. The motion was seconded by Councilmember Borders and passed 5/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:
 - a. Christmas on the Square- December 2nd
 - b. Joint City Council and Planning and Zoning Commission Meeting- December 11th
 - c. Employee Christmas Banquet- December 13th
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report- October 2023

- f. Fire Department Monthly Report- October 2023
- g. Police Department Monthly Report- October 2023
- h. Development Services Monthly Report- October 2023
- i. Monthly Calendars Attached

Mr. Holder gave an update on the above-stated items.

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 7:07 P.M.

- 15. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. T deliberate the purchase, exchange, lease, or value of real property regarding: "Project Pie
 - b. Sec. 551.071(1) and (2); CONSULTATION WITH ATTORNEY: (1) To consult with 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 Council to seek the advice of its attorney about pending or contemplated litigation: ETJ Petitions, SB 2038 lawsuit

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 7:48 P.M.

- 16. Consider and take appropriate action regarding a lawsuit challenging Senate Bill 2038 as filed by the City of Grand Prairie, Texas pending in Travis County.

Councilmember Nelson made a motion to authorize the city's participation in a lawsuit challenging Senate Bill 2023 as filed by the City of Grand Prairie, Texas pending in Travis County. The motion was seconded by Councilmember Borders and passed 5/0.

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

There was no further action by the Council on items discussed in the executive session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:49 P.M.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 12/18/2023

Date: 12/04/2023

Item #: 6.

Dept.: Development
Services

Consent Agenda

SUBJECT:

Consider and take appropriate action on the **Final Plat of Highland Meadows Phase 1**, which will create 224 single-family residential lots, 1 fire station lot, 12 open space lots, and right-of-way on 62.193 acres out of the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, generally located on the south side of State Highway 243 at Ola Road (Property IDs 2252, 2267, 2269, 2270, and 227628). (Case No. FP-15-23)

BACKGROUND:

See the attached December 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 December 5, 2023, the Planning and Zoning Commission recommended approval, by a vote of 6-0-1, of the Final Plat of Highland Meadows Phase 1, with the following conditions:

1. The remaining Civil Plan and Landscape Plan staff review comments are addressed and the Civil Plans and Landscape Plans are approved prior to plat recordation.
2. The addresses (as assigned by Kaufman County 911 Addressing and approved by the City) are added to the plat prior to plat recordation.
3. The Covenants, Conditions, and Restrictions for the Homeowners' Association are provided to the City for review and approval prior to plat recordation.

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



Planning and Zoning Commission Report

Meeting Date: December 5, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of Highland Meadows Phase 1**, which will create 224 single-family residential lots, 1 fire station lot, 12 open space lots, and right-of-way on 62.193 acres out of the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, City of Kaufman, Kaufman County, Texas, generally located on the south side of State Highway 243 at Ola Road (Property IDs 2252, 2267, 2269, 2270, and 227628). (Case No. FP-15-23)

BACKGROUND:

The subject property includes 62.193 acres located on the south side of State Highway 243 (SH 243) at Ola Road. This represents Phase 1 of the 106.417-acre Highland Meadows development, for which a development agreement was approved in July 2022 and amended in January 2023. In March 2023, 105.923 acres were annexed and zoned PD Planned Development-23 for single-family residential uses in general conformance with the development agreement; the remaining 0.491 acres were annexed in July 2023 after the developer acquired control of this remainder parcel. The conceptual plan approved with the PD provided for 435 residential lots, a fire station lot, and several open space lots. In August 2023, the 106.417 acres were preliminary platted, with a lot count and configuration consistent with the PD.

SUMMARY

The final plat for Phase 1 of Highland Meadows will create 224 single-family residential lots, 1 fire station lot, 12 open space lots, and right-of-way. All the residential lots meet or exceed the minimum lot width of 50', the minimum lot depth of 110', and the minimum lot area of 5,500 sq. ft. as required by the Planned Development zoning and consistent with the preliminary plat. The average lot size is 6,469 sq. ft. and the gross density is 3.6 units per acre.

The largest open space lots are Lot 14X of Block D and Lot 7X of Block J. Lot 14X is 11.97 acres and includes areas of floodplain and wetlands; it will also include an off-street meandering public trail with a trailhead and parking near the intersection of Streets F and J. Lots 14X (as well as Lot 1X of Block A) will include blanket drainage easements, as well as floodplain maintenance and access easements. Lot 7X is 1.16 acres and will include the amenity center for the development. The other open space lots are each less than an acre and will accommodate entryway features, median landscaping, perimeter landscaping, the off-street trail, and landscaping at the end of some of the blocks.

The primary sanitary sewer line serving the development (as well as future development of the 85-acre Kaufman ISD campus across SH 243) will be routed through the western part of the development. In areas where the sewer line is not in the street right-of-way, a sanitary sewer easement has been provided, as can be seen through Lot 14X of Block D and Lots 12 (fire station lot) and 13X of Block A. The primary water line serving the development (as well as the

Kaufman ISD campus across SH 243) will be routed along SH 243, where a 15' water easement will be dedicated.

A 5' pedestrian access easement will be dedicated along the street side of Lots 4 and 5 of Block E and along the front of Lots 1 – 6 of Block C to facilitate a 10' public trail connection from the off-street trail on Lot 14X of Block D to the off-street trail proposed for Lot 6X of Block B. The public trail will continue northward through Lots 12 (fire station lot) and 13X of Block A. A parking and access easement will be dedicated off Gene Street on Lot 14X of Block D, which will allow for the off-street parking for the trailhead. In addition, a 3.5' pedestrian access easement will be dedicated adjacent to David Drive and Alana Way on Lot 7X of Block J to facilitate the public sidewalk encroachment into the amenity center lot, as parallel parking spaces that will serve the amenity center will use up much of the available right-of-way.

A 5' fence maintenance easement will be dedicated along the rear of all lots that back up the perimeter screening fence.

CIVIL PLANS, LANDSCAPE PLANS, FLOOD STUDY, AND TRAFFIC IMPACT ANALYSIS

Preliminary civil and landscape plans, a flood study, and a traffic impact analysis were prepared for the development at the time of preliminary plat review and were reviewed and accepted by the City. The final civil and landscape plans for Phase 1 are under review and have already gone through multiple submittals, with the vast majority of comments having already been addressed; the final revisions are expected to be completed and the plans approved prior to consideration of the final plat by City Council.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates SH 243 as a "Type A" Major Arterial, requiring a right-of-way width of 120'. The necessary right-of-way for SH 243 already exists at this location. The open space lots along SH 243 could likely absorb future widening of the right-of-way (if needed).

Mirabeau Blvd. is designated as a "Type C" Major Collector, requiring a right-of-way width of 80'.

Pearson Place, the main entrance to the development, will include a divided boulevard with a right-of-way width of 70', with two 21'-wide paving sections in either direction. The remainder of streets in the development will include 50' right-of-way widths, with 31'-wide paving sections. On-street parallel parking spaces adjacent to the amenity center will increase the paving section in that area.

RECOMMENDATION:

The final plat for Phase 1 of Highland Meadows conforms to the approved preliminary plat and the PD-23 zoning. In addition, the necessary studies, analyses, and plan reviews have been conducted. Staff recommends approval of the Final Plat of Highland Meadows Phase 1 with the following conditions:

1. The remaining Civil Plan and Landscape Plan staff review comments are addressed and the Civil Plans and Landscape Plans are approved prior to plat recordation.
2. The addresses (as assigned by Kaufman County 911 Addressing and approved by the City) are added to the plat prior to plat recordation.
3. The Covenants, Conditions, and Restrictions for the Homeowners' Association are provided to the City for review and approval prior to plat recordation.

ATTACHMENTS:

1. Location Map
2. Approved Conceptual Plan (PD-23)
3. Approved Land Study of Highland Meadows
4. Approved Preliminary Plat of Highland Meadows
5. Final Plat of Highland Meadows Ph. 1

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

Location Map

Highland Meadows Phase 1



Approved Conceptual Plan (PD-23)



TALSON DESIGN
 10000 N. 10th Ave., Suite 100, Mesa, AZ 85207
 (480) 944-1100
 www.talsondesign.com

Scale: 1" = 100' 0"
 Date: March 3, 2023

Meritage Kaufman - Highland Meadows

Concept Site Plan

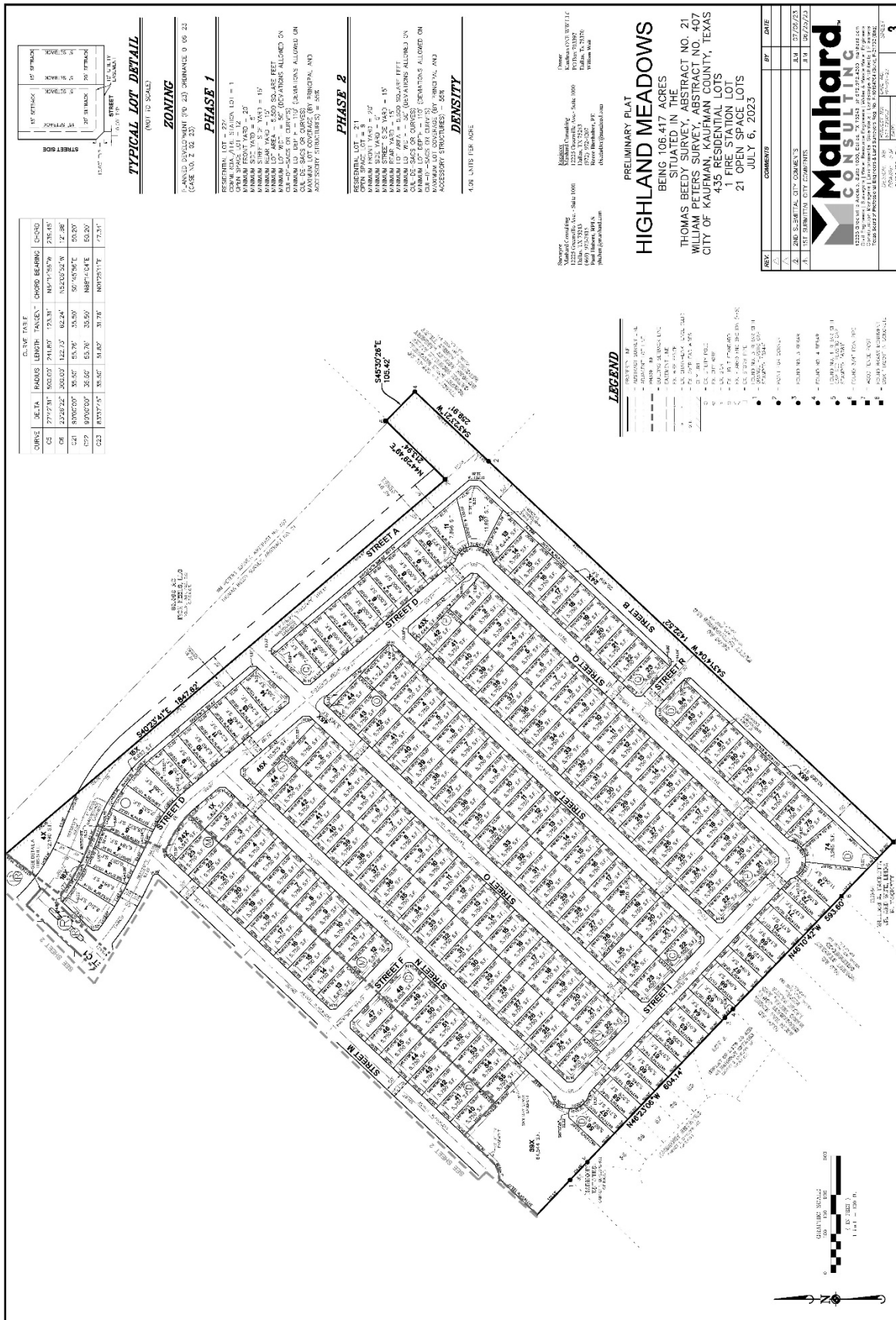
Exhibit C1

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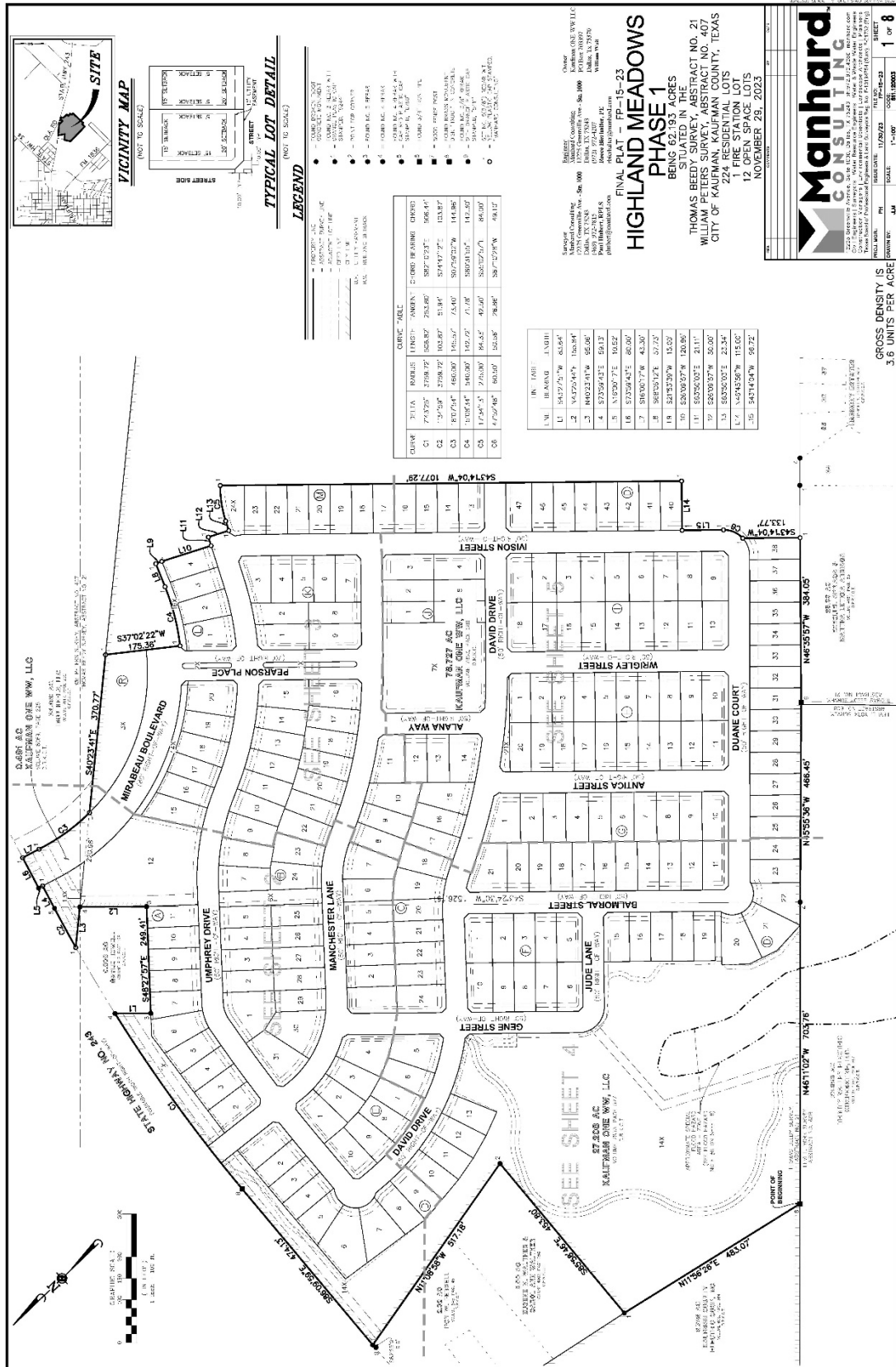
LEGEND

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Final Plat of Highland Meadows, Phase 1



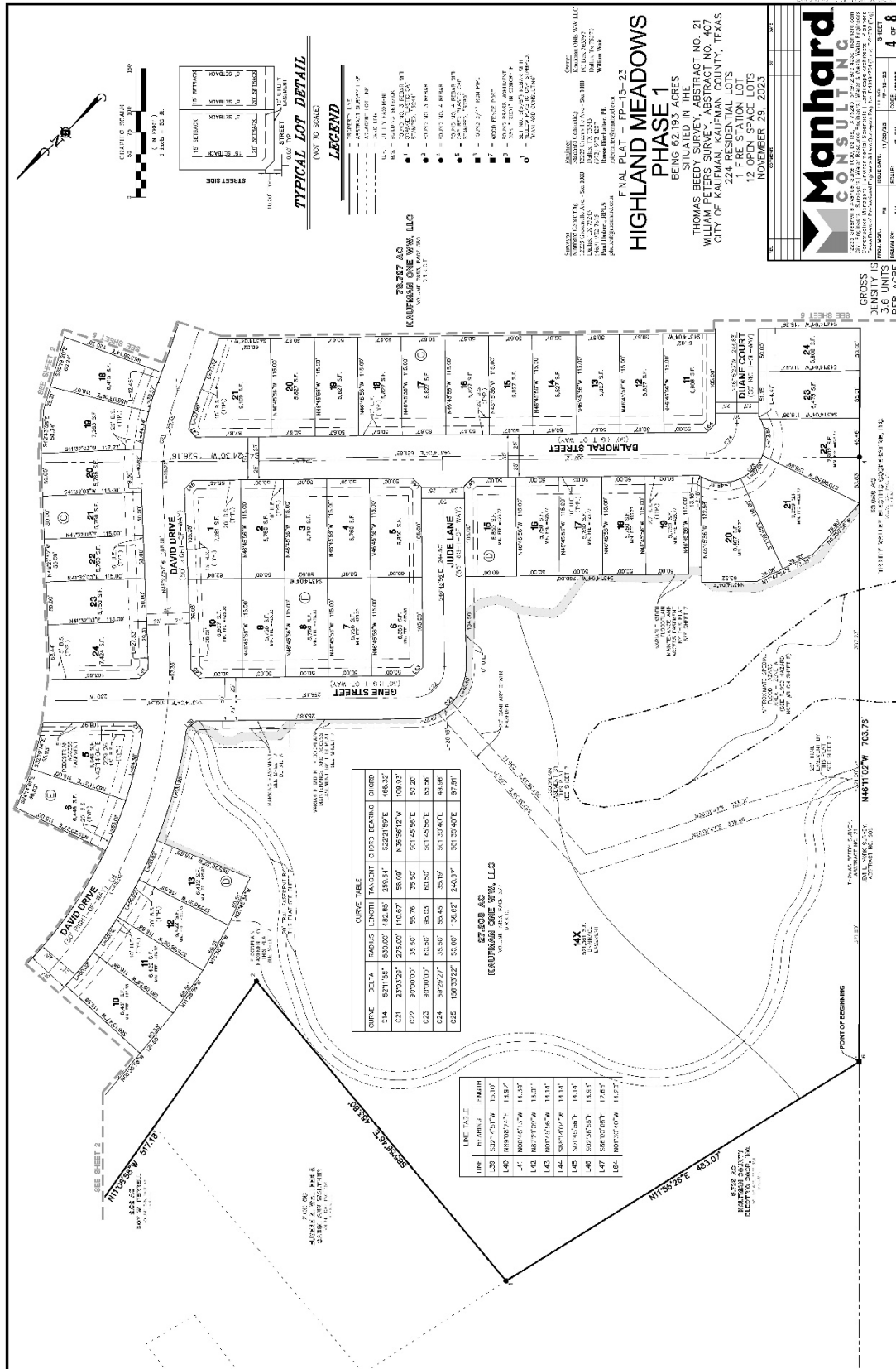
Final Plat of Highland Meadows, Phase 1



Final Plat of Highland Meadows, Phase 1

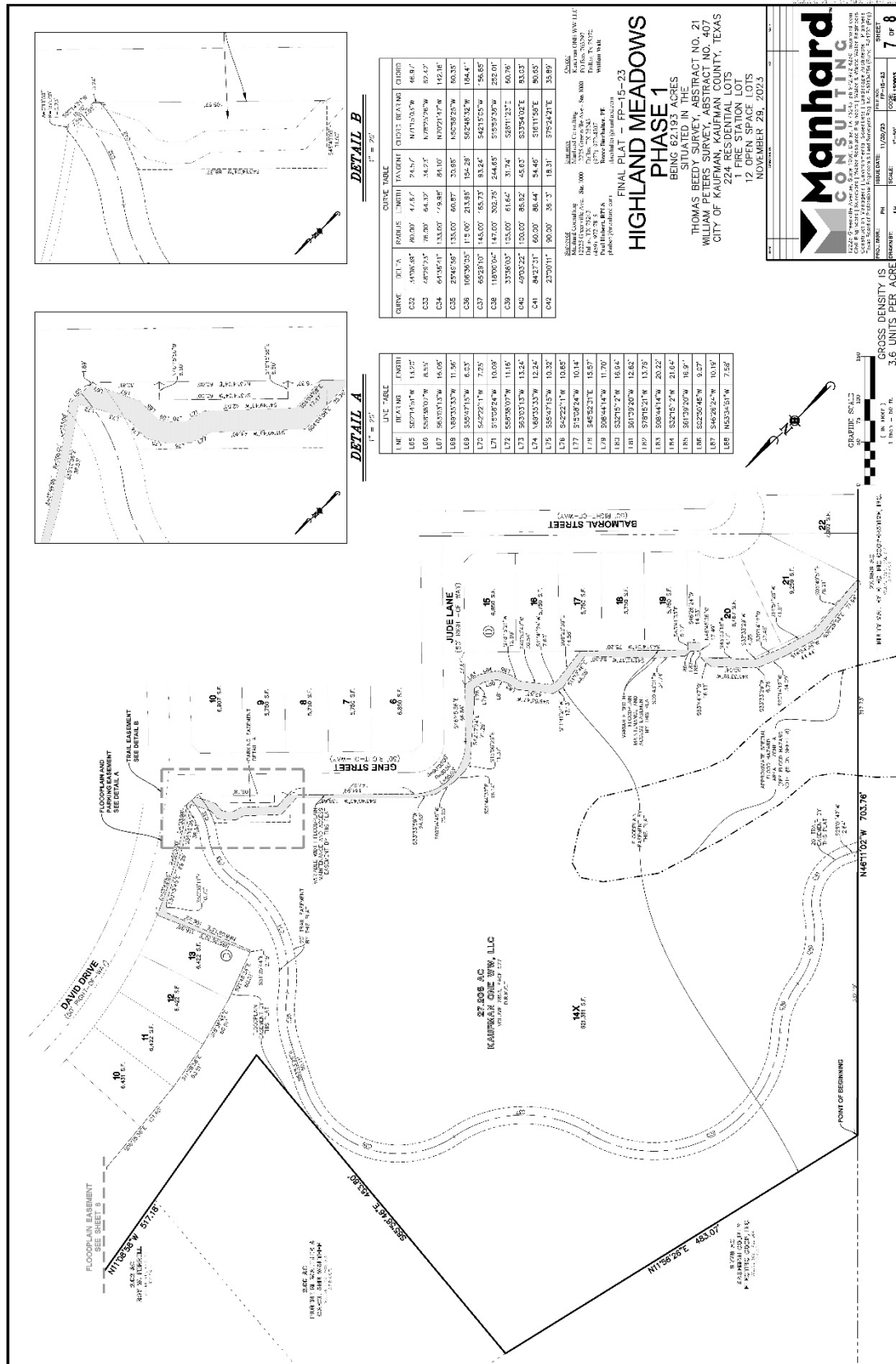


Final Plat of Highland Meadows, Phase 1



Final Plat of Highland Meadows, Phase 1





2. The public trust having within the land concerned dedicated by this act is to be owned and maintained by the City of Karaman, Karaman and Yedigöller National Park.

Approved by:	Planning and Building Committee	Date:	
City of Exton			
By: _____	Signature	Date:	
Approved by:	City Council		
City of Exton			
By: _____	Signature	Date:	
Approved by:	City Manager		
City of Exton			
By: _____	Signature	Date:	

Manhard

CONSULTING

10000 Old York Road, Suite 100, York, PA 17403
 Phone: 717.333.7200 Fax: 717.333.7201
 E-mail: info@manhardconsulting.com
 Website: www.manhardconsulting.com

PROJECT NAME:		DATE:		SHEET	
PROJECT NO.:		DATE:		8 OF 8	
DRAWING BY:		DATE:		SHEET	
PROJECT NO.:		DATE:		8 OF 8	

GROSS DENSITY IS

3.6 UNITS PER ACRE



Meeting
Date: 12/18/2023

Date: 12/12/2023

Item #: 7.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-35-23, a resolution of the City Council of the City of Kaufman, Texas, accepting public improvements for Georgetown Phase 2A and 2B; and establishing the warranty period for the public improvements.

BACKGROUND:

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-35-23 as presented.

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

RESOLUTION NO. R-35-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS ACCEPTING PUBLIC IMPROVEMENTS FOR GEORGETOWN PHASE 2A AND 2B; ESTABLISHING THE WARRANTY PERIOD FOR THE PUBLIC IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and Georgetown KF, Ltd. (“Developer”) entered into an agreement dated June 27, 2022, (the “Agreement”), pursuant to which the Developer was to construct certain public improvements in Georgetown Phase 2A and 2B (the “Public Improvements”); and

WHEREAS, Developer has constructed all required Public Improvements and City Council accepts the actual quantities and construction of said Public Improvements pursuant to the final estimate; and

WHEREAS, having accepted the Public Improvements via the adoption of this Resolution, the City Council hereby establishes that the two (2) year warranty period for said Public Improvements commences as of the date of this Resolution; and

WHEREAS, a two (2) year maintenance bond covering the Public Improvements has been received by the City.

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

SECTION 1. That the foregoing recitals are true and correct and are incorporated herein.

SECTION 2. That effective as of December 18, 2023, the City accepts the Public Improvements as approved by the final inspection of the City of Kaufman Public Works Department.

SECTION 3. That the City establishes the warranty period to be in effect commencing on December 18, 2023, the effective date of this Resolution, and remaining in full force and effect until December 18, 2025, at 12:00 a.m., midnight (24 months from the effective date of this Resolution). Further, pursuant to the terms of the Agreement, the City has received a maintenance bond that shall remain in effect throughout the warranty period established herein and shall guarantee repairs to the Public Improvements occurring within the warranting period.

PASSED AND APPROVED this 18th day of December, 2023.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

December 1, 2023

Georgetown KF, Ltd.
5900 S. Lake Forest, Suite 295
McKinney, Texas 75070
Attn: Jim Meara
(via email)

Re: Final Acceptance for Georgetown at Kings Fort, Phase 2B

Dear Mr. Meara,

This is your letter of Final Acceptance for the above project. The final inspection and the corrected punch list items indicate that the work is complete and is therefore accepted by the City of Kaufman. In accordance with the contract documents, the maintenance bond shall be in effect for two (2) years from the date indicated above.

If you have any questions, please do not hesitate to contact us.

Sincerely,

tnp
teague nall & perkins



Philip C. Varughese, P.E., CFM
Team Leader, Associate Principal

cc: Mike Holder, City Manager - City of Kaufman (via email)
Rachel Balthrop Mendoza, Assistant City Manager - City of Kaufman (via email)
Tim Hopwood, Director of Public Works - City of Kaufman (via email)
Colin W. Helffrich, P.E., Dowdey Anderson & Associates (via email)
KAU 22005 File

December 1, 2023

Georgetown KF, Ltd.
5900 S. Lake Forest, Suite 295
McKinney, Texas 75070
Attn: Jim Meara
(via email)

Re: Conditional Final Acceptance for Georgetown at Kings Fort, Phase 2A

Dear Mr. Meara,

This is your letter of Conditional Final Acceptance for the above project. The final inspection and the corrected punch list items indicate that the work is complete and is therefore accepted by the City of Kaufman. The City will allow the release of the lots along Brookgreen Lane which include Block K, Lots 1-14 and Block H, Lots 15-28 as shown in the attached exhibit.

In accordance with the contract documents, the maintenance bond shall be in effect for two (2) years from the date the entire project is completed and accepted by the City. Please provide a schedule on when the entire project will be completed by including the detention pond and associated improvements.

If you have any questions, please do not hesitate to contact us.

Sincerely,

tnp

teague nall & perkins



Philip C. Varughese, P.E., CFM
Team Leader, Associate Principal

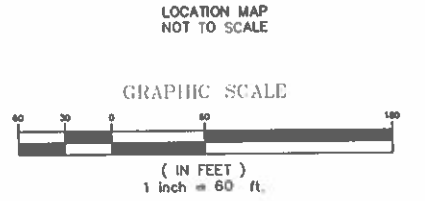
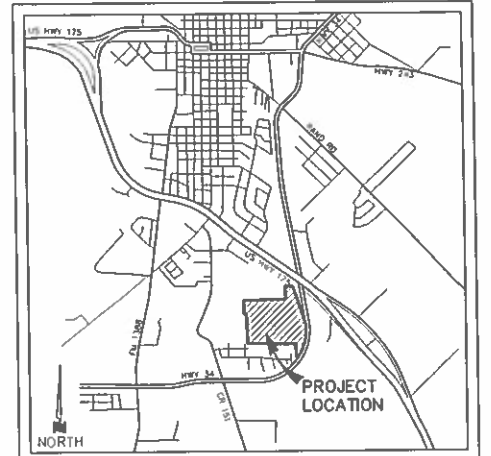
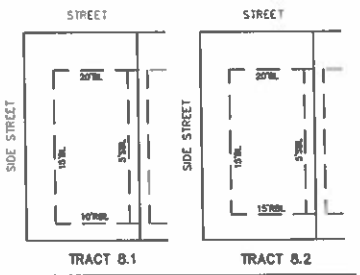
cc: Mike Holder, City Manager - City of Kaufman (via email)
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Tim Hopwood, Director of Public Works - City of Kaufman (via email)
Colin W. Helffrich, P.E., Dowdey Anderson & Associates (via email)
KAU 22005 File

KAUFMAN175, LLC
DOC. NO. 2019-0004039
O.P.R.K.C.T.

N: 6896303.77
E: 2645694.36

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	33.50'	33.50'	52.62'	N43°44'11"E 47.38'
C2	8°36'47"	500.00'	37.65'	75.16'	S86°12'42"E 75.09'
C3	61°4'56"	503.05'	27.46'	54.86'	S85°01'46"E 54.84'
C4	87°36'09"	33.50'	32.15'	51.24'	S44°20'10"E 46.39'

REMAINDER OF
GEORGETOWN KF, LTD.
DOC. NO. 2018-0027670
O.P.R.K.C.T.



- LEGEND
- BL = BUILD LINE
 - SSE = SANITARY SEWER EASEMENT
 - VAM = VISIBILITY, ACCESS & MAINTENANCE EASEMENT
 - ROW = RIGHT OF WAY
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
 - D.R.K.C.T. = DEED RECORDS, KAUFMAN COUNTY, TEXAS
 - MIN FF = MINIMUM FINISHED FLOOR
 - VOL = VOLUME
 - DOC. = DOCUMENT
 - NO. = NUMBER
 - PG. = PAGE
 - <CMT> = CONTROL MONUMENT
 - 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET (UNLESS OTHERWISE NOTED)
 - ◇ = DENOTES STREET NAME CHANGE

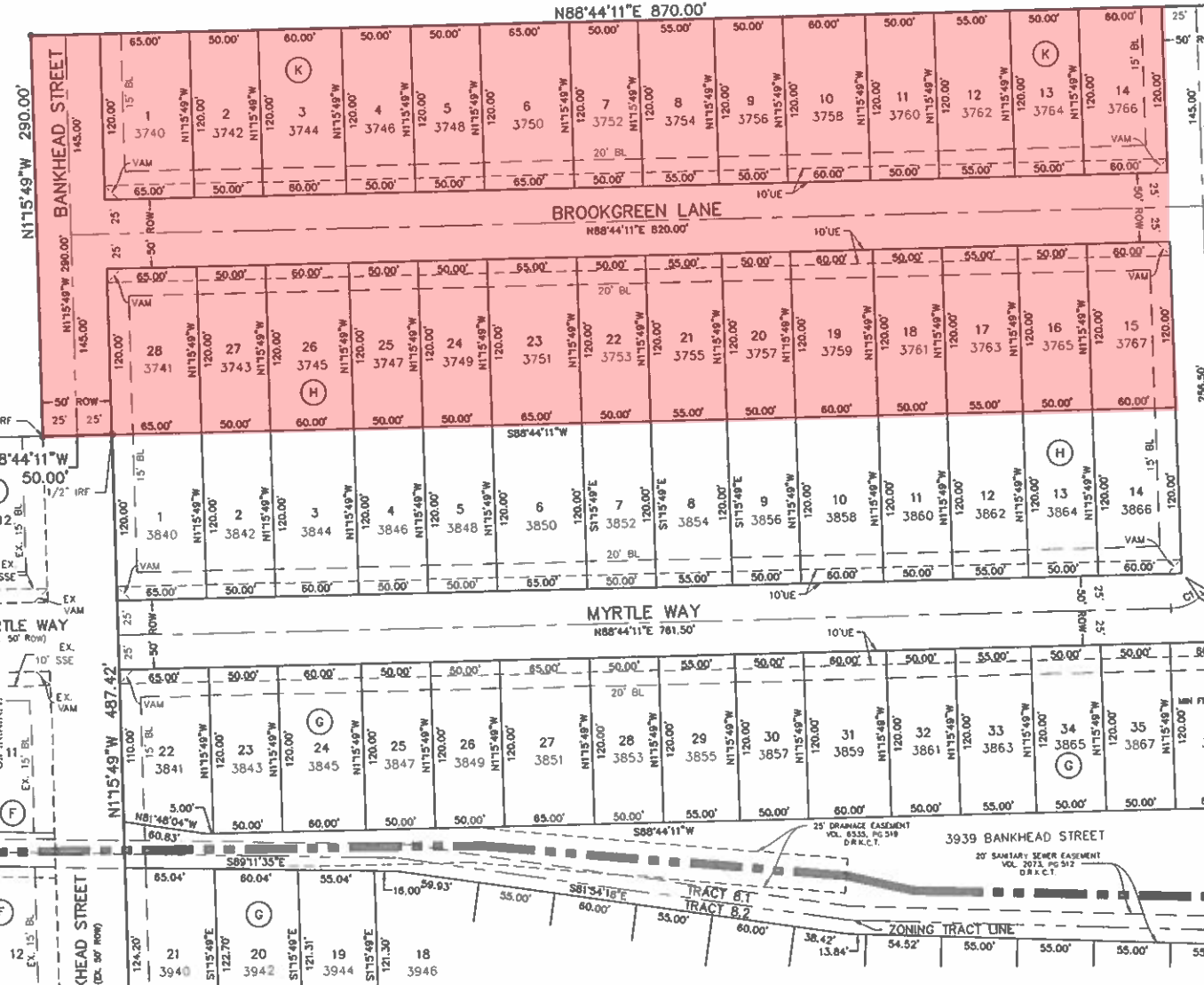
FINAL PLAT
GEORGETOWN AT
KINGS FORT, PHASE TWO A
94 RESIDENTIAL LOTS
1 COMMON AREA LOT AND 1 CITY PARK LOT
33.225 ACRES
AN ADDITION TO THE CITY OF KAUFMAN LOCATED IN THE
DIONISION FALCON SURVEY ~ ABSTRACT NO. 151
KAUFMAN COUNTY, TEXAS

APRIL 2022 SCALE: 1" = 60'
OWNER
GEORGETOWN KF, LTD.
5900 S. LAKE FOREST, SUITE 295
214-692-7066 MCKINNEY, TEXAS 75070-2433
CONTACT: JIM MEARA
EMAIL: jim@meara.net

SURVEYOR:
RANGEL LAND SURVEY
1012 TIMBERLINE DRIVE
HEATH, TEXAS 75032
214-325-8026
CONTACT: RUDY RANGEL

ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

CONTACT: COLIN W. HELFFRICH
EMAIL: chelffrich@daa-civil.com



NOTICE:

SELLING A PORTION OF THIS PLAT BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

THE CITY OF KAUFMAN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS 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.

- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83.
 2. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE.
 3. BLOCK C, LOT 1X IS A COMMON AREA FOR LANDSCAPE AND ACCESS PURPOSE AND SHALL BE OWNED AND MAINTAINED BY THE HOA. IN THE EVENT, THE HOMEOWNER'S ASSOCIATION FAILS TO PERFORM THE PROPER MAINTENANCE, THE CITY HAS THE AUTHORITY TO PROVIDE APPROPRIATE MAINTENANCE AND REPAIR, AND COLLECT APPROPRIATE FEES AND REIMBURSEMENTS.
 4. BLOCK G, LOT 2X WILL BE DEDICATED TO THE CITY OF KAUFMAN AS PARKLAND, UNTIL SUCH TIME THE HOA SHALL OWN AND MAINTAIN BLOCK G, LOT 2X.
 5. THE MAINTENANCE OF PAVING IN PUBLIC RIGHTS-OF-WAY IS THE RESPONSIBILITY OF THE CITY OF KAUFMAN.
 6. 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 IMPROVEMENTS, INCLUDING WITHOUT 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 DRECT 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.
 7. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD, (UNLESS OTHERWISE NOTED).
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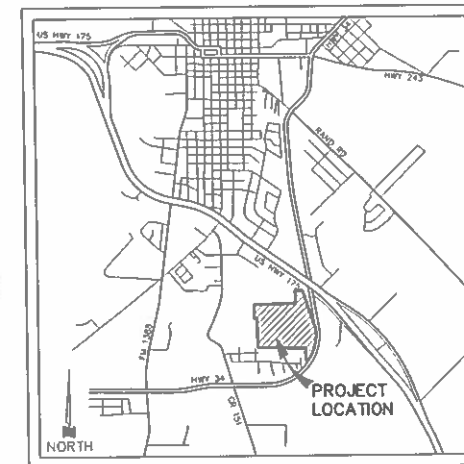
REVISED: 03/25/2022

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SEE SHEET 1 OF 3

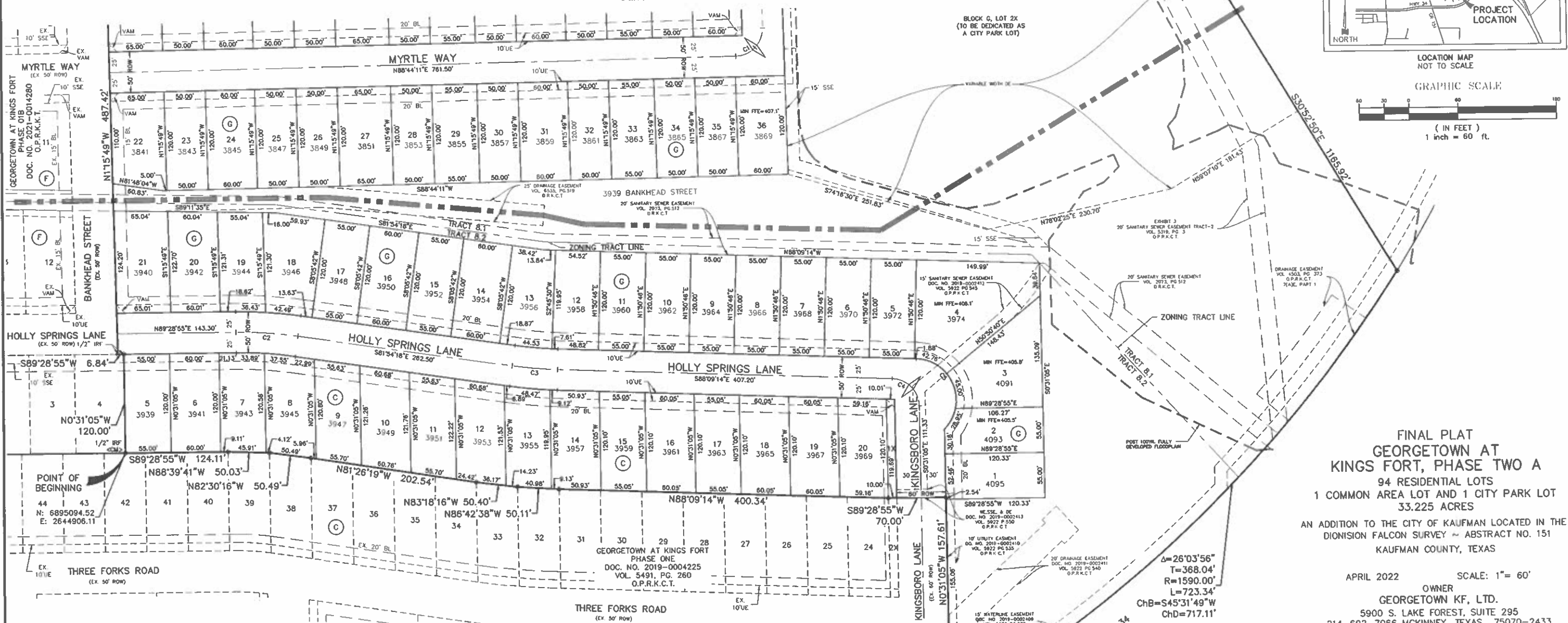
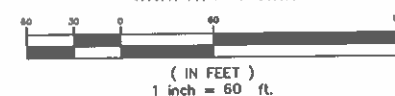
LOT CURVE TABLE					
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LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



FINAL PLAT
GEORGETOWN AT KINGS FORT, PHASE TWO A
94 RESIDENTIAL LOTS
1 COMMON AREA LOT AND 1 CITY PARK LOT
33.225 ACRES

AN ADDITION TO THE CITY OF KAUFMAN LOCATED IN THE
DIONISION FALCON SURVEY - ABSTRACT NO. 151
KAUFMAN COUNTY, TEXAS

APRIL 2022 SCALE: 1"= 60'

OWNER
GEORGETOWN KF, LTD.

5900 S. LAKE FOREST, SUITE 295
214-692-7066 MCKINNEY, TEXAS 75070-2433
CONTACT: JIM MEARA
EMAIL: jim@meara.net

ENGINEER:

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

CONTACT: COLIN W. HELFFRICH
EMAIL: chelffrich@daa-civil.com

SURVEYOR:
RANGEL LAND SURVEY
1012 TIMBERLINE DRIVE
HEATH, TEXAS 75032
214-325-8026
CONTACT: RUDY RANGEL

NOTICE:

SELLING A PORTION OF THIS PLAT BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRaversing ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

THE CITY OF KAUFMAN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS 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.

LEGEND

- BL = BUILD LINE
- SSE = SANITARY SEWER EASEMENT
- VAM = VISIBILITY, ACCESS & MAINTENANCE EASEMENT
- ROW = RIGHT OF WAY
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
- D.R.K.C.T. = DEED RECORDS, KAUFMAN COUNTY, TEXAS
- MN FF = MAXIMUM FINISHED FLOOR
- VOL = VOLUME
- DOC = DOCUMENT
- NO = NUMBER
- PG = PAGE
- CDM = CONTROL MONUMENT
- 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET (UNLESS OTHERWISE NOTED)
- ◇ = DENOTES STREET NAME CHANGE

REVISED: 03/25/2022



Meeting
Date: 12/18/2023

Date: 12/04/2023

Item #: 8.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-31-23, an Ordinance of the City Council of the City of Kaufman, Texas, amending **Chapter 5, "Business Regulations"** of the Code of Ordinances of the City of Kaufman to add Article 5.10 "Unattended Donation Bins" to **regulate donation bins in the City limits**; and amending Ordinance No. O-02-07 and **Chapter 9A, "Zoning"** of the Code of Ordinances of the City of Kaufman, to add the use "Unattended Donation Bin" to certain Zoning Districts by amending Chart 3 "Accessory & Incidental Uses" of Section 33.4 "Use Regulations"; adding "Unattended Donation Bin" to Section 33.5 "Definitions"; and adding "Unattended Donation Bin" regulations to Section 37.5 "Accessory Building and Use Regulations". (Case Z-03-23)

BACKGROUND:

See the attached December 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 December 5, 2023, the Planning and Zoning Commission conducted a public hearing and recommended approval, by a vote of 6-1, to amend Chapter 5, "Business Regulations" of the Code of Ordinances of the City of Kaufman to add Article 5.10 "Unattended Donation Bins" to regulate donation bins in the City limits; and to amend Ordinance No. O-02-07 and Chapter 9A, "Zoning" of the Code of Ordinances of the City of Kaufman, to add the use "Unattended Donation Bin" to certain Zoning Districts by amending Chart 3 "Accessory & Incidental Uses" of Section 33.4 "Use Regulations"; adding "Unattended Donation Bin" to Section 33.5 "Definitions"; and adding "Unattended Donation Bin" specifications to Section 37.5 "Accessory Building and Use Regulations".

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



Planning and Zoning Commission Report

Meeting Date: December 5, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council amending Chapter 5, "Business Regulations" of the Code of Ordinances of the City of Kaufman to add Article 5.10 "Unattended Donation Bins" to regulate donation bins in the City limits; and Chapter 118, "Zoning" of the Code of Ordinances of the City of Kaufman, to add the use "Donation Bin" to certain Zoning Districts by amending Chart 3 "Accessory & Incidental Uses" of Section 33.4 "Use Regulations"; adding "Donation Bin" to Section 33.5 "Definitions"; and adding "Donation Bin" specifications to Section 37.5 "Accessory Building and Use Regulations". (Case Z-03-23)

BACKGROUND/SUMMARY:

Over the last couple of years, the City has seen an increase in the number of unpermitted donation bins being installed throughout the community. There have been complaints about the bins showing up on private property, often without the property owner's knowledge or permission, and the bins often overflowing and items too big to fit in the box being abandoned beside it, creating a nuisance. These bins don't have contact information on them, so the owner of the bin can't be contacted to remove the donation box or the overflow items left there.

Staff has discussed the issue multiple times this year with both the Planning & Zoning Commission and City Council, seeking the feedback and direction of both bodies. Based on this feedback, City staff in consultation with the City Attorney have drafted regulations for donation bins that restrict their placement to appropriate zoning districts, provide for appropriate design specifications, and provide for a permitting and enforcement process.

RECOMMENDATION:

Staff recommends approval of the proposed amendments to Chapter 5, "Business Regulations" of the Code of Ordinances of the City of Kaufman to add Article 5.10 "Unattended Donation Bins" to regulate donation bins in the City limits; and Chapter 118, "Zoning" of the Code of Ordinances of the City of Kaufman, to add the use "Donation Bin" to certain Zoning Districts by amending Chart 3 "Accessory & Incidental Uses" of Section 33.4 "Use Regulations"; adding "Donation Bin" to Section 33.5 "Definitions"; and adding "Donation Bin" specifications to Section 37.5 "Accessory Building and Use Regulations".

ATTACHMENTS:

1. Proposed amendment to Chapter 5 of the Code of Ordinances ("Business Regulations"), adding Article 5.10, "Unattended Donation Bins"
2. Proposed amendment to Zoning Ordinance, Section 33.4, "Use Regulations"
3. Proposed amendment to Zoning Ordinance, Section 33.5, "Definitions"
4. Proposed amendment to Zoning Ordinance, Section 37.5, "Accessory Building and Use Regulations"

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Proposed amendment to Chapter 5 of the Code of Ordinances (“Business Regulations”),
adding Article 5.10, “Unattended Donation Bins”

ARTICLE 5.10 - UNATTENDED DONATION BINS

Sec. 5.10.001. Purpose.

The purpose of these regulations is to promote the health, safety, and welfare of the public and protect the property rights of the owners of the parcels on which the unattended donation bins are located, by providing minimum blight-related performance standards for the operation of unattended donation bins, including establishing criteria to ensure that:

- (1) material is not allowed to accumulate outside of the unattended donation bins,
- (2) the unattended donation bins remain free of graffiti and blight,
- (3) the unattended donation bins are maintained in sanitary conditions,
- (4) the unattended donation bins are not placed without the approval of property owners, and
- (5) contact information is readily available so that the operators can be contacted if there are any blight-related questions or concerns.

This section regulates the size, number, placement, installation and maintenance of unattended donation bins, as is necessary to accomplish the foregoing purposes.

Sec. 5.10.002. Applicability.

The requirements of this article shall apply to all unattended donation bins regardless of whether the bin was placed prior to the effective date of these regulations. No previously placed unattended donation bins shall be granted any nonconforming rights under this article or the zoning ordinance, as amended.

Sec. 5.10.003. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Director means the director of development services.

Operator means a person or entity that utilizes and/or maintains an unattended donation bin to solicit donations or collections of household items in compliance with an unattended donation bin permit.

Permit holder is the name of the person on the permit.

Property means the real property on which an unattended donation bin is located or is proposed to be placed.

Property owner means the owner of the property, or its authorized agent or representative.

Unattended donation bin or bin means any bin or box located on a property outside of a building that accepts unwanted household items and that is unstaffed and has no employee or representative of the operator present to accept donations or collect items.

Proposed amendment to Chapter 5 of the Code of Ordinances (“Business Regulations”),
adding Article 5.10, “Unattended Donation Bins”

Sec. 5.10.004. Joint and several liability for violations.

The property owner and Operator have joint and several liability for violations of this article, including fees, citations, civil actions, and/or legal remedies relating to an unattended donation bin. The property owner remains liable for any violation of duties imposed by this article even if the property owner has, by agreement, imposed on the operator the duty of complying with the provisions of this article.

Sec. 5.10.005. Permit and medallion required.

- (a) It shall be unlawful to place, operate, maintain, or allow an unattended donation bin without a permit issued by the city.
- (b) A separate permit shall be required for each unattended donation bin at each location.
- (c) It shall be unlawful to place, operate, maintain, or allow an unattended donation bin without a permit medallion sticker displayed at all times.

Sec. 5.10.006. Application Requirements.

Applicants for a permit shall file a written, sworn application with the city on a form provided by the city. All applications shall include:

- 1. A signed agreement stating that the property owner and operator will abide by the processes and requirements of this article;
- 2. A non-refundable application fee in the amount in the fee schedule;
- 3. A signed authorization from the property owner to allow placement of the unattended donation bin;
- 4. Proof of general liability insurance in a form acceptable to the city of at least \$1,000,000 covering any losses or claims due to the placement, operation, and maintenance of the unattended donation bin and naming the city as an additional insured, and such other additional insurance as the city may require, unless the director waives the requirement due to financial hardship of the non-profit operator;
- 5. For nonprofit operators, evidence that the nonprofit is recognized by the Internal Revenue Service as such, or for for-profit operators, proof of an active business tax certificate;
- 6. Proof of an active business tax certificate for the primary business on the property;
- 7. The name, address, email, website (if available), and telephone number of the operator and property owner, including 24-hour contact information;
- 8. Photographs of the property and adjacent properties;
- 9. A site plan containing:
 - a. Location and dimensions of the property boundaries;
 - b. Location of all buildings on the Property;
 - c. Proposed unattended donation bin location;

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Proposed amendment to Chapter 5 of the Code of Ordinances (“Business Regulations”),
adding Article 5.10, “Unattended Donation Bins”

- d. Distance between the proposed unattended donation bin, property lines, and buildings;
 - e. Location and dimensions of all existing and proposed driveways, garages, carports, parking spaces, maneuvering aisles, pavement, and striping/markings; and
 - f. And other site information requested by the Director.
- 10. Elevations showing the appearance, materials, and dimensions of the unattended donation bin, including the information required in this article to be placed on the permit medallion sticker.
 - 11. A description and/or diagram of the proposed locking mechanism of the unattended donation bin.
 - 12. A maintenance plan (including graffiti removal, pick-up schedule, and plans for litter and trash removal on and around the unattended donation bin) that is sufficient to prevent/eliminate concerns related to public health, safety, and welfare.
 - 13. Any other reasonable information regarding time, place, and manner of the unattended donation bin operation, placement, and/or maintenance that the Director requires to evaluate the proposal consistent with the requirements of this Section.

Sec. 5.10.007. Permit expiration.

Permits issued under this article shall expire on January 1st of each year.

Sec. 5.10.008. Permit approval.

- (a) The director shall not issue a permit for an unattended donation bin if, in addition to other requirements of the city, each of the following is true:
 - (1) The applicant has submitted a complete and accurate application accompanied by the applicable fee;
 - (2) There are no pending citations, unpaid fines, or unresolved violations or complaints related to any unattended donation bin managed by the proposed operator;
 - (3) All existing unpermitted unattended donation bins that are managed by the proposed operator have been removed;
 - (4) Any verified nuisance on the property has been abated, and any case of a complaint to the city regarding nuisances on the property has been closed; and
 - (5) The application is consistent with all requirements of this article.
- (b) An application that does not contain all requested information or necessary information shall be deemed incomplete. An application remaining incomplete for ninety (90) days may be administratively denied by the director. The director shall notify the applicant of any deficiencies at least thirty (30) days prior to administrative denial. If the application remains incomplete after being given thirty (30) day notice, the director shall send written notice that the permit is denied. Application fees shall not be refunded.
- (c) In the event that the director denies the permit, the applicant may appeal the decision to the

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Proposed amendment to Chapter 5 of the Code of Ordinances (“Business Regulations”),
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city council within ten (10) days of the date of the director’s decision. The city council shall have the final authority to issue or deny a permit that had been denied by the director.

Sec. 5.10.009. Transfer of permit prohibited.

No permit issued under the provision of this article shall be transferred and the authority a permit confers shall be conferred only to the permit holder named on the permit.

Sec. 5.10.010. Location restrictions.

- (a) Unattended donation bins shall be permitted to be placed on real property in the “C” Commercial, “HC” Highway Commercial, and “LI” Light Industrial zoning districts on parking lots designed for more than 100 parking spaces maintained by a business in operation. Only one donation box will be allowed in a shared parking lot for more than one business.
- (b) No unattended donation bin shall be located within 1,000 feet of any other existing unattended donation bin. In the case of a shopping center or office development that consists of multiple platted lots, the director shall treat the shopping center or office development as if it is one contiguous lot.
- (c) No unattended donation bin shall be located with 500 feet of a property zoned for residential uses.

Sec. 5.10.011. Operation requirements.

Unattended donation bins shall be subject to the following operational requirements:

- (1) Unattended donation bins are prohibited within any required building setback, landscaping, buffer yard, easements, public right-of-way or within thirty (30) feet of a right-of-way, floodplain, driveway, required parking or loading spaces, fire lanes, visibility triangle, or within ten (10) feet of any property line.
- (2) Unattended donation bins shall be placed to facilitate drop-off and pick-up of items in the bin. The donation unattended donation bin(s) shall be of the type that are enclosed by use of a receiving door and locked so that the contents of the bin(s) may not be accessed by anyone other than those responsible for the retrieval of the contents.
- (3) Placement of unattended donation bins shall not interfere with:
 - (a) building ingress and egress;
 - (b) required handicapped accessibility routes;
 - (c) trash enclosure areas or access to trash bins/trash enclosures;
 - (d) functioning exhaust, ventilation, or fire extinguishing systems; or
 - (e) any other requirements that may have been imposed as part of the site plan approval for the building on the property.
- (4) An unattended donation bin shall be placed no more than ten (10) feet from a continually operating light source of at least one (1) foot- candle.
- (5) Parking shall be provided for persons accessing the unattended donation bin.
- (6) Items collected shall be limited to nonfood items that can be placed in the collection bin through the opening and shall not be left outside of the bin.

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Proposed amendment to Chapter 5 of the Code of Ordinances (“Business Regulations”),
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- (7) The premises of all adjacent streets, sidewalks and alleys and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for the purpose of removing any litter found thereon.
- (8) Minimum physical attributes:
 - (1) Be fabricated of durable and waterproof materials;
 - (2) Be placed on a durable pad site with a metal tray capable of catching any leaked or seeping materials;
 - (3) Not exceed 175 cubic feet in size or six feet, six inches in height.
 - (4) Not be electrically or hydraulically powered or otherwise mechanized;
 - (5) Not be a fixture of the Property or considered an improvement to real property; and
 - (6) Have one color that is not high-intensity or fluorescent, including associated signage.
- (9) Minimum screening requirements:
 - (a) Each unattended donation bin shall be screened from the view of the public on three (3) sides, or if located on a corner of a lot, on a minimum of two (2) sides whereby the screening blocks the view from the adjacent streets;
 - (b) Minimum screening shall consist of a six-foot (6) wood fence, or comparable materials upon prior approval of the director;
 - (c) All screening should be conducted to prevent the storage or placement of donations outside the unattended donation bin, with the screening fence itself being no more than two (2) feet from the screened unattended donation bin; and
 - (d) Screening shall be maintained in vertical and good condition, with no rotted or missing slats or boards.
- (10) Include following information conspicuously displayed on at least two-inch type visible from the front and sides of the unattended donation bin:
 - (a) The name, address, 24-hour telephone number, and, if applicable, the internet web address and email address of the property owner and operator;
 - (b) Address and parcel number of the property;
 - (c) Instructions on the process to register a complaint regarding the unattended donation bin to the city;
 - (d) The type of items that may be deposited;
 - (e) A notice stating that no material shall be left outside the unattended donation bin;
 - (f) The pickup schedule for the unattended donation bin; and
 - (g) The permit medallion sticker from the city.
- (11) Comply with any required disclosures under State law in accordance with such laws.

Sec. 5.10.012. Maintenance and upkeep.

- (a) The visual and structural integrity of an unattended donation bin shall be maintained continuously. The thirty (30) foot perimeter around the bin shall be free of any donated items, litter, debris, or other materials.
- (b) All unattended donation bins shall be maintained and in good working order. Items to be repaired, removed, and/or abated include, but are not limited to, graffiti, removed or damaged signs and notifications, peeling paint, rust, and broken collection operating mechanisms.

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Proposed amendment to Chapter 5 of the Code of Ordinances (“Business Regulations”),
adding Article 5.10, “Unattended Donation Bins”

- (c) Each unattended donation bin must be serviced not less than once weekly between 7:00 a.m. and 7:00 p.m. on weekdays and 10:00 a.m. and 6:00 p.m. on weekends. Servicing shall include maintenance of the container, the removal of collected material, and the abatement of graffiti, litter or other nuisance condition prohibited by this code.
- (d) Unattended donation bins cannot be used for the collection of solid waste or any hazardous materials.

Sec. 5.10.013. Revocation of permit.

- (a) Any permit issued hereunder may be revoked by the director if the permit holder (1) has received three (3) citations for violation of this article within a twelve (12) month time period, (2) has knowingly made a false material statement in the application, or (3) otherwise becomes disqualified for the issuance of a permit under the terms of this article. The unattended donation bin shall be immediately removed upon permit revocation.
- (b) Notice of the revocation shall be given to the permit holder in writing, with the reasons for the revocation specified in the notice, served either by personal service or by certified United States mail to their last known address. The revocation shall become effective the day following personal service or if mailed, three (3) days from the date of mailing.
- (c) The permit holder shall have ten (10) days from the date of the revocation notice in which to file a written notice with the Director of their appeal from the revocation. The Director shall provide for a hearing on the appeal not later than thirty (30) days after the notice of the appeal is filed. The City Council shall hold a hearing on the appeal within 30 days. The city council’s decision is final.
- (d) A timely filed appeal of revocation pursuant to this Section shall stay the revocation until said revocation is finalized by the city council.
- (e) If the revocation is affirmed by the city council, the operator shall remove the unattended donation bin no later than 48 hours after said decision. Upon expiration of the 48-hour period, the unattended donation bin shall be subject to immediate impoundment by the city without further notice. Any unattended donation bin impounded by the city shall be released to the operator upon payment of all applicable impoundment and storage fees. Storage fees are \$25.00 per day.
- (f) In the event the permit is revoked, no additional permits shall be issued to such person or entity within one (1) year of the date revocation.
- (g) In the event that any operator has two (2) or more permits revoked within a twelve (12) month period, then all permits issued to such person or entity shall be revoked, and all unattended donation bins operated by such person or entity shall be removed.

Sec. 5.10.014. Enforcement, violations and penalties.

- (a) Any person who violates any provision of this article is guilty of a misdemeanor which, upon conviction, shall be punishable by a fine not to exceed five hundred dollars (\$500.00). However, a fine for the violation of a provision of this article that governs fire safety, zoning, or public health and sanitation, including dumping or refuse, may not exceed two thousand dollars (\$2,000.00). Each day that an unmitigated violation of this article is committed, continued, or permitted shall

Page 6 of 7

Proposed amendment to Chapter 5 of the Code of Ordinances (“Business Regulations”),
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Proposed amendment to Zoning Ordinance, Section 33.4, "Use Regulations"

SECTION 33.4 - USE CHARTS

CHART - 3
CITY OF KAUFMAN, TEXAS
ZONING ORDINANCE

* Must
follow
Sec. 33.1.B

Legend for Interpreting Schedule of Uses	
	Designates use prohibited in District indicated
P	Designates use permitted in District indicated
S	Designates use requires a Specific Use Permit
TU	Designates use requires a Temporary Use Permit

ACCESSORY & INCIDENTAL USES	Definitions	AO	SF-20	SF-10	SF-8	SF-6	TH	MF-1	MF-2	MH	O	LR	R	CBD	C	LI	HC	WSC
Accessory bldg. - commercial (business or industry) ▶▶▶▶	2										P	P	P		P	P	P	
Accessory building - residential	1	P	P	P	P	P	P	P	P	P								P
Caretaker's or guard's residence	31 200	P	P					P	P	P	S	S	S	S	P	P	P	
Donation Bin, Unattended* ▶▶▶	58														P	P	P	
* Festivals, carnivals or special events	32 156										T U	T U	T U	T U	T U	T U	T U	
Garage/accessory dwelling	81	P	S															
Home occupation	90	P	P	P	P	P	P	P	P	P								
Off-street parking ▶▶	147	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
On-street parking (subject to no parking ordinances)	149	P	P	P	P	P	P	P	P	P				P				
Outside display of retail goods (no overnight display)	150											S	P	S	P	P	P	P
Outside sidewalk displays of retail goods, merchandise or materials (with no overnight display) ▶▶▶	151													S				
Seasonal and temporary uses	143 199	T U										T U	T U		T U	T U	T U	
Seasonal and temporary uses (CBD only) ▶	199													T U				
Temporary classrooms for church or school	227	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	
Temporary field office or construction yard or office	226	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	
Wedding receptions in residential districts	250	T U	T U	T U	T U	T U	T U	T U	T U	T U								

*Subject to annual permitting requirements and the regulations outlined in Chapter 5, "Business Regulations", of the City's Code of Ordinances

- ▶ Amended May 18, 2009 by Ordinance O-05-09
- ▶ ▶ Amended May 24, 2010 by Ordinance O-09-10
- ▶ ▶ ▶ Amended July 20, 2020 by Ordinance O-16-20
- ▶ ▶ ▶ ▶ Amended June 28, 2021 by Ordinance O-32-21
- ▶ ▶ ▶ ▶ ▶ Amended December 18, 2023 by Ordinance O-__-23

Proposed amendment to Zoning Ordinance, Section 33.5, "Definitions"

SECTION 33.5 DEFINITIONS

...

- 50. **COUNTRY CLUB (PRIVATE)** - A land area of three (3) acres or more which may include buildings, a golf course, clubhouse, dining room, swimming pool, tennis courts and similar recreational or service uses available only to members and their guests.
- 51. **COVERAGE** - The percentage lot area covered by all buildings located thereon, determined by dividing the square footage of the footprint of all buildings and covered structures by the total square footage of the lot.
- 52. **DANCE HALL** - An establishment open to the general public for dancing.
- 53. **DAY CAMP FOR CHILDREN** - A facility located on three (3) acres or more arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis.
- 54. **DAY CARE CENTER/CHILD CARE CENTER** - A commercial facility or place designed for the care or training of seven (7) or more unrelated children under fourteen (14) years of age for less than 24 hours a day.
- 55. **DENSITY** - The total number of residential buildings allowed upon a given tract of land usually expressed in total number of units per gross acres or net acre.
- 56. **DETACHED** - Having no physical connection above the top of the floor line of the first floor with any other building or structure.
- 57. **DONATION BIN, UNATTENDED** – Any bin or box located on a property outside of a building that accepts unwanted household items that is unstaffed and has no employee or representative of the operator present to accept donations or collect items.
- 58. **DRAPERY OR FURNITURE UPHOLSTERING SHOP** – A warehouse/showroom establishment for the production, display and sale of draperies and soft coverings for furniture.
- 59. **DRY CLEANING SHOP OR LAUNDRY** - A custom cleaning shop not exceeding two thousand five hundred square feet (2,500 sf) of floor area which may include a drive-up window for drop off service but no self-service.
- 60. **DWELLING** - Any building or portion thereof, which is designed or used as living quarters for one (1) or more families.
- 61. **EASEMENT (ACCESS, UTILITY OR DRAINAGE)** - A grant of one (1) or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity, in order to prevent land from becoming isolated without access or utilities or to allow storm water to properly drain without causing flooding or standing water.
- 62. **EDUCATIONAL FACILITIES** - Public and private primary, secondary and post-secondary educational facilities offering instruction in the branches of learning and study required to be taught by the Texas Education Agency; and such federally funded educational programs for preschool children as the Head Start Program.

Proposed amendment to Zoning Ordinance, Section 37.5, "Accessory Building and Use Regulations"

SECTION 37 ACCESSORY BUILDING AND USE REGULATIONS

37.1 GENERAL STANDARDS AND REQUIREMENTS

- A. In a single-family or multi-family district, an accessory building is a subordinate or incidental building, attached to or detached from the main building, not used for commercial purposes and not rented. Accessory buildings shall be located toward the rear portion of the property.
- B. In nonresidential districts, an accessory building is a subordinate building, the use of which is secondary to and supportive of the main building. Accessory buildings shall not be permitted without a main building or primary use being in existence. Accessory buildings should, wherever possible, be located toward the rear portion of the property.

37.2 ACCESSORY DWELLINGS

Accessory dwelling units in the "A-O" District shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and used by the same person or persons of the immediate family, and meet the following standards:

- A. The accessory dwelling unit must be constructed to the rear of the main dwelling, separate from the main dwelling.
- B. The accessory dwelling unit may be constructed only with the issuance of a Building Permit and shall be constructed out of the same material as the main structure.
- C. The accessory dwelling unit may not be sold separately from sale of the entire property, including the main dwelling unit, and shall not be rented, leased or sublet.
- D. Setback requirements shall be the same as for the main structure.
- E. Accessory dwellings are not permitted without the main or primary structure.

37.3 PERMITTED USES – ACCESSORY DWELLINGS

Accessory dwellings (including garage/accessory dwellings and detached units) may be permitted in residential zoning districts (see regulations for the specific district, and the Use Charts, Section 33), and shall conform to the height limitations of the main structure. No such accessory dwelling or quarters shall be used or occupied as a place of abode or residence by anyone other than a bona fide caretaker, servant or farm worker actually and regularly employed by the land owner or occupant of the main building, or is a guest or family member of the owner/occupant. Only one (1) accessory dwelling unit (i.e., garage/accessory dwelling, servants/caretakers quarters, etc.) shall be allowed on any lot within a residential zoning district, and they shall be clearly incidental to the primary use. These accessory living structures shall not, in any case, be rented, leased or sold.

37.4 AREA REGULATIONS FOR ACCESSORY BUILDINGS IN RESIDENTIAL AND MULTI-FAMILY DISTRICTS:

- A. **Size of Yards:**

1. **Front Yard:** Detached front accessory buildings shall be prohibited in front of the main building.
2. **Side Yard:** There shall be a side yard not less than three feet (3') from any side lot line, or alley line for any accessory building provided that such building is separated from the main building by a minimum distance of ten feet (10'). In the case of an accessory building being closer than ten feet (10') to the main building, the minimum side yard requirements for the main building shall be observed. Accessory buildings adjacent to a side street shall have a side yard not less than fifteen feet (15'). Garages or carports located and arranged so as to be entered from the side yard shall have a minimum distance of twenty feet (20') from the side lot line, alley line, or alley easement line. Carports or garages arranged to be entered from the side yard, facing a public street, shall have a minimum distance equal to the required front yard for the main building.
3. **Rear Yard:** There shall be a rear yard not less than three feet (3') from any lot line or alley line, or alley easement line, except that;
 - a. Where apartments are permitted, the main building and all accessory buildings shall not cover more than sixty percent (60%) of that portion of the lot lying to the rear of a line erected joining the midpoint of one (1) side lot line with the midpoint of the opposite side lot line;
 - b. Carports, garages, or other accessory buildings, located within the rear portion of a lot as heretofore described, constructed closer than ten feet (10') to the main building, shall have a rear yard equivalent to the rear yard requirement for the main building; or
 - c. Accessory buildings constructed ten feet (10') or more from the main building shall have a rear yard of three feet (3'). If an alley exists, accessory buildings may be located within three feet (3') of a rear lot line if the maximum (e.g., ridge) height of the building is no greater than eight feet (8') and if a solid fence or wall of the same height is built on the rear lot line to screen the building from property located to the rear. Garages or carports that are arranged so as to be entered by a motor vehicle from an alley or rear alley easement shall be set back from the rear property line or alley easement line a minimum distance of twenty feet (20').
4. Carports shall be measured from the posts supporting the roof nearest to the street or alley. (See Figure 12.2).
5. Accessory buildings are not permitted without a main structure.
6. Accessory buildings shall not exceed one (1) story in height. Garage/accessory dwelling units are allowed up to thirty feet (30') in height or two (2) stories whichever is less only in the AO and SF-20 residential districts. Garage/accessory dwelling units up to two (2) stories may be permitted in other single-family residential districts (see Section 33) by SUP if there is no adverse impact upon adjacent properties.
7. Metal accessory buildings less than two hundred and forty square feet (240 sf) are permitted but shall not be used as an enclosed parking area or garage. Accessory buildings over 240 SF or if used for enclosed parking shall conform to the exterior façade of the main building. Agriculture-Open (A-O) uses shall be exempt from this requirement.

37.5 REGULATIONS FOR DONATION BINS:

Donation Bins shall be subject to the regulations outlined in Chapter 5, "Business Regulations" of the City's Code of Ordinances.

ORDINANCE O-31-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING CHAPTER 5, "BUSINESS REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN TO ADD ARTICLE 5.10, "UNATTENDED DONATION BINS" TO REGULATE DONATION BINS IN THE CITY LIMITS; AND AMENDING ORDINANCE NO. O-02-07 AND CHAPTER 9A, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TO ADD THE USE "UNATTENDED DONATION BIN" TO CERTAIN ZONING DISTRICTS, AS SET FORTH IN CHART 3, "ACCESSORY & INCIDENTAL USES" OF SECTION 33.4, "USE REGULATIONS"; BY AMENDING SECTION 33.5 "DEFINITIONS" TO ADOPT A DEFINITION FOR "UNATTENDED DONATION BINS"; AND AMENDING SECTION 37, "ACCESSORY BUILDING AND USE REGULATIONS" TO ADD SUBSECTION 37.5, "REGULATIONS FOR UNATTENDED DONATION BINS"; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; 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, the City of Kaufman (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City has experienced a proliferation of unattended donation bins and their placement in parking spaces and landscaping areas, often without the property owner's permission and without contact information about the owner of the bin; and

WHEREAS, in May 2023, the City conducted a visual study of 17 existing unattended donation bins at 14 locations and their adverse secondary impacts, including the overflow of items and illegal dumping; and

WHEREAS, the proliferation of unattended donation bins contributes to visual clutter and in some areas have contributed to blight due to poor maintenance and the accumulation of debris, excess items, or oversized items, including mattresses; and

WHEREAS, the City Council acknowledges that the United States Supreme Court has recognized that charitable solicitations are protected speech under the First Amendment in the case *Village of Schaumburg v. Citizens for a Better Environment*,

444 U.S. 620, 100 Sc.D. 826 (1980) and that some of the unattended donation bins are a vehicle for protected charitable solicitations; and

WHEREAS, the City Council desires to regulate the placement, operation, and use of unattended donation bins located within the City to address adverse secondary impacts, including the accumulation of used, broken, or soiled items that constitute trash, rubbish, or junk; broken, unsightly, or dangerous bins; hazards to pedestrians, motor vehicle users, and others due to the placement of such bins; and negative impacts on property values and the health, safety, and welfare of the community; and

WHEREAS, the City Council has determined this Ordinance is narrowly tailored to serve a significant government interest to reduce and prevent blight for reasons of aesthetics, traffic and pedestrian safety, and property values; and

WHEREAS, having considered the proposed amendments and the appropriateness of the amendments, the City Council does hereby find that the amendments described herein are for the benefit of the health, safety, and welfare of the citizens of the City.

WHEREAS, at its regular meeting held on the 5th day of December, 2023, after providing public notice as required by State law, the Planning and Zoning Commission did hold a public hearing providing an opportunity to receive public input regarding proposed amendments to Chapter 5, "Business Regulations" and to Chapter 9A, "Zoning" of the Code of Ordinances and did consider and make a recommendation for approval the adoption of Article 5.10 of Chapter 5 and the amendment of Ordinance No. O-02-07 and Chapter 9A, "Zoning" of the Code of Ordinances of the City of Kaufman, to add the use "Unattended Donation Bin" to certain Zoning Districts; and

WHEREAS, at its regular meeting held on the 18th day of December, 2023, the City Council held a public hearing to provide an opportunity to receive public input regarding the proposed amendments to Chapter 5, "Business Regulations" and to the City's Comprehensive Zoning Ordinance, Ordinance No. O-02-07 and Chapter 9A, "Zoning" the City's Code of Ordinances, to regulate the use of Unattended Donation Bins within the City; and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, and considering public input, the City Council determined that the proposed amendments to the Comprehensive Zoning Ordinance are consistent with the goals of set forth in the Comprehensive Plan of the City and would serve the best interest of the health and safety and substantially further the economic development and general welfare of the City.

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. AMENDMENTS.

2.01. Chapter 5, “Business Regulations” of the Code of Ordinances of the City of Kaufman is hereby amended to adopt Article 5.10, “Unattended Donation Bins” as set forth in Exhibit “A”, a copy of which is attached hereto and incorporated herein, and all other sections and subsections of Chapter 5, “Business Regulations” not expressly amended hereby shall remain in full force and effect without amendment.

2.02. Ordinance No. O-02-07 and Chapter 9A, “Zoning Ordinance” of the Code of Ordinances of the City of Kaufman, Texas, collectively the City’s Comprehensive Zoning Ordinance (hereinafter the “Zoning Ordinance”) is hereby amended as follows:

- A. Chart 3, “Accessory & Incidental Uses” of Section 33.4, “Use Regulations” of the Zoning Ordinance is hereby amended to add “Unattended Donation Bins” as a use authorized in designated zoning districts, to add a definition number and to add annotations as set forth in **Exhibit “B”**, a copy of which is attached hereto and incorporated herein, and all other sections and subsections of Section 33.4 and Chart 3 not expressly amended hereby shall remain in full force and effect without amendment.
- B. Section 33.5, “Definitions” of the Zoning Ordinance is hereby amended to adopt the following definition for “Unattended Donation Bin”, such definition being added in alphanumeric order, with all other definitions set forth in Section 33.5 renumbered as necessary, and all other terms defined in Section 33.5 not expressly amended hereby shall remain in full force and effect without amendment:

...

“DONATION BIN, UNATTENDED - Any bin or box located on a property outside of a building that accepts unwanted household items that is unstaffed and has no employee or representative of the operator present to accept donations or collect items.”

...

- C. Section 37, “Accessory Building and Use Regulations” of the Zoning Ordinance is hereby amended to adopt a new Section 37.5 “Regulations for Unattended Donation Bins” which shall be and read in its entirety as follows, and all other sections and subsections of Section 37 not expressly amended hereby shall remain in full force and effect without amendment:

...

“37.5. REGULATIONS FOR UNATTENDED DONATION BINS.

In addition to the requirements of this Chapter, Unattended Donation Bins shall be subject to the regulations outlined in Chapter 5, "Business Regulations" of the City's Code of Ordinances."

SECTION 3. CUMULATIVE REPEALER. 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 4. 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 5. 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 6. 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 18th day of December, 2023.

JEFF JORDAN
MAYOR

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

“Exhibit A” Article 5.10 – Unattended Donation Bins

“ARTICLE 5.10 - UNATTENDED DONATION BINS

Sec. 5.10.001. Purpose.

The purpose of these regulations is to promote the health, safety, and welfare of the public and protect the property rights of the owners of the parcels on which the unattended donation bins are located, by providing minimum blight-related performance standards for the operation of unattended donation bins, including establishing criteria to ensure that:

- (1) material is not allowed to accumulate outside of the unattended donation bins,
- (2) the unattended donation bins remain free of graffiti and blight,
- (3) the unattended donation bins are maintained in sanitary conditions,
- (4) the unattended donation bins are not placed without the approval of property owners, and
- (5) contact information is readily available so that the operators can be contacted if there are any blight-related questions or concerns.

This section regulates the size, number, placement, installation and maintenance of unattended donation bins, as is necessary to accomplish the foregoing purposes.

Sec. 5.10.002. Applicability.

The requirements of this article shall apply to all unattended donation bins regardless of whether the bin was placed prior to the effective date of these regulations. No previously placed unattached donation bins shall be granted any nonconforming rights under this article or the zoning ordinance, as amended.

Sec. 5.10.003. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Director means the director of development services.

Operator means a person or entity that utilizes and/or maintains an unattended donation bin to solicit donations or collections of household items in compliance with an unattended donation bin permit.

Permit holder is the name of the person on the permit.

Property means the real property on which an unattended donation bin is located or is proposed to be placed.

Property owner means the owner of the property, or its authorized agent or representative.

Unattended donation bin or bin means any bin or box located on a property outside of a building that accepts unwanted household items and that is unstaffed and has no employee or representative of the operator present to accept donations or collect items.

“Exhibit A” Article 5.10 – Unattended Donation Bins

Sec. 5.10.004. Joint and several liability for violations.

The property owner and Operator have joint and several liability for violations of this article, including fees, citations, civil actions, and/or legal remedies relating to an unattended donation bin. The property owner remains liable for any violation of duties imposed by this article even if the property owner has, by agreement, imposed on the operator the duty of complying with the provisions of this article.

Sec. 5.10.005. Permit and medallion required.

- (a) It shall be unlawful to place, operate, maintain, or allow an unattended donation bin without a permit issued by the city.
- (b) A separate permit shall be required for each unattended donation bin at each location.
- (c) It shall be unlawful to place, operate, maintain, or allow an unattended donation bin without a permit medallion sticker displayed at all times.

Sec. 5.10.006. Application Requirements.

Applicants for a permit shall file a written, sworn application with the city on a form provided by the city. All applications shall include:

- 1. A signed agreement stating that the property owner and operator will abide by the processes and requirements of this article;
- 2. A non-refundable application fee in the amount in the fee schedule;
- 3. A signed authorization from the property owner to allow placement of the unattended donation bin;
- 4. Proof of general liability insurance in a form acceptable to the city of at least \$1,000,000 covering any losses or claims due to the placement, operation, and maintenance of the unattended donation bin and naming the city as an additional insured, and such other additional insurance as the city may require, unless the director waives the requirement due to financial hardship of the non-profit operator;
- 5. For nonprofit operators, evidence that the nonprofit is recognized by the Internal Revenue Service as such, or for for-profit operators, proof of an active business tax certificate;
- 6. Proof of an active business tax certificate for the primary business on the property;
- 7. The name, address, email, website (if available), and telephone number of the operator and property owner, including 24-hour contact information;
- 8. Photographs of the property and adjacent properties;

“Exhibit A” Article 5.10 – Unattended Donation Bins

9. A site plan containing:
 - a. Location and dimensions of the property boundaries;
 - b. Location of all buildings on the Property;
 - c. Proposed unattended donation bin location;
 - d. Distance between the proposed unattended donation bin, property lines, and
 - e. buildings;
 - f. Location and dimensions of all existing and proposed driveways, garages, carports, parking spaces, maneuvering aisles, pavement, and striping/markings; and
 - g. And other site information requested by the Director.
10. Elevations showing the appearance, materials, and dimensions of the unattended donation bin, including the information required in this article to be placed on the permit medallion sticker.
11. A description and/or diagram of the proposed locking mechanism of the unattended donation bin.
12. A maintenance plan (including graffiti removal, pick-up schedule, and plans for litter and trash removal on and around the unattended donation bin) that is sufficient to prevent/eliminate concerns related to public health, safety, and welfare.
13. Any other reasonable information regarding time, place, and manner of the unattended donation bin operation, placement, and/or maintenance that the Director requires to evaluate the proposal consistent with the requirements of this Section.

Sec. 5.10.007. Permit expiration.

Permits issued under this article shall expire on January 1st of each year.

Sec. 5.10.008. Permit approval.

- (a) The director shall not issue a permit for an unattended donation bin if, in addition to other requirements of the city, each of the following is true:
 - (1) The applicant has submitted a complete and accurate application accompanied by the applicable fee;
 - (2) There are no pending citations, unpaid fines, or unresolved violations or complaints related to any unattended donation bin managed by the proposed operator;
 - (3) All existing unpermitted unattended donation bins that are managed by the proposed operator have been removed;

“Exhibit A” Article 5.10 – Unattended Donation Bins

- (4) Any verified nuisance on the property has been abated, and any case of a complaint to the city regarding nuisances on the property has been closed; and
 - (5) The application is consistent with all requirements of this article.
- (b) An application that does not contain all requested information or necessary information shall be deemed incomplete. An application remaining incomplete for ninety (90) days may be administratively denied by the director. The director shall notify the applicant of any deficiencies at least thirty (30) days prior to administrative denial. If the application remains incomplete after being given thirty (30) day notice, the director shall send written notice that the permit is denied. Application fees shall not be refunded.
- (c) In the event that the director denies the permit, the applicant may appeal the decision to the city council within ten (10) days of the date of the director’s decision. The city council shall

have the final authority to issue or deny a permit that had been denied by the director.

Sec. 5.10.009. Transfer of permit prohibited.

No permit issued under the provision of this article shall be transferred and the authority a permit confers shall be conferred only to the permit holder named on the permit.

Sec. 5.10.010. Location restrictions.

- (a) Unattended donation bins shall be permitted to be placed on real property in the “C” Commercial, “HC” Highway Commercial, and “LI” Light Industrial zoning districts on parking lots designed for more than 100 parking spaces maintained by a business in operation. Only one donation box will be allowed in a shared parking lot for more than one business.
- (b) No unattended donation bin shall be located within 1,000 feet of any other existing unattended donation bin. In the case of a shopping center or office development that consists of multiple platted lots, the director shall treat the shopping center or office development as if it is one contiguous lot.
- (c) No unattended donation bin shall be located with 500 feet of a property zoned for residential uses.

Sec. 5.10.011. Operation requirements.

Unattended donation bins shall be subject to the following operational requirements:

- (1) Unattended donation bins are prohibited within any required building setback, landscaping, buffer yard, easements, public right-of-way or within thirty (30) feet of a right-of-way, floodplain, driveway, required parking or loading spaces, fire lanes, visibility triangle, or within ten (10) feet of any property line.

“Exhibit A” Article 5.10 – Unattended Donation Bins

- (2) Unattended donation bins shall be placed to facilitate drop-off and pick-up of items in the bin. The donation unattended donation bin(s) shall be of the type that are enclosed by use of a receiving door and locked so that the contents of the bin(s) may not be accessed by anyone other than those responsible for the retrieval of the contents.
- (3) Placement of unattended donation bins shall not interfere with:
 - (a) building ingress and egress;
 - (b) required handicapped accessibility routes;
 - (c) trash enclosure areas or access to trash bins/trash enclosures;
 - (d) functioning exhaust, ventilation, or fire extinguishing systems; or
 - (e) any other requirements that may have been imposed as part of the site plan approval for the building on the property.
- (4) An unattended donation bin shall be placed no more than ten (10) feet from a continually operating light source of at least one (1) foot- candle.
- (5) Parking shall be provided for persons accessing the unattended donation bin.
- (6) Items collected shall be limited to nonfood items that can be placed in the collection bin through the opening and shall not be left outside of the bin.
- (7) The premises of all adjacent streets, sidewalks and alleys and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for the purpose of removing any litter found thereon.
- (8) Minimum physical attributes:
 - (1) Be fabricated of durable and waterproof materials;
 - (2) Be placed on a durable pad site with a metal tray capable of catching any leaked or seeping materials;
 - (3) Not exceed 175 cubic feet in size or six feet, six inches in height.
 - (4) Not be electrically or hydraulically powered or otherwise mechanized;
 - (5) Not be a fixture of the Property or considered an improvement to real property; and
 - (6) Have one color that is not high-intensity or fluorescent, including associated signage.
- (9) Minimum screening requirements:
 - (a) Each unattended donation bin shall be screened from the view of the public on three (3) sides, or if located on a corner of a lot, on a minimum of two (2) sides whereby the screening blocks the view from the adjacent streets;
 - (b) Minimum screening shall consist of a six-foot (6) wood fence, or comparable materials upon prior approval of the director;
 - (c) All screening should be conducted to prevent the storage or placement of donations outside the unattended donation bin, with the screening fence itself being no more than two (2) feet from the screened unattended donation bin; and
 - (d) Screening shall be maintained in vertical and good condition, with no rotted or missing slats or boards.
- (10) Include following information conspicuously displayed on at least two-inch type visible from the front and sides of the unattended donation bin:
 - (a) The name, address, 24-hour telephone number, and, if applicable, the internet web address and email address of the property owner and operator;

“Exhibit A” Article 5.10 – Unattended Donation Bins

- (b) Address and parcel number of the property;
 - (c) Instructions on the process to register a complaint regarding the unattended donation bin to the city;
 - (d) The type of items that may be deposited;
 - (e) A notice stating that no material shall be left outside the unattended donation bin;
 - (f) The pickup schedule for the unattended donation bin; and
 - (g) The permit medallion sticker from the city.
- (11) Comply with any required disclosures under State law in accordance with such laws.

Sec. 5.10.012. Maintenance and upkeep.

- (a) The visual and structural integrity of an unattended donation bin shall be maintained continuously. The thirty (30) foot perimeter around the bin shall be free of any donated items, litter, debris, or other materials.
- (b) All unattended donation bins shall be maintained and in good working order. Items to be repaired, removed, and/or abated include, but are not limited to, graffiti, removed or damaged signs and notifications, peeling paint, rust, and broken collection operating mechanisms.
- (c) Each unattended donation bin must be serviced not less than once weekly between 7:00 a.m. and 7:00 p.m. on weekdays and 10:00 a.m. and 6:00 p.m. on weekends. Servicing shall include maintenance of the container, the removal of collected material, and the abatement of graffiti, litter or other nuisance condition prohibited by this code.
- (d) Unattended donation bins cannot be used for the collection of solid waste or any hazardous materials.

Sec. 5.10.013. Revocation of permit.

- (a) Any permit issued hereunder may be revoked by the director if the permit holder (1) has received three (3) citations for violation of this article within a twelve (12) month time period, (2) has knowingly made a false material statement in the application, or (3) otherwise becomes disqualified for the issuance of a permit under the terms of this article. The unattended donation bin shall be immediately removed upon permit revocation.
- (b) Notice of the revocation shall be given to the permit holder in writing, with the reasons for the revocation specified in the notice, served either by personal service or by certified United States mail to their last known address. The revocation shall become effective the day following personal service or if mailed, three (3) days from the date of mailing.
- (c) The permit holder shall have ten (10) days from the date of the revocation notice in which to file a written notice with the Director of their appeal from the revocation. The Director shall provide for a hearing on the appeal not later than thirty (30) days after the notice of the appeal is filed. The City Council shall hold a hearing on the appeal within 30 days. The city council’s decision is final.
- (d) A timely filed appeal of revocation pursuant to this Section shall stay the

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- revocation until said revocation is finalized by the city council.
- (e) If the revocation is affirmed by the city council, the operator shall remove the unattended donation bin no later than 48 hours after said decision. Upon expiration of the 48-hour period, the unattended donation bin shall be subject to immediate impoundment by the city without further notice. Any unattended donation bin impounded by the city shall be released to the operator upon payment of all applicable impoundment and storage fees. Storage fees are \$25.00 per day.
 - (f) In the event the permit is revoked, no additional permits shall be issued to such person or entity within one (1) year of the date revocation.
 - (g) In the event that any operator has two (2) or more permits revoked within a twelve (12) month period, then all permits issued to such person or entity shall be revoked, and all unattended donation bins operated by such person or entity shall be removed.

Sec. 5.10.014. Enforcement, violations and penalties.

- (a) Any person who violates any provision of this article is guilty of a misdemeanor which, upon conviction, shall be punishable by a fine not to exceed five hundred dollars (\$500.00). However, a fine for the violation of a provision of this article that governs fire safety, zoning, or public health and sanitation, including dumping or refuse, may not exceed two thousand dollars (\$2,000.00). Each day that an unmitigated violation of this article is committed, continued, or permitted shall constitute a separate, punishable offense. A violation of this article includes, but is not limited to:
 - (1) Unpermitted placement of an unattended donation bin;
 - (2) Failure to service or maintain an unattended donation bin as required under this article; or
 - (3) Placing an unattended donation bin on the premises of another person without that person's consent.
- (b) Nothing in this article shall preclude the city's pursuit of any and all other remedies allowed under civil and criminal statutes, and in equity, to address conditions which are treated in this article, under the theory of public nuisance or public health and safety. Neither shall the city be required, nor prohibited, to issue criminal citations before, after, or during any proceeding prescribed in this article. Specifically, in addition to provisions of this article, the city asserts full authority to exercise its right to remedies under all provisions of the V.T.C.A., Local Government Code, including, but not limited to, Chapter 54, Subchapter B, Municipal Health and Safety Ordinances, in prosecution of civil suits for enforcement, injunctive relief, and civil penalties to remedy conditions of public concern described in this article.”

“Exhibit B” Amendment to Zoning Ordinance, Section 33.4, “Use Regulations”

SECTION 33.4 - USE CHARTS

...

CHART - 3
CITY OF KAUFMAN, TEXAS
ZONING ORDINANCE

* Must
follow
Sec.
33.1.B

Legend for Interpreting Schedule of
Uses

	Designates use prohibited in Districted indicated
P	Designates use permitted in District indicated
S	Designates use requires a Specific Use Permit
TU	Designates use requires a Temporary Use Permit

ACCESSORY & INCIDENTAL USES	Definition	AO	SF-20	SF-10	SF-8	SF-6	TH	MF-1	MF-2	MH	O	LR	R	CBD	C	LI	HC	WSC
Accessory bldg. - commercial (business or industry) ▶▶▶▶	2										P	P	P		P	P	P	
Accessory building - residential	1	P	P	P	P	P	P	P	P	P								P
Caretaker's or guard's residence	31200	P	P					P	P	P	S	S	S	S	P	P	P	
Donation Bin, Unattended* ▶▶▶▶	##														P	P	P	
* Festivals, carnivals or special events	32156										TU	TU	TU	TU	TU	TU	TU	
Garage/accessory dwelling	81	P	S															
Home occupation	90	P	P	P	P	P	P	P	P	P								
Off-street parking ▶▶	147	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
On-street parking (subject to no parking ordinances)	149	P	P	P	P	P	P	P	P	P				P				
Outside display of retail goods (no overnight display)	150											S	P	S	P	P	P	P
Outside sidewalk displays of retail goods, merchandise or materials (with no overnight display) ▶▶▶	151													S				

“Exhibit B” Amendment to Zoning Ordinance, Section 33.4, “Use Regulations”

Seasonal and temporary uses	14 3 19 9	T U										T U	T U		T U	T U	T U	
Seasonal and temporary uses (CBD only) ▶	19 9													T U				
Temporary classrooms for church or school	22 7	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	
Temporary field office or construction yard or office	22 6	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	T U	
Wedding receptions in residential districts	25 0	T U	T U	T U	T U	T U	T U	T U	T U	T U								

**Subject to annual permitting requirements and the regulations outlined in Chapter 5, “Business Regulations”, of the City’s Code of Ordinances*



Meeting
Date: 12/18/2023

Date: 12/04/2023

Item #: 9.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing and consider and take appropriate action on Ordinance No. O-32-23, 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 **10.00-acre** tract of land (Property ID 225369) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from PD Planned Development District-17R-MF-2 to **PD Planned Development District-26 for multi-family residential and neighborhood retail service uses** on Lot 6 of Block A of Kings Fort Addition, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy. (Case No: Z-09-23)

BACKGROUND:

See the attached December 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 December 5, 2023, the Planning and Zoning Commission conducted a public hearing and recommended approval, by a vote of 7-0, of the request to rezone an approximate 10.00-acre tract of land (Property ID 225369) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from PD Planned Development District-17R-MF-2 to PD Planned Development District-26 for multi-family residential and neighborhood retail service uses on Lot 6 of Block A of Kings Fort Addition, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy.

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



Planning and Zoning Commission Report

Meeting Date: December 5, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request for a change of zoning from PD Planned Development District-17R-MF-2 to **PD Planned Development District-26** for multi-family residential and neighborhood retail service uses on Lot 6 of Block A of Kings Fort Addition, being approximately 10.00 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy. (Property ID 225369) (Case No: Z-09-23)

BACKGROUND/SUMMARY:

The subject property consists of 10.00 acres located on the west side of SH 34 and the south side of Kings Fort Parkway. The property is currently zoned PD-17R-MF-2, which was established in 2018 to accommodate multi-family residential uses on this portion of the larger Kings Fort development. After discussions between the applicant and City staff, it was determined that this property would be ideal for a more urban-style neighborhood design with a mixed-use component, especially given the property's proximity to existing commercial development. This necessitated changes to the PD zoning to accommodate a mix of multi-family residential and neighborhood-scale retail and commercial service uses with some enhanced design standards that fulfilled the vision. Staff worked with the applicant to develop development regulations that achieved this.

Development Controls:

In the absence of regulations provided for in the PD, the property will generally use the base zoning of MF-2 Multi-Family Residential and other applicable sections of the Zoning Ordinance, as amended, and/or within the City's Code of Ordinances, as amended.

The PD requires all development to undergo site plan review and approval to ensure compliance with the regulations of PD-26 and the base zoning requirements, as applicable.

Lot, Height, and Area Restrictions:

PD-26 will generally adhere to the area and setback regulations for the MF-2 zoning district as provided in the City's Zoning Ordinance, with the exception that the height is allowed to go up to 60 feet, or four (4) stories.

Permitted Uses:

The permitted uses include multi-family residential (MF-2) uses, as well as all of the uses permitted in the "LR" Local (Neighborhood) Retail zoning district (which generally allows most retail, dining, personal service, office, and other commercial uses), with the following exceptions:

- The following use is permitted by right:
 - Health, fitness, or sports club (indoors only)
- The following use is permitted subject to approval of a Specific Use Permit:
 - Alcoholic beverage sales in conjunction with a restaurant
- The following uses are not permitted:
 - Assisted living facilities
 - Appliance, tool, or furniture rental (indoors)
 - Auto parts and accessory sales (indoors)
 - Auto repair, minor (paint less, dent repair & accessory install)
 - Car wash (attended)
 - Convenience store with gasoline sales
 - Laboratory, scientific or research
 - Motor fuel service station

Access and Circulation:

To facilitate improved internal circulation and a neighborhood-like design, the development regulations require a new internal north-south public street to serve the development, which will extend from Kings Fort Parkway and stub to the south property line, where future connection can be made to SH 34 at an existing median opening. This street will include a mixture of parallel parking and head-in parking spaces, street trees, and sidewalks on both sides, with the buildings placed close to the street like a traditional urban streetscape.

In addition to this new street (which will provide full access to Kings Fort Parkway), the development will include right-in/right-out access points on Kings Fort Parkway and SH 34. The development will also not be gated in order to provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments.

Parking and Loading:

The development will adhere to the following parking requirements:

- One-and-a-half (1.5) parking spaces for each one-bedroom unit
- Two (2) parking spaces for each two-bedroom unit
- Two-and-a-half (2.5) parking spaces for each three-bedroom unit
- One (1) parking space per 200 sq. ft. of retail/commercial space

No boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property. In addition, dedicated loading areas for the commercial businesses located out of the fire lane shall also be provided. All paving for vehicular and pedestrian circulation areas (i.e. streets, drive aisles, parking areas, fire lanes, loading areas, sidewalks, trails, etc.) shall be reinforced concrete in accordance with the City's paving design standards, as amended.

Landscaping and Screening:

The development requires at least 20% of the lot area to be usable open space and 10% of the lot area to be landscaped. 10'-wide landscape buffers are required along Kings Fort Parkway, SH 34, and the south property line, which shall include large shade trees (4"+ caliper) planted at 50' intervals. Since the property to the west will be dedicated as open space, a buffer yard is not required on the west property line. Landscaped islands are required in the parking lot and shall each include 1 large shade tree. In addition, parking and maneuvering areas shall be screened from surrounding properties and thoroughfares with a row of shrubs. Furthermore, landscaping

shall be provided around each building, which shall include a mixture of shrubs, groundcovers, grasses, and small trees. Off-site landscaping shall be provided on the parcel to the west, where a 10'-wide public trail and amenities will be installed by the developer.

In order to provide for a pedestrian-friendly development that is open to the public and provides connection to surrounding developments, the development shall not include perimeter screening or fencing, with the exception of adjacent to the future commercial property to the east (which will likely include loading areas, dumpsters, etc.). In addition, open-style decorative metal fencing may be installed around certain amenities requiring security and separation, such as commercial patio areas and the dog park.

All dumpsters shall be screened by a masonry enclosure with securable gates and further screened by landscaping where visible to surrounding properties and thoroughfares. All roof-mounted or ground-mounted mechanical equipment shall be screened from view by integrated façade extensions or parapet walls, a living screen, or some other means approved by the City.

Amenities, Sidewalks, and Trails:

Indoor amenities for the multi-family residential portion of the development (i.e. leasing office, mail center, fitness center, community room, etc.) shall be incorporated into the ground floor of one of the buildings. Outdoor amenities shall also be provided for the residents, including an open-air plaza with seating, fenced dog park with seating, and BBQ area with seating/tables/grilling stations. The BBQ area shall be allowed to be installed off-site on the open space parcel to the west. Patio dining areas shall be provided for each commercial end cap. An internal pedestrian sidewalk system (min. 5'-wide) shall be provided throughout the development, while an off-site 10'-wide trail shall be installed on the open space parcel to the west. The trail shall be amenitized with seating areas, trash receptacles, and landscaping at regular intervals. The developer shall receive credit towards their park fees for the installation of the off-site improvements, which shall be made available to the public.

Architectural Design Standards:

To provide for a unified and enhanced level of design throughout the development, a combination of the following proposed architectural elements are required:

- Minimum forty percent (40%) brick & stone per building elevation. Stucco, EIFS, or hardi-plank siding materials may be used for the remaining materials. Metal and wood (or wood-look materials) may be used as accent materials. Stucco and hardi-plank shall only be used on surfaces eight (8) feet above grade and/or in recessed patio and balcony areas.
- Building articulation, with wall plane recesses and projections at regular intervals.
- Roof-line articulation, cornice treatments, parapets, and other architectural details along the tops of the buildings.
- The buildings may include a mix of flat-roof and sloped-roof designs. The flat roof-portions shall include parapet walls.
- Windows, false windows, decorative shutters, or brick inlays shall be used on all elevations to break up areas of blank wall and provide for four-sided architecture. Treatments shall be of similar size/proportion and style to provide a sense of uniformity.
- All residential units shall include patios or balconies of adequate size to provide usable outdoor living space for each unit.

- Ground-floor residential and commercial units shall include storefront window designs to provide for an inviting appearance and awnings to provide shade and cover from the elements.
- To provide for a traditional neighborhood residential character, architectural details shall be provided, which could include horizontal banding, window treatments (sills and headers, shutters, windowpane systems, etc.), cornice treatments, foundation/base accentuation, tower elements at building corners, etc

Signage:

One (1) monument sign per each direct access point on Kings Fort Parkway or SH 34 is allowed, for a total of three (3) monument signs. The monument signs are limited to a maximum height of 10', a sign area of 50 sq. ft. per face, with a masonry base at least 2' in height that match the buildings; the monument signs shall be placed at least 10' from the front property line and not over any utility lines. Each commercial tenant is allowed one wall sign per façade, which shall adhere to the criteria outlined in Section 44.8 of the Zoning Ordinance. Address and building designation signs with proper illumination are allowed to be placed on each building, while small free-standing signs for directional control are also allowed. Pole/pylon signs are prohibited.

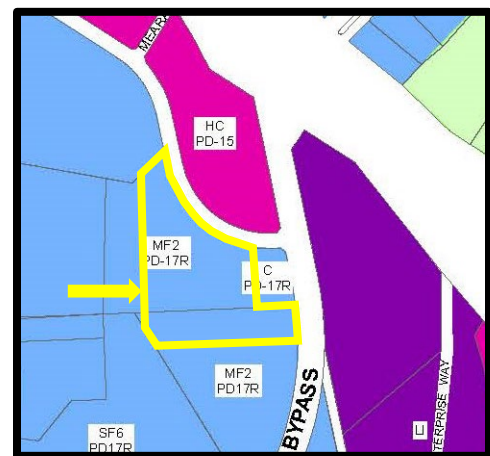
Lighting and Outside Storage:

Adequate lighting for safety and security shall be provided in accordance with the Zoning Ordinance requirements and shall also be oriented downward or upon building facades, shall not produce light overspill onto surrounding properties or thoroughfares, and shall not have a glowing effect that detract from the community's peaceful setting. In addition, special lighting for holidays and festivals is allowed and encouraged.

Open storage is prohibited and there shall be no outside storage of materials or outside display of merchandise on the property.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-15-HC (across street)	Vacant land (future convenience store w/ gas station & truck fueling center)
West:	PD-17R-MF-2	Vacant land (future open space)
South:	PD-17R-MF-2	Vacant land
East:	PD-17R-C & LI (across street)	Vacant land; Manufacturing facility (across street)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property for Future Commercial uses, while conceptual plans approved with more recent zoning changes on the property allowed for multi-family residential uses. The requested Planned Development zoning

for a mixture of multi-family residential and commercial uses is consistent with the Land Use Plan and the more recent zoning changes allowing multi-family residential uses.

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.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 7 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 7

If 20% of the area within 300 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 20% rule is a State law.

RECOMMENDATION:

Staff recommends approval of Z-09-23, a zoning request for Planned Development for multi-family residential and neighborhood retail service uses (PD-26) on approximately 10.00 acres located on the west side of SH 34 and the south side of Kings Fort Parkway.

ATTACHMENTS:

Location Map

Exhibit A – Property Description

Exhibit B – Planned Development Standards

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

Kings Fort Villas

Kings Fort Villas



[illegible]

Exhibit B – Planned Development Standards

Exhibit "B" PD-26 Development Regulations

PLANNED DEVELOPMENT-26 10.00 acres Lot 6, Block A, Kings Fort Addition

A. GENERAL PURPOSE, INTENT AND DESCRIPTION:

The PD-26 district is intended to establish a sustainable, high-quality, mixed-use development with a strong neighborhood character, including predominantly multi-family residential uses with a ground-floor retail component. The district provides development standards which will help to ensure that the land uses will be developed in a cohesive, integrated, and visually appealing manner, while providing for some relief from some of the typical zoning requirements, where appropriate, in order to provide for the desired quality and arrangement of the development.

B. PERMITTED USES:

- (1) Uses permitted in the "MF-2" Multi-Family Residential-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.
- (2) Uses permitted in the "LR" Local (Neighborhood) Retail zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended, with the following exceptions:
 - a. The following use is permitted by right: Health, fitness, or sports club (indoors only)
 - b. The following use is permitted subject to approval of a Specific Use Permit: Alcoholic beverage sales in conjunction with a restaurant
 - c. The following uses are not permitted: Assisted living facilities; appliance, tool, or furniture rental (indoors); auto parts and accessory sales (indoor); auto repair, minor (paint less, dent repair & accessory install); car wash (attended); convenience store with gasoline sales; laboratory, scientific or research; motor fuel service station
- (3) New and Unlisted Uses - It is recognized that new unanticipated types of land uses (or land uses which are so dissimilar to any of those listed as to cause uncertainty in interpretation) may seek to be located in the district. Any land use which is not listed in the Use Charts shall be referred to the Planning & Zoning Commission and City Council for interpretation in accordance with the procedures set forth in the "Classification of New and Unlisted Uses" section of the Kaufman Zoning Ordinance.
- (4) Nuisance/Noxious Uses - Land uses which are deemed to be a hazard or a nuisance to the public (i.e., due to the presence/creation of unpleasant or noxious odors, noise, vibration, glare or other phenomenon that is inherent to the normal operation of the business/use) shall not be permitted within the district. The City Council has the authority, at its own discretion, to require the elimination of any of the above phenomena, or the removal of the

Exhibit B – Planned Development Standards

Exhibit "B" PD-26 Development Regulations

business/use, which produces a public hazard or nuisance.

C. MAXIMUM HEIGHT REGULATIONS:

60 feet, or four (4) stories.

D. AREA AND OTHER REGULATIONS:

(1) Area and Setback Requirements:

The development shall adhere to the area and setback regulations permitted in the MF-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(2) Commercial Component:

The commercial space shall be configured in the following manner:

- a. Located on the ground floor of the building facing Kings Fort Parkway.
- b. Include a minimum of 7,900 sq. ft. of floor area dedicated to commercial/retail uses.
- c. Include outdoor patio dining areas for the end-cap tenants.

(3) Access:

The site shall include the following access points, as follows:

- a. Full-access point on Kings Fort Parkway.
- b. Right-in/right-out access point on Kings Fort Parkway.
- c. Right-in/right-out access point on SH 34.
- d. Stub to the property to the south to provide for future full access to SH 34 at an existing median opening through the property to the south.
- e. Open Access - To provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not be gated.

(4) Internal Street:

The development shall provide a new internal, north-south public street extending from Kings Fort Parkway and stubbing to the property to the south, where a future connection to SH 34 at an existing median opening will be

Exhibit B – Planned Development Standards

Exhibit “B” PD-26 Development Regulations

provided when the property to the south develops. This internal street shall be designed like a traditional urban street with parallel parking along the majority of its length, sidewalks along both sides (adjacent to the parking spaces), and street trees to break up the areas of parallel parking. In order to meet the minimum parking requirements, some of the spaces may be configured to be head-in, as long as parallel parking spaces are provided on both sides of the street and for a total of at least fifty percent (50%) of the street length as calculated on both sides.

(5) Parking and Loading Requirements:

- e. Parking Requirements - parking requirements shall be as follows:
 - ii. One-and-a-half (1.5) spaces for each one-bedroom unit
 - iii. Two (2) spaces for each two-bedroom unit
 - iv. Two-and-a-half (2.5) spaces for each three-bedroom unit
 - v. One (1) parking space per 200 sq. ft. of retail/commercial space
- f. No boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property.
- g. Dedicated loading areas for the commercial businesses located out of the fire lane shall be provided.
- h. All parking spaces shall meet the minimum dimensional requirements as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(6) Paving in Vehicular and Pedestrian Circulation Areas:

All paving in vehicular and pedestrian circulation areas (e.g., streets, drive aisles, parking areas, fire lanes, loading areas, sidewalks, trails, etc.) shall be reinforced concrete, and in accordance with the City's paving design standards, as may be amended.

(7) Landscaping Requirements:

- a. Minimum Usable Open Space (Pervious Surface) Area - Twenty percent (20%) of total lot area, not including the off-site park land area to the west.
- b. Minimum Landscaped (Pervious Surface) Area - Ten percent (10%) of total lot area.
- c. Front Landscape Buffer Area - Minimum ten feet (10') along Kings Fort Parkway and SH 34, as measured from front property line (i.e., maximum future right-of-way line for the street) and excluding any portion of a building/structure for any parking area pavement; may

Exhibit B – Planned Development Standards

Exhibit “B” PD-26 Development Regulations

include sidewalks, turf, ground cover, trees, shrubs, decorative landscape features, etc., and may be crossed by vehicular driveways entering the property. In addition, large shade trees (minimum four-inch (4”) caliper) shall be planted at 50-foot centers within the front yard buffer area.

- d. Side/Rear Landscape Buffer Area – A landscaped buffer yard with a minimum width of ten feet (10') shall be provided along any side or rear property line, with the exception of the future park land parcel to the west. The buffer yard shall include a mixture of small ornamental and large shade trees. The large shade trees (minimum four-inch (4”) caliper) shall be planted at 50-foot centers within any side/rear buffer area, with the exception of the park land parcel to the west.
- e. Interior Parking Lot Landscaping Islands - A landscaped island (nine foot (9') minimum width) is required at the end of each bay (i.e., row) of parking spaces, and shall be placed such that bays of parking spaces do not exceed twenty-four (24) spaces in length; one (1) large shade tree shall be placed within each landscaped island such that the minimum distance from the center point of the tree is at least four feet (4') from any curb or paved surface. All other interior parking lot landscaping shall conform to Section 36.6 of the Kaufman Zoning Ordinance.
- f. Shrub Screening of Parking Areas – Adjacent to all parking and driving areas, a row of shrubs shall be planted of adequate distribution and height to provide full screening of the parking and maneuvering areas from surrounding streets and adjacent properties.
- g. Building Foundation Landscaping – Landscaping shall be provided around the foundation of each building, which shall include a mixture of shrubs, groundcovers, grasses, and small trees.
- h. Off-Site Landscaping – The park land parcel to the west shall be planted with grass and include a mixture of shade trees, small ornamental trees, shrubs, and other plantings along the 10-foot-wide public use trail. The developer shall receive credit towards their park fees for the installation of these improvements.
- h. All landscaped areas are to be maintained in a clean, living and growing condition at all times, and shall be equipped/irrigated with an automatic, underground irrigation system.
- i. Other landscaping provisions to be as required in the Kaufman Zoning Ordinance O-02-07, as amended, and in any other applicable City code or ordinance.

Exhibit B – Planned Development Standards

Exhibit "B" PD-26 Development Regulations

(8) Amenities, Sidewalks, and Trails:

- a. Indoor amenities for the multi-family residential development, including the leasing office, mail center, fitness center, community room, etc., shall be incorporated into the ground floor of one of the buildings.
- b. An open-air plaza with seating; fenced dog run with seating; and BBQ area with seating/tables/grilling stations; and various other outdoor seating areas shall be provided throughout the development for use by the residents. The BBQ area shall be allowed to be installed off-site on the future park land parcel to the west.
- c. Patio dining areas shall be provided for each commercial end cap.
- d. An internal pedestrian sidewalk system shall be provided throughout the development to connect building entrances, parking areas, and amenities, as well as provide connections to existing perimeter sidewalks along Kings Fort Parkway and SH 34, as well as surrounding trails. The sidewalks shall be at least five feet (5') in width and constructed of concrete.
- e. A public use trail at least ten feet (10') in width and constructed of concrete shall be installed by the developer through the off-site park land parcel to the west. Sidewalk/trail connections from the development to this trail shall be made at regular intervals. The trail shall be amenitized with seating areas, trash receptacles, and landscaping at regular intervals. The trail and associated amenities shall be made open to the public. The developer shall receive credit towards their park fees for the installation of these improvements.

(9) Architectural Requirements:

- a. Minimum forty percent (40%) brick & stone per building elevation. Stucco, EIFS, or hardi-plank siding materials may be used for the remaining materials. Metal and wood (or wood-look materials) may be used as accent materials. Stucco and hardi-plank should only be used on surfaces eight (8) feet above grade and/or in recessed patio and balcony areas.
- b. The buildings shall employ wall plane recesses and projections at regular intervals on all elevations.
- c. The top portions of the buildings shall be accentuated with vertical articulations at regular intervals, cornice treatments, parapets, or other architectural details.
- d. The buildings may include a mix of flat-roof and sloped-roof designs.

Exhibit B – Planned Development Standards

Exhibit "B" PD-26 Development Regulations

The flat-roof portions shall include parapet walls.

- e. Windows, false windows, shutters, or brick inlays shall be used on all elevations to break up areas of blank wall and provide for four-sided architecture. These treatments shall be of similar size/proportion and style to provide a sense of uniformity throughout the development.
- f. All residential units shall include patios or balconies of adequate size to provide usable outdoor living space for each unit.
- g. Ground-floor residential and commercial units shall include storefront window designs to provide for an inviting appearance and awnings to provide shade and cover from the elements.
- h. To provide for a traditional residential neighborhood character, architectural details shall be provided, which could include horizontal banding, window treatments (sills and headers, shutters, windowpane systems, etc.), cornice treatments, foundation/base accentuation, tower elements at building corners, etc.

(10) Lighting Requirements:

Lighting shall be in accordance with the City's code of Ordinances, as amended. Lighting fixtures shall be of a type that can be oriented downward or upon building facades, and shall not produce light overspill onto adjacent properties or public rights-of-way. Adequate lighting for safety and security at nighttime shall be provided, but the amount of lighting shall not be excessive such that it produces a "glowing" effect that would detract from the community's peaceful setting. Special types of lighting (such as for holidays and festivals) shall be allowed and encouraged within the district.

(11) Screening:

- a. Dumpster Screening (including dumpsters and other solid waste facilities such as trash compactors, recycling containers/compactors, etc.) - All free-standing solid waste facilities shall be screened from view from any public street and any adjacent residential zoning district by a six foot (6') tall masonry wall (same colors and materials as main building) on at least three (3) sides, with securable gates for access (unless screened from public views by a building). Solid waste facilities that are attached to the main building (i.e., trash/recycling compactors, etc.) Shall be effectively screened from view of any public street and any adjacent residential district with strategic placement of tall evergreen shrubs (six foot (6') height and seventy-five percent (75%) opacity within three (3) years of initial planting/installation) and large shade trees.

Exhibit B – Planned Development Standards

Exhibit "B" PD-26 Development Regulations

- b. Mechanical Equipment Screening - All mechanical equipment and satellite dishes (including rooftop- and ground-mounted) shall be screened from view of any public street by architecturally integrated facade extensions, parapet or "wing" walls, a living screen, or by some other device/means that is approved by the City.
- c. Perimeter Screening and Amenity Fencing - To provide for a pedestrian-friendly, mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not include perimeter screening or fencing, with the following exceptions:
 - i. Screening may be installed adjacent to the commercial property to the east, particularly to provide screening from the back end of commercial uses, which commonly include loading areas, dumpsters, etc.
 - ii. Open-style decorative metal fencing may be installed around certain amenities that require security and separation, such as the dog park and the commercial patio areas.

(12) Signage:

- a. Small free-standing signs for on-site directional or movement control purposes shall be allowed to be placed within the complex, but not within public right-of-way. The maximum size of on-site directional signs shall be six (6) square feet per side.
- b. Address and building designation signs with proper illumination for legible at night shall be allowed to be placed on each building.
- b. Monument Signs - One (1) monument-style sign per direct access point on Kings Fort Parkway or SH 34 shall be allowed, for a total of three (3) signs – two (2) along Kings Fort Parkway and one (1) along SH 34. The monument signs along Kings Fort Parkway may identify the multi-family development and the commercial users. The monument sign along SH 34 may identify the multi-family development. The monument signs are limited to a maximum of ten feet (10') in height; maximum size of fifty (50) square feet of sign area per sign face; and shall be placed at least ten feet (10') setback from the street right-of-way line and not over any utility lines. The monument signs shall include a masonry base at least two (2) feet tall and with the same colors, architectural style, and materials as the main building.
- c. Commercial Wall Signs – Each commercial tenant shall be allowed one wall sign per façade. The wall signs shall meet the criteria outlined in Section 44.8 of the City of Kaufman Zoning Ordinance O-02-07, as

Exhibit B – Planned Development Standards

Exhibit "B" PD-26 Development Regulations

amended, as applicable to the LR zoning district.

- f. Pole/pylon signs are prohibited.
- g. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.

(13) Outside Storage:

Open storage is prohibited. There shall be no outside storage of materials or outside display of merchandise on the property.

E. APPROVAL REQUIREMENTS:

- (1) Site Plan Review:** The review and approval of a site plan shall be required prior to the development of any site (or the construction of any structure) within the district (see Section 39, Site Plan Review, of the Kaufman Zoning Ordinance). Development standards for each building site shall be in accordance with this and any other applicable section of the Kaufman Zoning Ordinance, and shall be clearly shown on the site plan. Additional supporting information may be required by the City prior to consideration and approval of the site plan.
- (2) Landscape Plan and Facade Plan Review:** Detailed landscape plans, building elevations, and floor plans shall be submitted for review and approval along with the site plan. The landscape plans, building elevations, and floor plans shall clearly show all details relating to the distribution of landscaping and specific plant species, quantities, and sizes; architectural materials and details for each facade; and dimensions of buildings, building openings, distribution of unit types, and arrangement of uses across each floor. The plans shall also demonstrate how the site meets the landscaping and architectural requirements of the PD and Kaufman Zoning Ordinance requirements, as applicable.
- (3) Construction Plan and Final Plat Review:** After approval of the site plan and associated landscape plans, building elevations, and floor plans, the development will be subject to construction/civil plan review and approval and final plat approval in accordance with the City's current development policies and procedures. No building permit shall be issued until all required plans/plats are properly reviewed and approved, and no certificate of occupancy shall be issued until all construction and improvements conform to the approved site plat, building plans, etc.
- (4) Modifications:** Any modifications to the site plan and associated landscaping/building plans, construction plans, or final plat shall require City approval. Whether the change can be processed as a minor modification (staff

Exhibit B – Planned Development Standards

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approval) or major modification (consideration by the Planning & Zoning Commission and the City Council) shall follow the procedures as outlined in the City's adopted zoning and subdivision regulations, as amended.

F. SPECIAL REQUIREMENTS:

(1) Design Criteria:

- a. **Power/Utility Lines** - New utility service lines (including, but not limited to, those for electricity, telephone, cable, etc.) shall be placed underground, in accordance with Section 3.8 of the Subdivision Ordinance, as amended.

- b. **Architectural Design:**

The purpose of this section is not to require all structures and development projects within the district to be identical in appearance or design, but to ensure compatibility among the various development projects within the district, and to ensure a harmonious, visually pleasing, high-quality appearance for the overall district as a whole.

- 1. The architectural standards shall aim to achieve the following objectives:

- (1) Architectural compatibility and harmonious appearance of structures throughout the district;
 - (2) Human scale design and perception;
 - (3) Integration of uses and physical design elements;

- 2. All building materials shall be established on architectural elevations and supporting information, and shall be subject to City review and approval (or disapproval) with the final site plan.

- c. **Building Placement/Orientation** - Any building within one hundred feet (100') of a public right-of-way shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.

(2) Other Regulations:

Any requirements not specifically addressed herein shall be as stated in the MF-2 section and other applicable sections of the Kaufman Zoning Ordinance O-02-07, as amended, and/or within the City's Code of Ordinances, as amended.

ORDINANCE O-32-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-02-07, AS AMENDED, AND CHAPTER 118, "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, COLLECTIVELY "THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP" OF THE CITY IN ORDER TO CHANGE THE ZONING CLASSIFICATION ON AN APPROXIMATE 10.00 ACRE TRACT OF LAND (PROPERTY ID 225369) FROM PLANNED DEVELOPMENT-17R-MF-2 ("PD-17R-MF-2") TO PLANNED DEVELOPMENT-26 ("PD-26") FOR MULTI-FAMILY RESIDENTIAL AND NEIGHBORHOOD RETAIL SERVICE USES, SUCH PROPERTY BEING GENERALLY LOCATED ON THE SOUTH SIDE OF KINGS FORT PARKWAY AND THE WEST SIDE OF STATE HIGHWAY 34, ON LOT 6 OF BLOCK A OF THE KINGS FORT ADDITION, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND A ZONING MAP AMENDMENT; 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 December, 2023, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to rezone an approximate 10.00 acre tract of land (Property ID 225369) from Planned Development-17R-MF-2 ("PD-17R-MF-2") to Planned Development-26 ("PD-26") for multi-family residential and neighborhood retail service uses, such property being generally located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"); and

WHEREAS, Planned Development-26 includes specific Planned Development Standards, as depicted on **Exhibit "B"**; which is attached hereto and incorporated herein, and reviewed as part of Case No. Z-09-23 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 18th day of December, 2023, the City Council held a public hearing for the proposed request to rezone the Property from Planned Development-17R-MF-2 ("PD-17R-MF-2") to Planned Development-26 ("PD-26"); and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed Planned Development-26 ("PD-26") zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council 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 and Future Land Use Plan of the City, and 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-02-07, as amended, and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, Texas, collectively, "The Comprehensive Zoning Ordinance and The Official Zoning Map", are hereby amended to reflect the change in zoning for an approximate 10.00 acre tract of land (Property ID 225369), such property being generally located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"). The Property shall be developed and uses shall be allowed in accordance with specific Planned Development Standards as depicted on **Exhibit "B"**, which is attached hereto and incorporated herein.

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 establishment of the zoning classification of the Property as Planned Development-26, ("PD-26"), thereon.

SECTION 4. CUMULATIVE REPEALER. 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 5. 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 6. 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 7. 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 18th day of December, 2023.

JEFF JORDAN
MAYOR

ATTEST:

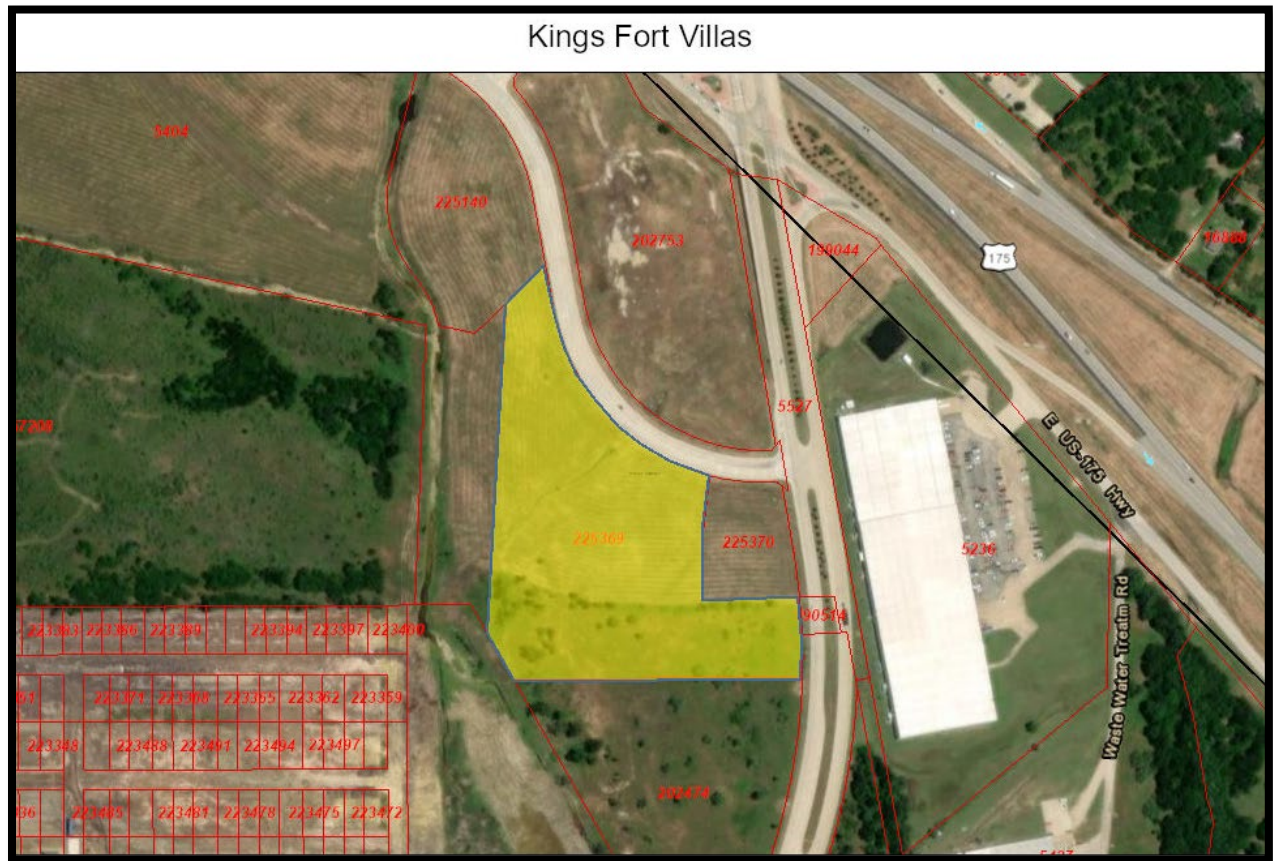
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

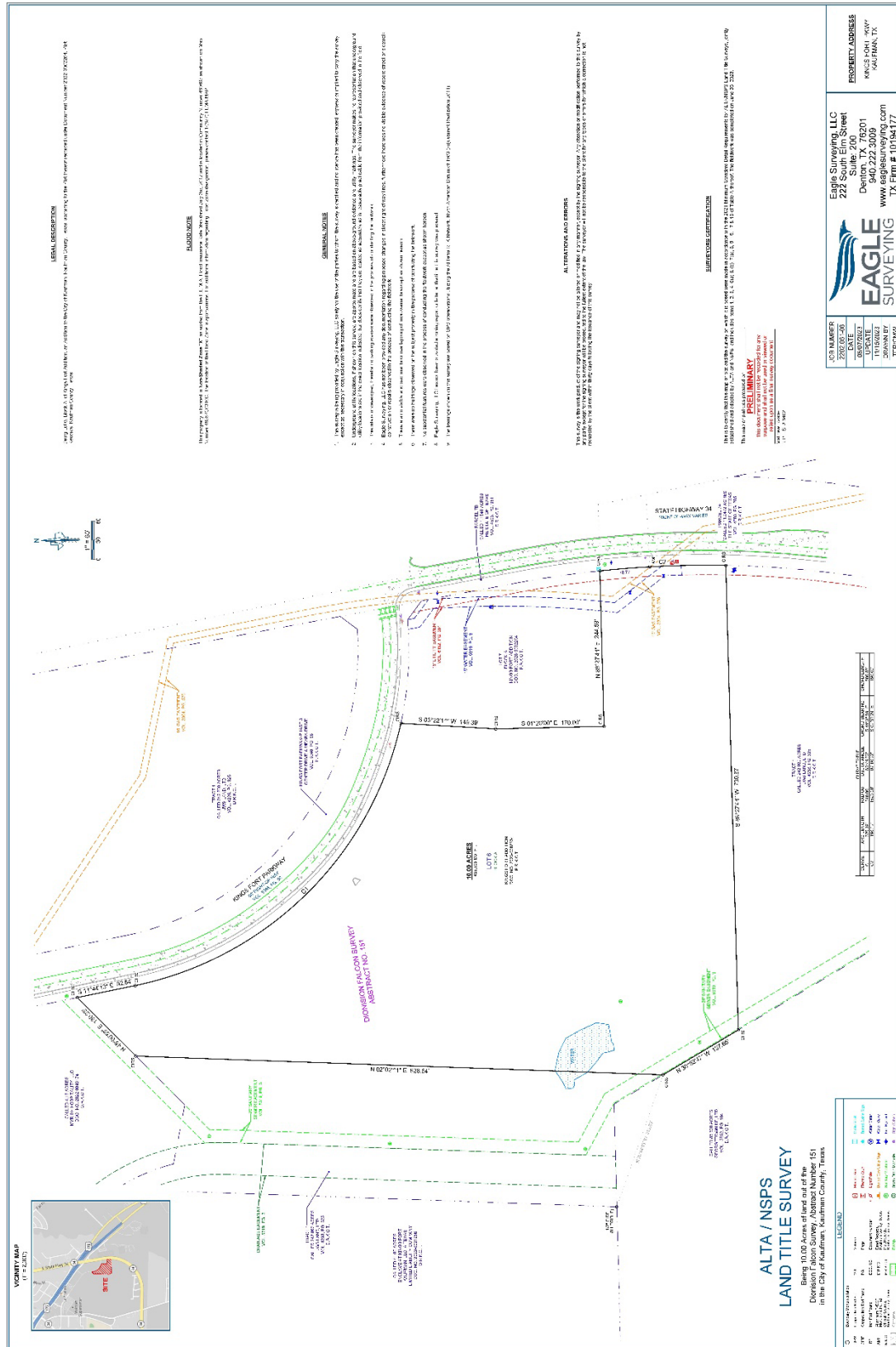
PATRICIA A. ADAMS
CITY ATTORNEY

“Exhibit A” Property Description

Z-09-23
Property ID 225369
Location Map



Z-09-23
Property ID 225369
Survey



“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

PLANNED DEVELOPMENT-26
10.00 acres
Lot 6, Block A, Kings Fort Addition

A. GENERAL PURPOSE, INTENT AND DESCRIPTION:

The PD-26 district is intended to establish a sustainable, high-quality, mixed-use development with a strong neighborhood character, including predominantly multi-family residential uses with a ground-floor retail component. The district provides development standards which will help to ensure that the land uses will be developed in a cohesive, integrated, and visually appealing manner, while providing for some relief from some of the typical zoning requirements, where appropriate, in order to provide for the desired quality and arrangement of the development.

B. PERMITTED USES:

- (1) Uses permitted in the “MF-2” Multi-Family Residential-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.
- (2) Uses permitted in the “LR” Local (Neighborhood) Retail zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended, with the following exceptions:
 - a. The following use is permitted by right: Health, fitness, or sports club (indoors only)
 - b. The following use is permitted subject to approval of a Specific Use Permit: Alcoholic beverage sales in conjunction with a restaurant
 - c. The following uses are not permitted: Assisted living facilities; appliance, tool, or furniture rental (indoors); auto parts and accessory sales (indoor); auto repair, minor (paint less, dent repair & accessory install); car wash (attended); convenience store with gasoline sales; laboratory, scientific or research; motor fuel service station
- (3) New and Unlisted Uses - It is recognized that new unanticipated types of land uses (or land uses which are so dissimilar to any of those listed as to cause uncertainty in interpretation) may seek to be located in the district. Any land use which is not listed in the Use Charts shall be referred to the Planning & Zoning Commission and City Council for interpretation in accordance with the procedures set forth in the "Classification of New and Unlisted Uses" section of the Kaufman Zoning Ordinance.
- (4) Nuisance/Noxious Uses - Land uses which are deemed to be a hazard or a nuisance to the public (i.e., due to the presence/creation of unpleasant or noxious odors, noise, vibration, glare or other phenomenon that is inherent to the normal operation of the business/use) shall not be permitted within the district. The City Council has the authority, at its own discretion, to require the elimination of any of the above phenomena, or the removal of the

“Exhibit B” Planned Development Standards

Exhibit “B” PD-26 Development Regulations

business/use, which produces a public hazard or nuisance.

C. MAXIMUM HEIGHT REGULATIONS:

60 feet, or four (4) stories.

D. AREA AND OTHER REGULATIONS:

(1) Area and Setback Requirements:

The development shall adhere to the area and setback regulations permitted in the MF-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(2) Commercial Component:

The commercial space shall be configured in the following manner:

- a. Located on the ground floor of the building facing Kings Fort Parkway.
- b. Include a minimum of 7,900 sq. ft. of floor area dedicated to commercial/retail uses.
- c. Include outdoor patio dining areas for the end-cap tenants.

(3) Access:

The site shall include the following access points, as follows:

- a. Full-access point on Kings Fort Parkway.
- b. Right-in/right-out access point on Kings Fort Parkway.
- c. Right-in/right-out access point on SH 34.
- d. Stub to the property to the south to provide for future full access to SH 34 at an existing median opening through the property to the south.
- e. Open Access - To provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not be gated.

(4) Internal Street:

The development shall provide a new internal, north-south public street extending from Kings Fort Parkway and stubbing to the property to the south, where a future connection to SH 34 at an existing median opening will be

“Exhibit B” Planned Development Standards

Exhibit “B” PD-26 Development Regulations

provided when the property to the south develops. This internal street shall be designed like a traditional urban street with parallel parking along the majority of its length, sidewalks along both sides (adjacent to the parking spaces), and street trees to break up the areas of parallel parking. In order to meet the minimum parking requirements, some of the spaces may be configured to be head-in, as long as parallel parking spaces are provided on both sides of the street and for a total of at least fifty percent (50%) of the street length as calculated on both sides.

(5) Parking and Loading Requirements:

- e. Parking Requirements - parking requirements shall be as follows:
 - ii. One-and-a-half (1.5) spaces for each one-bedroom unit
 - iii. Two (2) spaces for each two-bedroom unit
 - iv. Two-and-a-half (2.5) spaces for each three-bedroom unit
 - v. One (1) parking space per 200 sq. ft. of retail/commercial space
- f. No boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property.
- g. Dedicated loading areas for the commercial businesses located out of the fire lane shall be provided.
- h. All parking spaces shall meet the minimum dimensional requirements as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(6) Paving in Vehicular and Pedestrian Circulation Areas:

All paving in vehicular and pedestrian circulation areas (e.g., streets, drive aisles, parking areas, fire lanes, loading areas, sidewalks, trails, etc.) shall be reinforced concrete, and in accordance with the City's paving design standards, as may be amended.

(7) Landscaping Requirements:

- a. Minimum Usable Open Space (Pervious Surface) Area - Twenty percent (20%) of total lot area, not including the off-site park land area to the west.
- b. Minimum Landscaped (Pervious Surface) Area - Ten percent (10%) of total lot area.
- c. Front Landscape Buffer Area - Minimum ten feet (10') along Kings Fort Parkway and SH 34, as measured from front property line (i.e., maximum future right-of-way line for the street) and excluding any portion of a building/structure for any parking area pavement; may

“Exhibit B” Planned Development Standards

Exhibit “B”

PD-26 Development Regulations

include sidewalks, turf, ground cover, trees, shrubs, decorative landscape features, etc., and may be crossed by vehicular driveways entering the property. In addition, large shade trees (minimum four-inch (4”) caliper) shall be planted at 50-foot centers within the front yard buffer area.

- d. Side/Rear Landscape Buffer Area – A landscaped buffer yard with a minimum width of ten feet (10') shall be provided along any side or rear property line, with the exception of the future park land parcel to the west. The buffer yard shall include a mixture of small ornamental and large shade trees. The large shade trees (minimum four-inch (4”) caliper) shall be planted at 50-foot centers within any side/rear buffer area, with the exception of the park land parcel to the west.
- e. Interior Parking Lot Landscaping Islands - A landscaped island (nine foot (9') minimum width) is required at the end of each bay (i.e., row) of parking spaces, and shall be placed such that bays of parking spaces do not exceed twenty-four (24) spaces in length; one (1) large shade tree shall be placed within each landscaped island such that the minimum distance from the center point of the tree is at least four feet (4') from any curb or paved surface. All other interior parking lot landscaping shall conform to Section 36.6 of the Kaufman Zoning Ordinance.
- f. Shrub Screening of Parking Areas – Adjacent to all parking and driving areas, a row of shrubs shall be planted of adequate distribution and height to provide full screening of the parking and maneuvering areas from surrounding streets and adjacent properties.
- g. Building Foundation Landscaping – Landscaping shall be provided around the foundation of each building, which shall include a mixture of shrubs, groundcovers, grasses, and small trees.
- h. Off-Site Landscaping – The park land parcel to the west shall be planted with grass and include a mixture of shade trees, small ornamental trees, shrubs, and other plantings along the 10-foot-wide public use trail. The developer shall receive credit towards their park fees for the installation of these improvements.
- h. All landscaped areas are to be maintained in a clean, living and growing condition at all times, and shall be equipped/irrigated with an automatic, underground irrigation system.
- i. Other landscaping provisions to be as required in the Kaufman Zoning Ordinance O-02-07, as amended, and in any other applicable City code or ordinance.

“Exhibit B” Planned Development Standards

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(8) Amenities, Sidewalks, and Trails:

- a. Indoor amenities for the multi-family residential development, including the leasing office, mail center, fitness center, community room, etc., shall be incorporated into the ground floor of one of the buildings.
- b. An open-air plaza with seating; fenced dog run with seating; and BBQ area with seating/tables/grilling stations; and various other outdoor seating areas shall be provided throughout the development for use by the residents. The BBQ area shall be allowed to be installed off-site on the future park land parcel to the west.
- c. Patio dining areas shall be provided for each commercial end cap.
- d. An internal pedestrian sidewalk system shall be provided throughout the development to connect building entrances, parking areas, and amenities, as well as provide connections to existing perimeter sidewalks along Kings Fort Parkway and SH 34, as well as surrounding trails. The sidewalks shall be at least five feet (5') in width and constructed of concrete.
- e. A public use trail at least ten feet (10') in width and constructed of concrete shall be installed by the developer through the off-site park land parcel to the west. Sidewalk/trail connections from the development to this trail shall be made at regular intervals. The trail shall be amenitized with seating areas, trash receptacles, and landscaping at regular intervals. The trail and associated amenities shall be made open to the public. The developer shall receive credit towards their park fees for the installation of these improvements.

(9) Architectural Requirements:

- a. Minimum forty percent (40%) brick & stone per building elevation. Stucco, EIFS, or hardi-plank siding materials may be used for the remaining materials. Metal and wood (or wood-look materials) may be used as accent materials. Stucco and hardi-plank should only be used on surfaces eight (8) feet above grade and/or in recessed patio and balcony areas.
- b. The buildings shall employ wall plane recesses and projections at regular intervals on all elevations.
- c. The top portions of the buildings shall be accentuated with vertical articulations at regular intervals, cornice treatments, parapets, or other architectural details.
- d. The buildings may include a mix of flat-roof and sloped-roof designs.

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The flat-roof portions shall include parapet walls.

- e. Windows, false windows, shutters, or brick inlays shall be used on all elevations to break up areas of blank wall and provide for four-sided architecture. These treatments shall be of similar size/proportion and style to provide a sense of uniformity throughout the development.
- f. All residential units shall include patios or balconies of adequate size to provide usable outdoor living space for each unit.
- g. Ground-floor residential and commercial units shall include storefront window designs to provide for an inviting appearance and awnings to provide shade and cover from the elements.
- h. To provide for a traditional residential neighborhood character, architectural details shall be provided, which could include horizontal banding, window treatments (sills and headers, shutters, windowpane systems, etc.), cornice treatments, foundation/base accentuation, tower elements at building corners, etc.

(10) Lighting Requirements:

Lighting shall be in accordance with the City's code of Ordinances, as amended. Lighting fixtures shall be of a type that can be oriented downward or upon building facades, and shall not produce light overspill onto adjacent properties or public rights-of-way. Adequate lighting for safety and security at nighttime shall be provided, but the amount of lighting shall not be excessive such that it produces a "glowing" effect that would detract from the community's peaceful setting. Special types of lighting (such as for holidays and festivals) shall be allowed and encouraged within the district.

(11) Screening:

- a. Dumpster Screening (including dumpsters and other solid waste facilities such as trash compactors, recycling containers/compactors, etc.) - All free-standing solid waste facilities shall be screened from view from any public street and any adjacent residential zoning district by a six foot (6') tall masonry wall (same colors and materials as main building) on at least three (3) sides, with securable gates for access (unless screened from public views by a building). Solid waste facilities that are attached to the main building (i.e., trash/recycling compactors, etc.) Shall be effectively screened from view of any public street and any adjacent residential district with strategic placement of tall evergreen shrubs (six foot (6') height and seventy-five percent (75%) opacity within three (3) years of initial planting/installation) and large shade trees.

“Exhibit B” Planned Development Standards

Exhibit “B” PD-26 Development Regulations

- b. Mechanical Equipment Screening - All mechanical equipment and satellite dishes (including rooftop- and ground-mounted) shall be screened from view of any public street by architecturally integrated facade extensions, parapet or "wing" walls, a living screen, or by some other device/means that is approved by the City.
- c. Perimeter Screening and Amenity Fencing - To provide for a pedestrian-friendly, mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not include perimeter screening or fencing, with the following exceptions:
 - i. Screening may be installed adjacent to the commercial property to the east, particularly to provide screening from the back end of commercial uses, which commonly include loading areas, dumpsters, etc.
 - ii. Open-style decorative metal fencing may be installed around certain amenities that require security and separation, such as the dog park and the commercial patio areas.

(12) Signage:

- a. Small free-standing signs for on-site directional or movement control purposes shall be allowed to be placed within the complex, but not within public right-of-way. The maximum size of on-site directional signs shall be six (6) square feet per side.
- b. Address and building designation signs with proper illumination for legible at night shall be allowed to be placed on each building.
- b. Monument Signs - One (1) monument-style sign per direct access point on Kings Fort Parkway or SH 34 shall be allowed, for a total of three (3) signs – two (2) along Kings Fort Parkway and one (1) along SH 34. The monument signs along Kings Fort Parkway may identify the multi-family development and the commercial users. The monument sign along SH 34 may identify the multi-family development. The monument signs are limited to a maximum of ten feet (10') in height; maximum size of fifty (50) square feet of sign area per sign face; and shall be placed at least ten feet (10') setback from the street right-of-way line and not over any utility lines. The monument signs shall include a masonry base at least two (2) feet tall and with the same colors, architectural style, and materials as the main building.
- c. Commercial Wall Signs – Each commercial tenant shall be allowed one wall sign per façade. The wall signs shall meet the criteria outlined in Section 44.8 of the City of Kaufman Zoning Ordinance O-02-07, as

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Exhibit “B” PD-26 Development Regulations

amended, as applicable to the LR zoning district.

- f. Pole/pylon signs are prohibited.
- g. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.

(13) Outside Storage:

Open storage is prohibited. There shall be no outside storage of materials or outside display of merchandise on the property.

E. APPROVAL REQUIREMENTS:

- (1) **Site Plan Review:** The review and approval of a site plan shall be required prior to the development of any site (or the construction of any structure) within the district (see Section 39, Site Plan Review, of the Kaufman Zoning Ordinance). Development standards for each building site shall be in accordance with this and any other applicable section of the Kaufman Zoning Ordinance, and shall be clearly shown on the site plan. Additional supporting information may be required by the City prior to consideration and approval of the site plan.
- (2) **Landscape Plan and Facade Plan Review:** Detailed landscape plans, building elevations, and floor plans shall be submitted for review and approval along with the site plan. The landscape plans, building elevations, and floor plans shall clearly show all details relating to the distribution of landscaping and specific plant species, quantities, and sizes; architectural materials and details for each facade; and dimensions of buildings, building openings, distribution of unit types, and arrangement of uses across each floor. The plans shall also demonstrate how the site meets the landscaping and architectural requirements of the PD and Kaufman Zoning Ordinance requirements, as applicable.
- (3) **Construction Plan and Final Plat Review:** After approval of the site plan and associated landscape plans, building elevations, and floor plans, the development will be subject to construction/civil plan review and approval and final plat approval in accordance with the City's current development policies and procedures. No building permit shall be issued until all required plans/plats are properly reviewed and approved, and no certificate of occupancy shall be issued until all construction and improvements conform to the approved site plat, building plans, etc.
- (4) **Modifications:** Any modifications to the site plan and associated landscaping/building plans, construction plans, or final plat shall require City approval. Whether the change can be processed as a minor modification (staff

“Exhibit B” Planned Development Standards

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approval) or major modification (consideration by the Planning & Zoning Commission and the City Council) shall follow the procedures as outlined in the City’s adopted zoning and subdivision regulations, as amended.

F. SPECIAL REQUIREMENTS:

(1) Design Criteria:

- a. Power/Utility Lines - New utility service lines (including, but not limited to, those for electricity, telephone, cable, etc.) shall be placed underground, in accordance with Section 3.8 of the Subdivision Ordinance, as amended.

- b. **Architectural Design:**

The purpose of this section is not to require all structures and development projects within the district to be identical in appearance or design, but to ensure compatibility among the various development projects within the district, and to ensure a harmonious, visually pleasing, high-quality appearance for the overall district as a whole.

- 1. The architectural standards shall aim to achieve the following objectives:

- (1) Architectural compatibility and harmonious appearance of structures throughout the district;
 - (2) Human scale design and perception;
 - (3) Integration of uses and physical design elements;

- 2. All building materials shall be established on architectural elevations and supporting information, and shall be subject to City review and approval (or disapproval) with the final site plan.

- c. **Building Placement/Orientation** - Any building within one hundred feet (100') of a public right-of-way shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.

(2) Other Regulations:

Any requirements not specifically addressed herein shall be as stated in the MF-2 section and other applicable sections of the Kaufman Zoning Ordinance O-02-07, as amended, and/or within the City's Code of Ordinances, as amended.



Meeting
Date: 12/18/2023

Date: 12/04/2023

Item #: 10.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Site Plan of Kings Fort Villas** on Lot 6 of Block A of Kings Fort Addition, being approximately 10.00 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy. (Property ID 225369) (Case No: SP-04-23)

BACKGROUND:

See the attached December 5, 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 December 5, 2023, the Planning and Zoning Commission recommended approval, by a vote of 7-0, of the Site Plan of Kings Fort Villas on Lot 6 of Block A of Kings Fort Addition.

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



Planning and Zoning Commission Report

Meeting Date: December 5, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Kings Fort Villas** on Lot 6 of Block A of Kings Fort Addition, being approximately 10.00 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy. (Property ID 225369) (Case No: SP-04-23)

BACKGROUND/SUMMARY:

The subject property consists of 10 acres located on the west side of SH 34 and the south side of Kings Fort Parkway. The property is currently zoned PD-17R-MF-2, which was established in 2018 to accommodate multi-family residential uses on this portion of the larger Kings Fort development. However, a re-zoning request is scheduled to be considered simultaneously with this site plan that will establish a new PD (PD-26) with updated development regulations to accommodate a mix of multi-family residential and neighborhood-scale retail and commercial service uses with some enhanced design standards that fulfills a shared vision by the applicant and City staff for a pedestrian-friendly mixed-use development. A site plan has been prepared for the development, known as Kings Fort Villas, which will provide 240 apartments, 7,914 sq. ft. of neighborhood commercial uses, and associated amenities.

Site Plan:

The site plan includes 240 apartments spread across seven (7) three-story buildings, 7,914 sq. ft. of commercial/retail space on the ground floor of the building facing Kings Fort Parkway (which also includes the leasing office and indoor amenities for the apartments), various outdoor amenities, and a new street and parking lot.

To facilitate improved internal circulation and a neighborhood-like design, the site will include a new internal north-south public street along the west side of the development, which will extend from Kings Fort Parkway and stub to the south property line, where future connection can be made to SH 34 at an existing median opening. This street will include a mixture of parallel parking and head-in parking spaces, street trees, and sidewalks on both sides, with the buildings placed close to the street like a traditional urban streetscape.

In addition to this new street (which will provide full access to Kings Fort Parkway), the development will include right-in/right-out access points on Kings Fort Parkway and SH 34. The development will also not be gated in order to provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments.

In addition to the new street, full internal circulation will be provided by a 26' fire lane along the southern portion of the property, which connects the internal street to a right-in/right-out access

point on SH 34, a 26' fire lane around the mixed-use building, and a series of 24' access drives on the interior of the site, where the bulk of the parking is located. 488 parking spaces will be provided, which meets the requirements established by the PD-26 zoning, which are as follows:

- One-and-a-half (1.5) parking spaces for each one-bedroom unit
- Two (2) parking spaces for each two-bedroom unit
- Two-and-a-half (2.5) parking spaces for each three-bedroom unit
- One (1) parking space per 200 sq. ft. of retail/commercial space

Each building will be three (3) stories and range in height from 37' – 42'. The building types are as follows:

- Four (4) Type 1 buildings, which will each include 30,411 sq. ft. and 36 residential units.
- Two (2) Type 2 buildings, which will each include 39,090 sq. ft. and 36 residential units.
- One (1) Type 3 building, which will include a total of 39,030 sq. ft., including 24 residential units on floors 2 & 3, 7,914 sq. ft. of commercial space on floor 1, and 5,116 sq. ft. of leasing/amenity space on floor 1.

96 of the units (or 40%) will be one-bedroom, 112 of the units (or 46.7%) will be two-bedroom, and 32 of the units (or 13.3%) will be three-bedroom. The buildings are designed with enclosed corridors with stairways to provide access to the units.

A pedestrian sidewalk system will provide full circulation around the buildings and throughout the development, providing access from the parking lot to the buildings, to the site amenities, to the perimeter sidewalks along SH 34 and Kings Fort Parkway, and to an off-site trail to be constructed by the developer on the future open space property to the west.

Elevations and Floor Plans

The residential building elevations show a mixture of primarily stone and stucco materials, with metal accents. The stone materials are primarily along the first ground floors of each building, with stone extending up the corridors to break up the area of stucco. The buildings include a mix of beige and grey color schemes, with the beige color on the Type 1 buildings and the grey color scheme on the Type 2 & 3 buildings. A series of building recesses and projections will provide articulation and relief, in addition to abundant windows around all sides of each building, as well as balconies or porches for each residential unit. The tops of the buildings will be accentuated by a mix of building parapets and sloped roofs. The ground floor of the Type 3 building (which will include the commercial and indoor amenity space) will include larger storefront windows, awnings, and dedicated space for tenant signage.

Floor plans have been provided, which show the distribution of the residential units in the different building types, as well as the distribution of the commercial and amenity space on the ground floor of the Type 3 building.

Landscaping, Amenities, and Screening:

The landscape plan shows a solid shrub screen along Kings Fort Parkway, as well as at the ends of the parking rows adjacent to SH 34. In addition, a landscape buffer is provided along Kings Fort Parkway, SH 34, and along the southern and eastern property lines, which will include large shade trees planted every 50', with smaller trees in between. The parking lot islands will also include shade trees, while a mixture of foundation landscaping will be planted around the buildings and amenities, including small trees and shrubs.

Indoor amenities on the ground floor of the Type 3 building will include the residential leasing office, fitness center, community room, and laundry room. In addition, patios will be provided on the sides of the building for the end-cap commercial tenants. Outdoor amenities will include a plaza with seating, a fenced dog park, various benches throughout the development, and a BBQ area with seating and grilling stations. The BBQ area will be located just off-site on the future open space lot to the west. In addition, the developer will construct a 10'-wide off-site public trail on this parcel that will connect to the City's trail system and also include pedestrian connections into the site. The trail will be amenitized with benches, trash receptacles, and landscaping.

In order to provide for a pedestrian-friendly development that is open to the public and provides connection to surrounding developments, the development will not include perimeter screening. However, the dog park and the commercial patio areas will include open-style decorative metal fencing to provide the necessary security and separation for those spaces; the screening around the patios will also include masonry columns.

Signage:

There will be monument signs at each of the three entrances to the development from Kings Fort Parkway and SH 34. In addition, each commercial tenant is allowed one wall sign per façade. As provided in the PD-26 zoning regulations, address and building designation signs with proper illumination are allowed to be placed on each building, while small free-standing signs for directional control are also allowed. Pole/pylon signs are prohibited. All other signage and signage details shall adhere to the Zoning Ordinance regulations, as amended.

Trash Enclosures, Equipment, Lighting, and Outside Storage:

Trash service will be provided by three dumpsters evenly distributed throughout the property. All dumpsters will be screened by 8'-tall masonry enclosures with metal gates. All roof-mounted or ground-mounted mechanical equipment will be screened by evergreen shrubs, while all roof-mounted equipment will be screened by building parapets.

Adequate lighting for safety and security will be provided in accordance with the Zoning Ordinance and the PD-26 zoning regulations, as applicable. There are also notes specifying that open storage is prohibited and that no boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-15-HC (across street)	Vacant land (future convenience store w/ gas station & truck fueling center)
West:	PD-17R-MF-2	Vacant land (future open space)
South:	PD-17R-MF-2	Vacant land
East:	PD-17R-C & LI (across street)	Vacant land; Manufacturing facility (across street)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property for Future Commercial uses, while conceptual plans approved with more recent zoning changes on the property allowed for multi-family residential uses. The requested Planned Development zoning for a mixture of multi-family residential and commercial uses is consistent with the Land Use Plan and the more recent zoning changes allowing multi-family residential uses.

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.

RECOMMENDATION:

The Site Plan is consistent with the proposed PD-26 zoning regulations. Staff recommends approval of the Site Plan for Kings Fort Villas on approximately 10.00 acres located on the west side of SH 34 and the south side of Kings Fort Parkway.

ATTACHMENTS:

Location Map

Exhibit A – Property Description

Exhibit B – Site Plan

Exhibit C – Floor Plans and Elevations

Exhibit D – Landscape Plan

Exhibit E – Trash Enclosure & Monument Sign Details

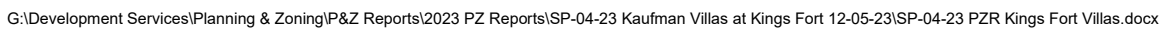
Andrew Bogda, AICP

Director of Development Services

972-932-2216 ext. 117

abogda@kaufmantx.org

Kings Fort Villas



[illegible]

Exhibit A – Property Description/Survey

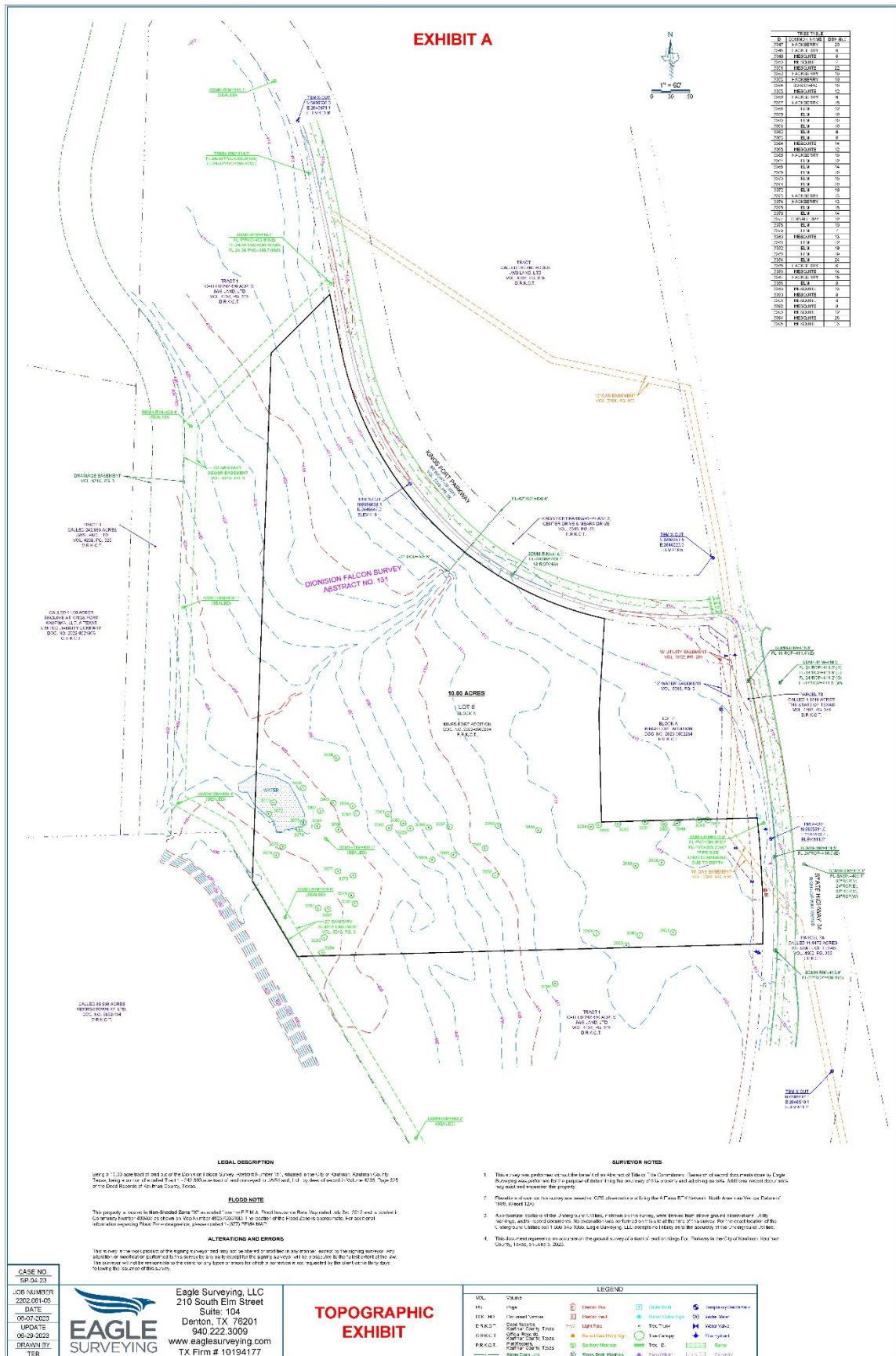


Exhibit B – Site Plan

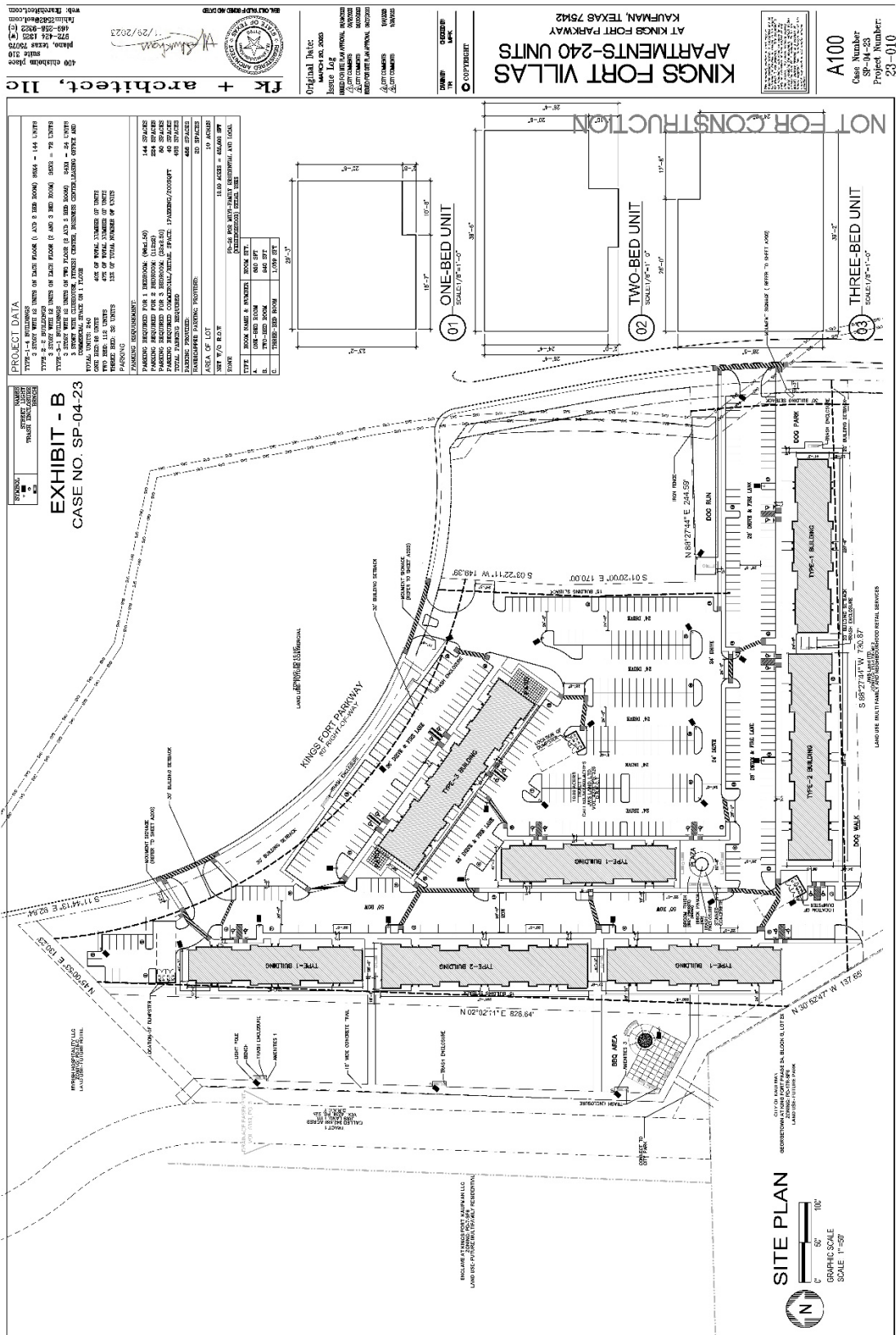


Exhibit B – Site Plan

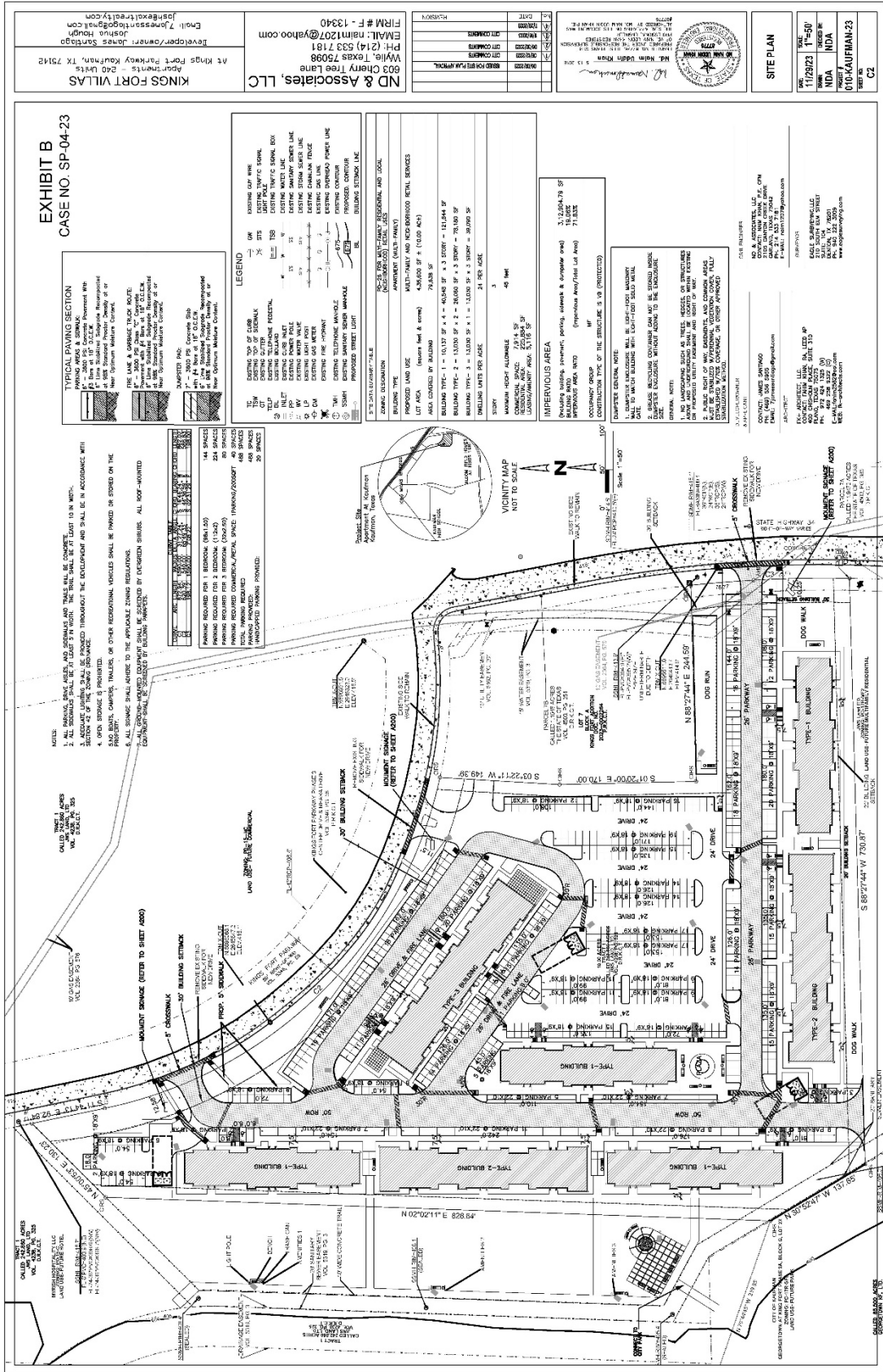


EXHIBIT - C
CASE NO. SP-04-23

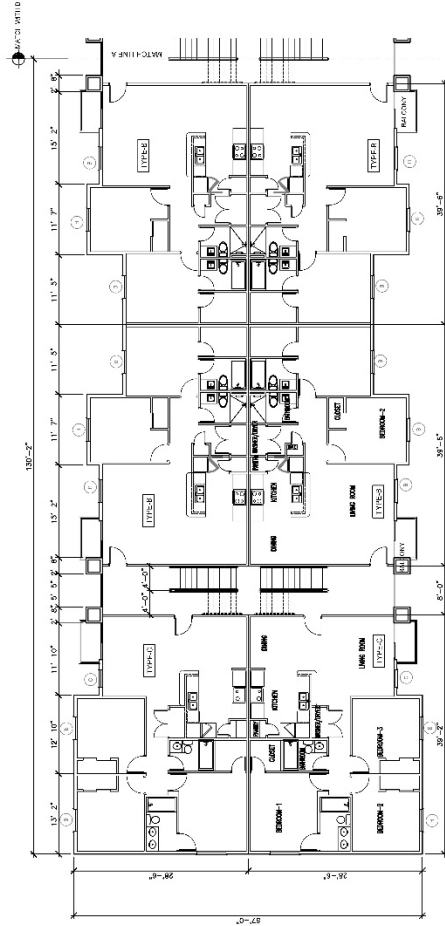
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FLOOR AREA CALCULATION	
UNIT B (TWO BEDROOM)	940 SFT

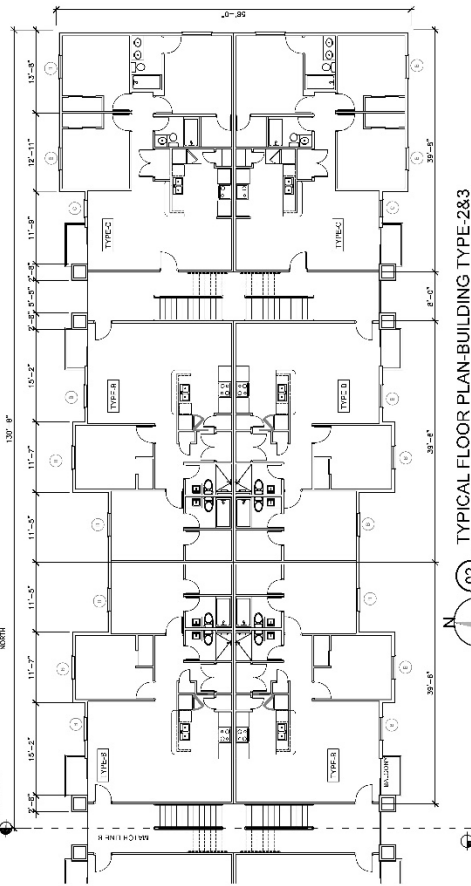
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NOTES:

1. STABS (18) → 11" w/ (10) 21" @ 8.71%
2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS.
3. SEE DETAILS FOR ALL OTHERS. REINFORCEMENT



TYPICAL FLOOR PLAN-BUILDING TYPE-2&3



TYPICAL FLOOR PLAN-BUILDING TYPE-2&3

NOT FOR CONSTRUCTION

Exhibit C – Floor Plans & Elevations

[illegible]



frk + architect, llc 100 chinatown place suite 310 phoenix, texas 75075 phone: 972-424-1252 (*) fax: 972-424-3022 (f) 06/09/2023 info@frkarchitect.com www.frkarchitect.com		frk + architect, llc 100 chinatown place suite 310 phoenix, texas 75075 phone: 972-424-1252 (*) fax: 972-424-3022 (f) 06/09/2023 info@frkarchitect.com www.frkarchitect.com	
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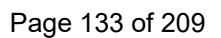


Exhibit D – Landscape Plan

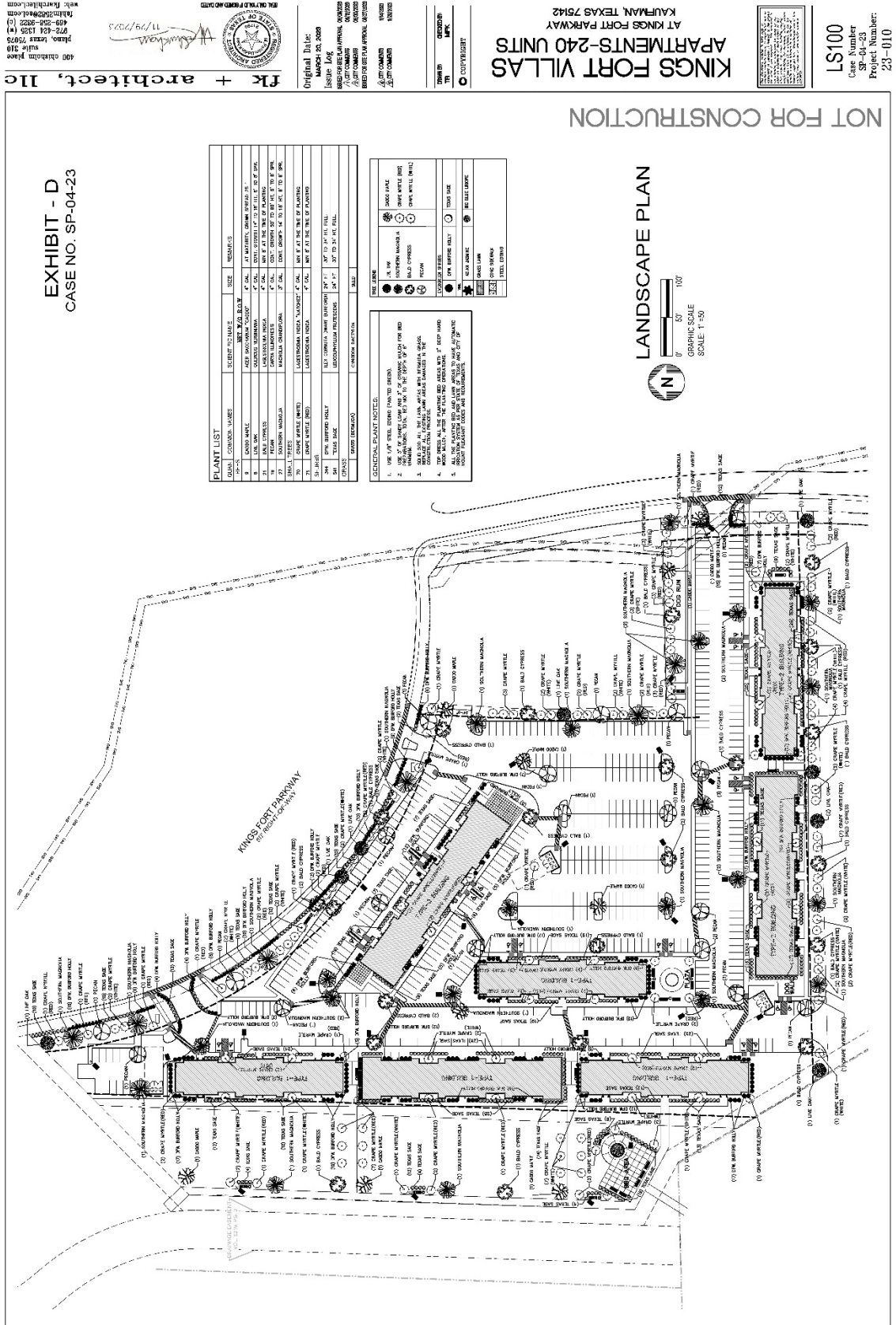
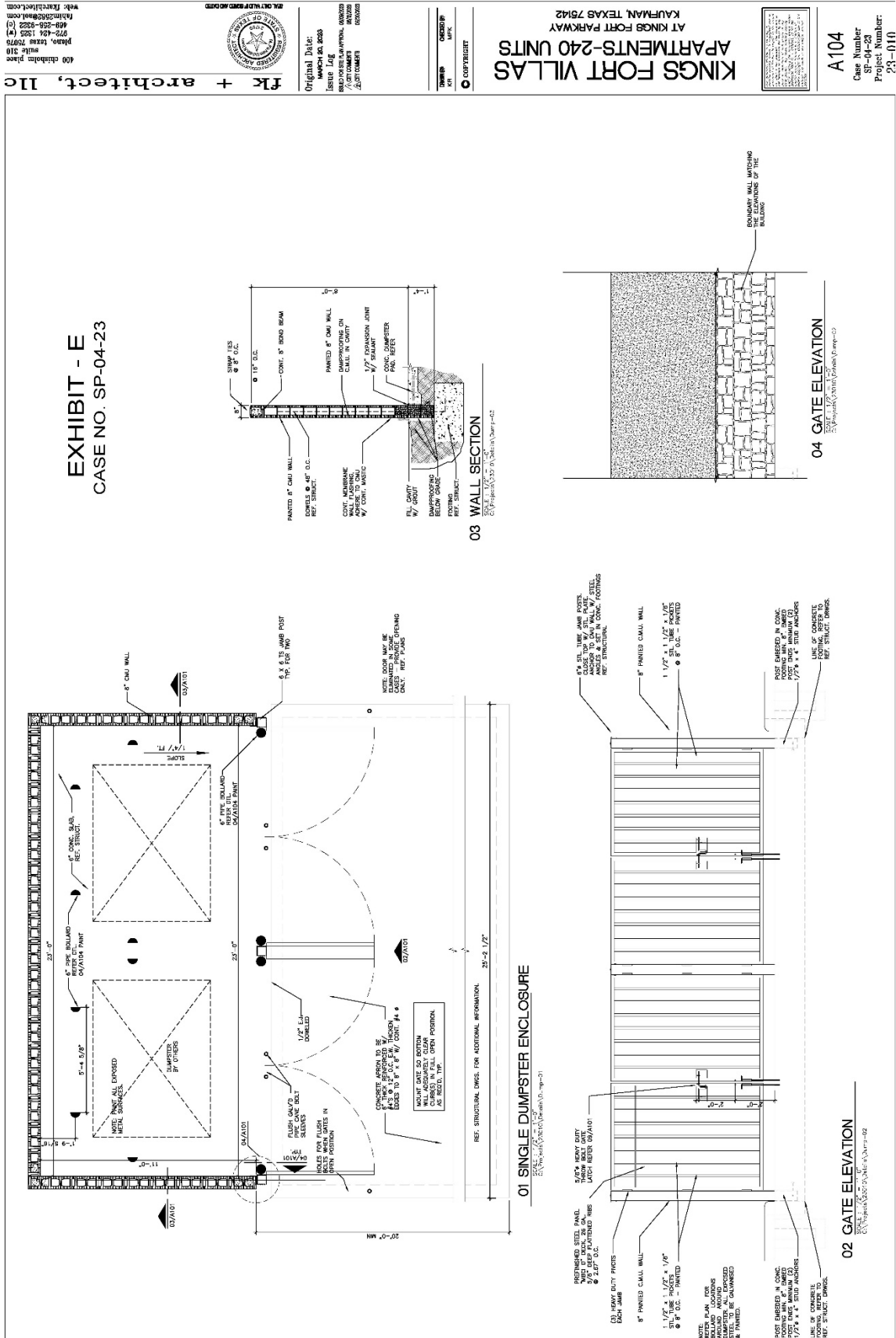


Exhibit E – Trash Enclosure & Monument Sign Details



[illegible][illegible]

NOT FOR CONSTRUCTION



Meeting
Date: 12/18/2023

Date: 12/12/2023

Item #: 11.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-33-23, an ordinance of the City Council of the City of Kaufman, Texas, approving the Final Project and Financing Plan of Tax Increment Reinvestment Zone Number Three, City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, identifying project costs; and providing an effective date. (Highland Meadows)

BACKGROUND:

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-33-23 as presented.

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

ORDINANCE NO. O-33-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF KAUFMAN, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; PROVIDING FOR THE INCORPORATION OF RECITALS; MAKING CERTAIN FINDINGS; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City or the extraterritorial jurisdiction (the “ETJ”) of the municipality as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality or the extraterritorial jurisdiction (the “ETJ”) of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City limits, through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, on November 20, 2023, the City Council of the City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. O-30-23 designating a contiguous geographic area within the City limits as a Reinvestment Zone Number Three, City of Kaufman, Texas (the “Zone”), approved a Preliminary Project and Finance Plan for the Zone, and established a Board of Directors for the Zone; and

WHEREAS, on December 18, 2023, the Board of the Zone approved the *final Project and Finance Plan for Reinvestment Zone Number Three, City of Kaufman, Texas* (the “Project and Finance Plan”), a copy of which is attached hereto and incorporated herein as **Exhibit A**; and

WHEREAS, as authorized by Section 311.011(d), of the Act, on December 18, 2023, the City Council must approve the Project and Finance Plan adopted by the Board, **Exhibit “A”** hereto.

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

SECTION 1. RECITALS INCORPORATED. The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

SECTION 2. PROJECT AND FINANCE PLAN ADOPTED. The City Council has reviewed the proposed Project and Finance Plan, attached and incorporated herein as Exhibit "A", finds that the Project and Finance Plan has been adopted by the Board, that it satisfies all requirements of State Law and the Act, including without limitation Sections 311.011(b) and 311.011(c) of the Act, that the Project and Finance Plan is feasible, and that the Project and Finance Plan complies with the City's Master Plan. Therefore, the City Council hereby adopts the Final Project and Finance Plan as set forth in Exhibit "A" hereto.

SECTION 3. SEVERABILITY CLAUSE. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 4. OPEN MEETINGS. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this 18th day of December 2023.

CITY OF KAUFMAN

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks
City Secretary

APPROVED AS TO FORM:

Patricia Adams
City Attorney

EXHIBIT A

*Project and Finance Plan for Reinvestment Zone Number Three, City of Kaufman,
Texas (“**Project and Finance Plan**”)*

Tax Increment Reinvestment Zone #3

City of Kaufman, Texas

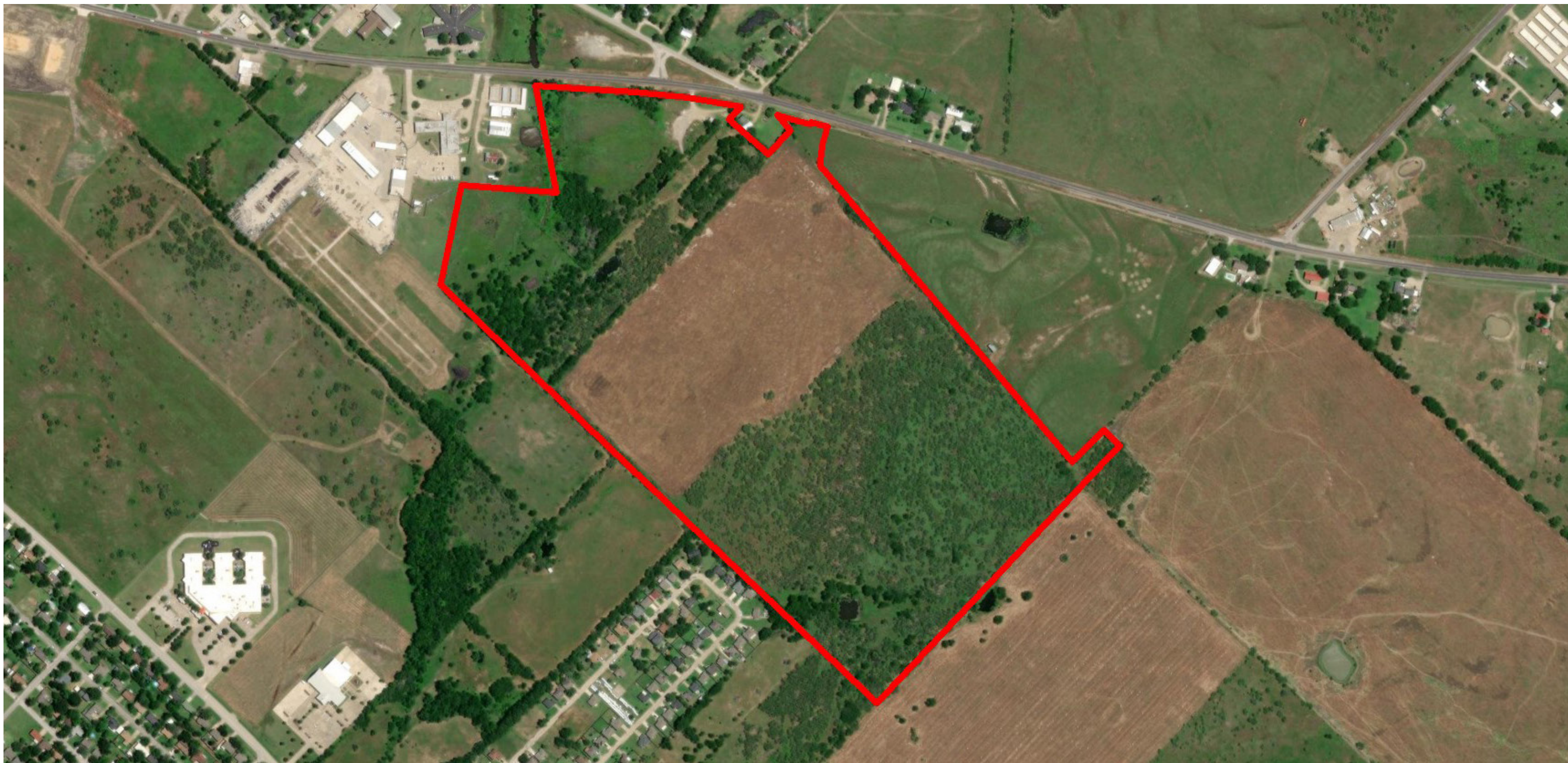


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DISCLAIMER

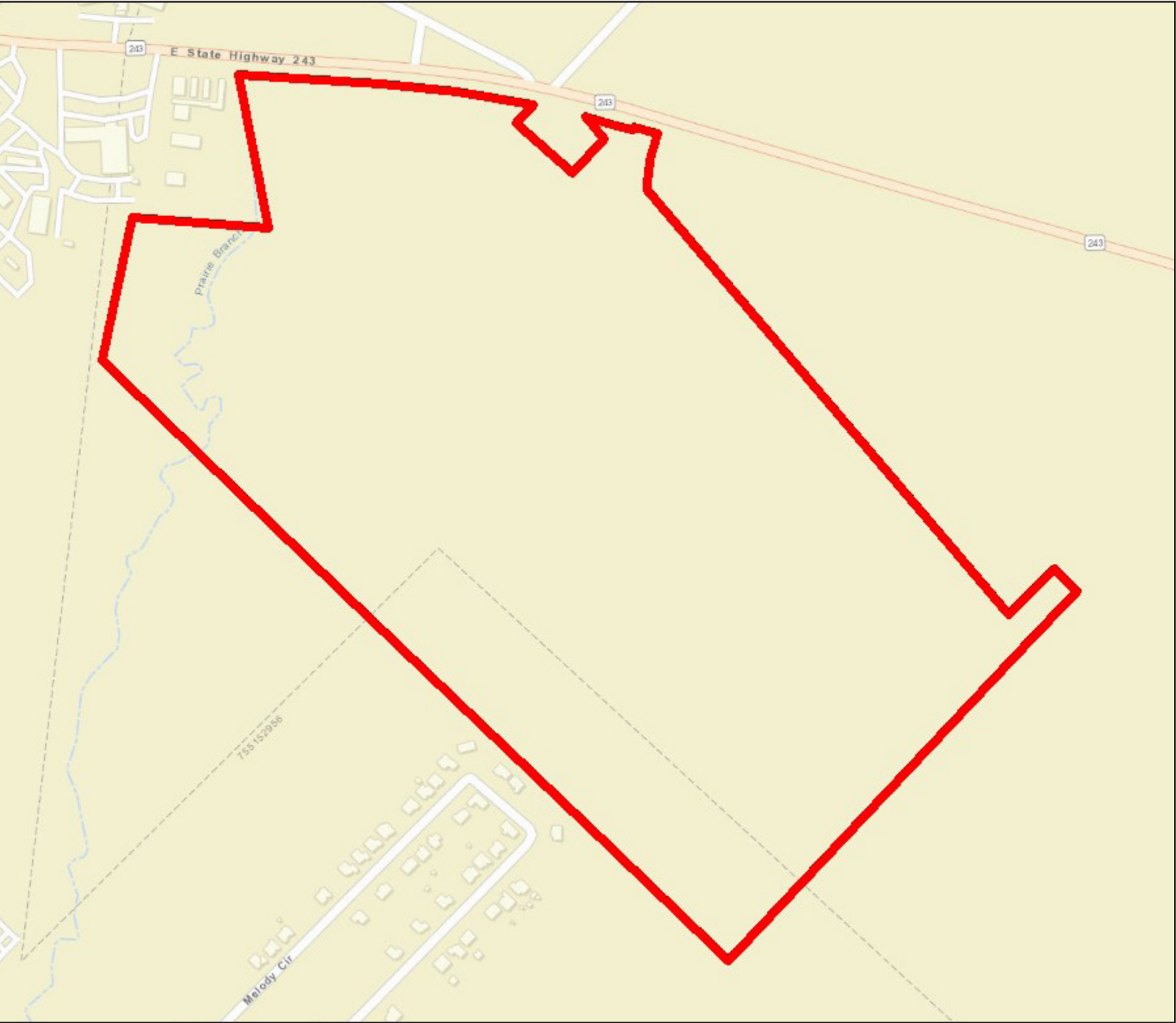
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens





 - TIRZ #3 Boundary

Tax Increment Reinvestment Zone #3, City of Kaufman

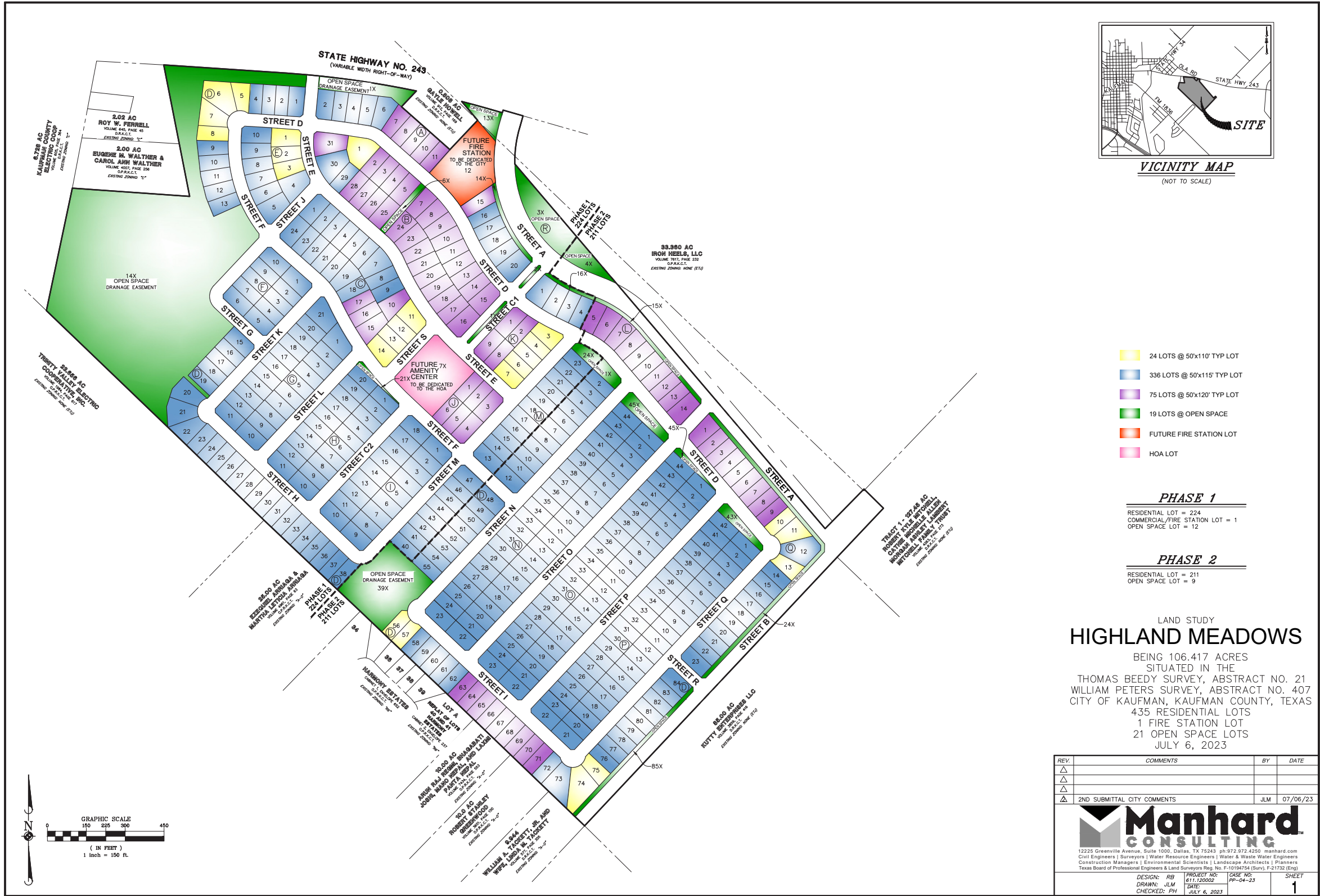
Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On November 20, 2023, the City Council of the City of Kaufman, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, approved an ordinance designating a contiguous geographic area within the City limits as Reinvestment Zone Number Three, City of Kaufman, Texas. The goal of Tax Increment Reinvestment Zone #3 (TIRZ #3) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This project and financing plan outlines the funding of \$24,306,492 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Kaufman. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.

Boundary Description

The TIRZ #3 boundaries include 106.417 contiguous acres located within the City limits of the City of Kaufman. The legal description for the zone is described in detail on the following pages.



Legal Description - 106.417 Acres, Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas

BEING a tract or parcel of land situated in the Thomas Beedy Survey, Abstract No. 21, and the William Peters Survey, Abstract No. 407, Kaufman County, Texas, being all of those parcels described in Deeds to Kaufman One WW, LLC., as recorded in Volume 7853, Page 577, (called 27.208 acres), Volume 7853, Page 589 (called 78.727 acres), and Volume 8069, Page 225, (called 0.491 acre), Deed Records Kaufman County Texas (D.R.K.C.T.), and being more particularly described by metes and bounds to follow;

BEGINNING at a found 3/4-inch iron pipe for the most southerly corner of said Walther 15.00 acre tract and for the southwesterly corner of said Walther 17.084 acre tract, and the southeast corner of a called 6.728 acre tract described in a Warranty Deed to Kaufman County Electric Coop as recorded in Volume 605, Page 364, D.R.K.C.T., and bring in the northeasterly line of a called 23.656 acre tract described in Special Warranty Deed to Trinity Valley Electric Cooperative, Inc. as recorded in Volume 1984, Page 617, D.R.K.C.T.;

THENCE North 11°56'26" East with the west line of said 17.084-acre tract and the east line of said Kaufman County Electric tract, a distance of 483.07 feet to a 3/8-inch iron rod with orange plastic cap stamped "5244" for the southwest corner of a called 2.00-acre tract described in Warranty Deed to Eugene M. Walther and Carol Ann Walther as recorded in Volume 4007, Page 256, D.R.K.C.T.;

THENCE South 85°58'46" East with the south line of said Walther 2.00-acre tract, a distance of 453.80 feet to a 3/8-inch iron rod with orange plastic cap stamped "5244" found for the southeast corner of said Walther 2.00-acre tract;

THENCE North 11°08'58" West with the east line of said Walther tract and a called 2.02 acre tract described in a Warranty Deed to Roy W. Ferrell as recorded in Volume 645, Page 45, D.R.K.C.T., a distance of 517.18 feet to a point for the northeast corner of said Ferrell tract and in the south right-of-way line of State Farm to Market Highway 243 (FM. 243 - a variable width right-of-way), from which a found 3/8-inch iron rod with orange plastic cap stamped "5411" bears South 82°25' West, a distance of 9.6 feet.

THENCE South 86°09'59" East with the north line of said 17.084-acre tract and the south right-of-way line of FM. 243 a distance of 474.13 feet to a found 3-inch brass disk stamped "TXDOT" in concrete for being at the beginning of a non-tangent curve;

THENCE continuing with said right of way and along the arc of said curve to the right, having a central angle of 7°43'25", a radius of 3759.72 feet, an arc distance of 506.82 feet, and a chord of South 82°10'23" East, 506.44 feet to a found 1/2" iron rod at the northwest corner of a called 0.808 acre tract as described in Special Warranty Deed to Gayle Howell as recorded in Volume 912, Page 169, D.R.K.C.T.;

THENCE South 43°27'51" West leaving said right of way and with the northwesterly line of said Howell tract a distance of 83.64 feet to a found 3/8-inch iron rod for the west corner of said Howell 0.808-acre tract;

THENCE South 48°27'57" East with the southwesterly line of said Howell 0.808-acre tract, a distance of 249.41 feet to a 3/8-inch iron rod found for the south corner of said Howell tract and in the northwesterly line of said Walther 78,821-acre tract and in the southeasterly line of said Walther 15.00-acre tract;

THENCE North 43°25'44" East with the northwesterly line of said Kaufman WW One, LLC, 78.821-acre tract and the southeasterly line of said Howell 0.808-acre tract, a distance of 155.84 feet to a found 1/2-inch iron rod for the north corner of said Kaufman WW One, LLC, 78.821-acre tract and being in the southwesterly line of that called 0.491-acre tract described in Special Warranty Deed as recorded in Volume 8069, Page 225, Official Public Records of Kaufman County, Texas, (O.P.R.K.C.T.);

THENCE N 40°23'41" W, a distance of 95.06 feet to a point on the aforesaid right of way line for FM 243, the beginning of a curve;

THENCE easterly with the arc of said curve to the right, having a central angle of 01°34'59", a radius of 3759.72 feet, an arc length of 103.87 feet, and a chord of S 74°47'12" E, 103.87 feet to a found iron rod;

THENCE generally easterly with said right of way line as follows:

S 73°59'43" E, a distance of 59.13 feet to a point for corner;

N 16°00'17" E, a distance of 10.52 to a found TxDOT broken concrete monument;

S 73°59'43" E, a distance of 80.00 feet to a point for corner;

THENCE S 16°00'17" W leaving said right of way line, a distance of 51.94 feet to a point for the beginning of a curve;

THENCE southerly with the arc of said curve, having a central angle of 17°03'15", a radius of 460.00 feet, an arc length of 136.92 feet, and a chord of S 07°28'40" W, 136.42 feet to a point for corner on the most easterly line of the aforesaid Kaufman WW One, LLC tract, same being the southwesterly line of that called 33.307 acre tract described in Warranty Deed with Vendors Lien to Iron Hills, LLC as recorded in Volume 7617, Page 232, O.P.R.K.C.T.;

THENCE South 40°23'41" East with the northeasterly line of said Kaufman WW One, LLC, 78.821-acre tract and the southwesterly line of said Iron Hills tract and near a barbed wire fence line a distance of 1,847.62 to the south corner of a square wood fence corner post found for the common corner of said tracts;

THENCE North 44°29'49" East continuing with the common line for said tracts and near a barbed wire fence, a distance of 213.94 feet to a found 3/4-inch iron pipe for a north corner of said Kaufman WW One, LLC, 78.821 acre tract and being at a West corner of a called 127.45 acre tract as described in General Warrant Deed to Robert Kyle Mitchell, Cathie Michelle Allen, Morgan Ashley Lambert and Mitchell Family Trust as recorded in Volume 4263, Page 273, O.P.R.K.C.T.;

THENCE South 45°30'26" East with a northeasterly line of said Kaufman WW One, LLC, tract and a southwesterly line of said Mitchell Family Trust tract a distance of 105.42 feet to a found 1/2-inch iron rod for a east corner of said Kaufman WW One, LLC. tract and an ell corner of said Mitchell Family Trust tract;

Legal Description (Continued)

THENCE South 43° 23'21" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Mitchell Family Trust tract a distance of 259.91 feet to a found 3/8-inch iron rod for a west corner of said Mitchell Family Trust tract and the north corner of a called 85.00-acre tract described in a Warranty Deed with Vendors Lien to Kutty Enterprises LLC as recorded in Volume 3859, Page 416, O.P.R.K.C.T.;

THENCE South 43° 14'04" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Kutty tract, near a barbed wire fence, a distance of 1422.52 feet to a found 3/4-inch iron pipe fort the south corner of said Kaufman WW One, LLC, tract, being the east corner of a called 9.994-acre tract described in Warranty Deed to William A. Tackett Jr. as recorded in Volume 577, Page 305, D.R.K.C.T.;

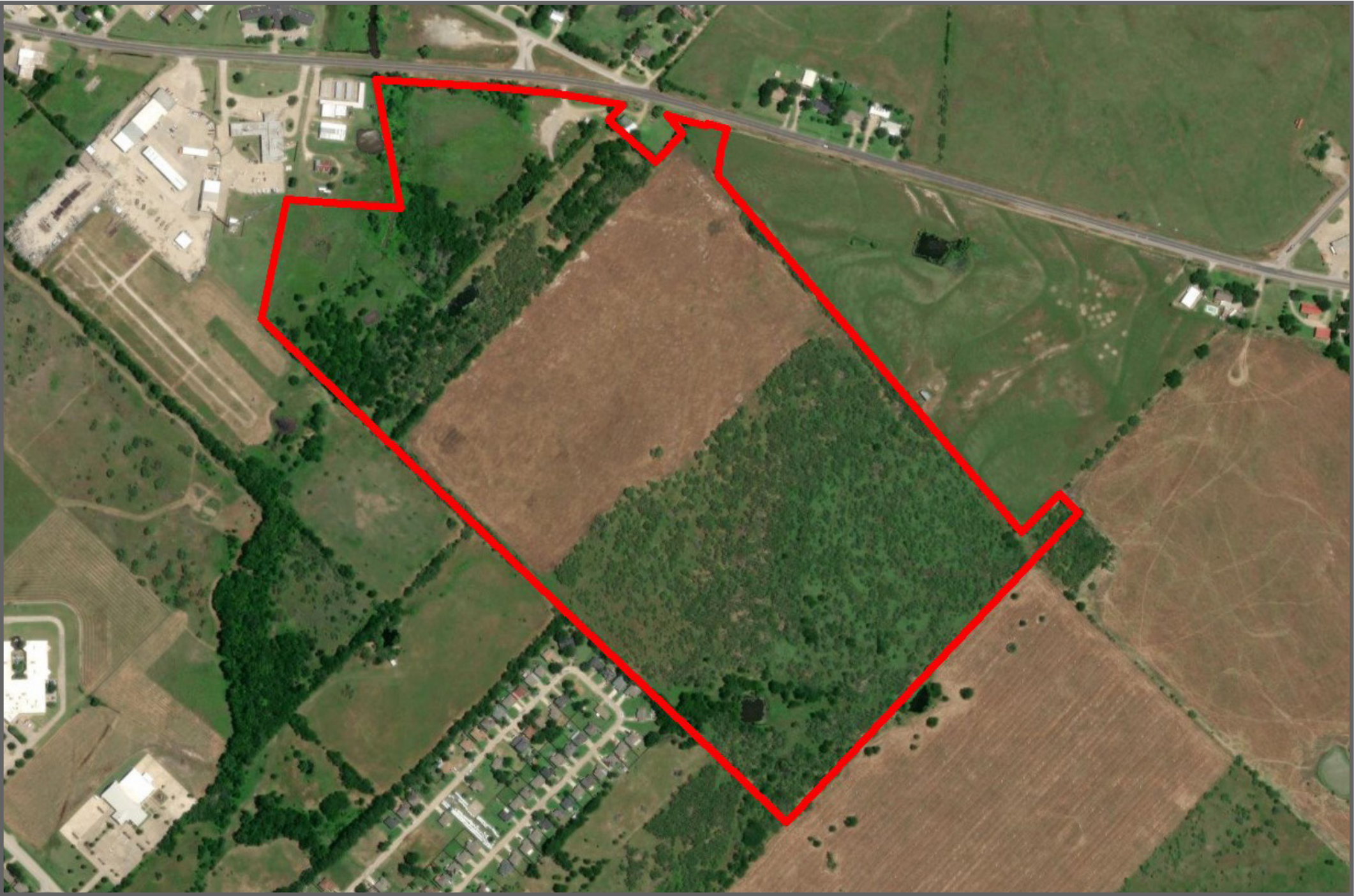
THENCE North 46° 10'42" West with the southwesterly line of said Kaufman WW One, LLC, 78.821-acre tract and the northeasterly line of said Tackett tract, at a distance of 192.15 feet pass a found 3/4-inch iron pipe 0.4 feet south, continuing for a total distance of 593.60 feet to a 1/2-inch iron rod found for the north corner of a called 10.00-acre tract described in Warranty Deed to Joseph Ortillo and Emely Ortillo as recorded in Volume 5222, Page 223, O.P.R.K.C.T., same being the east corner of Harmony Estates, an Addition to Kaufman County as recorded in Cabinet 1, Envelope 652, O.P.R.K.C.T.;

THENCE North 46° 23'06" West with the southwesterly line of said Kaufman WW One, LLC, tract and with the northeasterly line of said Addition, a distance of 604.14 feet to a found 3/8-inch iron rod with orange plastic cap stamped "5244" for the north corner of said Harmony Estates Addition and the east corner of a called 19.0 acre tract described in Warranty Deed to Ezequiel Arriaga and Martha Leicia Arriaga as recorded in Volume 4961, Page 63 O.P.R.K.C.T.

THENCE North 46° 35'57" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Arriaga tract, a distance of 506.28 feet to a found 1-inch iron pipe for the north corner of said Arriaga tract and the east corner the aforesaid Trinity Valley Electric Cooperative 23.656-acre tract;

THENCE North 45° 55'36" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract, a distance of 466.45 feet to a found 1/2-inch iron rod for the west corner of said Kaufman WW One, LLC, 78.821-acre tract and the south corner of said Walther 15.00-acre tract;

THENCE North 46° 11'02" West continuing with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract a distance of 703.76 feet to the POINT OF BEGINNING containing 106.417 acres of land, more or less.



 - TIRZ #3 Boundary

Land Use

The land within the zone is vacant and is well positioned for development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

On March 27, 2023, City Council approved Ordinance O-06-23 which classified the zoning for the property within the zone as Planned Development - 23, “PD-23”. Exhibit B of the ordinance includes the “Highland Meadows Development Standards” which detail the development standards for the property within the TIRZ.

It is not anticipated there will be any changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Current Ownership Information

There are 5 parcels within the boundaries of Tax Increment Reinvestment Zone #3. The majority of the property was annexed in March 2023 by Ordinance O-05-23 and the balance of the property was annexed in July 2023 by Ordinance O-12-23. The 2023 base year taxable value of the property within the zone is \$0, given that the property was in the City’s extraterritorial jurisdiction on January 1, 2023. The base value will be certified by Kaufman Central Appraisal District at a later date.

For further details of parcels included within the TIRZ see Appendix A.

Proposed Development

The TIRZ #3 boundaries contain a planned proposed single family development shown in the site plan below.



Meritage Kaufman - Highland Meadows

TALSON
DESIGN

Landscape Architecture | Urban Planning
Tal Jackson | 214.794.1862
tjackson@talsondesign.com
505 Pecan St. Suite 201 | Fort Worth, TX 76102

Exhibit C1

Concept Site Plan

Job No.: 611.120
Date: MArch 3, 2023

 0 50 100 200
Scale: 1"= 100'-0"

Project and Financing Plan, TIRZ #3

6

Proposed Development

Anticipated Development

The development within the boundaries is anticipated to be a single family development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table below provides an overview of the potential development that DPED estimates will occur during the life of the TIRZ within the boundaries of the TIRZ.

	Initial Delivery Year	Units/SF	Taxable Value PSF/Unit		Incremental Value	
TIRZ 3						
RESIDENTIAL (Single Family)	2026	435	\$	354,690	\$	154,290,150 *
					\$	154,290,150

*2023 Values (No Inflation)

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #3		
Water Facilities and Improvements	\$ 4,375,169	18.0%
Sanitary Sewer Facilities and Improvements	\$ 4,375,169	18.0%
Storm Water Facilities and Improvements	\$ 4,375,169	18.0%
Transit/Parking Improvements	\$ 1,215,325	5.0%
Street and Intersection Improvements	\$ 4,861,298	20.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 2,430,649	10.0%
Economic Development Grants	\$ 2,430,649	10.0%
Administrative Costs	\$ 243,065	1.0%
Total	\$ 24,306,492	100.0%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$24,306,492 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, the City Kaufman will contribute 75% of the maintenance and operations portion of real property increment within the original and expanded bounaries of the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined development. A summary overview of the anticipated development and the anticipated taxable value per unit can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2023 Rates		Participation	
City of Kaufman (M&O)	0.49801530	75%	0.3735115
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.37351148

Personal Property Tax		Participation	
City of Kaufman (M&O)	0.49801530	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.00000000

Sales Tax		Participation	
City of Kaufman Sales Tax	0.0100000	0.00%	0.0000000
City Property Tax Reduction	0.0050000	0.00%	0.0000000
Economic Development	0.0025000	0.00%	0.0000000
Street Maintenance	0.0025000	0.00%	0.0000000
	0.02000000		0.00000000

TIRZ #3 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.49801530	75%	0.3735115
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.3735115

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.49801530	0%	0.0000000
Kaufman County (M&O)	0.27959000	0%	0.0000000
Road and Bridge	0.08250000	0%	0.0000000
Trinity Valley CC	0.11099000	0%	0.0000000
KC ESD #1	0.04250000	0%	0.0000000
Kaufman ISD	1.08480000	0%	0.0000000
	2.09839530		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Economic Development	0.00250000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.02000000		0.0000000

TIRZ 3		Initial Delivery	AREA	REAL PROPERTY		BPP		SALES	
		2026	SF/UNITS	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
	RESIDENTIAL (Single Family)		435	\$	354,690	\$	154,290,150	\$	-
	TOTAL				154,290,150		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Kaufman (M&O)	31.5%	\$ 49,457,473	=	\$ 49,457,473	+	\$ -	+	\$ -
Kaufman County (M&O)	13.7%	\$ 21,407,147	=	\$ 21,407,147	+	\$ -	+	\$ -
Road and Bridge	3.4%	\$ 5,368,739	=	\$ 5,368,739	+	\$ -	+	\$ -
Trinity Valley CC	4.6%	\$ 7,222,743	=	\$ 7,222,743	+	\$ -	+	\$ -
KC ESD #1	1.8%	\$ 2,765,714	=	\$ 2,765,714	+	\$ -		\$ -
Kaufman ISD	45.0%	\$ 70,594,035	=	\$ 70,594,035	+	\$ -	+	\$ -
	100.0%	\$ 156,815,852		\$ 156,815,852		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Kaufman (M&O)	100.0%	\$ 24,306,492	=	\$ 24,306,492	+	\$ -	+	\$ -
Kaufman County (M&O)	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Road and Bridge	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Trinity Valley CC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
KC ESD #1	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Kaufman ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 24,306,492		\$ 24,306,492		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL		SALES	
City of Kaufman (M&O)	19.0%	\$ 25,150,981	=	\$ 25,150,981	+	\$ -	+	\$ -
Kaufman County (M&O)	16.2%	\$ 21,407,147	=	\$ 21,407,147	+	\$ -	+	\$ -
Road and Bridge	4.1%	\$ 5,368,739	=	\$ 5,368,739	+	\$ -	+	\$ -
Trinity Valley CC	5.5%	\$ 7,222,743	=	\$ 7,222,743	+	\$ -	+	\$ -
KC ESD #1	2.1%	\$ 2,765,714	=	\$ 2,765,714	+	\$ -	+	\$ -
Kaufman ISD	53.3%	\$ 70,594,035	=	\$ 70,594,035	+	\$ -	+	\$ -
	100.0%	\$ 132,509,360		\$ 132,509,360		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis - Development Worksheet

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
TOTAL TAX REVENUE																																	
RESIDENTIAL (Single Family)		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
	Cumulative Units	-	-	-	-	48	96	144	192	240	288	336	384	432	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	435	
	Taxable Value Per Unit	-	-	354,690	367,104	379,953	393,251	407,015	421,260	436,005	451,265	467,059	483,406	500,325	517,837	535,961	554,720	574,135	594,229	615,028	636,553	658,833	681,892	705,758	730,460	756,026	782,487	809,874	838,219	867,557	897,922	929,349	
	Taxable Value	-	-	-	-	18,237,734	37,752,110	58,610,150	80,882,008	104,641,097	129,964,243	156,931,823	185,627,928	216,140,519	225,258,947	233,143,010	241,303,015	249,748,621	258,489,822	267,536,966	276,900,760	286,592,287	296,623,017	307,004,822	317,749,991	328,871,241	340,381,734	352,295,095	364,625,423	377,387,313	390,595,869	404,266,724	
REAL PROPERTY																																	
	Taxable Value	-	-	-	-	18,237,734	37,752,110	58,610,150	80,882,008	104,641,097	129,964,243	156,931,823	185,627,928	216,140,519	225,258,947	233,143,010	241,303,015	249,748,621	258,489,822	267,536,966	276,900,760	286,592,287	296,623,017	307,004,822	317,749,991	328,871,241	340,381,734	352,295,095	364,625,423	377,387,313	390,595,869	404,266,724	
City of Kaufman Kaufman County Road and Bridge Trinity Valley CC KC ESD #1 Kaufman ISD		-	-	-	-	138,607	286,916	445,437	614,703	795,272	987,728	1,192,682	1,410,772	1,642,668	1,711,968	1,771,887	1,833,903	1,898,090	1,964,523	2,033,281	2,104,446	2,178,101	2,254,335	2,333,237	2,414,900	2,499,421	2,586,901	2,677,443	2,771,153	2,868,144	2,968,529	3,072,427	GROSS
		-	-	-	-	59,994	124,189	192,803	266,068	344,225	427,528	516,240	610,638	711,012	741,007	766,943	793,786	821,568	850,323	880,084	910,887	942,768	975,765	1,009,917	1,045,264	1,081,848	1,119,713	1,158,903	1,199,464	1,241,446	1,284,896	1,329,868	21,407,147
		-	-	-	-	15,046	31,145	48,353	66,728	86,329	107,221	129,469	153,143	178,316	185,839	192,343	199,075	206,043	213,254	220,718	228,443	236,439	244,714	253,279	262,144	271,319	280,815	290,643	300,816	311,345	322,242	333,520	5,368,739
		-	-	-	-	20,242	41,901	65,051	89,771	116,141	144,247	174,179	206,028	239,894	250,015	258,765	267,822	277,196	286,898	296,939	307,332	318,089	329,222	340,745	352,671	365,014	377,790	391,012	404,698	418,862	433,522	448,696	7,222,743
		-	-	-	-	7,751	16,045	24,909	34,375	44,472	55,235	66,696	78,892	91,860	95,735	99,086	102,554	106,143	109,858	113,703	117,683	121,802	126,065	130,477	135,044	139,770	144,662	149,725	154,966	160,390	166,003	171,813	2,765,714
		-	-	-	-	197,843	409,535	635,803	877,408	1,135,147	1,409,852	1,702,396	2,013,692	2,344,692	2,443,609	2,529,135	2,617,655	2,709,273	2,804,098	2,902,241	3,003,819	3,108,953	3,217,766	3,330,388	3,446,952	3,567,595	3,692,461	3,821,697	3,955,457	4,093,898	4,237,184	4,385,485	70,594,035
Total	-	-	-	-	439,483	909,731	1,412,357	1,949,053	2,521,587	3,131,811	3,781,661	4,473,165	5,208,442	5,428,173	5,618,159	5,814,795	6,018,312	6,228,953	6,446,967	6,672,611	6,906,152	7,147,867	7,398,043	7,656,974	7,924,968	8,202,342	8,489,424	8,786,554	9,094,083	9,412,376	9,741,809	156,815,852	
PERSONAL PROPERTY																																	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Kaufman Kaufman County Road and Bridge Trinity Valley CC KC ESD #1 Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX																																	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
SUMMARY																																	
City of Kaufman Kaufman County Road and Bridge Trinity Valley CC KC ESD #1 Kaufman ISD		-	-	-	-	138,607	286,916	445,437	614,703	795,272	987,728	1,192,682	1,410,772	1,642,668	1,711,968	1,771,887	1,833,903	1,898,090	1,964,523	2,033,281	2,104,446	2,178,101	2,254,335	2,333,237	2,414,900	2,499,421	2,586,901	2,677,443	2,771,153	2,868,144	2,968,529	3,072,427	GROSS
		-	-	-	-	59,994	124,189	192,803	266,068	344,225	427,528	516,240	610,638	711,012	741,007	766,943	793,786	821,568	850,323	880,084	910,887	942,768	975,765	1,009,917	1,045,264	1,081,848	1,119,713	1,158,903	1,199,464	1,241,446	1,284,896	1,329,868	21,407,147
		-	-	-	-	15,046	31,145	48,353	66,728	86,329	107,221	129,469	153,143	178,316	185,839	192,343	199,075	206,043	213,254	220,718	228,443	236,439	244,714	253,279	262,144	271,319	280,815	290,643	300,816	311,345	322,242	333,520	5,368,739
		-	-	-	-	20,242	41,901	65,051	89,771	116,141	144,247	174,179	206,028	239,894	250,015	258,765	267,822	277,196	286,898	296,939	307,332	318,089	329,222	340,745	352,671	365,014	377,790	391,012	404,698	418,862	433,522	448,696	7,222,743
		-	-	-	-	7,751	16,045	24,909	34,375	44,472	55,235	66,696	78,892	91,860	95,735	99,086	102,554	106,143	109,858	113,703	117,683	121,802	126,065	130,477	135,044	139,770	144,662	149,725	154,966	160,390	166,003	171,813	2,765,714
		-	-	-	-	197,843	409,535	635,803	877,408	1,135,147	1,409,852	1,702,396	2,013,692	2,344,692	2,443,609	2,529,135	2,61,																

Financial Feasibility Analysis - Proposed TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

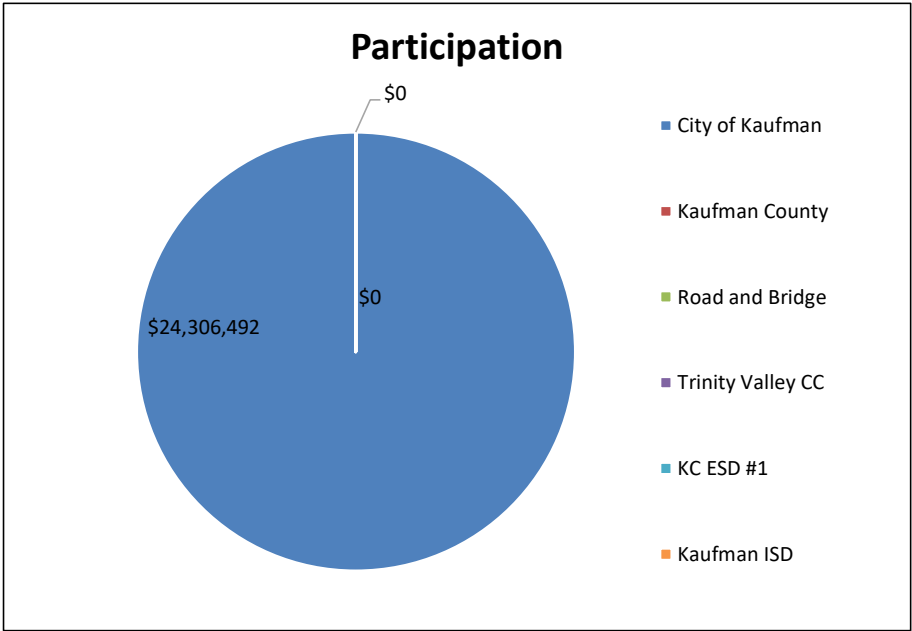
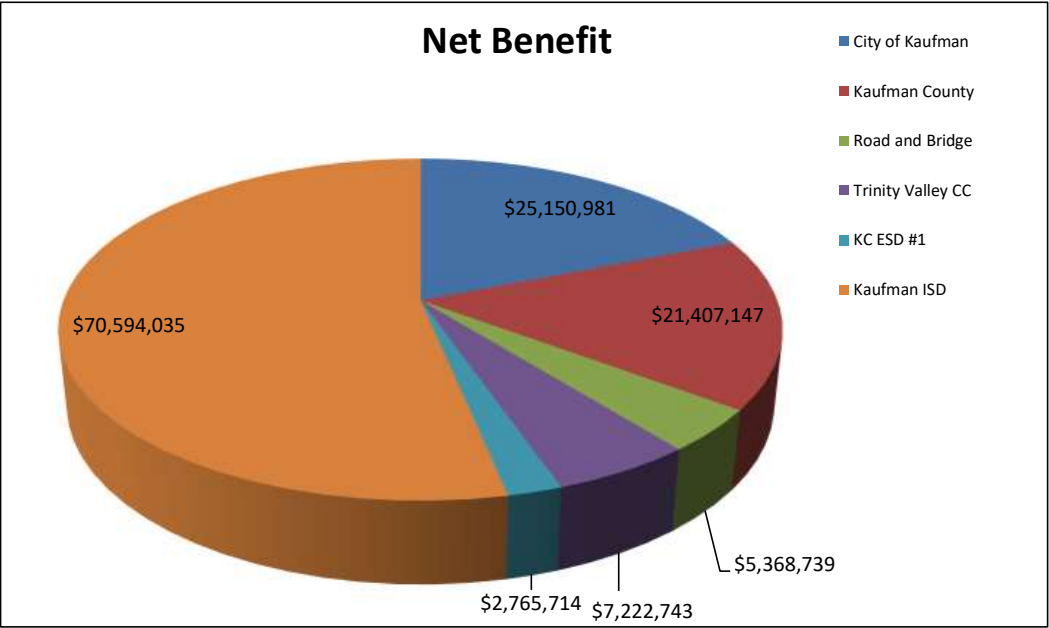
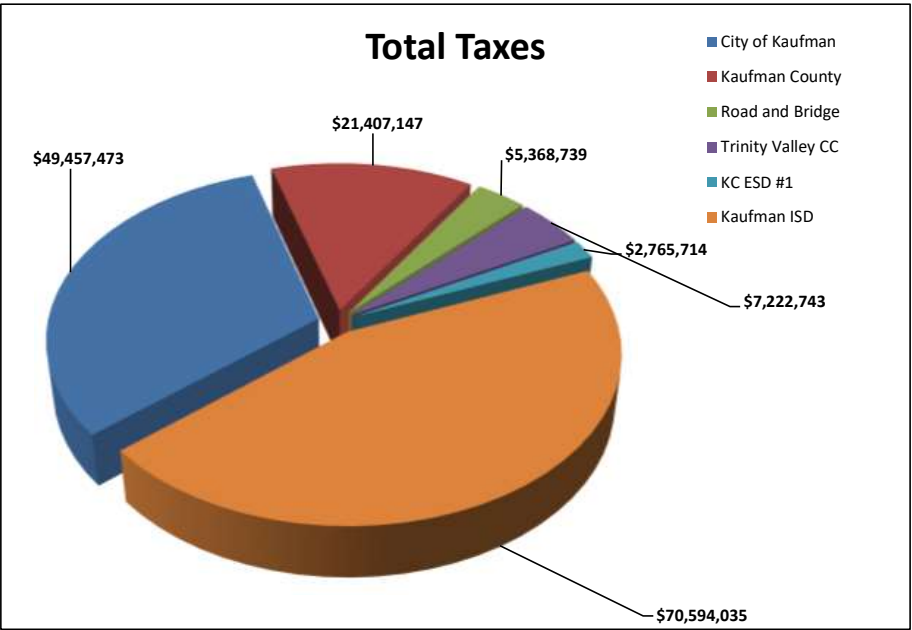
Financial Feasibility Analysis - 100% of Revenue Generated

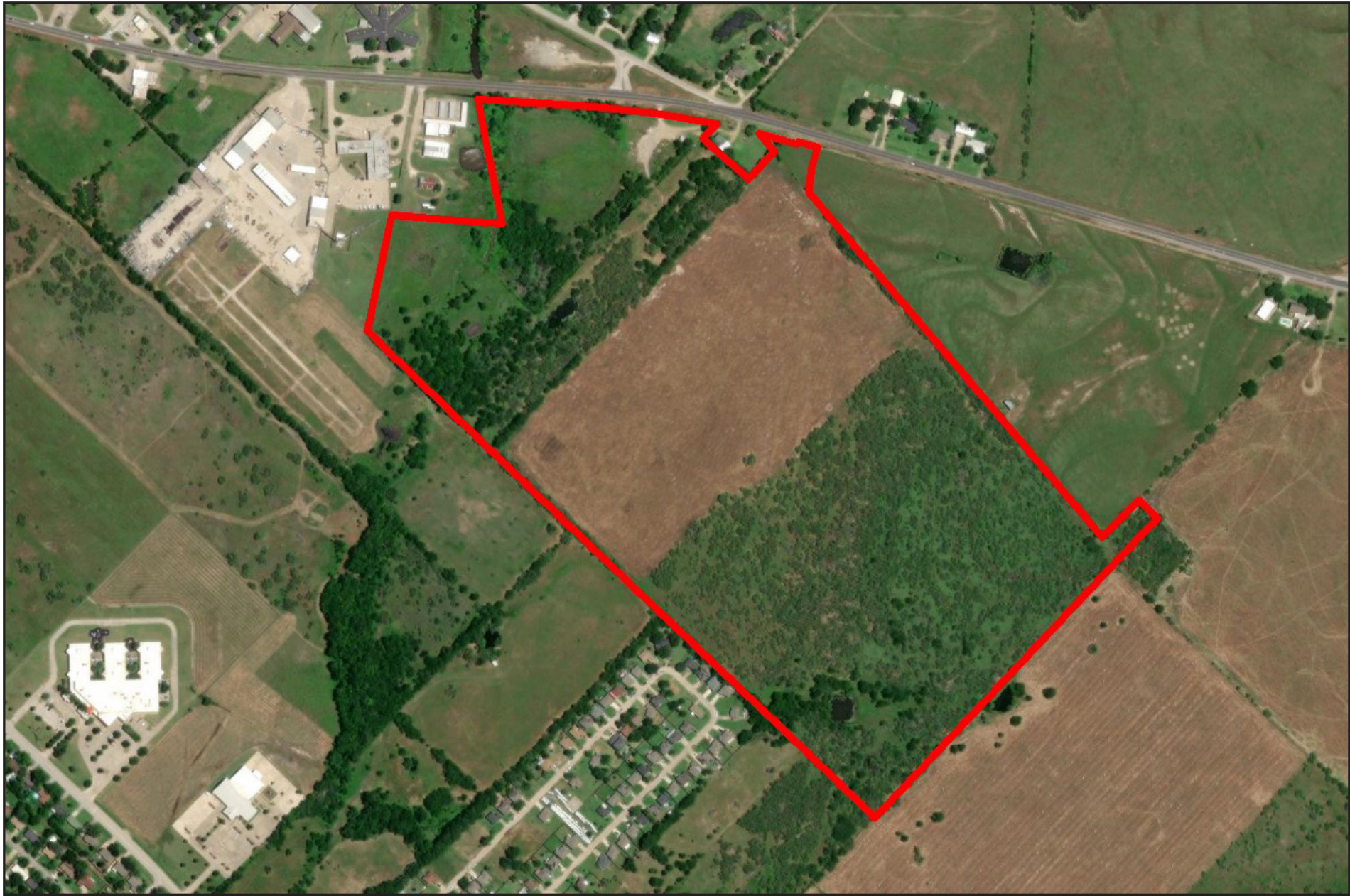
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Revenue	Net Benefit
City of Kaufman	\$49,457,473	\$24,306,492	\$25,150,981
Kaufman County	\$21,407,147	\$0	\$21,407,147
Road and Bridge	\$5,368,739	\$0	\$5,368,739
Trinity Valley CC	\$7,222,743	\$0	\$7,222,743
KC ESD #1	\$2,765,714	\$0	\$2,765,714
Kaufman ISD	\$70,594,035	\$0	\$70,594,035
Total	\$156,815,852	\$24,306,492	\$132,509,360





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #3 in Years:

The TIRZ has a 30 year term and is scheduled to end on December 31, 2053 (with the final year’s tax increment to be collected by September 1, 2054).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

Property ID	Address	Legal Description	Owner Name	Acres	Appraised Value	2023 City of Kaufman Taxable Value
2252	--	T BEEDY, TRACT 305.00; 78.727 ACRES	KAUFMAN ONE WW LLC	78.727	\$ 481,854	\$ -
2267	HWY 243 TX 75139	T BEEDY, 0.5 ACRES	KAUFMAN ONE WW LLC	0.5	\$ 2,779	\$ -
2269	HWY 243 TX 75140	T BEEDY, 24.708 ACRES	KAUFMAN ONE WW LLC	24.708	\$ 231,544	\$ -
2270	HWY 243 TX 75141	T BEEDY, 2.0 ACRES, & GARAGE	KAUFMAN ONE WW LLC	2	\$ 31,946	\$ -
227628	HWY 243 TX 75142	WM PETERS, TRACT 120.01; 0.491 ACRES	KAUFMAN ONE WW LLC	0.491	\$ -	\$ -
				Total	\$ 748,123	\$ -

****2023 Base Value to be verified by Kaufman Central Appaisal District***



Meeting
Date: 12/18/2023

Date: 10/18/2023

Item #: 12.

Dept.: Development
Services

Action Item

SUBJECT:

Consider and take appropriate action on an interlocal cooperation agreement between the City of Kaufman, Texas, and Kaufman County, Texas granting the City of Kaufman exclusive jurisdiction to regulate subdivision plats and to approve related permits in the extraterritorial jurisdiction, and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

Kaufman County is requesting an updated interlocal cooperation agreement with the City of Kaufman relative to the regulation of subdivision plats in the extraterritorial jurisdiction area (ETJ) (one-mile radius area of the City limit line) as well as other items of cooperation between the Development Services Departments of both entities. The County is updating their interlocal agreements with all municipalities and held a forum on October 11, 2023, which was attended by Staff. The new interlocal agreements provide the option for municipalities to regulate subdivision plats within the City's ETJ or for the municipality to let the County handle. The City is opting to continue to regulate subdivision plats in the ETJ.

The current interlocal cooperation agreement relative to the ETJ between the City and Kaufman County was approved on October 13, 2020. Kaufman County adopted their most recent Subdivision and Land Development Regulations on December 23, 2019 and have made multiple amendments every year since, with the most recent amendments being approved on August 8, 2023. In addition, the County's Thoroughfare Plan and 911 Addressing Procedures were both updated in 2022.

The new agreement is largely similar to the previous agreement, with the primary change being some added language to the 911 Addressing section based on the updated procedures. In addition, the City has added language requiring enforcement of the County's Thoroughfare Plan only within the City's ETJ in order for the City to have more control over the thoroughfares within the City limits as local development patterns and thoroughfare standards evolve.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the revised interlocal cooperation agreement between the City of Kaufman, Texas, and Kaufman County, Texas granting the City of Kaufman exclusive jurisdiction to regulate subdivision plats and to approve related permits in the extraterritorial jurisdiction, and authorizing the Mayor or his designee to execute necessary documents.

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
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**INTERLOCAL COOPERATION AGREEMENT ETJ AUTHORITY – LAND USE
REGULATIONS**

This **INTERLOCAL COOPERATION AGREEMENT** (“Agreement”) is entered into in accordance with the provisions of the Interlocal Cooperation Act, Chapter 791, Texas Government Code and §242.001, Texas Local Government Code as amended by House Bill 1445 (“H.B. 1445”), enacted by the Texas Legislature during its 77th Legislative Session, by and between the **CITY OF KAUFMAN, TEXAS** (“City”), a political subdivision of the State of Texas and **KAUFMAN COUNTY, TEXAS** (“Kaufman County”), also a political subdivision of the State of Texas.

WHEREAS, the Interlocal Cooperation Act allows local governments to contract with one another for the purpose of performing governmental functions including, but not limited to, platting and approval of related permits; and

WHEREAS, the City and Kaufman County mutually desire to be subject to the provisions of Texas Government Code, Chapter 791, the Interlocal Cooperation Act, specifically §791.001 regarding contracts to perform governmental functions and services; and

WHEREAS, H.B. 1445 requires the City and Kaufman County to enter into a written agreement that identifies the governmental entity authorized to regulate subdivision plats and to approve related permits in the extraterritorial jurisdiction (“ETJ”) of the City of Kaufman; and

WHEREAS, it is the expressed desire of both the City and Kaufman County that *City be granted exclusive jurisdiction* to regulate subdivision plats and to approve related permits in City’s ETJ as provided in the Interlocal Cooperation Act and H.B. 1445; and

WHEREAS, both the City and Kaufman County mutually desire to amend and replace the previous Interlocal Agreement related to the ETJ entered into under the provisions of Texas Government Code §242.001 on October 13, 2020, by entering into this new **INTERLOCAL COOPERATION AGREEMENT**.

NOW THEREFORE, the City and Kaufman County, for the mutual consideration stated herein, agree and understand as follows:

AGREEMENTS

1. *Term of Agreement and Certification*

- (a) The City and Kaufman County mutually agree that the term of this Agreement shall be from the date it is formally and duly executed by both City and Kaufman County until September 30th, 2025. This Agreement shall automatically renew every two (2) years on October 1st, unless otherwise terminated (at any time) in writing by either party following ninety (90) days’ notice.

(b) The City and Kaufman County mutually certify that this Agreement complies with the requirements and provisions of Texas Local Government Code, Chapter 242.

2. *City's Jurisdiction.* City is granted exclusive jurisdiction to regulate all subdivision platting in City's ETJ under the provisions of Chapter 212 of the Texas Local Government Code together with all other statutes applicable to municipalities.

Kaufman County shall not exercise any of the above functions within City's ETJ. City specifically agrees to coordinate with Kaufman County regarding permitting or platting that will impact county-maintained infrastructure.

3. *Kaufman County's Responsibilities.* Notwithstanding the grant of exclusive jurisdiction by Kaufman County to City above, Kaufman County will continue to enforce the following requirements of Kaufman County as they may be amended or updated from time to time:

- (a) Fire Code. Kaufman County shall enforce its Fire Code and issue all related permitting.
- (b) Building Permits. Kaufman County shall accept/enforce building permits pursuant to the Kaufman County Subdivision and Land Development Regulations.
- (c) On-site Sewage Facilities. Kaufman County retains exclusive jurisdiction under this Agreement to include inside City Limits for those Cities that are not classified as an Authorized agent through the Texas Commission on Environmental Quality (TCEQ) to review/issue permits for and oversee construction of on-site sewage facilities, including enforcement, under the provisions of Texas Health and Safety Code Chapter 366; 30 Texas Administrative Code ("TAC"), Chapter 285; and Kaufman County's OSSF Order.
- (d) Floodplain. Kaufman County is responsible for issuing permits pursuant to the Kaufman County Floodplain Order, including enforcement.
- (e) Driveway Culverts. Kaufman County is responsible for issuing permits for driveway culverts, including enforcement, pursuant to the Kaufman County Subdivision and Land Development Regulations.
- (f) 9-1-1 Addressing. Kaufman County is responsible for issuing 911 addressing and related permitting in the ETJ, The City is granting addressing authority and GIS responsibility. The jurisdiction expands or contracts with the lawful jurisdiction boundary. The City agrees to provide appropriate timely changes with annexation or de-annexation ordinances. The County will bear the cost and collect all fees. The City will support the County by limiting services and/or permits until final addressing has been completed and a final letter has been issued. Pursuant to the Kaufman County Subdivision and Land Development Regulations.

- (g) County Property. Kaufman County retains exclusive jurisdiction under this Agreement to permit any/all construction activity regarding its county-maintained roadways and right-of-way, pursuant to the Kaufman County Subdivision and Land Development Regulations.
4. *ETJ Defined*. For the limited purposes of this Agreement, City's ETJ is described by the area indicated in Exhibit "A", attached hereto and made a part hereof for all purposes. The recognition of the ETJ shall not be deemed an admission by City or Kaufman County in any dispute with any other person or municipality regarding the boundaries of City's ETJ.
5. *ETJ Expansion or Reduction*. In the event City's ETJ expands, City and Kaufman County agree that City shall continue to be granted exclusive jurisdiction as specified in paragraph 2 above in its new, lawful ETJ. In the event that City's ETJ expands, City shall provide appropriate and timely notice of such expansion to Kaufman County who shall abide by updated mapping information as provided by City. In the event that City's ETJ is reduced, both City and Kaufman County agree that Kaufman County shall have exclusive jurisdiction to regulate subdivision plats and approve related permits in areas in the County that are no longer in City's ETJ until such time as Exhibit "A" to this Agreement is amended to take into account such ETJ reduction and thereafter. In the event of such expansion or reduction of its ETJ, City agrees to notify Kaufman County of such expansion or reduction within thirty days by sending Kaufman County a copy of the applicable ordinance together with an amended Exhibit "A". Kaufman County shall have fifteen (15) days from its receipt of the amended Exhibit "A" to review said amended Exhibit "A" and present any objections to the accuracy of same to City. For the purposes of this Agreement, the "Date of Amendment" of Exhibit "A" shall be: (1) the fifteenth (15th) day after Kaufman County receives the amended exhibit provided Kaufman County does not object to its accuracy; or (2) in the event Kaufman County objects to its accuracy, upon resolution by the parties of such objection. Upon final approval by both Parties of any such Amendment to Exhibit "A" as described above, the same shall be deemed an amendment to this Agreement by the parties pursuant to Texas Local Government Code §242.001(c).
6. *Notice of Plat Submittals and Approvals*.
- (a) City shall notify Kaufman County of all subdivision plat applications for property located within City's ETJ within thirty (30) days after receipt of a completed application. City shall use its best efforts to comply with this provision; however, failure to comply shall not affect the validity of any subdivision plat.
- (b) City shall notify Kaufman County of the approval of plats for property located in City's ETJ within Kaufman County. A copy of the approved plat and any engineering plans shall be sent to Kaufman County at the address set out in Section 12(f) below within thirty (30) days of City's approval. After notice of approval is given, Kaufman County shall assign addresses to each lot within an approved subdivision.

- (c) Nothing in this Agreement is intended to interfere with the recordation requirements of state law nor with the authority and duty of the County Clerk to collect filing and recording fees.
7. *Collection of Fees and Costs.* All costs involved with the approval of subdivision plats under this Agreement, including but not limited to engineer reviews and inspections of public improvements, shall be borne by City and payable out of its current revenues. All fees relating to subdivision plat approval shall be collected and retained by City unless otherwise agreed in writing by both City and Kaufman County.
8. *County Roads*
- (a) City shall only plat private roads and/or access easements and shall take no action to create any city or county road within its ETJ. Kaufman County shall, at its expense, continue to maintain roads within City's ETJ that have been accepted by the Commissioner's Court into Kaufman County's road-maintenance system unless otherwise provided by agreement. Requests for acceptance, abandonment, alterations, etc. of county roads within City's ETJ shall be submitted to County for approval pursuant to Kaufman County's Land Use Regulations.
- (b) In order to be considered by Kaufman County for acceptance as a county road within City's ETJ and, as such, be eligible for county maintenance, the developer must have the proposed new road inspected and tested in order to establish that the proposed new road meets or exceeds City's most stringent road specifications as specified by the City Engineer. Required engineering review, testing and related costs shall be borne by the developer. The acceptance for maintenance of a new road as a county road that meets or exceeds City's most stringent road specifications lies solely within the discretion of the Commissioners Court. No other entity and no individual Kaufman County official have the authority to bind Kaufman County. Nothing in this Agreement binds Kaufman County to accept a road for maintenance, nor restricts the County's governmental authority to abandon a road or abandon maintenance of a road after it has been accepted.
9. *Thoroughfare Plan.* City shall require compliance with the Kaufman County Thoroughfare Plan within City's ETJ.
10. *Effective Date.* The Effective Date of this Agreement shall be the date upon which both parties have approved and fully executed the same.
11. *Applicable Regulations.* The subdivision rules and regulations currently enacted by City and extended to the ETJ are hereby established as the set of regulations to be enforced by City within the ETJ. City will provide Kaufman County with copies of all amendments to City's subdivision rules and regulations proposed after the Effective Date as set forth in paragraph 10 above and will notify Kaufman County of all public hearings on any proposed amendments. In the event that City's Council updates a standard or standards, both City

and Kaufman County agree that the most recent and up to date standard or standards shall be applied to any new application or project within City's ETJ.

12. *Miscellaneous Provisions.*

- (a) This Agreement expresses the entire agreement between the parties hereto regarding the subject matter contained therein and may not be modified or amended except by written agreement duly executed by both parties.
- (b) This Agreement has been duly and properly approved by each party's governing body and constitutes a binding obligation on each party.
- (c) This Agreement shall be construed in accordance with the laws of the State of Texas with venue for all purposes hereunder residing within Kaufman County, Texas.
- (d) If any provision hereof is determined by any court of competent jurisdiction to be invalid, illegal or unenforceable, such provision shall be fully severable here from and this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable provision never comprised a part hereof with the remaining provisions continuing to be in full force and effect.
- (e) This Agreement is not intended to extend the liability of the parties beyond that provided by law. Neither City nor Kaufman County waives any immunity or defense that would otherwise be available to it against claims by third parties.
- (f) All notices required to be given by virtue of this Agreement shall be addressed as follows and delivered by certified mail, postage prepaid or by hand delivery.

CITY OF KAUFMAN:

City of Kaufman, Texas
Attn: City Manager
209 S. Washington St.
Kaufman, TX 75142

With copies to: Development Services Department
City of Kaufman, Texas
209 S. Washington St.
Kaufman, TX 75142

Messer and Fort
Attn: Patricia A. Adams
6371 Preston Rd., Suite 200
Frisco, TX 75034

KAUFMAN COUNTY:

Kaufman County, Texas
Attn: County Judge
1902 US Hwy 175
Kaufman, Texas 75142

With copies to: Development Services Department
101 North Houston Street
Kaufman, Texas 75142

District Attorney's Office – Civil Division
Attn: Civil Chief
1902 US Hwy 175
Kaufman, Texas 75142

PASSED AND APPROVED BY THE KAUFMAN CITY COUNCIL on this the 18th day of December, 2023.

CITY OF KAUFMAN, TEXAS

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

COURT ORDER NO. _____

PASSED AND APPROVED BY THE KAUFMAN COUNTY COMMISSIONERS COURT
on this the _____ day of _____, _____.

KAUFMAN COUNTY, TEXAS

Jakie Allen, County Judge

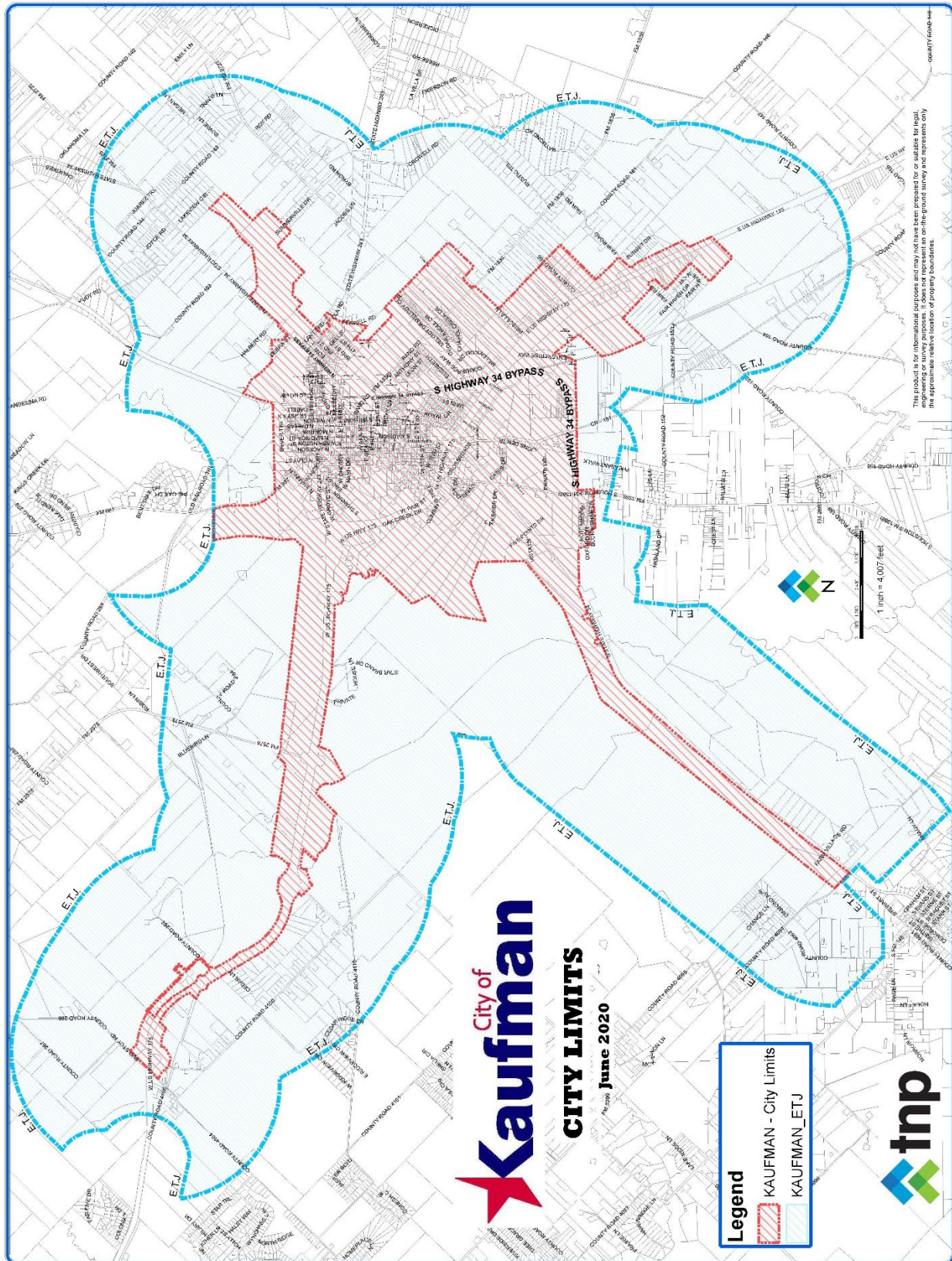
ATTEST:

Laura Hughes, County Clerk

APPROVED AS TO FORM:

Assistant District Attorney

EXHIBIT "A"





Meeting
Date: 12/18/2023

Date: 11/07/2023

Item #: 13.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the award of bid and contract for the Hickory Street Elevated Water Tank Repaint and Repaint Project to AMR Industrial Coatings, Inc. and authorize the Mayor or his designee to execute necessary documents.

BACKGROUND:

The City solicited sealed bids for the Hickory Street Elevated Water Tank Repair and Repaint Project on October 26th, November 2nd, and November 9th. On November 16th, 11 bids were opened and evaluated. Staff is recommending the award of a bid and contract for the Hickory Street Elevated Water Tank Repaint and Repaint Project to AMR Industrial Coatings, Inc.

The bid evaluation sheet is attached for review.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends the award of a bid and contract for the Hickory Street Elevated Water Tank Repaint and Repaint Project to AMR Industrial Coatings, Inc.

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

December 12, 2023

Mike Holder, City Manager
City of Kaufman
209 S. Washington St.
Kaufman, Texas 75142

Re: Bid Proposal Evaluation for Hickory Street Elevated Water Tank Repaint & Repair

Dear Mike:

On November 16, 2023, competitive sealed proposal (CSP) were opened for the above referenced City project. Eleven bids were received and a bid tabulation report has been prepared and attached for record. The following are the bid results for the total project bid (base):

Contractor	Total Project Bid	Total Calendar Days
J.R. Stelzer Co.	\$253,500.00	90
AMR Industrial Coatings, Inc.	\$260,000.00	60
O&A Classic Coatings	\$265,000.00	80
Maguire Water	\$296,000.00	100
O&J Coatings, Inc.	\$297,500.00	90
Mr. Tank Water Tank Coatings	\$313,216.00	90
BRZ Coating, Inc.	\$314,600.00	65
Tanksco, Inc.	\$322,550.00	71
Viking Painting, LLC	\$344,900.00	105
USG Water Solutions	\$351,500.00	120
Classic Protective Coatings	\$384,858.00	120

The project was bid as a CSP (Competitive Sealed Proposal) in which the published selection criteria was used. The selection criteria is as follows:

1. Cost – 50%
2. Bid Time – 20%
3. Qualifications & Experience – 15%
4. Reputation/References – 15%

A panel consisting of representatives from City of Kaufman scored the top 3 respective bidders based on the selection criteria above. Information for Items 3 & 4 of the selection criteria were provided by the bidders for the scoring evaluation. The scores were tabulated and are attached for record.

Based on the scores, AMR Industrial Coatings, Inc. submitted the proposal that offers the best value to the City.

If you have any questions or need any additional information, please do not hesitate to contact us.

A handwritten signature in black ink, appearing to read "Philip C. Varughese". The signature is stylized with a large, looped "P" and "V".

Sincerely,

tnp

teague nall & perkins

Philip C. Varughese, PE, CFM
Team Leader, Associate Principal

Attachments

cc: Rachel Balthrop Mendoza, Assistant City Manager (via email)
Tim Hopwood, Director of Public Works (via email)
KAU 23362 File

HICKORY STREET ELEVATED WATER TANK REPAIR AND REPAINT

Rating Category Scoring System

	Bid Amount		Bid Time*		Qualifications & Experience	Reputation & References	
Contractor	Total Project Bid	(50 pts)	Total Time	(20 pts)	(15 pts)	(15 pts)	Total
J.R. Stelzer Co.	\$253,500.00	50.0	90	13.3	15.0	15.0	93.33
AMR Industrial Coatings	\$260,000.00	48.8	60	20.0	12.8	12.8	94.35
O&A Classic Coating	\$265,000.00	47.8	80	15.0	10.3	10.3	83.43

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF KAUFMAN
DESCRIPTION: Hickory Street Elevated Water Tank Repair & Repaint

TNP JOB NO: KAU 23362
BID DATE: Thursday, November 16, 2023
BID TIME: 2:00 p.m

BIDDERS

				J. R. Stelzer Co.		AMR Industrial Coatings		O&A Classic Coating		Maguire Water	
ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
1	Mobilization	1	LS	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$8,000.00	\$8,000.00	\$5,000.00	\$5,000.00
2	Tank Interior-SSPC-SP10 Preparation and Application of Interior Coating System (Including Containment & Disposal)	1	LS	\$47,570.00	\$47,570.00	\$168,000.00	\$168,000.00	\$81,000.00	\$81,000.00	\$65,000.00	\$65,000.00
3	Miscellaneous Steel Tank Repair (per Man/Hour)	30	HR	\$100.00	\$3,000.00	\$50.00	\$1,500.00	\$50.00	\$1,500.00	\$150.00	\$4,500.00
4	Removal & Replace Red Rubber Gasket on Overflow Flapper	1	EA	\$350.00	\$350.00	\$250.00	\$250.00	\$500.00	\$500.00	\$500.00	\$500.00
5	Remove & Re-Install Exist Ladder Guard box	1	EA	\$500.00	\$500.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00	\$250.00	\$250.00
6	Tank Two Color Logo	2	EA	\$3,000.00	\$6,000.00	\$5,000.00	\$10,000.00	\$3,000.00	\$6,000.00	\$4,000.00	\$8,000.00
7	Tank Exterior SSPC-SP6 Preparation and Application of Exterior Coating System (TNEMEC), Including OSHA Warning Signs on All Hatch Covers. (Including Shrouding, Containment & Disposal)	1	LS	\$187,580.00	\$187,580.00	\$58,250.00	\$58,250.00	\$164,000.00	\$164,000.00	\$207,000.00	\$207,000.00
8	Site Revegetation	1	LS	\$3,500.00	\$3,500.00	\$10,000.00	\$10,000.00	\$3,000.00	\$3,000.00	\$5,750.00	\$5,750.00
TOTAL BASE BID					\$253,500.00		\$260,000.00		\$265,000.00		\$296,000.00
Substantial Completion Calendar Days				60		45		70		75	
Final Acceptance Calendar Days				90		60		80		100	

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF KAUFMAN
DESCRIPTION: Hickory Street Elevated Water Tank Repair & Repaint

TNP JOB NO: KAU 23362
BID DATE: Thursday, November 16, 2023
BID TIME: 2:00 p.m

BIDDERS

				O&J Coating Inc.		Mr. Tank Water Tank Coatings		BRZ Coating, Inc.		Tanksco, Inc.	
ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
1	Mobilization	1	LS	\$10,000.00	\$10,000.00	\$9,136.00	\$9,136.00	\$10,000.00	\$10,000.00	\$18,000.00	\$18,000.00
2	Tank Interior-SSPC-SP10 Preparation and Application of Interior Coating System (Including Containment & Disposal)	1	LS	\$100,000.00	\$100,000.00	\$121,068.00	\$121,068.00	\$90,000.00	\$90,000.00	\$102,500.00	\$102,500.00
3	Miscellaneous Steel Tank Repair (per Man/Hour)	30	HR	\$50.00	\$1,500.00	\$100.00	\$3,000.00	\$100.00	\$3,000.00	\$150.00	\$4,500.00
4	Removal & Replace Red Rubber Gasket on Overflow Flapper	1	EA	\$500.00	\$500.00	\$465.00	\$465.00	\$100.00	\$100.00	\$150.00	\$150.00
5	Remove & Re-Install Exist Ladder Guard box	1	EA	\$500.00	\$500.00	\$1,200.00	\$1,200.00	\$500.00	\$500.00	\$1,200.00	\$1,200.00
6	Tank Two Color Logo	2	EA	\$3,000.00	\$6,000.00	\$6,804.00	\$13,608.00	\$4,000.00	\$8,000.00	\$5,000.00	\$10,000.00
7	Tank Exterior SSPC-SP6 Preparation and Application of Exterior Coating System (TNEMEC), Including OSHA Warning Signs on All Hatch Covers. (Including Shrouding, Containment & Disposal)	1	LS	\$175,000.00	\$175,000.00	\$162,539.00	\$162,539.00	\$200,000.00	\$200,000.00	\$174,200.00	\$174,200.00
8	Site Revegetation	1	LS	\$4,000.00	\$4,000.00	\$2,200.00	\$2,200.00	\$3,000.00	\$3,000.00	\$12,000.00	\$12,000.00
TOTAL BASE BID					\$297,500.00		\$313,216.00		\$314,600.00		\$322,550.00
Substantial Completion Calendar Days				60		75		55		56	
Final Acceptance Calendar Days				90		90		65		71	

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF KAUFMAN
DESCRIPTION: Hickory Street Elevated Water Tank Repair & Repaint

TNP JOB NO: KAU 23362
BID DATE: Thursday, November 16, 2023
BID TIME: 2:00 p.m

BIDDERS

				Viking Painting, LLC		USG Water Solutions		Classic Protective Coatings			
ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL		
1	Mobilization	1	LS	\$12,400.00	\$12,400.00	\$10,500.00	\$10,500.00	\$15,398.00	\$15,398.00		
2	Tank Interior-SSPC-SP10 Preparation and Application of Interior Coating System (Including Containment & Disposal)	1	LS	\$75,800.00	\$75,800.00	\$59,600.00	\$59,600.00	\$114,910.00	\$114,910.00		
3	Miscellaneous Steel Tank Repair (per Man/Hour)	30	HR	\$140.00	\$4,200.00	\$200.00	\$6,000.00	\$135.00	\$4,050.00		
4	Removal & Replace Red Rubber Gasket on Overflow Flapper	1	EA	\$300.00	\$300.00	\$200.00	\$200.00	\$250.00	\$250.00		
5	Remove & Re-Install Exist Ladder Guard box	1	EA	\$800.00	\$800.00	\$900.00	\$900.00	\$750.00	\$750.00		
6	Tank Two Color Logo	2	EA	\$3,900.00	\$7,800.00	\$5,200.00	\$10,400.00	\$5,225.00	\$10,450.00		
7	Tank Exterior SSPC-SP6 Preparation and Application of Exterior Coating System (TNEMEC), Including OSHA Warning Signs on All Hatch Covers. (Including Shrouding, Containment & Disposal)	1	LS	\$238,000.00	\$238,000.00	\$260,900.00	\$260,900.00	\$236,550.00	\$236,550.00		
8	Site Revegetation	1	LS	\$5,600.00	\$5,600.00	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00		
TOTAL BASE BID					\$344,900.00		\$351,500.00		\$384,858.00		
Substantial Completion Calendar Days				75		90		90			
Final Acceptance Calendar Days				105		120		120			



Meeting
Date: 12/18/2023

Date: 11/28/2023

Item #: 14.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the award or rejection of a bid and contract for the Grant Administration for the 2023 GLO Grant Application and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

On October 12, City staff published a request for proposals for the City of Kaufman's Proposed GLO Resilient Communities Program Application for Grant Administration and Planning services. On November 3rd, the city received one bid proposal for this RFP from GrantWorks. The staff has reviewed the proposal and is recommending the rejection of all bids at this time. The City Staff anticipates going back out for bids again.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends rejection of all bids for grant administration services for the 2023 GLO Grant Application.

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

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	Joint Work Session 12/11/23	5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	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	Development Serv	11/28/2019 02/25/201	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 Finalized 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
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5



DATE: December 7, 2023

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: November 2023 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,005	3,226	2,993										9,224
Days of Service	20	22	20										62
Avg. Daily Trips	150	147	150										149
Elderly & Disabled Trips	2,541	2,731	2,495										7,767
E&D Percentage	85%	85%	83%										84%

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	634	641	575										1,850
Days of Service	20	22	20										62
Avg. Daily Trips	32	29	29										30
Median Wait Time (mins)	52.42	29.00	23.70										35.04

Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	Total Requests ⓘ	
575	0.81	188	31	24.64 %	4.06 %	688	
Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ	
514	1	173	27	7.19	13.11 min	3.54 mi	
Mean Wait Time ⓘ	Median Wait Time ⓘ	Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Bookings from IVR ⓘ	Avg. # Riders per Request ⓘ
62.85 min	23.7 min	65.22 %	34.78 %	0 %	0 %	0 %	1.12

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Terrell	634	641	575										1,850

City of Kaufman Monthly Compliance Reporting



October 2023

CareFlite

Authored by: Corey Barker



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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>	34	28	3	91%	82%
<i>Priority 2 <11:59</i>	53	30	1	98%	57%
<i>Priority 3 <14:59</i>	26	15	0	100%	58%
<i>Emergency Transfers<0:59:59</i>	117	112	32	73%	96%
<i>Non-Emergency Transfers<0:15</i>	38	37	5	87%	97%
<i>Helicopter</i>	14	14		100.00%	100.00%
Totals	282	236			65.55%

City of Kaufman Transport Summary

	<i>Number</i>	<i>Percentage</i>
<i>Baylor Scott and White Dallas</i>	3	1%
<i>Baylor Scott and White Sunnyvale</i>	4	2%
<i>Baylor Scott and White Lakepointe Rowlett</i>	0	0%
<i>Baylor Scott and White Lakepointe Forney</i>	0	0%
<i>Children's Medical Center</i>	11	5%
<i>Dallas Regional Medical Center</i>	2	1%
<i>Medical City Dallas</i>	2	1%
<i>Parkland</i>	1	0%
<i>Texas Health-Dallas</i>	101	45%
<i>Texas Health- Kaufman</i>	59	27%
<i>Texas Health -Plano</i>	2	1%
<i>Texas Health-Rockwall</i>	1	0%
<i>UT Health- Athens</i>	0	0%
<i>UT Health- Tyler</i>	0	0%
<i>UT Health- Cedar Creek</i>	0	0%
<i>VA Medical Center Dallas</i>	0	0%
<i>Other Hospitals</i>	16	7%
<i>Nursing home, residence, other</i>	20	9%
	222	100%

City of Kaufman Non-Transport Summary

	<i>Number</i>	<i>Percent of Total</i>
<i>Patient Refusal/ Treat No Transport</i>	20	43%
<i>Patient is DOS</i>	1	2%
<i>Cancellation</i>	25	54%
Total	46	100%

City of Kaufman Response Time

Average Response Time
City Wide--Emergency Calls

0:06:24

City of Kaufman Last 100

<i>Last 100 Calls</i>	<i>Responses</i>	<i>Exceptions</i>	
<i>Priority 1</i>	100	15	91%
<i>Priority 2</i>	100	10	96%
<i>Priority 3</i>	100	6	97%
			90%

City of Kaufman Compliance

November 2023



3110 Great Southwest PRKWY
Grand Prairie, TX 75052

Phone: 972-339-4200

EMAIL: jghatcher@careflite.org



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Executive Summary

Emergency Medical Services is an essential component to public health and safety for the residences and visitors for the City of Kaufman. In 2015, the City of Kaufman entered into contract with CareFlite, a non-profit private ambulance organization to provide emergency medical and non-emergency medical transport within the City of Kaufman.

CareFlite is the only fully-integrated medical transport company serving North Texas. It offers medical transport in helicopters, airplane, and ground ambulances. It also provides wheelchair transport. Services are provided by over 650 EMS professionals who put the CARE in CareFlite. CareFlite's ground division offers the very best in out-of-hospital patient care utilizing advanced and cutting-edge protocols. Our care providers set the standard for excellence in North Texas, providing services from basic life support to critical care. 911 services are offered in Kaufman County, City of Seagoville and Hill County. CareFlite acts as a backup to the City of Cleburne and City of Burleson's 911 service. Inter-facility ground services are offered in all or portions of Collin, Dallas, Denton, Ellis, Erath, Johnson, Kaufman, Parker, Rockwall, and Tarrant Counties (where not prohibited by law.)

City of Kaufman Monthly Response Summary

The City of Kaufman response summary provides insight into the volume of request for emergency medical service within the city limits of Kaufman. The calls are categorized by our certified EMD process into five categories. Priority 1, Priority 2, and Priority 3 are response request initiated within the 911 system. Emergency and Non-Emergency calls are calls initiated by the hospital system requesting transportation to another facility for services not available at their site or returning home post care.

1. **Priority 1 Responses:** Standard is to have a medical response from CareFlite within 8 minutes and 59 seconds.
2. **Priority 2 Responses:** Standard is to have a medical response from CareFlite within 11 minutes and 59 seconds.
3. **Priority 3 Responses:** Standard is to have a medical response from CareFlite with in 14 minutes and 59 seconds.
4. **Emergency Transfer:** Standard is to have a medical response from CareFlite with in 59 minutes and 59 seconds. These type s of calls are initiated by the local hospitals in the designated area.
5. **Non-Emergent Transfer:** Standard is to have a medical response from CareFlite within 15 minutes of time provided to caller at the time of request. These types of calls are initiated by the local hospitals in the designated area.

	<i>Responses</i>	<i>Transports</i>	<i>Exceptions</i>	<i>Compliance</i>	<i>Transports</i>
<i>Priority 1 < 8:59</i>	33	28	5	85%	85%
<i>Priority 2 < 11:59</i>	60	39	5	92%	65%
<i>Priority 3 < 14:59</i>	23	16	4	83%	70%
<i>Emergent Trans <59:59</i>	72	69	-	-	-
<i>Non-Emergent Trans</i>	65	63	-	-	-
<i>Helicopter</i>	2	2	-	-	-
	255	215			

City of Kaufman Transport Summary

Transport summary is a report showing the most common locations patients were transported. Often the transport location is determined by services available at a hospital or patient preference.

Drop off Facility	# of Transports	% of Transports
<i>Baylor Scott & White - Dallas (DBMC)</i>	5	2.36%
<i>Baylor Scott & White - Fort Worth - All Saints (FAST)</i>	1	0.47%
<i>Baylor Scott & White - Sunnyvale (SUNV)</i>	1	0.47%
<i>Children's Medical Ctr (DCMC)</i>	10	4.73%
<i>Christus Mother Frances - Tyler (TMF)</i>	2	0.95%
<i>Colonial Lodge Assisted Living - Terrell (EMD Facility)</i>	1	0.47%
<i>Country View Manor NH (EMD Facility)</i>	1	0.48%
<i>Crestwood NH</i>	3	1.40%
<i>Dallas Regional Medical Center (MDR1)</i>	4	1.86%
<i>Hickory Trails Mental Hospital</i>	1	0.48%
<i>Kaufman Healthcare Center</i>	3	1.42%
<i>Kemp Care Center (EMD Facility)</i>	4	1.88%
<i>Manor at Seagoville</i>	1	0.48%
<i>Medical City Dallas (DMCD)</i>	4	1.89%
<i>Mesquite Rehab Institute</i>	1	0.47%
<i>Methodist Dallas Medical Center (DMMC)</i>	2	0.95%
<i>Ochsner LSU Health Shreveport</i>	4	1.89%
<i>Ridgecrest Health & Rehab (EMD Facility)</i>	1	0.48%
<i>Rosehaven 1 - Retirement Center</i>	2	0.95%
<i>Sunflower Park NH (EMD Facility)</i>	5	2.38%
<i>Texas Health Dallas (DPMC)</i>	89	42.01%
<i>Texas Health Fort Worth (FHHM)</i>	1	0.48%
<i>Texas Health Frisco (FRTH)</i>	1	0.48%
<i>Texas Health Huguey (FHUG)</i>	2	0.94%
<i>Texas Health Kaufman (KAUF)</i>	53	24.94%
<i>Texas Health Rockwall (RKPH)</i>	4	1.87%
<i>UT Health - Tyler (TETM)</i>	1	0.48%
<i>William P. Clements University Hospital (DWPC)</i>	2	0.95%
<i>Windsor Care Center (EMD FACILITY)</i>	3	1.42%
Grand Total	212	100.00%

City of Kaufman Non-Transport Summary

Non-Transport summary is a report showing reasons patients were not transported.

<i>Row Labels</i>	<i># of Responses</i>	<i>% of Responses</i>
Cancelled	15	55.54%
Field Termination	1	3.74%
AMA	11	40.71%
Grand Total	27	100.00%

City of Kaufman Average Responses (911 Only)

Average Response Time (H:MM:SS)

0:08:35

City of Kaufman Last 100

	<i>Response</i>	<i>Exceptions</i>	
<i>P1</i>	100	15	85%
<i>P2</i>	100	6	94%
<i>P3</i>	100	7	93%
			91%



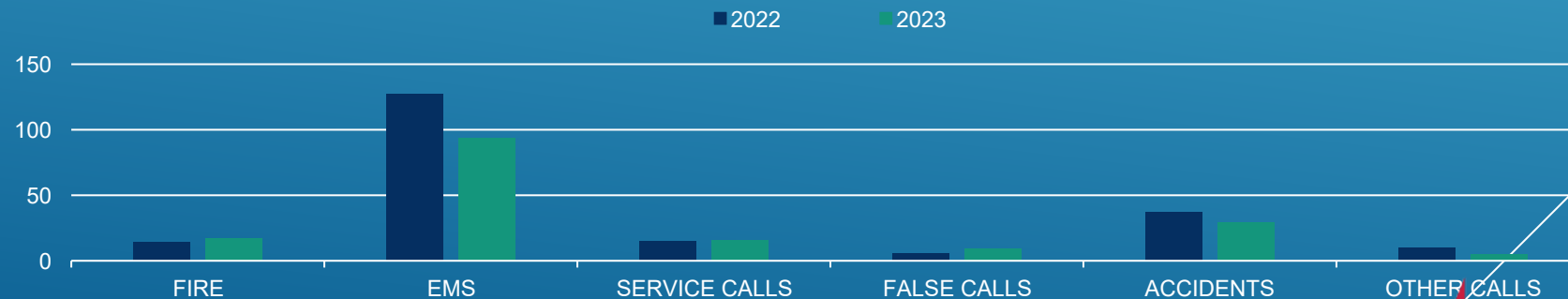
KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT NOVEMBER 2023



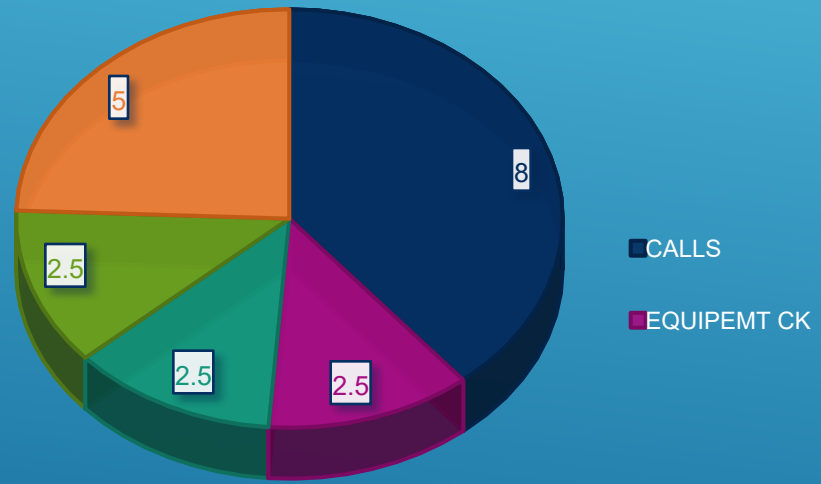
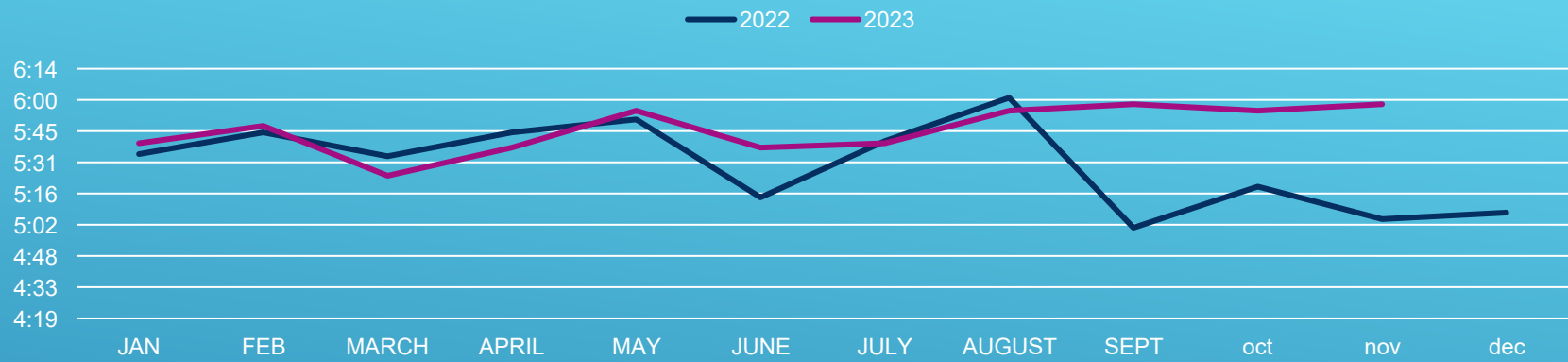


FIRE NOVEMBER 2023 ACTIVITY						
	2022 NOVEMBER	2023 NOVEMBER	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT.22 TO SEPT 23	FISCAL YTD OCT.23 TO SEPT. 24	FISCAL YTD INCREASE DECREASE %
FIRE CALLS	14	17	21%	28	25	-11%
RESCUE & EMERGENCY MEDICAL SERVICES	127	96	-24%	248	197	-21%
HAZARDOUS CONDITIONS	16	12	-25%	29	41	29%
SERVICE / GOOD INTENT CALLS	15	16	7%	30	31	3%
FALSE ALARMS & FALSE CALLS	6	9	50%	14	25	44%
ACCIDENTS	37	30	-19%	70	59	-19%
OTHER INCIDENTS	10	8	-20%	13	9	-44%
TOTAL CALLS	225	188	-16%	432	387	-12%

NOV.2023

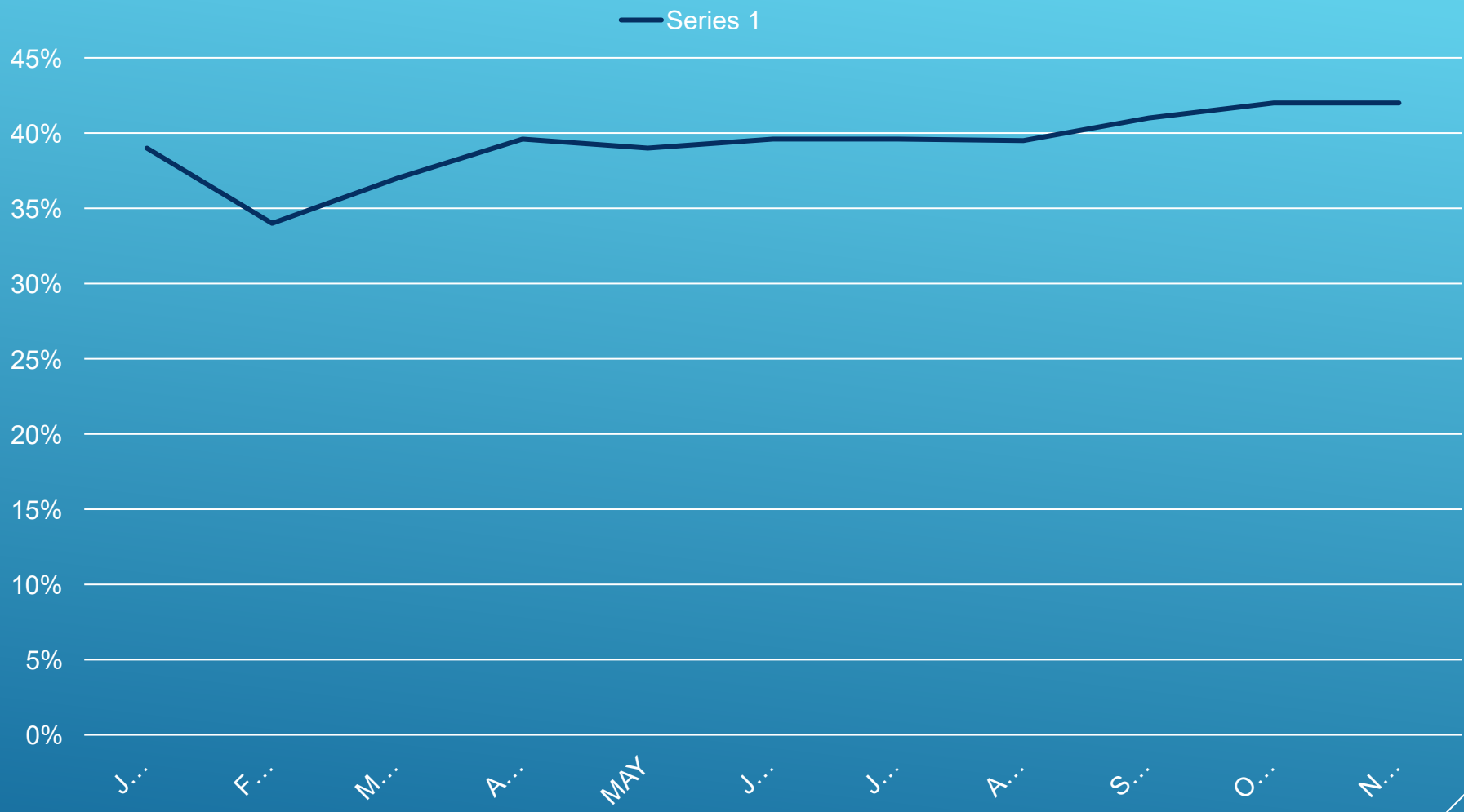


MONTHLY RESPONSE TIMES



SHIFT HOURLY UTILIZATION 42 %
NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

MONTHLY HOURLY UTILIZATION



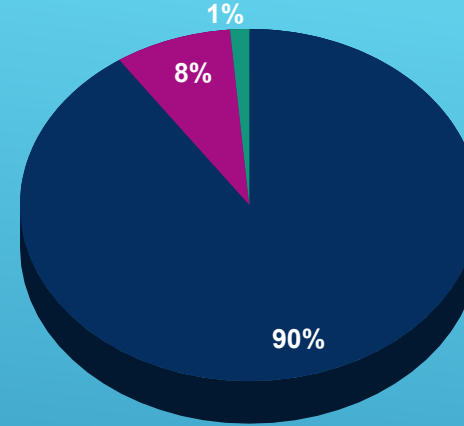
OCT. PREVENTION REVIEW

3 DEVELOPMENT PLANS REVIEWED

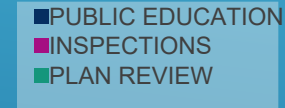
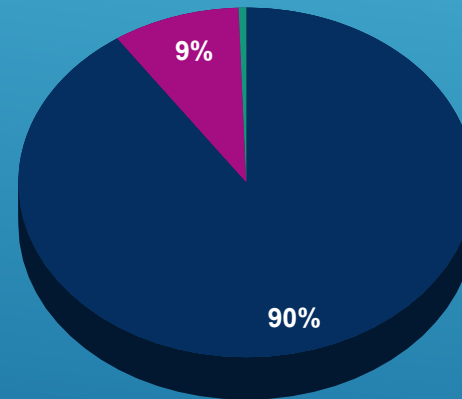
CONDUCTED 50 FIRE SAFETY
INSPECTIONS

CONDUCTED FIRE PREVENTION
PRESENTATIONS FOR 500 KIDS AND
CITIZENS

YEARLY 2022



NOV. 2023



NOVEMBER 2023



PERSONNEL CONTINUING EDUCATION

FIRE

TRAFFIC SAFETY, COURAGE TO BE SAFE, FIRE SHELTER
DEPLOYMENTS

EMS

AIRWAY AND O2 ADMINISTRATION

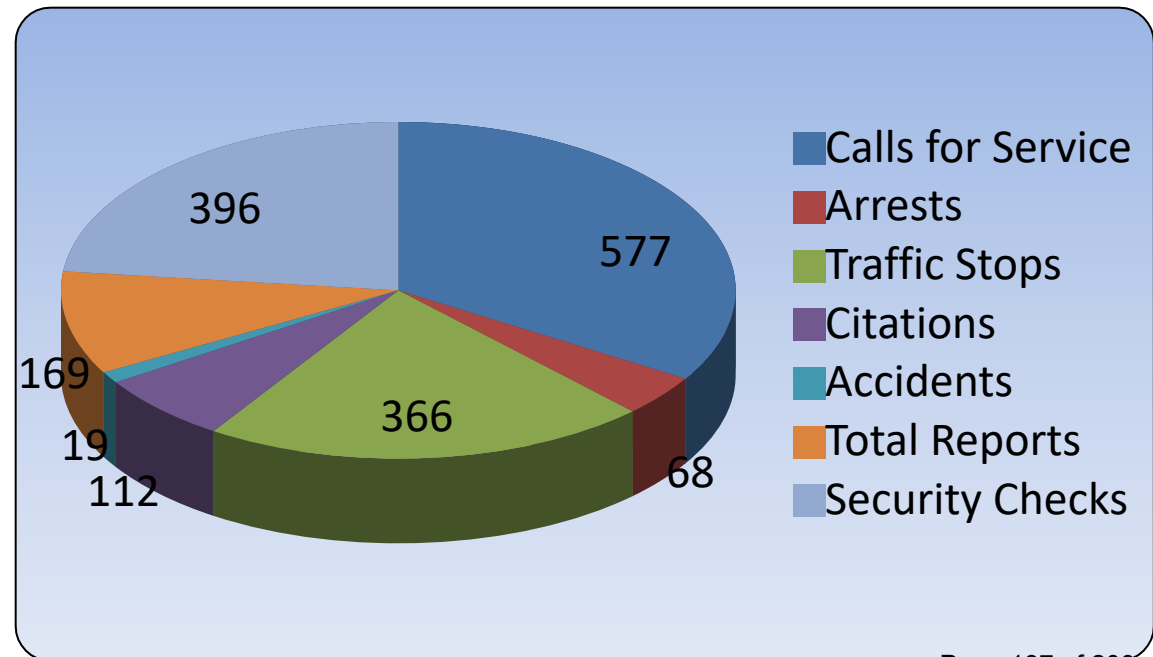
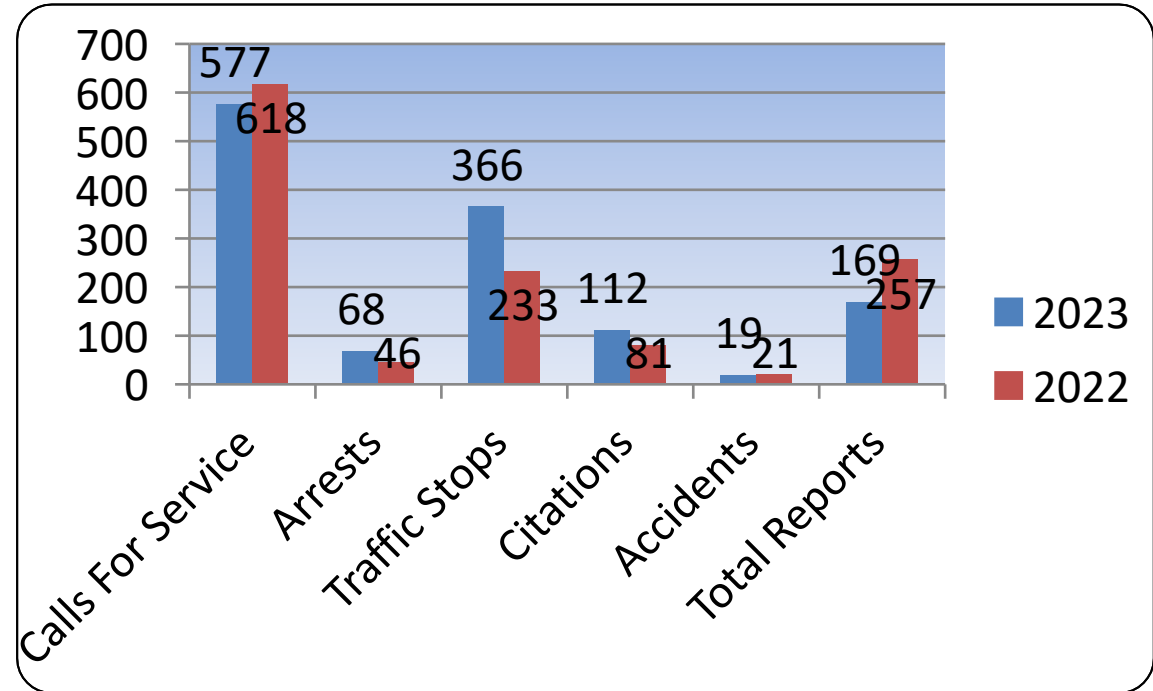


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY NOVEMBER 2023

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

- **577** Calls For Service, Including Accidents
- **19** Traffic Accidents
- Completed **396** Homes, Parks, & Business Checks
- Completed **366** Traffic Stops
- Completed **32** Offense Reports
- Completed **138** Incident Reports
- Completed **169** Reports
- Made **68** Arrests
- Average monthly response time to calls is **4:28** minutes.



Community Engagement November 2023



Social Media Posts, Facebook Followers 13,202.

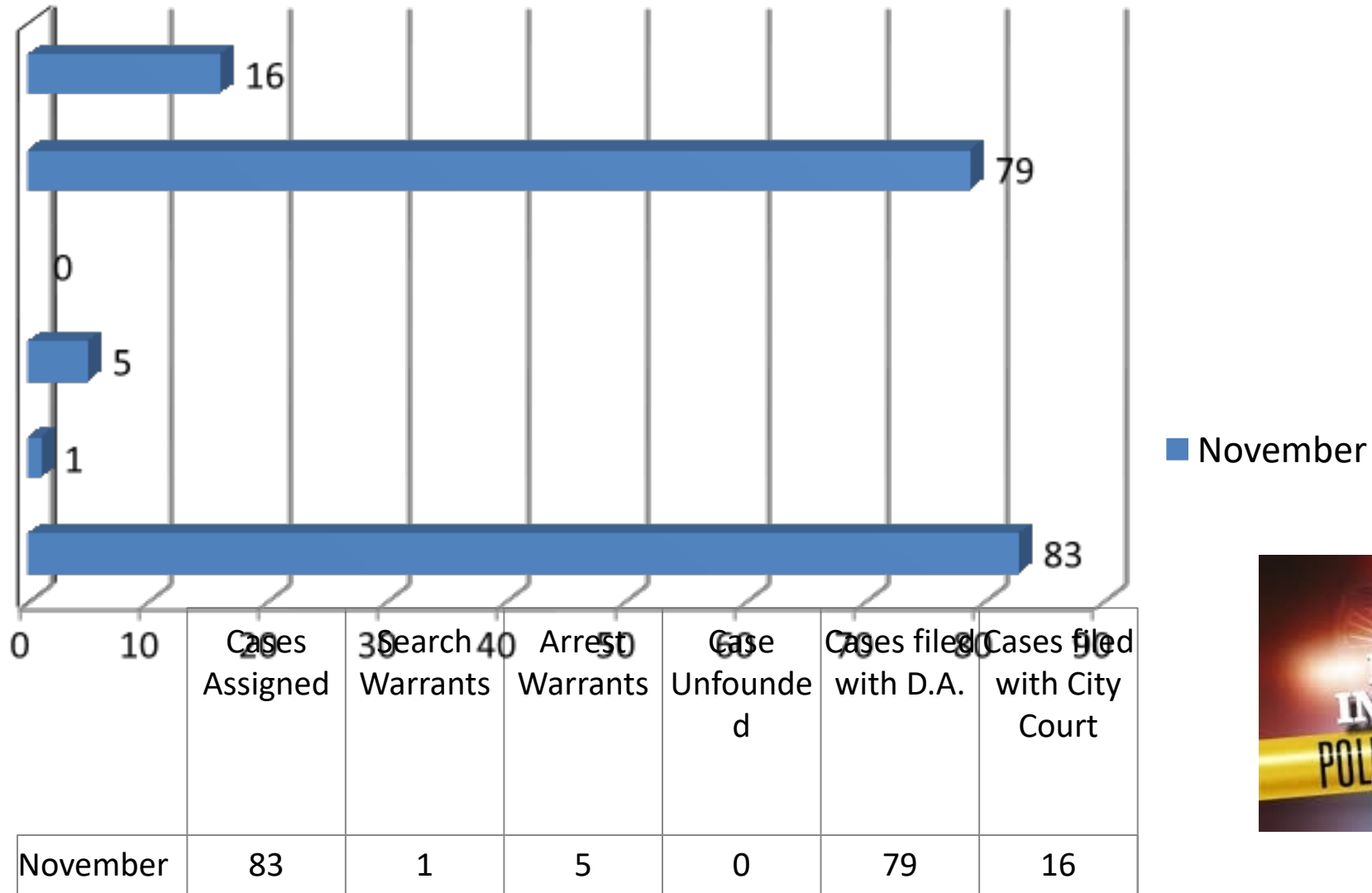
Events attended by Kaufman Police Department employees:

- Chief L. Edwards attended the Annual Kaufman Turkey Trot. (I attended; I didn't run.).
- Officer A. Wall was captured in multiple photos with our young school neighbors.
- Officers M. Turner and L. Bedsworth stopped by our Brookshire's location to see the Oscar Mayer Wienermobile while it was in town.
- We hope everyone had a Happy Thanksgiving this year.
- The Kaufman Police Department kicked off the Annual Food Drive with the Fire Department and City Hall benefiting The Center of Kaufman.

Training:

- Officer A. Buccafurno attended and completed his Patrol Rifle training.
- Sgt. T. Bolden, Sgt. C. Rice, Officer L. Bedsworth, and Officer T. Huddle attended and completed De-Escalation training.
- S. T. Bolden, and Officer T. Huddle attended and completed A.R.I.D.E. (Advanced Roadside Impaired Driving Enforcement) training.



Kaufman Criminal Investigations Division
November 2023



Year to Date Comparison Report

Printed On: 12/11/2023

Page 1 of 3

Beginning Date: 01/01/2023

Ending Date: 12/31/2023

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	70	45	8.94	60	16.67%
Aggravated Assault	11	6	1.41	22	-50.00%
Intimidation	4	4	0.51	0	-
Simple Assault	55	35	7.03	38	44.74%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	15	0	1.92	6	150.00%
Counterfeiting/Forgery, Total	17	2	2.17	3	466.67%
Destruction/Damage/Vandalism of Property, Total	26	6	3.32	16	62.50%
Drug/Narcotic Offenses, Total	312	299	39.85	192	62.50%
Drug Equipment Violations	96	96	12.26	70	37.14%
Drug/Narcotic Violations	216	203	27.59	122	77.05%
Embezzlement, Total	8	4	1.02	2	300.00%
Extortion/Blackmail, Total	0	0	0.00	1	-100.00%
Fraud Offenses, Total	9	3	1.15	4	125.00%
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	7	2	0.89	4	75.00%
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: 12/11/2023

Page 2 of 3

Beginning Date: 01/01/2023

Ending Date: 12/31/2023

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	0	0	0.00	0	-
Murder and Nonnegligent Manslaughter	0	0	0.00	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	81	24	10.35	63	28.57%
Motor Vehicle Theft, Total	20	5	2.55	7	185.71%
Pornography/Obscene Material, Total	2	0	0.26	2	0.00%
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	6	-33.33%
Fondling	4	1	0.51	5	-20.00%
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	2	-50.00%
Weapons Law Violations, Total	20	20	2.55	9	122.22%
Group A Offense, Total	586	411	74.85	379	54.62%



Year to Date Comparison Report

Printed On: 12/11/2023

Page 3 of 3

Beginning Date: 01/01/2023

Ending Date: 12/31/2023

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	74	46	9.45	69	7.25%
Crimes Against Property, Total	177	45	22.61	107	65.42%
Crimes Against Society, Total	335	320	42.79	203	65.02%
Officers Killed or Assaulted YTD	4			4	0.00%

November 2023, Kaufman Code Compliance Located or Responded To-

- Total Violations – 169
- Cases Opened/First Notice Sent – 45
- Second Notice of Violation Sent – 2
- Cases Sent To Court – 4
- Cases Closed – 54
- Current Active Cases - 36



November 2023, Kaufman Animal Services 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
November Monthly Report
Permits Issued: 11/01/2023-11/30/2023

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project SQ. FT.	Valuation	Total Fees Collected
2024 Food Permits	108 E Grove St.	Meagan Francis Sour Sisters (Business Manager)	11/01/2023 at 4:55 PM	0.00	\$0.00	\$356.00
2024 Food Permits	1500 S Washington St.	Francisco Sanchez Salinas Sesame Express (Business Manager)	11/21/2023 at 11:00 AM	0.00	\$0.00	\$372.95
2024 Food Permits	595 N Highway 34	Larry Eggett Lions Club Concession Stand (Business Manager)	11/13/2023 at 2:36 PM	0.00	\$0.00	\$100.00
2024 Food Permits	300 W Grove	Paul Malhi JJ Convenience Store (Business Manager)	11/08/2023 at 11:16 AM	0.00	\$0.00	\$355.00
2024 Food Permits	110 E Grove St.	Kellie Stolusky The Mercantile on Grove (Business Manager)	11/16/2023 at 6:09 PM	0.00	\$0.00	\$200.00
2024 Food Permits	600 E Mulberry	Christopher Focken David's Supermarket (Business Manager)	11/16/2023 at 6:01 PM	0.00	\$0.00	\$580.00
2024 Food Permits	1301 S Washington St.	Miguel Sanchez Jalisco's Mexican Grill Restaurant (Business Manager)	11/16/2023 at 4:57 PM	0.00	\$0.00	\$300.00
2024 Food Permits	340 E Highway 175	Theresa Stewart Walmart Supercenter #4164 (Business Manager)	11/16/2023 at 3:47 PM	0.00	\$0.00	\$240.00
2024 Food Permits	101 N Jackson St.	Malinda Latham Latham Bakery (Business Manager)	11/16/2023 at 2:41 PM	0.00	\$0.00	\$250.00
2024 Food Permits	1603 S Washington St.	Ismael Carrera Carreara Mexican Restaurant (Business Manager)	11/16/2023 at 11:43 AM	0.00	\$0.00	\$380.00
2024 Food Permits	4090 S Houston St.	David Asbill Kaufman County Children's Shelter (Business Manager)	11/13/2023 at 4:25 PM	0.00	\$0.00	\$0.00
Alcohol Permit	1301 S Washington St.	Miguel Sanchez Jalisco's Mexican Grill Restaurant (Business Manager)	11/16/2023 at 5:02 PM	0.00	\$0.00	\$750.00
Banners and Temporary Signage	2691 E Hwy 175	Destiny Fields (Business Manager)	11/28/2023 at 10:15 AM	0.00	\$0.00	\$50.00
Banners and Temporary Signage	600 E Mulberry	Christopher Focken David's Supermarket (Business Manager)	11/29/2023 at 2:36 PM	0.00	\$0.00	\$50.00
Commercial Minor Addition, Remodel or Repair	4875 Lions Den Trl.	Michael Rountree Rountree Towers Inc. (General Contractor)	11/02/2023 at 3:04 PM	0.00	\$20,000.00	\$444.96
Commercial Minor Addition, Remodel or Repair	108 N Washington St.	Mark Abel Abel Builds Excellence, LLC (General Contractor)	11/13/2023 at 8:11 AM	2393.00	\$21,791.00	\$661.67
Driveway, Parking Lot or Sidewalk	200 E Elmo St.	Ness Tijerina (General Contractor)	11/29/2023 at 11:28 AM	0.00	\$5,100.00	\$82.40
Driveway, Parking Lot or Sidewalk	1600 S Houston St.	Vincent Parker Cardinal Concrete and Construction LLC (General Contractor)	11/20/2023 at 9:47 AM	0.00	\$500.00	\$80.00
Early Release Site/Foundation Permit	65 Oak Creek Dr.	Cody Davis RichCo Preferred Contractor Services, LLC (General Contractor)	11/14/2023 at 4:53 PM	0.00	\$0.00	\$159.65
Fence Permit	4027 Three Forks Rd.	Bryan Mendez BLM Fence LLC (General Contractor)	11/06/2023 at 9:28 AM	0.00	\$700.00	\$82.40
Fence Permit	803 N Washington St.	Jesus Francisco Toledo JFT General Services (General Contractor)	11/16/2023 at 4:15 PM	0.00	\$3,000.00	\$51.50
Fence Permit	4102 Berry Ln.	Bryan Mendez BLM Fence LLC (General Contractor)	11/06/2023 at 9:29 AM	0.00	\$700.00	\$82.40
Fence Permit	4104 Berry Ln.	Bryan Mendez BLM Fence LLC (General Contractor)	11/06/2023 at 9:29 AM	0.00	\$700.00	\$82.40
Fence Permit	1898 Sandy Knoll Dr.	Mark Spradlin T-Bar Fence and Tennis Courts (Fence Contractor)	11/20/2023 at 8:18 AM	0.00	\$2,888.79	\$82.40
Fence Permit	1900 Sandy Knoll Dr.	Mark Spradlin T-Bar Fence and Tennis Courts (Fence Contractor)	11/20/2023 at 8:06 AM	0.00	\$2,797.74	\$82.40
Fence Permit	1518 Running Brooks Ct.	Mark Spradlin T-Bar Fence and Tennis Courts (Fence Contractor)	11/20/2023 at 8:17 AM	0.00	\$2,888.79	\$82.40
Fence Permit	1516 Running Brooks Ct.	Mark Spradlin T-Bar Fence and Tennis Courts (Fence Contractor)	11/20/2023 at 8:14 AM	0.00	\$2,961.63	\$82.40
Fence Permit	1508 E 1st North St.	Alejandro Mendez Owner (Home Owner)	11/13/2023 at 12:23 PM	0.00	\$10,000.00	\$80.00
Fence Permit	1896 Sandy Knoll Dr.	Mark Spradlin T-Bar Fence and Tennis Courts (Fence Contractor)	11/17/2023 at 5:00 PM	0.00	\$3,125.52	\$82.40
Fence Permit	700 E Hickory St.	Ubaldo Neri J and JN Innovations LLC (Home Owner)	11/21/2023 at 10:16 AM	0.00	\$3,000.00	\$82.40
Fire Alarm, Fire Lane, Fire Sprinkler	65 Oak Creek Dr.	Robert Oldfather Automatic Sprinkler of Texas, Inc. (Fire Sprinkler Systems)	11/27/2023 at 1:56 PM	0.00	\$108,245.00	\$1,798.83
Foundation Repair	206 E 6Th	Paula Zarate Lopez Foundation Repair LLC (Foundation Contractor)	11/20/2023 at 3:03 PM	0.00	\$15,500.00	\$80.00
Foundation Repair	202 E 8Th St.	Lucio Maldonado MI Foundation Repair (General Contractor)	11/20/2023 at 4:33 PM	0.00	\$11,400.00	\$82.40
Mechanical Permit	905 Royal Dr.	Robert Smith Accurate Home Services (Mechanical Contractor)	11/08/2023 at 7:49 AM	0.00	\$10,676.25	\$82.40
Plumbing Permit	1706 Dellis St.	Joe Lawson 5 Star Plumbing (Plumbing Contractor)	11/20/2023 at 10:54 AM	0.00	\$950.00	\$82.40
Plumbing Permit	1605 Lee St.	Jo Ann Wyble Homeowner (Home Owner)	11/01/2023 at 4:28 PM	0.00	\$3,500.00	\$82.40
Plumbing Permit	1419 Crestview Dr.	Wyman Smith Sr. Dal-Worth Plumbing & Sprinkler Service (Plumbing Contractor)	11/08/2023 at 2:26 PM	0.00	\$5,695.00	\$82.40
Residential Accessory/Carport Permit	1540 Nottingham Dr.	Joshua Flynn Flo Plumbing Contractors LLC. (General Contractor)	11/15/2023 at 10:53 AM	308.00	\$6,362.15	\$82.40
Residential Accessory/Carport Permit	1405 E 1ST NORTH ST.	Michael Rose (Home Owner)	11/15/2023 at 10:22 AM	200.00	\$800.00	\$80.00
Residential Accessory/Carport Permit	1508 E 1st North St.	Alejandro Mendez Owner (Home Owner)	11/13/2023 at 12:25 PM	400.00	\$2,000.00	\$144.00
Residential Accessory/Carport Permit	4893 Lions Den Trl.	Raul Martinez (General Contractor)	11/16/2023 at 10:39 AM	200.00	\$500.00	\$80.00
Residential Addition, Remodel or Repair	206 E 6Th	Eric Gutierrez FL Investments LLC (General Contractor)	11/17/2023 at 9:40 AM	0.00	\$72,000.00	\$287.37
Residential Addition, Remodel or Repair	2210 Elizabeth St.	Ivan Ibarra La Puerta Negra Welding (General Contractor)	11/17/2023 at 3:22 PM	0.00	\$3,500.00	\$80.00
Residential New Permit	1711 Marshall St.	Jose Nahun Andrade Santos (General Contractor)	11/28/2023 at 11:28 AM	3115.00	\$168,000.00	\$8,523.51
Roof (Repair or Replace)	2009 Elizabeth St.	Kathryn Lawson Tiger Roofing (General Contractor)	11/16/2023 at 11:23 AM	0.00	\$16,650.00	\$80.00
Roof (Repair or Replace)	1600 S Jackson St.	GODOY VICTOR HUGO (Home Owner)	11/21/2023 at 9:06 AM	0.00	\$3,000.00	\$80.00
Roof (Repair or Replace)	406 E 5Th St.	Nash Hulme (General Contractor)	11/21/2023 at 4:35 PM	0.00	\$4,500.00	\$82.40
Roof (Repair or Replace)	1743 Oxford Dr.	Antonio Torres (Home Owner)	11/27/2023 at 8:26 AM	0.00	\$13,000.00	\$82.40
Roof (Repair or Replace)	1411 Royal Dr.	Gonzalo Rodriguez JRR Classic Construction LLC (General Contractor)	11/13/2023 at 1:54 PM	0.00	\$5,500.00	\$82.40
Roof (Repair or Replace)	403 W Seago St.	Abraham Hinchey AH Construction (General Contractor)	11/09/2023 at 2:31 PM	0.00	\$6,800.00	\$80.00
Roof (Repair or Replace)	1901 Melody Cir.	Fredy Sosa Fredy Construction & Roofing (Roof Contractor)	11/30/2023 at 2:05 PM	0.00	\$6,669.00	\$82.40
Sign Permit	1500 S Washington St.	Adrian Juan Adrian Juan Photography & Printing (General Contractor)	11/14/2023 at 2:53 PM	0.00	\$530.00	\$144.00
Sign Permit	108 E Grove St.	Chad Francis Sour Sisters (General Contractor)	11/01/2023 at 3:53 PM	0.00	\$200.00	\$144.00
Temporary Use Permit	113 E Grove St.	Glee Pugh Fresh Market on Grove St (Business Manager)	11/02/2023 at 3:16 PM	0.00	\$500.00	\$100.00
TOTALS				6616.00	\$546,630.87	\$18,811.44

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 Joint City Council and Planning & Zoning Meeting	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						

January 2024						
◀ December					February ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 City Hall Closed- New Year's Day	2 Planning & Zoning Meeting	3	4	5	6
7	8	9 KEDC	10	11	12	13
14	15 City Hall Closed- Martin Luther King Day	16	17 First Day to File for Election	18 Parks & Rec Meeting	19	20
21	22 Regular City Council Meeting	23	24	25	26	27
28	29	30	31			

February 2024						
◀ January						March ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 Planning & Zoning Meeting	7	8	9	10
11	12	13 KEDC	14	15 Parks & Rec Meeting	16 Last Day to File for Election	17
18	19 City Hall Closed- Presidents' Day	20	21	22	23	24
25	26 Regular City Council Meeting	27	28	29		

March 2024						
◀ February						April ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 Planning & Zoning Meeting	6	7	8	9
10	11	12 KEDC	13	14	15	16
17	18 Regular City Council Meeting	19	20	21 Parks & Rec Meeting	22	23
24 Kaufman County Days	25 Kaufman County Days	26	27	28	29 City Hall Closed- Good Friday	30
31						