



AGENDA
MONDAY, DECEMBER 16, 2024
REGULAR CITY COUNCIL MEETING - 6:00 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 OR
(888)788-0099 (TOLL-FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304**

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

EXECUTIVE SESSION

1. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; (1) 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; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Project Blue; Project Olaf
 - b. Sec. 551.074. PERSONNEL MATTERS; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: City Attorney

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

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

PLEDGE OF ALLEGIANCE

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 - Neighborhood Credit Union

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the November 25, 2024, Work Session and Regular City Council Meeting.

END OF CONSENT AGENDA

PUBLIC HEARING

5. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-28-24, an ordinance of the City Council of the City of Kaufman, Texas, authorizing the **abandonment and relinquishment of Right-of-Way** on portions of Blocks 24 and 29 in the Cottage Heights Addition, comprising Marshall Avenue, the 10 foot wide alley in Block 29, a 30 foot wide alley along the east side of Block 29 and a portion of Block 24, altogether containing 0.778 acres (Tract 1), as well as the **dedication of Right-of-Way** along Fourth Street on a 10 foot wide strip adjacent to Lot 18, Block 29, containing 0.028 acres (Tract 2) and a 10 foot wide strip adjacent to Lot 1, Block 29, containing 0.031 acres (Tract 3) in the Cottage Heights Addition, City of Kaufman, Kaufman County, Texas, said property being located in the T. Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, generally located at the **southeast corner of State Highway 243 and Fourth Street**; providing findings of compliance with State law and Subdivision Regulations; providing reservations; **providing for the conveyance of the vacated right-of-way by quitclaim deed to the single adjacent property owner; providing for the conveyance of the dedicated right-of-way by right-of-way deed to the City of Kaufman**; authorizing the Mayor or designee to execute documents; and providing an effective date.
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-28-24
6. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-29-24, 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 **3.95-acre** tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from **Single-Family Residential-8 District (SF-8) to Planned Development-30 District (PD-30)** for **attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses**, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24)
 - a. Presentation
 - b. Public Hearing

- c. Consider and take appropriate action on Ordinance No. O-29-24
- 7. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-30-24, an ordinance of the City Council of the City of Kaufman, Texas, **amending** Ordinance No. O-11-16 establishing **Planned Development-11R District ("PD-11R")** and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, collectively "the "Comprehensive Zoning Ordinance" of the City in order to amend the Development Standards and Concept Plan and add Details for the Baptismal/Patio and Signage on an approximate **42.319 acre** tract of land out of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, and being generally located at **2000 W. Fair St.** (Property IDs 9373, 28821, 60586, 71676 and 185104). (Case No: Z-10-24)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-30-24

DISCUSSION/ACTION ITEMS

- 8. Consider and take appropriate action on the award or rejection of a bid and contract for the replacement of shade-covering structures at the Kaufman Sports Complex and authorizing the Mayor or his designee to execute necessary documents.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

- 9. Receive an update and discussion regarding the following:
 - a. Employee Christmas Luncheon - December 18th
 - b. Kaufman County Days - February 17 & 18
 - c. Filing period for Application for a Place on the Ballot for the City's General Election is Wednesday, January 15, 2025, through Friday, February 14, 2025.
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report - November 2024
 - f. Careflite Compliance Report - November 2024
 - g. Fire Department Monthly Report - November 2024
 - h. Police Department Monthly Report - November 2024
 - i. Development Services Monthly Report - November 2024
 - j. Monthly Calendars Attached

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, DECEMBER 13, 2024, 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 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: 12/16/2024

Date: 12/04/2024

Item #: 4.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the November 25, 2024, Work Session and Regular City Council Meeting.

BACKGROUND:

See the attached minutes.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the November 25, 2024, Work Session and 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 25, 2024
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 meeting to order at 6:00 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Councilmember Lisa Parker was absent. Mayor Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, and Police Chief Les Edwards.

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

1. Discussion and provide direction to staff regarding a conceptual site plan for a future City of Kaufman Public Works Facility.

Mr. Holder presented the conceptual site plan for a future City of Kaufman Public Works Facility. There were discussions regarding the location, the need, and the impact of the potential change to public works and the convenience station.

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

There were no additional items discussed during work session.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:17 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 6:30 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Councilmember Lisa Parker was absent. Mayor Jordan declared a quorum present. Also

present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, and Police Chief Les Edwards.

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

No comments were given.

RECOGNITION

3. Business of the Month - Galleher Industries

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Chief Executive Officer of the Kaufman Chamber of Commerce, presented Galleher Industries with the November 2024 Business of the Month recognition.

4. Certificate of Achievement for Excellence in Financial Reporting - Finance Department

Mayor Jordan recognized the Finance Department for receiving the Certificate of Achievement for Excellence in Financial reporting from the Government Finance Officers Association.

CONSENT AGENDA

5. Consider and take appropriate action on the minutes from the October 28, 2024, TIRZ #2, Work Session and Regular City Council Meeting.
6. Consider and take appropriate action on the **Final Plat of Five Points Addition, Block B, Lot 3**, situated on approximately 1.24 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located at the southwest corner of S. Washington St. & Roundup Dr. (Property ID 235266). The property is zoned Planned Development-22, Sub-District A ("PD-22-A") for "C" Commercial uses. The final plat is for 1 non-residential lot. (Case No. FP-09-24)
7. Consider and take appropriate action on Resolution R-33-24, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution R-10-24, providing a list of approved Cooperative Purchasing Programs for City participation, and adopting an updated list of Cooperative Purchasing Programs for City use.

8. Consider and take appropriate action on an Interlocal Cooperative Agreement between Ellis County, Texas, and the City of Kaufman, Texas, for the purpose of establishing a cooperative purchasing program, which will allow each party to purchase goods and services under each other's competitively bid contracts; and authorizing the Mayor or his designee to execute necessary documents.
9. Consider and take appropriate action on a Contract between Texas Materials Group, Inc., and the City of Kaufman, Texas, for the purpose of utilizing the vendor's awarded contract with Ellis County for Pavement Rehabilitation and Resurfacing Services under RFB No 2024-010; and authorizing the Mayor or his designee to execute necessary documents.
10. Consider and take appropriate action on Resolution R-34-24, a resolution of the City Council of the City of Kaufman, Texas, adopting a City of Kaufman Procurement Policy; and providing an effective date.
11. Consider and take appropriate action on Resolution R-35-24, a resolution of the City of Kaufman, accepting the Public Improvements for Five Points Phase 1 and establishing the date for a two (2) year warranty period.

Councilmember Borders made a motion to approve consent agenda items 5 through 11 as presented. The motion was seconded by Councilmember Nelson and passed 6/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

12. Receive an update and discussion regarding the Delinquent Tax Collection report by Linebarger Goggan Blair & Sampson LLP.

Wade Gent, with Linebarger Goggan Blair & Sampson, LLP, presented the Delinquent Tax Collection report for the City of Kaufman for the period of July 1, 2023, to June 30, 2024. He reviewed the process of the delinquent tax collections, the litigation LGBA has pursued on behalf of the city, and the status of accounts.

13. Consider and take appropriate action on Resolution R-30-24, a resolution of the City Council of the City of Kaufman, Texas, casting its vote for a member of the Board of Directors of the Kaufman Central Appraisal District; and providing an effective date.

Mr. Holder reviewed the voting process for the Board of Directors of the Kaufman Central Appraisal District. There was a discussion regarding the nominees listed and how the City Council would like to allocate their votes.

Councilmember made a motion to approve Resolution R-30-24, casting its vote of 77 votes for John Zaby of the Board of Directors of the Kaufman Central Appraisal District. The motion was seconded by Councilmember and passed 6/0.

14. Consider and take appropriate action on the **Revised Site Plan of Walmart (to accommodate drone delivery services)**, situated on approximately 17.92 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, being Lot 2,

Block A of Kings Fort Addition Phase 2, said property located at 300 Kings Fort Parkway (Property ID 190030). The property is zoned Planned Development-7-C ("PD-7-C") for "C" Commercial uses. (Case No. SP-03-24)

Mr. Bogda presented the revised Walmart Site Plan for the purpose of accommodating drone delivery services. He reviewed the differences between the current site plan and the new proposed site plan.

Councilmember Gillenwater made a motion to approve the **Revised Site Plan of Walmart (to accommodate drone delivery services)**, as presented. The motion was seconded by Mayor Pro-Tem Phillips and passed 5/1.

15. Consider and take appropriate action on **The Trails First Amended and Restated Development Agreement** between the City of Kaufman, Texas and Tejas Wycliff Properties, LLC – 2727 Kaufman Series, a Texas limited liability company, GSI Baylor, LLC, a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, for development of an approximate 132.10 acres (Property IDs 2199, 2206, 2207, 187114, 213257, and 213258) situated in the T. Beedy Survey, Abstract No. 21 in the City's Extra-Territorial Jurisdiction (ETJ), Kaufman County, Texas, generally located on the west side of Farm-to-Market Road 2727, approximately 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive; and authorizing the Mayor or designee to execute necessary documents.

Mr. Bogda outlined the purpose of the amendment to The Trails Development Agreement. He also reviewed the proposed changes to the document from the original. He presented the revised development standards, including reducing it to two lot categories size, and the minimum home sizes.

Councilmember Borders made a motion to approve **The Trails First Amended and Restated Development Agreement** between the City of Kaufman, Texas, and Tejas Wycliff Properties, LLC – 2727 Kaufman Series, a Texas limited liability company, GSI Baylor, LLC, a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, with the clarification regarding the Front porch set-back and verification of the numbers in Section 6.2 (e). The motion was seconded by Councilmember Gillenwater and passed 6/0.

PUBLIC HEARING

16. Conduct a public hearing, consider, and take appropriate action on Resolution R-31-24, a resolution of the City Council of the City of Kaufman, Texas, for the dissolution of the City of Kaufman Public Improvement District Number Five within the extraterritorial jurisdiction of the City of Kaufman, Texas, on an approximate 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas and as more particularly described by a metes and bounds description available at Kaufman City Hall; setting a date for and authorizing the issuance of notice of Public Hearing by the City Secretary of Kaufman, Texas. (The Trails Development)

- a. Presentation

Mr. Bogda informed the Council about the history of the Public Improvement District and the reason for the petition of dissolution.

b. Public Hearing

Mayor Jordan opened the public hearing at 7:12 p.m. There being no speakers present, Mayor Jordan closed the public hearing at 7:13 p.m.

c. Consider and take appropriate action on Resolution R-31-24

Councilmember Nelson made a motion to approve Resolution R-31-24 as presented. The motion was seconded by Councilmember Longenecker and passed 6/0.

17. Conduct a public hearing, consider, and take appropriate action on Resolution R-32-24, a resolution of the City Council of the City of Kaufman, Texas, for the creation of the City of Kaufman Public Improvement District Number Five within the extraterritorial jurisdiction of the City of Kaufman, Texas, on an approximate 132.10 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, comprised of two tracts of land more particularly described by metes and bounds descriptions available at Kaufman City Hall; setting a date for and authorizing the issuance of notice of Public Hearing by the City Secretary of Kaufman, Texas. (The Trails Development)

a. Presentation

Mr. Bogda briefly summarized the request to create a new Public Improvement District #5.

b. Public Hearing

Mayor Jordan opened the public hearing at 7:13 p.m. There being on speakers present, Mayor Jordan closed the public hearing at 7:14 p.m.

c. Consider and take appropriate action on Resolution R-32-24

Councilmember Nelson made a motion to approve Resolution R-32-24 as presented. The motion was seconded by Councilmember Longenecker and passed 6/0.

18. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-27-24, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a **Specific Use Permit (SUP-57)** for alcoholic beverage sales in conjunction with a restaurant (Eleanor's Coffee Shop) on approximately 0.19 acres out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, being Lots 1 and 2 and part of Lot 3 of Block 19 of Kaufman Original, said property being located at 303 W. Mulberry St. (Property ID 28506). The property is zoned "C" Commercial District. (Case No. Z-09-24)

a. Presentation

Mr. Bogda presented the proposed SUP for the selling of alcohol at Eleanor's Coffee Shop. He reviewed the business owners' plans to incorporate alcohol into their business model.

b. Public Hearing

Mayor Jordan opened the public hearing at 7:18 p.m.

Avery Cantrell, 303 W. Mulberry St. Kaufman, TX 75142, explained her purpose for wanting to request the sale of alcohol into her business.

Mayor Jordan closed the public hearing at 7:20 p.m.

c. Consider and take appropriate action on Ordinance No. O-27-24

Councilmember Longenecker made a motion to approve Ordinance No. O-27-24 with the following conditions:

1. The Owner and/or Operator of the Property shall possess and continuously maintain a current Texas Alcoholic Beverage Commission (TABC) Private Club license for the continued operation of the Property for Commercial District with Specific Use Permit-57 (SUP-57) zoning designation.
2. The Owner and/or Operator of the Property shall possess and continuously maintain a current City of Kaufman Alcohol Permit for the Property.
3. All sales of alcoholic beverages shall be allowed for on-premise consumption only.
4. Fifty-percent (50%) or more of sales transacted upon the Property shall be from food or non-alcoholic beverages.
5. The Property, including all buildings, premise, or land used pursuant to this SUP-57 shall not be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits (Elevations, Floor Plan, Landscape Plan) unless an amendment to SUP-57 is first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the Property, Site Plan, or associated exhibits.
6. All building signage will adhere to the Zoning Ordinance requirements applicable to "C" Commercial zoning.
7. Hours of Coffee Shop operation will not exceed the hours of 5:00 a.m. to 11:00 p.m. 7 days per week. Hours of Sip & Shops will not exceed the hours of 9:00 a.m. to 7:00 p.m. Monday – Saturday, excluding Sunday. Hours of Cocktail Lounge will not exceed the hours of 5:00 p.m. – 11:00 p.m. Tuesday – Saturday.

The motion was seconded by Councilmember Nelson and passed 6/0.

APPOINTMENT

19. Consider and take appropriate action on the appointment of two (2) members to the Kaufman Zoning Board of Adjustments for a two (2) year term to expire September 2026.

Mayor Jordan made a motion to appoint John Elzner and Jimmy Reed to the Kaufman Zoning Board of Adjustments for a two (2) year term to expire September 2026 and Stephen Hulme as an alternate for a two (2) year term to expire September 2026. The motion was seconded by Councilmember Borders and passed 6/0.

20. Consider and take appropriate action on the appointment of four (4) members to the Kaufman Planning and Zoning Commission for a two (2) year term to expire November 2026.

Mayor Jordan made a motion to appoint Richard Dunn, Burton Brown, Kathy Thorpe, and Kathleen Sisson to the Kaufman Planning and Zoning Commission for a two (2) year term to expire November 2026. The motion was seconded by Councilmember Gillenwater and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

21. Receive an update and discussion regarding the following:
- a. Small Business Summit - December 5th
 - b. Christmas on the Square - December 7th
 - c. Kaufman Volunteer Fire Banquet - December 10th
 - d. Public Meeting regarding Crestview & Royal Construction - December 12th
 - e. Employee Christmas Luncheon - December 18th
 - f. Discussion Items Report (DIR)
 - g. STAR Transit Ridership Report - October 2024
 - h. Careflite Compliance Report - October 2024
 - i. Fire Department Monthly Report - October 2024
 - j. Police Department Monthly Report - October 2024
 - k. Development Services Monthly Report - October 2024
 - l. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan recessed into executive session to discuss the following items at 7:25 p.m.

22. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. (1) 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; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Project Pie

- b. Sec. 551.076. DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS; CLOSED MEETING. (1) the deployment, or specific occasions for implementation, of security personnel or devices; or (2) a security audit: Security Protocol

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 7:46 p.m.

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

Councilmember Longenecker made a motion to authorize the City Manager to utilize existing funds to purchase the approximate 5.75 acres of land located generally at the corner of Houston St. and Washington St. for an amount not to exceed \$1,100,000.00 and authorize the City Manager to execute necessary documents. The motion was seconded by Councilmember Nelson and passed 6/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:47 p.m.

ATTEST:

**JEFF JORDAN
MAYOR**

**JESSIE HANKS
CITY SECRETARY**



Meeting
Date: 12/16/2024

Date: 11/12/2024

Item #: 5.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-28-24, an ordinance of the City Council of the City of Kaufman, Texas, authorizing the **abandonment and relinquishment of Right-of-Way** on portions of Blocks 24 and 29 in the Cottage Heights Addition, comprising Marshall Avenue, the 10-foot wide alley in Block 29, a 30-foot wide alley along the east side of Block 29 and a portion of Block 24, altogether containing 0.778 acres (Tract 1), as well as the **dedication of Right-of-Way** along Fourth Street on a 10-foot wide strip adjacent to Lot 18, Block 29, containing 0.028 acres (Tract 2) and a 10-foot wide strip adjacent to Lot 1, Block 29, containing 0.031 acres (Tract 3) in the Cottage Heights Addition, City of Kaufman, Kaufman County, Texas, said property being located in the T. Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, generally located at the **southeast corner of State Highway 243 and Fourth Street**; providing findings of compliance with State law and Subdivision Regulations; providing reservations; **providing for the conveyance of the vacated right-of-way by quitclaim deed to the single adjacent property owner; providing for the conveyance of the dedicated right-of-way by right-of-way deed to the City of Kaufman**; authorizing the Mayor or designee to execute documents; and providing an effective date.

BACKGROUND:

The City proposes to vacate, abandon, and relinquish right-of-way located at the southeast corner of State Highway 243 and Fourth Street on portions of Blocks 24 and 29 of the Cottage Heights Addition. The right-of-way to be abandoned comprises the portion of Marshall Avenue located between Blocks 24 and 29, a 10-foot-wide alley in Block 29, a 30-foot-wide alley along the south side of Block 29, and a 30-foot-wide alley along the east side of Block 29 and a portion of Block 24, altogether containing 0.778 acres. The right-of-way proposed to be abandoned contains no public improvements. In addition, development patterns have changed significantly since the Cottage Heights Addition was platted, particularly the routing of State Highway 243 through the addition and the development of commercial property (and the zoning of the property for commercial uses) along the south side of the highway where residential blocks had previously been envisioned. Since the property is no longer zoned for residential use, the residential blocks as originally platted are no longer necessary. In addition, in 2014, the City and the property owners agreed to this proposed vacation of right-of-way in exchange for the property owner dedicating additional right-of-way along Fourth Street to accommodate a future collector road through this area. As further consideration, in 2023, the property owners dedicated water facility easements along the frontage of State Highway 243 as part of the Northeast Utilities Project.

The attached Ordinance provides for the abandonment of the aforementioned right-of-way as well as a quit claim deed to transfer ownership of the vacated right-of-way to the property owner. In addition, the Ordinance provides for the dedication of two 10' strips of right-of-way along Fourth Street to accommodate a future collector road, including a right-of-way deed that will formally dedicate this right-of-way.

Author: Andrew Bogda, Director of Development Services
Reviewed: Mike Holder, City Manager

Cost: Funds Available: Source:

Recommendation: Staff recommends approval of Ordinance No. O-28-24, authorizing the abandonment and relinquishment of Right-of-Way on portions of Blocks 24 and 29 in the Cottage Heights Addition, comprising Marshall Avenue, the 10-foot-wide alley in Block 29, a 30-foot-wide alley along the east side of Block 29 and a portion of Block 24, altogether containing 0.778 acres (Tract 1), as well as the dedication of Right-of-Way along Fourth Street on a 10-foot-wide strip adjacent to Lot 18, Block 29, containing 0.028 ares (Tract 2) and a 10-foot-wide strip adjacent to Lot 1, Block 29, containing 0.031 acres (Tract 3) in the Cottage Heights Addition, City of Kaufman, Kaufman County, Texas, said property being located in the T. Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, generally located at the southeast corner of State Highway 243 and Fourth Street.

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

ORDINANCE O-28-24

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, PROVIDING FOR THE VACATION, ABANDONMENT, AND RELINQUISHMENT OF RIGHT-OF-WAY IN THE CITY OF KAUFMAN, KAUFMAN COUNTY TEXAS, COMPRISING MARSHALL AVENUE, THE 10 FOOT WIDE ALLEY IN BLOCK 29 OF COTTAGE HEIGHTS ADDITION, A 30 FOOT WIDE ALLEY ALONG THE SOUTH SIDE OF BLOCK 29 IN COTTAGE HEIGHTS ADDITION, AND A 30 FOOT WIDE ALLEY ALONG THE EAST SIDE OF BLOCK 29 AND A PORTION OF BLOCK 24 BLOCK 24 OF COTTAGE HEIGHTS ADDITION, ALTOGETHER CONTAINING 0.778 ACRES (TRACT 1) , AND PROVIDING FOR THE DEDICATION OF A 10 FOOT WIDE STRIP ABUTTING LOT 18, BLOCK 29 OF COTTAGE HEIGHTS ADDITION, CONTAINING 0.028 ACRES (TRACT 2) AND 10 FOOT WIDE STRIP ABUTTING LOT 1, BLOCK 29 OF COTTAGE HEIGHTS ADDITION, CONTAINING 0.031 ACRES (TRACT 3) TO ACCOMMODATE THE FUTURE EXTENSION OF FOURTH STREET, SUCH PROPERTY BEING LOCATED IN THE T. BEEDY SURVEY, ABSTRACT NO. 21, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF STATE HIGHWAY 243 AND FOURTH STREET, AND AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR THE ABANDONMENT OF THE RIGHT-OF-WAY; PROVIDING RESERVATIONS; PROVIDING FOR THE CONVEYANCE OF THE VACATED RIGHT-OF-WAY BY QUIT CLAIM DEED TO THE SINGLE ADJACENT PROPERTY OWNER FOR GOOD AND VALID CONSIDERATION; PROVIDING FOR THE CONVEYANCE OF THE DEDICATED RIGHT-OF-WAY BY RIGHT-OF-WAY DEED TO THE CITY OF KAUFMAN; AUTHORIZING THE MAYOR OR DESIGNEE TO EXECUTE NECESSARY DOCUMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, Article II, Section 2.01 of the City of Kaufman Home Rule Charter authorizes the City to contract and to sell public property and to vacate rights-of-way owned or controlled by the City; and

WHEREAS, Section 272.001 of the Texas Local Government Code provides an exception for the notice and bidding requirements applicable to a city conveying its interest in land to a third party and allows for the conveyance of land for less than fair market value when the conveyance is to one or more abutting property owners who own the adjacent property in fee simple when the property being conveyed is for streets and alleys owned in fee or used by easement; and

WHEREAS, Section 02.03.0392 of the City's Subdivision Ordinance provides for abandonment of right of way based upon the City's determination that vehicular and circulation needs have changed such that right of way previously dedicated to or acquired by the City for public travel is no longer necessary, and it provides a process for the vacation, abandonment, and relinquishment of right-of-way after notice and public hearing; and

WHEREAS, Marshall Avenue, the 10 foot wide alley in Block 29 of Cottage Heights Addition, a 30 foot wide alley along the south side of Block 29 of Cottage Heights Addition, and a 30 foot wide alley along the east side of Block 29 and a portion of Block 24 in Cottage Heights Addition, altogether containing 0.778 acres (Tract 1) in the City of Kaufman, Kaufman County, Texas, generally located at the southeast corner of State Highway 243 and Fourth Street, and as more specifically described in **Exhibit "A"** attached hereto and incorporated herein (the "Right-of-Way to Be Abandoned"), has been dedicated to the City of Kaufman for use by the public as right-of-way; and

WHEREAS, the City has determined that the Right-of-Way to Be Abandoned hereby has not been improved as a street or right of way, contains no public infrastructure, is not being used by, nor useful or convenient to the public in general for any public purpose and it is not needed for public use and therefore constitutes a public charge without a corresponding public benefit, and that the same should be abandoned and vacated as hereinafter provided; and

WHEREAS, development patterns have changed significantly since the Cottage Heights Addition was platted, particularly the routing of State Highway 243 through the addition and the development of commercial property along the south side of the highway where residential blocks had previously been envisioned, no longer necessitating the Right-of-Way to Be Abandoned; and

WHEREAS, pursuant to a Letter of Understanding and Agreement (the "Agreement") between the City and Ray and Sandy Rubio ("Owner") on or about January 13, 2014, the City agreed to abandon the Right-of-Way to Be Abandoned in exchange for the Owners dedicating 10'-wide sections of Right-of-Way along Fourth Street (the "Right-of-Way to Be Dedicated"), as well as other consideration; and

WHEREAS, the 10 foot wide strip adjacent to Lot 18, Block 29, containing 0.028 acres (Tract 2) and the 10 foot wide strip adjacent to Lot 1, Block 29, containing 0.031 acres (Tract 3) on portions of Block 29 of the Cottage Heights Addition, City of Kaufman, Kaufman County, Texas, generally located at the southeast corner of State Highway 243 and Fourth Street, and as more specifically described in **Exhibit "A"** attached hereto and incorporated herein is proposed to be dedicated to the City of Kaufman for use by the public as right-of-way (the "Right-of-Way to Be Dedicated"); and

WHEREAS, Fourth Street is classified as a "Collector" in the City's Thoroughfare Plan and the Right-of-Way to Be Dedicated provides for the additional right-of-way that is needed to accommodate this future thoroughfare.

WHEREAS, the Owner is the record owner of property directly adjacent to the Right-of-Way for which abandonment is sought from the City, and is therefore the only adjacent property owner with whom a sale may occur under Section 272.001 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Kaufman, Texas ("City Council"), acting under appropriate authority from state law, its Charter, and ordinances, including the City's Subdivision Regulations, deems it advisable to abandon and vacate the Right-of-Way to Be Abandoned described in **Exhibit "A"**; and

WHEREAS, the City Council further finds that the acceptance of the good and valuable consideration from the Owner to the City including the prior dedication of Water Facility Easements along the frontage of the Owner's property at no cost to the city, as well as the Right-of-Way to Be Dedicated serves as valid and sufficient consideration for the City's abandonment and subsequent conveyance of the property described in **Exhibit "A"** to Owner; and

WHEREAS, written notices were provided as required by Section 2.03.092 of the Subdivision Regulations, including publication of notice in the newspaper, and at its regular meeting held on the 16th day of December, 2024, the City Council held a public hearing for the proposed vacation, abandonment, and relinquishment of Right-of-Way to Be Abandoned; and

WHEREAS, after determining that all legal requirements of notice and hearings were met, providing the public an opportunity to provide input, and considering public input, the City Council has determined that the vacation, abandonment, relinquishment, and conveyance of Right-of-Way to Be Abandoned 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 findings and determinations of the City Council and are incorporated herein and made a part hereof for all purposes.

SECTION 2. ABANDONMENT OF RIGHT-OF-WAY. Marshall Avenue, the 10 foot wide alley in Block 29 of Cottage Heights Addition, a 30 foot wide alley along the south side of Block 29 of Cottage Heights Addition, and a 30 foot wide alley along the east side of Block 29 and a portion of Block 24 in Cottage Heights Addition, altogether containing 0.778 acres (Tract 1) on portions of Blocks 24 and 29 of the Cottage Heights Addition, City of Kaufman, Kaufman County, Texas, generally located at the southeast corner of State Highway 243 and Fourth Street, and as more specifically described in **Exhibit "A"** attached hereto and incorporated herein (the "Right-of-Way to Be Abandoned"), is hereby vacated, abandoned, and relinquished, insofar as the right, title, and easement of the public is concerned; subject, however, to the conditions, requirements, and restrictions hereinafter more fully set out. City's abandonment of

Right-of-Way is limited to that Tract 1 as expressly described in **Exhibit "A"** in accordance with this Ordinance, and no other interest of City shall be affected hereby.

SECTION 3. RESERVATIONS. The vacation, abandonment, and relinquishment of the Right-of-Way provided for herein is made and accepted subject to all present zoning and deed restrictions, if any of the latter exist, and is exclusive of all public easements, whether apparent, non-apparent, aerial, surface, or underground.

SECTION 4. CONVEYANCE OF RIGHT-OF-WAY TO BE ABANDONED. Pursuant to Section 272.001 of the Texas Local Government Code, the City Council approves the conveyance of the Right-of-Way to Be Abandoned to the Owner. The conveyance shall be by Quit Claim Deed for and in consideration of the Owner's payment to City of Ten Dollars (\$10.00) and other good and valuable consideration as set forth in separate instruments, and that such consideration in addition to the Water Facility Easements dedicated to the City by Owner and the dedication of right-of-way along Fourth Street ("Right-of-Way to Be Dedicated") is sufficient consideration to the City for City's conveyance of the vacated Right-of-Way to the Owner. The City shall provide a fully executed Quit Claim Deed upon approval of this Ordinance, and receipt of the consideration agreed upon by the parties. The Mayor of Kaufman or his designee is authorized to execute the Quit Claim Deed, a substantial copy of which is attached hereto and incorporated herein as **Exhibit "B"**, any and all documents necessary to effect the conveyance in accordance with this Ordinance.

SECTION 5. ACCEPTANCE OF RIGHT-OF-WAY DEDICATION. As part of consideration for the Right-of-Way to Be Abandoned and consistent with the City's Thoroughfare Plan, the City Council accepts the 10 foot wide strip adjacent to Lot 18, Block 29, containing 0.028 acres (Tract 2) and the 10 foot wide strip adjacent to Lot 1, Block 29, containing 0.031 acres (Tract 3) on portions of Block 29 of the Cottage Heights Addition, described as Tract 2 and Tract 3 in **Exhibit "A"**. The conveyance shall be by Right-of-Way Deed for and in consideration of the City's payment to the Owner of Ten Dollars (\$10.00). The Mayor of Kaufman or his designee is authorized to accept the conveyance in the Right-of-Way Deed, a substantial copy of which is attached hereto and incorporated herein as **Exhibit "C"**, any and all documents necessary to effect the conveyance in accordance with this Ordinance.

SECTION 6. 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 7. 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 8. 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 16th day of December, 2024.

JEFF JORDAN
MAYOR

ATTEST:

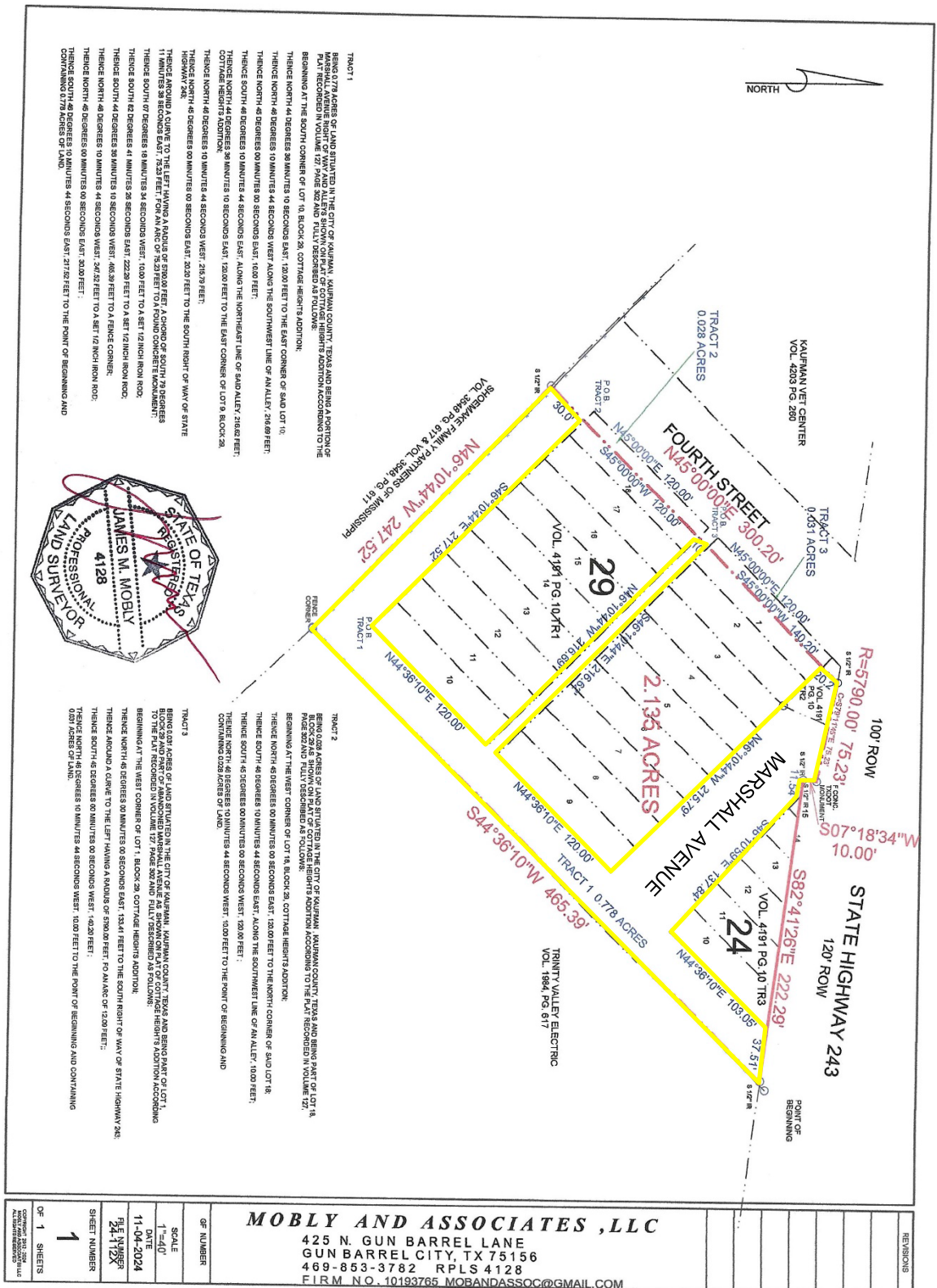
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

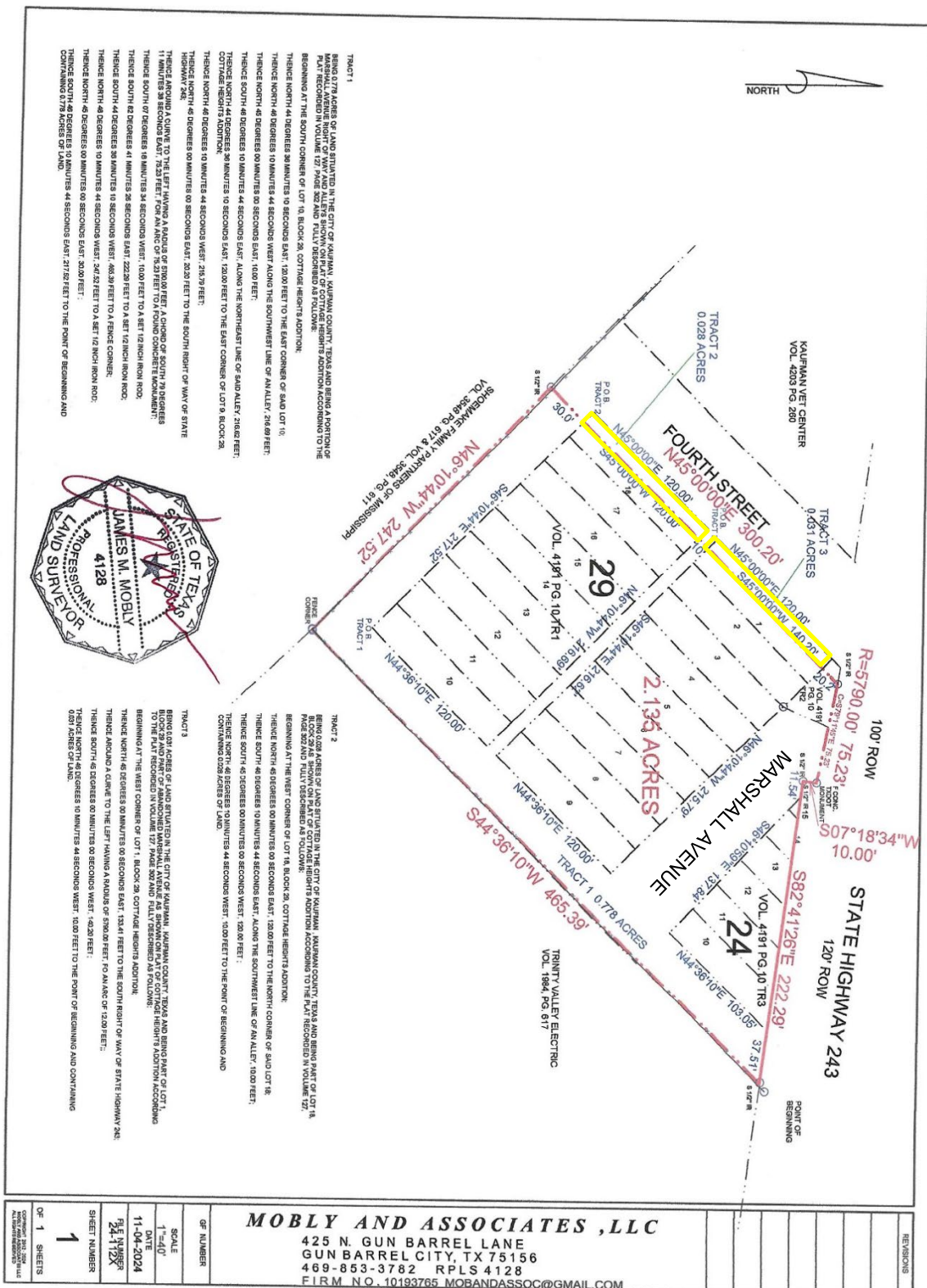
PATRICIA A. ADAMS
CITY ATTORNEY

“Exhibit A” Property Description

Right-of-Way to Be Abandoned – Tract 1



Right-of-Way to Be Dedicated – Tracts 2 & 3



“Exhibit A” Property Description

Tract 1 Description (“Right-of-Way to Be Abandoned”)

TRACT 1

BEING 0.778 ACRES OF LAND SITUATED IN THE CITY OF KAUFMAN , KAUFMAN COUNTY, TEXAS AND BEING A PORTION OF MARSHALL AVENUE RIGHT OF WAY AND ALLEYS SHOWN ON PLAT OF COTTAGE HEIGHTS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 127, PAGE 302 AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF LOT 10, BLOCK 29, COTTAGE HEIGHTS ADDITION;

THENCE NORTH 44 DEGREES 36 MINUTES 10 SECONDS EAST, 120.00 FEET TO THE EAST CORNER OF SAID LOT 10;

THENCE NORTH 46 DEGREES 10 MINUTES 44 SECONDS WEST ALONG THE SOUTHWEST LINE OF AN ALLEY, 216.69 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 10.00 FEET;

THENCE SOUTH 46 DEGREES 10 MINUTES 44 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID ALLEY, 216.62 FEET;

THENCE NORTH 44 DEGREES 36 MINUTES 10 SECONDS EAST, 120.00 FEET TO THE EAST CORNER OF LOT 9, BLOCK 29, COTTAGE HEIGHTS ADDITION;

THENCE NORTH 46 DEGREES 10 MINUTES 44 SECONDS WEST, 215.79 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 20.20 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 243;

THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 5790.00 FEET, A CHORD OF SOUTH 79 DEGREES 11 MINUTES 38 SECONDS EAST, 75.23 FEET, FOR AN ARC OF 75.23 FEET TO A FOUND CONCRETE MONUMENT;

THENCE SOUTH 07 DEGREES 18 MINUTES 34 SECONDS WEST, 10.00 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 82 DEGREES 41 MINUTES 26 SECONDS EAST, 222.29 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 44 DEGREES 36 MINUTES 10 SECONDS WEST, 465.39 FEET TO A FENCE CORNER;

THENCE NORTH 46 DEGREES 10 MINUTES 44 SECONDS WEST, 247.52 FEET TO A SET 1/2 INCH IRON ROD;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 30.00 FEET ;

THENCE SOUTH 46 DEGREES 10 MINUTES 44 SECONDS EAST, 217.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.778 ACRES OF LAND.

“Exhibit A” Property Description

Tract 2 Description (“Right-of-Way to Be Dedicated”)

TRACT 2

BEING 0.028 ACRES OF LAND SITUATED IN THE CITY OF KAUFMAN , KAUFMAN COUNTY, TEXAS AND BEING PART OF LOT 18, BLOCK 29 AS SHOWN ON PLAT OF COTTAGE HEIGHTS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 127, PAGE 302 AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOT 18, BLOCK 29, COTTAGE HEIGHTS ADDITION;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 120.00 FEET TO THE NORTH CORNER OF SAID LOT 18;

THENCE SOUTH 46 DEGREES 10 MINUTES 44 SECONDS EAST, ALONG THE SOUTHWEST LINE OF AN ALLEY, 10.00 FEET;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 120.00 FEET ;

THENCE NORTH 46 DEGREES 10 MINUTES 44 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.028 ACRES OF LAND.

Tract 3 Description (“Right-of-Way to Be Dedicated”)

TRACT 3

BEING 0.031 ACRES OF LAND SITUATED IN THE CITY OF KAUFMAN , KAUFMAN COUNTY, TEXAS AND BEING PART OF LOT 1, BLOCK 29 AND PART OF ABANDONED MARSHALL AVENUE AS SHOWN ON PLAT OF COTTAGE HEIGHTS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 127, PAGE 302 AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOT 1, BLOCK 29, COTTAGE HEIGHTS ADDITION;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 133.41 FEET TO THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 243;

THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 5790.00 FEET, FO AN ARC OF 12.09 FEET;;

THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 140.20 FEET ;

THENCE NORTH 46 DEGREES 10 MINUTES 44 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.031 ACRES OF LAND.

Exhibit "B"
Quitclaim Deed
Right-of-Way to Be Abandoned

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

The City of Kaufman, Texas, a home rule municipal corporation, ("Grantor"), for and in the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has QUITCLAIMED and does QUITCLAIM to **Ray & Sandy Rubio** ("Grantee"), all of Grantor's right, title, and interest in and to the real property in the City of Kaufman, Kaufman County, Texas, fully described as Tract 1 in Exhibit "A", a copy of which is attached hereto and Incorporated herein, and all Improvements located on it, together with all of Grantor's rights, title, and interest in and to such real property, subject however to the conditions, requirements, and restrictions hereinafter more fully set forth in Ordinance No. O-28-24 approved by the City Council of the City of Kaufman on December 16, 2024 ("Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging to Grantor, to Grantee, its successors, and its assigns forever, WITHOUT ANY WARRANTIES OR REPRESENTATIONS BY GRANTOR, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, OR MARKETABILITY OF THE PROPERTY; so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

EXECUTED as of _____, 2024.

GRANTOR: CITY OF KAUFMAN, TEXAS, a home rule municipal corporation

By: _____
Mayor Jeff Jordan

THE STATE OF TEXAS
COUNTY OF KAUFMAN

§
§
§

BEFORE ME, on this day personally appeared Jeff Jordan, Mayor of the City of Kaufman, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2024.

Notary Public, State of Texas _____
My Commission Expires: _____

GRANTEE: RAY & SANDY RUBIO

ACCEPTED AND AGREED:

GRANTEE: Ray Rubio_____

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

BEFORE ME, on this day personally appeared Ray Rubio, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2024.

Notary Public, State of Texas
My Commission Expires: _____

ACCEPTED AND AGREED:

GRANTEE: Sandy Rubio_____

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

BEFORE ME, on this day personally appeared Sandy Rubio, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2024.

Notary Public, State of Texas
My Commission Expires: _____

Exhibit "C"
Right-of-Way Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

THAT, Ray and Sandy Rubio, whether one or more, hereinafter called "Grantor," for and in consideration of the sum of TEN DOLLARS and NO CENTS (\$10.00) and other good and valuable consideration to Grantor in hand paid by the City of Kaufman, Texas a Texas municipal corporation, hereinafter called "Grantee," the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, express or implied, does GRANT, SELL and CONVEY unto the Grantee all of that certain tract or parcel of land, situated in Kaufman County, Texas, as more particularly described and depicted in Exhibit "A", which is attached hereto and made a part hereof for all purposes, together with all improvements situated thereon and all, and singularly the rights and appurtenances thereto and any and all right, title and interest of Grantor in and to any adjacent streets, alleys or rights-of-way, hereinafter collectively called the "Property."

It is acknowledged and agreed that Grantee is acquiring the Property for the purpose of permitting Grantee or its agents or assigns to construct, maintain, repair and operate thereon a street, highway, right-of-way, drainage improvements, utilities and other related improvements. Grantor hereby agrees that it has been fully compensated by Grantee for the property interests conveyed to Grantee hereunder, including without limitation, the right or claim to severance damages, or any damages to, or diminution in value of, other lands belonging to Grantor, that may be claimed or asserted by virtue of such acquisition of the Property by Grantee and Grantor hereby waives any and all right or claim to additional compensation.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto said Grantee, its successors and assigns, forever. Grantor does hereby bind Grantor and Grantor's heirs, successors, executors and assigns, to warrant and forever defend, all and singular the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

EXECUTED as of _____, 2024.

GRANTOR: RAY & SANDY RUBIO

Ray Rubio_____

Sandy Rubio_____

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

BEFORE ME, on this day personally appeared Ray Rubio, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2024.

Notary Public, State of Texas
My Commission Expires: _____

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

BEFORE ME, on this day personally appeared Sandy Rubio, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2024.

Notary Public, State of Texas
My Commission Expires: _____

GRANTEE: CITY OF KAUFMAN, TEXAS, a home

rule municipal corporation

ACCEPTED AND AGREED:

By: _____
Mayor Jeff Jordan

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

BEFORE ME, on this day personally appeared Jeff Jordan, Mayor of the City of Kaufman, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this _____ day of _____, 2024.

Notary Public, State of Texas
My Commission Expires: _____



Meeting
Date: 12/16/2024

Date: 11/22/2024

Item #: 6.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-29-24, 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 **3.95-acre** tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from **Single-Family Residential-8 District (SF-8)** to **Planned Development-30 District (PD-30)** for **attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses**, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24)

BACKGROUND:

On November 4, 2024, the Planning and Zoning Commission held a public hearing, and recommended, by a vote of 5-0, to table the item to the meeting on December 3, 2024. See the attached November 4, 2024 and December 3, 2024 Planning and Zoning Commission Reports and attachments.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: On December 3, 2024, the Planning and Zoning Commission continued the public hearing, and recommended approval, by a vote of 7-0, of Z-08-24 to rezone approximately 3.95 acres generally located on the west side of Clay St. and the north side of Hickory St. from Single-Family Residential-8 District (SF-8) to Planned Development-30 District (PD-30) for attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses with the following condition:

1. The second sentence in provision 15.e of the Development Standards is revised to state "To reduce curb cuts along Hickory Street, the sharing of driveway approaches is encouraged".

This revision has been incorporated into the attached Ordinance No. O-29-24.

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



Planning and Zoning Commission Report

Meeting Date: November 4, 2024

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to **rezone** an approximate **3.95-acre** tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from Single-Family Residential-8 District (SF-8) to **Planned Development-30 District (PD-30)** for attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24)

BACKGROUND/SUMMARY:

The subject property consists of approximately 3.95 acres situated on the north side of W. Hickory St. and the west side of N. Clay St. The property is currently vacant and zoned Single-Family Residential – 8 (SF-8). The applicant is requesting to rezone the property to a Planned Development (PD) to accommodate a mixture of mixture of attached single-family residential uses (townhomes and/or duplexes) and detached single-family homes, with the townhomes and/or duplexes generally being along W. Hickory St. and the single-family homes generally being along N. Clay St.

In addition to a conceptual layout showing up to 13 townhomes or duplexes along Hickory St. and three (3) single-family homes along Clay St., proposed Development Standards have been provided, which provides regulations and assurances related to lot standards and setbacks, development arrangement, unit size, building and garage orientation, architectural and landscaping standards, outdoor living space, parking, sidewalks, amenities, and maintenance.

Development Standards:

The development standards allow for a maximum of 16 residential units within the development. Each residential unit will be on an individually-platted residential lot. For any regulations not specifically addressed in the PD, a base zoning of "TH" Townhouse Residential District shall apply to all townhomes, duplexes, and patio homes, while a base zoning of "SF-8" Single-Family Residential – 8 District shall apply to all detached single-family homes. In addition, the regulations provide for a Site Plan approval process for the townhome/duplex portion of the property to ensure the lots, setbacks, building elevations, floor plans, and landscaping adhere to the PD.

Area, Lot, Yard, and Lot Coverage Regulations

The area, lot, yard, and lot coverage regulations for the townhomes and duplexes are summarized as follows:

- a. Minimum Lot Size: 3,000 sq. ft. for an interior unit without side yards
3,500 sq. ft. for an exterior unit with side yard
5,500 sq. ft. for a corner lot (siding public street)
- b. Minimum Lot Width: 30 feet for an interior unit without side yard
35 feet for an exterior unit with side yard
55 feet for a corner lot (siding public street)
- c. Minimum Lot Depth: 100 feet (as measured at the center of the lot)
- d. Minimum Front Yard: 25 feet
- e. Minimum Side Yard: 5 feet (exterior unit with side yard)
25 feet (corner lot; siding public street)
- f. Minimum Rear Yard: 15 feet (for main buildings with front-entry garages)
20 feet (for main buildings with rear-entry garages)
- g. Maximum Lot Coverage: Sixty percent (60%) by main building
Seventy percent (70%) total impervious area,
including accessory buildings, driveways, and parking
areas

The area, lot, yard, and lot coverage requirements for the patio homes shall be in accordance with the regulations specified in the “TH” District in Section 18 of the Zoning Ordinance, while the area, lot, yard, and lot coverage requirements for the detached single-family homes shall be in accordance with the regulations specified in the “SF-8” District in Section 16 of the Zoning Ordinance.

Building Height

The maximum height for main buildings is 35 feet, while the maximum height for accessory buildings is 12 feet.

Dwelling Area

The minimum dwelling size for townhomes, duplexes, or patio homes is 1,500 sq. ft., while the minimum dwelling size for detached single-family homes is 1,800 sq. ft.

Accessory Buildings

Accessory buildings are only allowed for detached single-family homes or patio homes. The minimum side and rear yard setbacks for accessory buildings shall be 5 feet, while the minimum distance to the main building shall be 10 feet. Area and accessory dwelling requirements shall be in accordance with Section 37 of the Zoning Ordinance.

Off-Street Parking and Loading Regulations

Each residential unit shall be required to have a combination of enclosed (garage) and driveway parking. At least fifty percent (50%) of the units shall include 2-car enclosed garages, with a driveway large enough to accommodate two additional vehicles per unit. The remaining units shall include 1-car enclosed garages, with a driveway large enough to accommodate 2 additional

vehicles per unit. Carports are prohibited, as is converting the required garages into living space. All townhome/duplex units shall be front-facing garages; to reduce curb cuts along Hickory Street, every two units shall share a driveway approach.

Landscaping and Screening Requirements

Each residential front yard shall include one (1) 3-inch caliper tree planted in the front yard. In addition, shrubs, flowers, or other groundcover shall be planted along the front of each unit. All landscaping is required to be irrigated. In addition, the existing trees along the rear of the property and all other mature, healthy trees not located over building pads or driveways shall be preserved. A tree survey will be required during the Civil Plan review process, while a Landscape Plan will be required during the Site Plan approval process.

The rear yard of each unit shall include a 6'-tall stained, wood fence with metal posts extending a minimum depth of 10 feet from the back of the house.

Architectural Requirements

The residential design standards are summarized as follows:

- The development shall include at least three (3) different floor plans to provide variation and options for multiple types of occupants. All floor plans shall be reviewed by Staff prior to building permit issuance to ensure there is enough variation among the different plans.
- Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the building permit approval process.
- Each building shall include no more than five (5) residential units.
- The same building elevation shall not be repeated on an adjacent building. Variation in color, materials arrangement, and floor plan variation can all count towards meeting this requirement.
- All residential units shall include 100% brick or natural stone on the front elevation. Masonry materials, cementitious fiber (hardi-board), or wood siding may be used on the remainder of the façade. Metal is allowed as an accent material.
- A minimum roof pitch of 6:12 shall be provided for the primary roof of each residential building.
- Windows or some other sort of relief or articulation shall be provided at minimum 40-foot intervals along each floor of each façade of each home to avoid large expanses of blank wall. City Staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- The front of each home shall include at least one of the following:
 - Covered entryway and front stoop at least 24 inches above grade. The covered entryway shall be at least 20 sq. ft. in size.; or
 - Covered front porch with at least 50 sq. ft. of usable space excluding the entryway (defined as the 4-feet-wide section of porch directly in front of the door). Front porches are allowed to encroach up to 5 feet into the front yard setback.
- Each residential unit shall include outdoor living space in the form of a covered front porch at least 50 sq. ft. in size (excluding the entryway) or a covered rear patio at least 64 sq. ft. in size.

- Gutters required on the front elevation. Rain diverters are required over any other exterior door openings.
- The front of each unit shall include at least one (1) coach light.

Street and Sidewalk Improvements

The development regulations require the developer to make improvements to Hickory and Clay Streets along the frontage of the property as may be required in accordance with the subdivision regulations and design standards or as otherwise approved by the City Engineer and Director of Public Works during the Civil Plan review process. In addition, the developer shall install 5'-wide sidewalks along Hickory and Clay Streets along the frontage of the property, as well as 4'-wide sidewalks directly from the perimeter sidewalks (or driveways) to each individual unit. All sidewalks shall be concrete.

Lighting, Amenities, and Maintenance

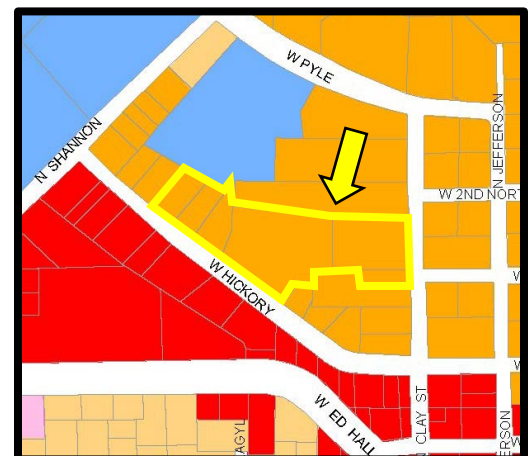
Street lighting requirements shall be in accordance with the subdivision regulations, while residential lighting requirements shall be in accordance with Section 42 of the Zoning Ordinance. At least one landscaped open space lot shall be provided, which shall include one or more of the following amenities: covered picnic and seating area with grilling station, playground, or fenced dog park. The development standards also provide for the creation of a homeowners' association to maintain the open space lot(s) and amenities, front yard landscaping and irrigation systems for the townhomes/duplexes, fencing for the townhomes/duplexes, driveways for the townhomes/duplexes, sidewalks not in the right-of-way, drainage facilities, and building exteriors for the townhomes/duplexes.

Concept Plan:

A concept plan has been provided showing the general intended layout of the development, with up to 13 townhome/duplex units and the amenity lot along Hickory Street and the 3 detached single-family residential lots along Clay Street.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	SF-8; PD-9	Single-family residence; vacant land
West:	SF-8	Single-family residence
South:	SF-8; C	Single-family residences; vacant land (across the street)
East:	SF-8	Single-family residences (across the street)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject as Future Single-Family Residential (Low Density). While the development does provide for some medium-density housing, the actual proposed density of the property is only 4 dwelling units per acre. The existing

SF-8 zoning actually allows for up to 5 dwelling units per acre. In addition, the proposed townhomes and duplexes will act as a transition or buffer from the Commercial zoning across Hickory Street to the single-family residential to the north and east.

Thoroughfare Plan:

Neither Hickory Street nor Clay Street are designated on the Thoroughfare Plan. As such, they shall adhere to the standards for typical residential streets, which require a right-of-way of 50 feet. Any required right-of-way dedications are provided during the platting process.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 47 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 2
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 45

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.

Staff received the following letters of opposition from surrounding property owners:

DETACH ON DOTTED LINE

Date: 14-Oct-2024 RE: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 3.95-acre tract of land out of the J.B. Cole Survey, Abstract No. 64, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from Single-Family Residential-District (SF-8) to Planned Development-30 District (PD-30) for single-family attached (townhome) uses, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24) - This item is being rescheduled from the October P&Z Commission and City Council meeting dates.

Name: Colten Brantley

Address: 603 N. Clay St

City & State: Kaufman, TX

Phone #: (214) 364-2335

Email Address: colten.brantley@yahoo.com

COMMENTS:

☐ I AM IN FAVOR ☒ I OBJECT

(1) Current main roads N. Clay & Hickory only allow for 1 car to pass at a time and are already too busy to add multi-family structure (Safety issue).

(2) Current sewer infrastructure on Clay cannot support multi-family as the main is not deep enough to take on more homes or large enough to tie into neighbors tap for lot of fall.

Colten Brantley

NAME PRINTED

SIGNATURE

(3.) Currently the Clay street road is in terrible shape and adding more homes than is currently designed will put more stress on an already busy road. Without pre-planning for impact fees to this road the city will take on more cost in repairs.

Date: 9-13-2024 RE: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 3.95-acre tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from Single-Family Residential-8 District (SF-8) to Townhouse Residential District (TH) for single-family attached (townhome) uses, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24)

Name: Scott Moore

Address: 305 W Pyle

City & State: Kaufman TX

Phone #: 541-233-8514
or 214-433-9528

COMMENTS: See comments in the email with this attachment

☐ I AM IN FAVOR ☒ I OBJECT

Email Address: dbars11c@gmail.com

Scott Moore NAME PRINTED Scott SIGNATURE

Dear Members of the City Council of Kaufman, Texas,

I am writing to strongly object to the proposed rezoning of 3.95 acres of land from Single Family Residential-8 district (SF-8) to Townhouse Residential district (TH) on Property ID's 18477, 28530, & 28845. This rezoning project would have devastating repercussions for our neighborhood and is not in the best interest of the city's growth and preservation.

The current SF-8 zoning in this area has been instrumental in maintaining a peaceful, low-density residential environment that we have cherished for years. Our neighborhood is not just a collection of houses; it is a community that has grown together, fostering a sense of belonging and security.

The proposed rezoning would result in a substantial increase in density, leading to a catastrophic cascade of problems. The streets in our neighborhood are already too narrow and inadequate to handle the current traffic flow. During peak hours, cars barely scrape by each other, and pedestrian safety is a serious concern. Adding townhouses would exacerbate this issue, turning our streets into chaotic parking lots and making it difficult for emergency vehicles to access our homes.

Moreover, the increase in density would lead to unbearable noise pollution, air pollution, and a strain on our already limited resources. We fear that the peacefulness of our neighborhood would be shattered, and we would be forced to live in constant chaos and discomfort.

Furthermore, just because this land is available does not mean it is suitable for townhouse development. The comprehensive plan does not prioritize this area for higher density development and there are plenty other viable options in the city. Kaufman has experienced significant growth in recent years and has expanded in many areas with appropriate infrastructure and zoning for townhouses.

We urge you to deny this rezoning request and explore other viable options for townhouse development in Kaufman. Our neighborhood is not a sacrifice zone for the city's growth. We are asking you to protect our homes, our peace, and our community's character.

RECOMMENDATION:

Staff recommends approval of Z-08-24, a request for a change of zoning from Single-Family Residential-8 District (SF-8) to **Planned Development-30 District (PD-30)** for attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses, said property being generally located on the west side of Clay St. and the north side of Hickory St.

ATTACHMENTS:

Location Map
Exhibit A – Property Description/Survey
Exhibit B – Development Standards
Exhibit C – Concept Plan

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

Location Map

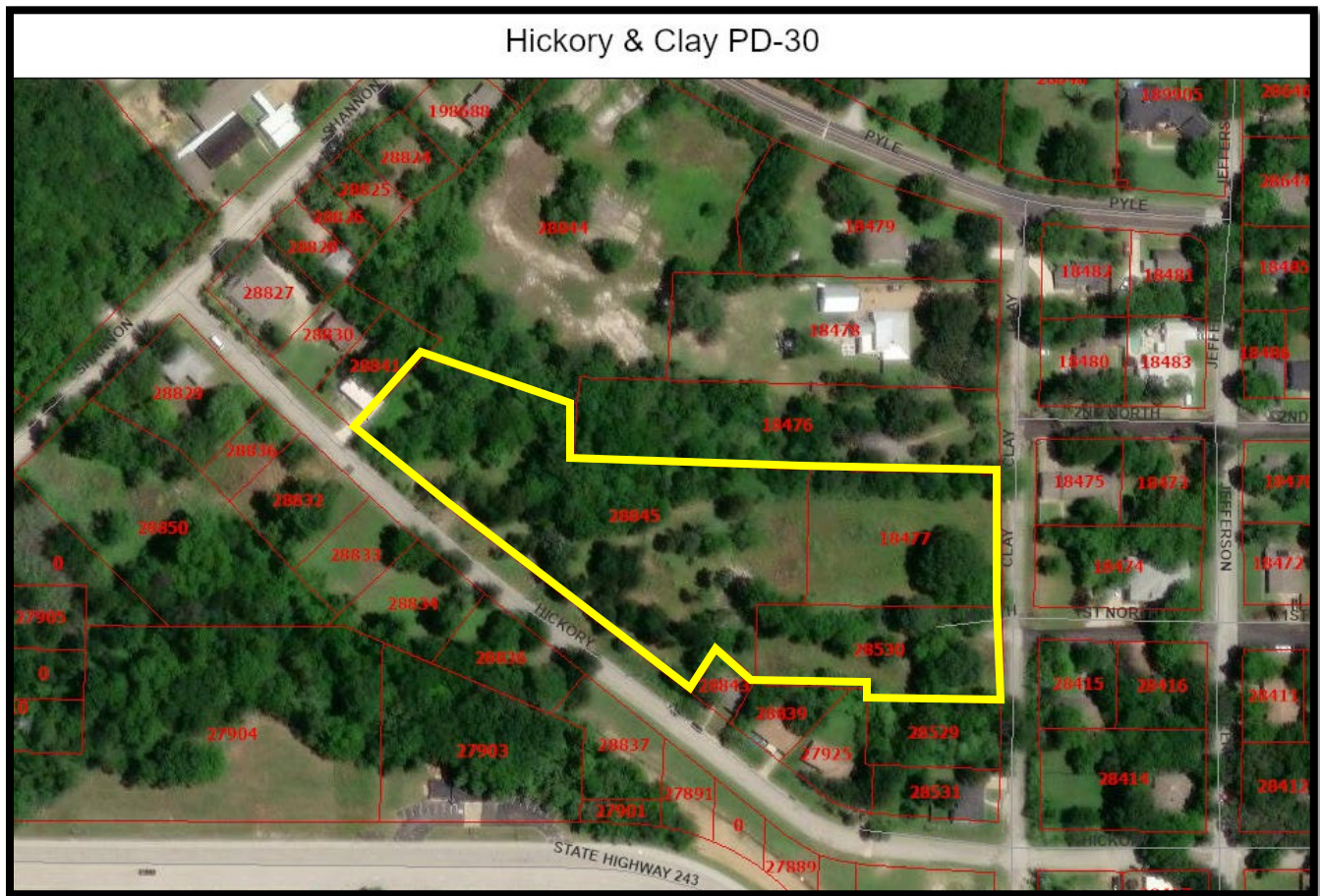


Exhibit A – Property Description/Survey

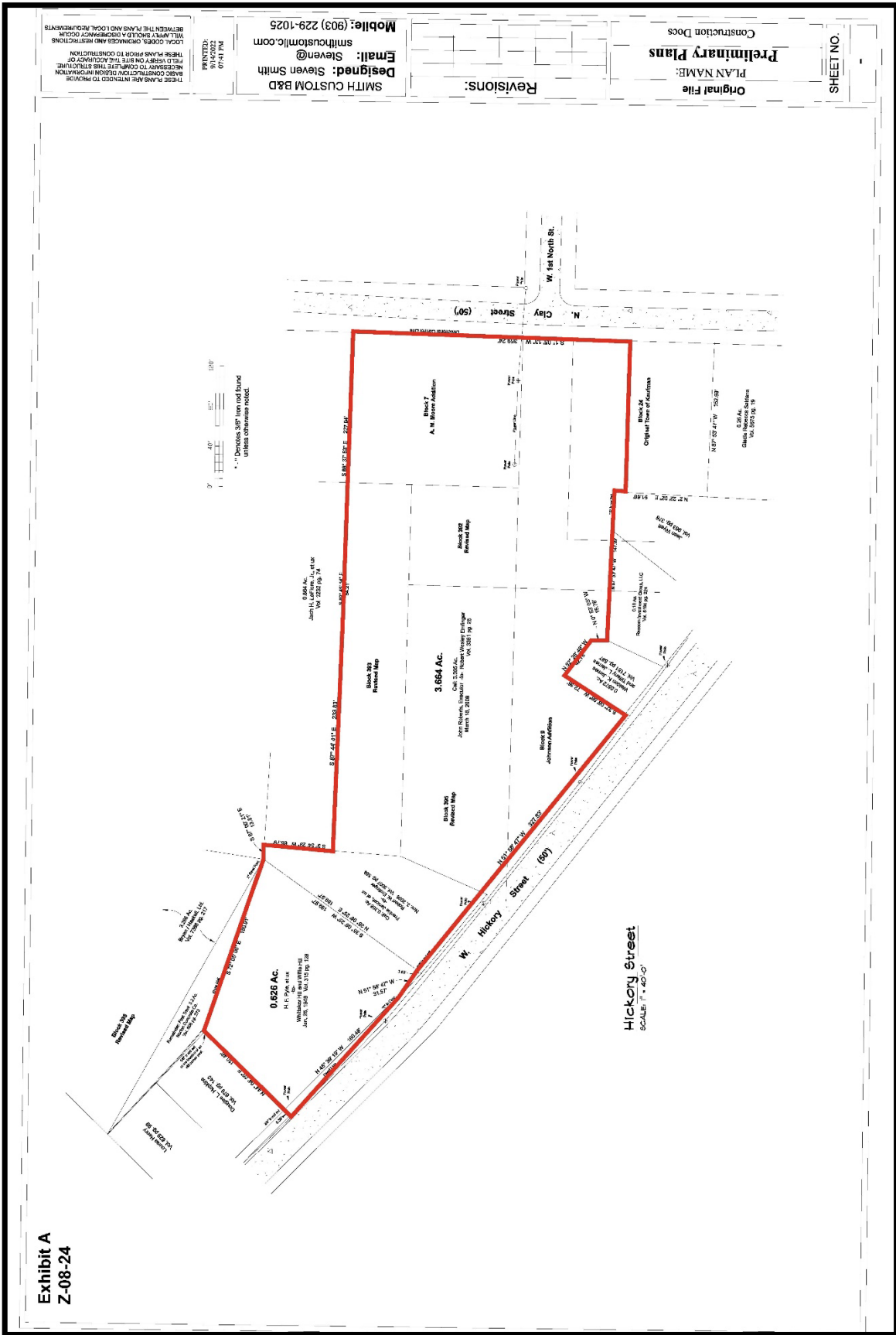


Exhibit B –Development Standards

“Exhibit B” Development Standards Z-08-24 Planned Development-30 (PD-30)

1. Purpose

The purpose of this Planned Development-30 (PD-30) is to provide for a mixture of attached single-family residential uses (townhomes and/or duplexes) and detached single-family homes, with the townhomes and/or duplexes generally being along W. Hickory St. and the single-family homes generally being along N. Clay St. There is also the flexibility to allow for patio homes. These PD regulations will provide for assurances related to lot standards and setbacks, development arrangement, unit size, building and garage orientation, architectural and landscaping standards, outdoor living space, parking, sidewalks, amenities, and maintenance.

2. Property Location and Size

The property consists of approximately 3.95 acres generally located on the north side of W. Hickory St. and the west side of N. Clay St. as more particularly described in “**Exhibit A**” of this Ordinance.

3. Zoning Controls

- a. If there is a conflict between the PD-30 regulations (“Exhibit B”) and the concept plan / landscape plan (“Exhibit C”), the PD-30 regulations (“Exhibit B”) shall control.
- b. Base Zoning: For regulations not expressly identified in this PD-30, the base zoning of the property is “**TH**” **Townhouse Residential District** for townhomes, duplexes, and patio homes and “**SF-8**” **Single-Family Residential – 8 District** for detached single-family homes, as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended. If there is a conflict between the regulations in this PD-30 and the regulations in the City of Kaufman Zoning Ordinance, the regulations in this PD-30 shall control.
- c. Site Plan: The concept plan shall serve as a general guide for use and development of the property. The details concerning development of the property shall be governed by the approved Site Plan, which will be required to be submitted after approval of the Civil Plans and concurrent with or prior to approval of the Final Plat. The Site Plan submittal shall include architectural elevations, floor plans, and a landscape plan for the townhome/duplex portion of the property. The Site Plan will need to be reviewed by Staff and the Planning & Zoning Commission and approved by City Council. The details for the detached single-family homes do not require Site Plan approval; those details can be administratively approved by Staff with the building permit for each house.

4. Definitions and Interpretations

All definitions shall be as defined in the City of Kaufman Zoning Ordinance.

Exhibit B –Development Standards

5. Primary Uses Permitted

- a. Attached single-family residential (townhomes)
- b. Detached single-family residential
- c. Patio home (zero-lot-line dwelling or garden home)
- d. Two-family dwelling (duplex)

6. Permitted Accessory Uses

- a. Accessory building – residential (only for detached single-family homes or patio homes)
- b. Home occupation
- c. Off-street parking
- d. On-street parking (subject to “no parking” ordinances)

7. Maximum Number of Residential Lots/Units

The maximum number of residential lots or units within the development is 16.

8. Requirement for Individually-Platted Lots

Each residential unit shall be on an individually-platted residential lot. No replats shall occur that would allow multiple residential units to be on a single lot.

9. Area, Lot, Yard, and Lot Coverage Regulations (Townhomes & Duplexes)

- a. Minimum Lot Size: 3,000 sq. ft. for an interior unit without side yards
3,500 sq. ft. for an exterior unit with side yard
5,500 sq. ft. for a corner lot (siding public street)
- b. Minimum Lot Width: 30 feet for an interior unit without side yard
35 feet for an exterior unit with side yard
55 feet for a corner lot (siding public street)
- c. Minimum Lot Depth: 100 feet (as measured at the center of the lot)
- d. Minimum Front Yard: 25 feet
- e. Minimum Side Yard: 5 feet (exterior unit with side yard)
25 feet (corner lot; siding public street)
- f. Minimum Rear Yard: 15 feet (for main buildings with front-entry garages)
20 feet (for main buildings with rear-entry garages)
- g. Maximum Lot Coverage: Sixty percent (60%) by main building
Seventy percent (70%) total impervious area,
including accessory buildings, driveways, and
parking areas

10. Area, Lot, Yard, and Lot Coverage Regulations (Patio Homes)

Shall be in accordance with the regulations specified in the “TH” District in Section 18 of the Zoning Ordinance.

Exhibit B –Development Standards

11. Area, Lot, Yard, and Lot Coverage Regulations (Single-Family Detached Homes)
Shall be in accordance with the regulations specified in the “SF-8” District in Section 16 of the Zoning Ordinance.

12. Accessory Building Requirements

- a. Minimum Side Yard: 5 feet
- b. Minimum Rear Yard: 5 feet
- c. Minimum Distance to Main Building: 10 feet
- d. Area and accessory dwelling requirements shall be in accordance with Section 37 of the Zoning Ordinance.
- e. Accessory buildings are only allowed for detached single-family homes or patio homes (zero-lot-line dwelling or garden home).

13. Minimum Dwelling Area

- a. For townhomes, duplexes, or patio homes, the minimum dwelling unit size (defined as air-conditioned enclosed space used for residential purposes, excluding the garage) shall be 1,500 sq. ft.
- b. For single-family homes, the minimum dwelling unit size (defined as air-conditioned enclosed space used for residential purposes, excluding the garage) shall be 1,800 sq. ft.

14. Building Height Regulations

- a. Maximum Height for Main Buildings: 35 feet
- b. Maximum Height for Accessory Buildings: 12 feet

15. Off Street Parking and Loading Regulations

- a. At least fifty percent (50%) of the units shall include 2-car enclosed garages, with a driveway large enough to accommodate two additional vehicles per unit.
- b. The remaining units shall include 1-car enclosed garages, with a driveway large enough to accommodate 2 additional vehicles per unit.
- c. Carports are prohibited. Converting the required garages into living space is also prohibited.
- d. All townhome/duplex units shall be front-facing garages, with driveways to be maintained by a Homeowner’s Association. To reduce curb cuts along Hickory Street, every two units shall share a driveway approach.
- e. Driveways to single-family homes shall be maintained by each individual property owner.

16. Landscaping and Screening Requirements

- a. Each residential front yard shall include one (1) 3-inch-caliper tree planted in the front yard with full sod.

Exhibit B –Development Standards

- b. Shrubs, flowers, or other groundcover shall be planted along the front of each unit.
- c. All landscaping shall be irrigated.
- d. The rear yard of each unit shall include a 6'-tall stained, wood fence with metal posts from the side of the unit to along the right and left sides of the property, extending a minimum depth of 10 feet from the back of the house.
- e. The existing trees along the rear of the property shall be preserved, in addition to mature, healthy trees not located over building pads or driveways. A tree survey will be required during the Civil Plan review process. The applicant may get credit for new trees planted in exchange for trees that are removed.
- f. Final landscape design will be determined during the Site Plan approval process (for townhomes/duplexes) and during the building permit approval process (for detached single-family homes).

17. Architectural Requirements

- a. The development shall include at least three (3) different floor plans to provide variation and options for multiple types of occupants. All floor plans shall be reviewed by Staff prior to building permit issuance to ensure there is enough variation among the different plans.
- b. Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the building permit approval process.
- c. Each building shall include no more than five (5) residential units.
- d. The same building elevation shall not be repeated on an adjacent building. Variation in color, materials arrangement, and floor plan variation can all count towards meeting this requirement.
- e. All residential units shall include 100% brick or natural stone on the front elevation. Masonry materials, cementitious fiber (hardi-board), or wood siding may be used on the remainder of the façade. Metal is allowed as an accent material.
- f. A minimum roof pitch of 6:12 shall be provided for the primary roof of each residential building.
- g. Windows or some other sort of relief or articulation shall be provided at minimum 40-foot intervals along each floor of each façade of each home to avoid large expanses of blank wall. City Staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- h. The front of each home shall include at least one of the following:
 - 1. Covered entryway and front stoop at least 24 inches above grade. The covered entryway shall be at least 20 sq. ft. in size.; or
 - 2. Covered front porch with at least 50 sq. ft. of usable space excluding the entryway (defined as the 4-foot-wide section of porch directly in front of

Exhibit B –Development Standards

the door). Front porches are allowed to encroach up to 5 feet into the front yard setback.

- i. Each residential unit shall include outdoor living space in the form of a covered front porch at least 50 sq. ft. in size (excluding the entryway) or a covered rear patio at least 64 sq. ft. in size.
- j. Gutters required on the front elevation. Rain diverters are required over any other exterior door openings.
- k. The front of each unit shall include at least one (1) coach light.

18. Street Improvements, Alleys/Driveways, Sidewalks, Lighting, and Amenities

- a. Improvements to Hickory and Clay Streets along the frontage of the property may be required in accordance with the City's Subdivision Ordinance and Design Standards or as otherwise approved by the City Engineer and Director of Public Works during the Civil Plan review process.
- b. The developer shall install 5-foot-wide sidewalks along Hickory and Clay Streets along the frontage of the property, as well as 4-foot-wide sidewalks directly from the perimeter sidewalks (or driveways) to each individual unit. All sidewalks shall be concrete.
- c. Street lighting requirements shall be in accordance with the Subdivision Ordinance. All residential lighting requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- d. The developer shall provide at least one (1) landscaped open space lot with an amenity facility, which may include one or more of the following:
 - 1. Covered picnic and seating area with grilling station
 - 2. Playground
 - 3. Dog park with 4-foot-tall decorative metal fence
- e. All townhome/duplex driveways, townhome/duplex front yard landscaping, guest parking spaces, sidewalks not in the right-of-way, open space lots, and amenities shall be maintained by the Homeowners' Association.

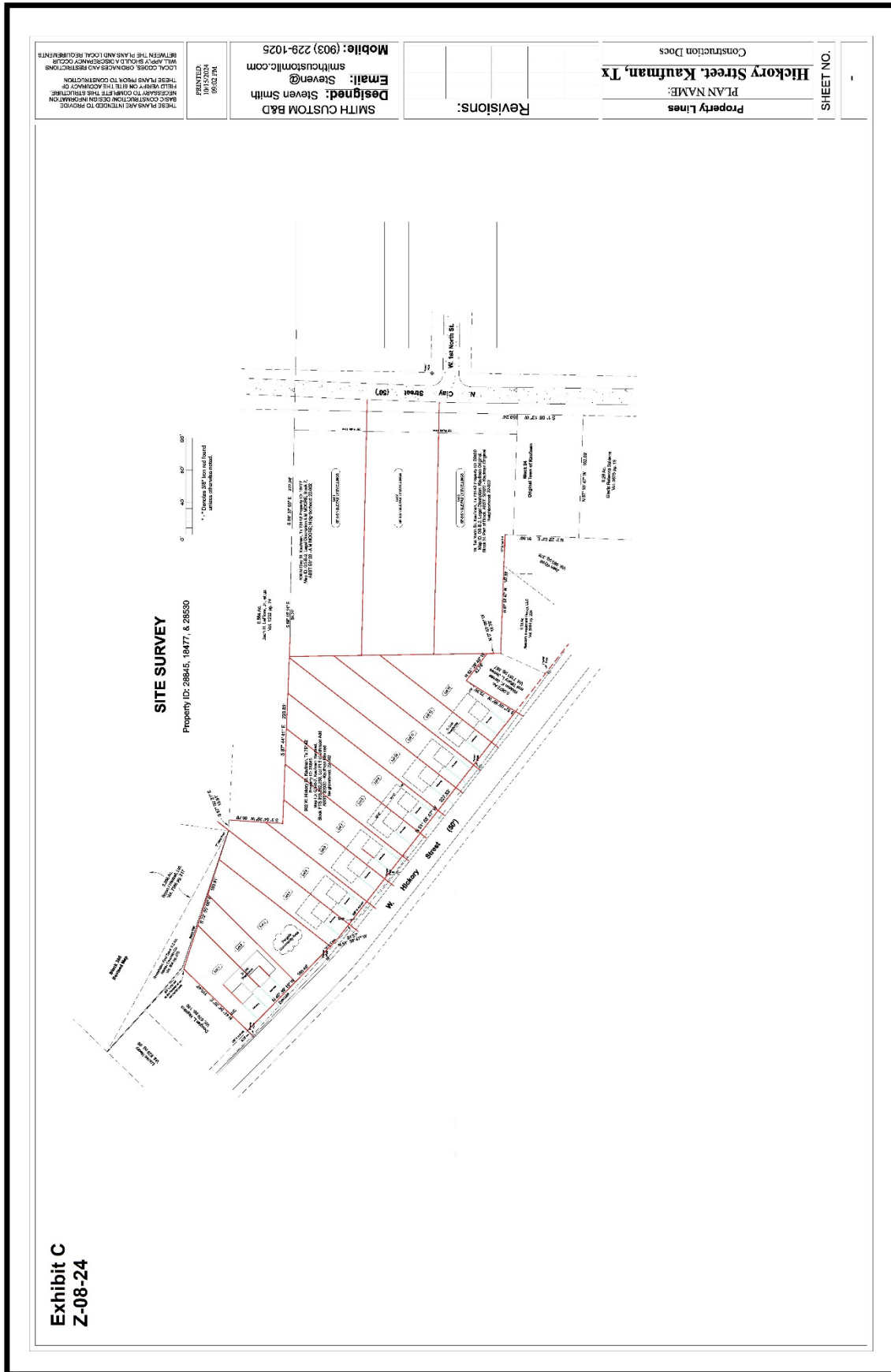
19. Homeowners' Association

A homeowners' association shall be established for the development, which shall be responsible for the maintenance of all open space lots and all improvements thereon, front yard landscaping and irrigation systems for the townhomes/duplexes, fencing for the townhomes/duplexes, driveways for the townhomes/duplexes, sidewalks not in the right-of-way, drainage facilities, amenities, and building exteriors for the townhomes/duplexes. The homeowners' association shall also provide enhanced standards for the maintenance and upkeep of all residential properties and requirements for residents to maintain their yards. The homeowners' association covenants shall include a statement indemnifying the City from maintenance for any of the aforementioned items, but allowing the City to enter the property to conduct the maintenance of the

Exhibit B –Development Standards

aforementioned items if the homeowners' association fails to do so at the sole cost of the property owners within the development.

Exhibit C – Concept Plan





Planning and Zoning Commission Report

Meeting Date: December 3, 2024

SUBJECT: Continue the public hearing and make a recommendation to City Council for a request to **rezone** an approximate **3.95-acre** tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, TX, being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Block 392, 393, and 395 of Kaufman Revised, from Single-Family Residential-8 District (SF-8) to **Planned Development-30 District (PD-30)** for attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses, said property being generally located on the west side of Clay St. and the north side of Hickory St. (Property IDs 18477, 28530, and 28845). (Case No: Z-08-24)

BACKGROUND/SUMMARY:

On November 4, 2024, the Planning & Zoning Commission first considered the request to rezone approximately 3.95 acres situated on the north side of W. Hickory St. and the west side of N. Clay St. from Single-Family Residential – 8 (SF-8) to Planned Development-30 (PD-30) to accommodate a mixture of attached single-family residential uses (townhomes and/or duplexes) and detached single-family homes, with the townhomes and/or duplexes generally being along W. Hickory St. and the single-family homes generally being along N. Clay St.

During the hearing, there were several concerns stated by the commissioners and surrounding neighborhood residents related to the condition of the existing streets, drainage and sewer infrastructure, parking and traffic, and the architecture of the development potentially detracting from the traditional historic homes in the neighborhood.

To address the concerns, the applicant has worked with Staff to come up with revised conceptual elevations and floor plans for the townhomes, representative renderings and floor plans showing the potential architectural design of the single-family homes, in addition to separate architectural regulations for the single-family homes.

Revisions to Development Standards:

The revisions to the development standards, which are attached to the report, are summarized as follows:

- The off-street parking and loading regulations have been revised to clarify that at least 50% of the townhome/duplex units shall include 2-car garages (with the remaining units requiring at least 1-car garages). It has also been clarified that all single-family homes will be required to have garages large enough to accommodate at least 2 vehicles. In addition, each residential unit (whether duplex/townhome or single-family home) will also be required to have a driveway large enough to accommodate at least 2 additional vehicles.

- The architectural materials requirements for the townhome/duplex portion of the property has been reduced to 70% masonry for the front elevations, which will provide for more siding materials on the homes consistent with the surrounding neighborhood.
- Requirements for garage door design enhancements have been provided.
- Separate architectural requirements for the detached single-family homes have been provided, which include the requirement that each home be custom-designed and not repeated, that the architectural style be of a traditional style consistent with the surrounding neighborhood (or a modern style that replicates the traditional styles), that building materials be primarily siding with masonry and metal allowed as accent materials, that articulation be provided, that architectural details consistent with traditional architectural styles be provided, that low-pitched roofs and/or a mix of roof pitches be provided, that front porches and rear patios/porches be provided, and that garage doors include design enhancements.

Related to the concerns about the condition of the existing streets, drainage, and sewer infrastructure, the development will be required to go through a Civil Plan review process and make any improvements to infrastructure that are required to support the development. Furthermore, the development regulations require Site Plan review of the townhome/duplex area, which will take place after Civil Plan review, which will allow for further scrutiny of items such as setbacks, architecture, floor plans, landscaping, parking, amenities, etc. to ensure compliance with the development regulations. The property will also need to go through the subdivision platting process. Each single-family home will be reviewed by Staff at the time of building permitting to ensure compliance with the architectural requirements.

Revised Plans:

The applicant has provided revised elevations and floor plans for the townhomes, as well as representative examples showing the style of architecture and floor plan layout intended for the single-family homes. These exhibits are attached to the report.

RECOMMENDATION:

Staff recommends approval of Z-08-24, a request for a change of zoning from Single-Family Residential-8 District (SF-8) to **Planned Development-30 District (PD-30)** for attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses, said property being generally located on the west side of Clay St. and the north side of Hickory St.

ATTACHMENTS:

Location Map
 Exhibit A – Property Description/Survey
 Exhibit B – Development Standards
 Exhibit C – Concept Plan
 Exhibit D – Conceptual Elevations & Floor Plans

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

Location Map

Hickory & Clay PD-30



[illegible]

Exhibit B –Development Standards

**“Exhibit B”
Development Standards
Z-08-24
Planned Development-30 (PD-30)**

1. Purpose

The purpose of this Planned Development-30 (PD-30) is to provide for a mixture of attached single-family residential uses (townhomes and/or duplexes) and detached single-family homes, with the townhomes and/or duplexes generally being along W. Hickory St. and the single-family homes generally being along N. Clay St. There is also the flexibility to allow for patio homes. These PD regulations will provide for assurances related to lot standards and setbacks, development arrangement, unit size, building and garage orientation, architectural and landscaping standards, outdoor living space, parking, sidewalks, amenities, and maintenance.

2. Property Location and Size

The property consists of approximately 3.95 acres generally located on the north side of W. Hickory St. and the west side of N. Clay St. as more particularly described in “**Exhibit A**” of this Ordinance.

3. Zoning Controls

- a. If there is a conflict between the PD-30 regulations (“Exhibit B”), the concept plan (“Exhibit C”), and the concept elevations / floor plans (“Exhibit D”), the PD-30 regulations (“Exhibit B”) shall control.
- b. Base Zoning: For regulations not expressly identified in this PD-30, the base zoning of the property is “**TH**” **Townhouse Residential District** for townhomes, duplexes, and patio homes and “**SF-8**” **Single-Family Residential – 8 District** for detached single-family homes, as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended. If there is a conflict between the regulations in this PD-30 and the regulations in the City of Kaufman Zoning Ordinance, the regulations in this PD-30 shall control.
- c. Site Plan: The concept plan and concept elevations/ floor plans shall serve as a general guide for use and development of the property. The details concerning development of the property shall be governed by the approved Site Plan, which will be required to be submitted after approval of the Civil Plans and concurrent with or prior to submittal of the Final Plat. The Site Plan submittal shall include architectural elevations, floor plans, and a landscape plan for the townhome/duplex portion of the property. The Site Plan will need to be reviewed by Staff and the Planning & Zoning Commission and approved by City Council. The details for the detached single-family homes do not require Site Plan approval; those details can be administratively approved by Staff with the building permit for each house.

4. Definitions and Interpretations

All definitions shall be as defined in the City of Kaufman Zoning Ordinance.

Exhibit B –Development Standards

5. Primary Uses Permitted

- a. Attached single-family residential (townhomes)
- b. Detached single-family residential
- c. Patio home (zero-lot-line dwelling or garden home)
- d. Two-family dwelling (duplex)

6. Permitted Accessory Uses

- a. Accessory building – residential (only for detached single-family homes or patio homes)
- b. Home occupation
- c. Off-street parking
- d. On-street parking (subject to “no parking” ordinances)

7. Maximum Number of Residential Lots/Units

The maximum number of residential lots or units within the development is 16.

8. Requirement for Individually-Platted Lots

Each residential unit shall be on an individually-platted residential lot. No replats shall occur that would allow multiple residential units to be on a single lot.

9. Area, Lot, Yard, and Lot Coverage Regulations (Townhomes & Duplexes)

- a. Minimum Lot Size: 3,000 sq. ft. for an interior unit without side yards
3,500 sq. ft. for an exterior unit with side yard
5,500 sq. ft. for a corner lot (siding public street)
- b. Minimum Lot Width: 30 feet for an interior unit without side yard
35 feet for an exterior unit with side yard
55 feet for a corner lot (siding public street)
- c. Minimum Lot Depth: 100 feet (as measured at the center of the lot)
- d. Minimum Front Yard: 25 feet
- e. Minimum Side Yard: 5 feet (exterior unit with side yard)
25 feet (corner lot; siding public street)
- f. Minimum Rear Yard: 15 feet
- g. Maximum Lot Coverage: Sixty percent (60%) by main building
Seventy percent (70%) total impervious area,
including accessory buildings, driveways, and
parking areas

10. Area, Lot, Yard, and Lot Coverage Regulations (Patio Homes)

Shall be in accordance with the regulations specified in the “TH” District in Section 18 of the Zoning Ordinance.

Exhibit B –Development Standards

11. Area, Lot, Yard, and Lot Coverage Regulations (Single-Family Detached Homes)
Shall be in accordance with the regulations specified in the “SF-8” District in Section 16 of the Zoning Ordinance.
12. Accessory Building Requirements
 - a. Minimum Side Yard: 5 feet
 - b. Minimum Rear Yard: 5 feet
 - c. Minimum Distance to Main Building: 10 feet
 - d. Area and accessory dwelling requirements shall be in accordance with Section 37 of the Zoning Ordinance.
 - e. Accessory buildings are only allowed for detached single-family homes or patio homes (zero-lot-line dwelling or garden home).
13. Minimum Dwelling Area
 - a. For townhomes, duplexes, or patio homes, the minimum dwelling unit size (defined as air-conditioned enclosed space used for residential purposes, excluding the garage) shall be 1,500 sq. ft.
 - b. For single-family homes, the minimum dwelling unit size (defined as air-conditioned enclosed space used for residential purposes, excluding the garage) shall be 1,800 sq. ft.
14. Building Height Regulations
 - a. Maximum Height for Main Buildings: 35 feet
 - b. Maximum Height for Accessory Buildings: 12 feet
15. Off Street Parking and Loading Regulations
 - a. At least fifty percent (50%) of the townhome/duplex units shall include 2-car enclosed garages, with a driveway large enough to accommodate two additional vehicles per unit.
 - b. The remaining townhome/duplex units shall include 1-car enclosed garages, with a driveway large enough to accommodate 2 additional vehicles per unit.
 - c. All single-family detached homes or patio homes shall include enclosed garages large enough to accommodate at least two vehicles, with a driveway large enough to accommodate two additional vehicles per unit. Garages may be front-entry or J-swing/side-entry. Garages may also be attached or detached. Garages must be set back further than the front of the house (defined as the portion of the house including the front door)
 - d. Carports are prohibited. Converting the required garages into living space is also prohibited.

Exhibit B –Development Standards

- e. All townhome/duplex units shall be front-facing garages, with driveways to be maintained by a Homeowner's Association. To reduce curb cuts along Hickory Street, every two units shall share a driveway approach.
- f. Driveways to single-family homes shall be maintained by each individual property owner.

16. Landscaping and Screening Requirements

- a. Each residential front yard shall include one (1) 3-inch-caliper tree planted in the front yard with full sod.
- b. Shrubs, flowers, or other groundcover shall be planted along the front of each unit.
- c. All landscaping shall be irrigated.
- d. The rear yard of each unit shall include a 6'-tall stained, wood fence with metal posts from the side of the unit to along the right and left sides of the property, extending a minimum depth of 10 feet from the back of the house.
- e. The existing trees along the rear of the property shall be preserved, in addition to mature, healthy trees not located over building pads or driveways. A tree survey will be required during the Civil Plan review process. The applicant may get credit for new trees planted in exchange for trees that are removed.
- f. Final landscape design will be determined during the Site Plan approval process (for townhomes/duplexes) and during the building permit approval process (for detached single-family homes).

17. Architectural Requirements (Townhomes & Duplexes)

- a. The townhome/duplex portion of the development shall include at least three (3) different floor plans to provide variation and options for multiple types of occupants. All floor plans shall be reviewed by Staff prior to building permit issuance to ensure there is enough variation among the different plans.
- b. Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the building permit approval process.
- c. Each building shall include no more than five (5) residential units.
- d. The same building elevation shall not be repeated on an adjacent building. Variation in color, materials arrangement, and floor plan variation can all count towards meeting this requirement.
- e. All residential units shall include at least 70% brick or natural stone on the front elevation. Masonry materials, cementitious fiber (hardi-board), or wood siding may be used on the remainder of the façade. Metal is allowed as an accent material.
- f. A minimum roof pitch of 6:12 shall be provided for the primary roof of each residential building.

Exhibit B –Development Standards

- g. Windows or some other sort of relief or articulation shall be provided at minimum 40-foot intervals along each floor of each façade of each home to avoid large expanses of blank wall. City Staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- h. The front of each home shall include at least one of the following:
 - 1. Covered entryway and front stoop at least 24 inches above grade. The covered entryway shall be at least 20 sq. ft. in size.; or
 - 2. Covered front porch with at least 50 sq. ft. of usable space excluding the entryway (defined as the 4-foot-wide section of porch directly in front of the door). Front porches are allowed to encroach up to 5 feet into the front yard setback.
- i. Each residential unit shall include outdoor living space in the form of a covered front porch at least 50 sq. ft. in size (excluding the entryway) or a covered rear patio at least 64 sq. ft. in size.
- j. Gutters required on the front elevation. Rain diverters are required over any other exterior door openings.
- k. The front of each unit shall include at least one (1) coach light.
- l. Garage doors shall be enhanced with panel systems, windows, Carriage-style designs, decorative hardware, or other similar treatment.

18. Architectural Requirements (Single-Family Detached Homes)

- a. Each detached single-family home shall be custom-designed and shall not be repeated throughout the development. All floor plans shall be reviewed by Staff prior to building permit issuance to ensure there is enough variation among the different plans.
- b. In terms of architectural style, building design shall generally be consistent with the representative examples provided in Exhibit D. Acceptable styles may include American Craftsman, Queen Anne, Victorian, American Farmhouse, or similar period styles common to the surrounding neighborhood or modern replica styles (such as Modern Farmhouse) that complement these period styles.
- c. Building materials may include any combination of board & batten, wood, or cementitious fiber siding. Masonry (brick and stone) and metal may be used as accent materials. Stucco or similar materials are prohibited.
- d. Windows or some other sort of relief or articulation shall be provided at minimum 40-foot intervals along each floor of each façade of each home to avoid large expanses of blank wall. City Staff can administratively approve exceptions that meet the spirit or intent of this requirement.
- e. Architectural details including gables, overhanging eaves, pronounced windows sills & headers, window-pane systems, shutters, small windows or other decorative elements within gables, double-door entrances, long and/or

Exhibit B –Development Standards

wrap-around front porches, detached or side-entry garages, wood columns, exposed beams, and fireplaces are strongly encouraged.

- f. Low-pitched roofs and a mix of roof pitches are strongly encouraged.
- g. Each residence shall include a front porch at least 70 sq. ft. in size (excluding the entryway – the 4-foot-wide section of porch directly in front of the door).
- h. Each residence shall include outdoor living space in the form of a covered rear patio or porch at least 70 sq. ft. in size.
- i. Gutters are required on the entire house.
- j. The front of each unit shall include at least one (1) coach light.
- k. Garage doors shall be enhanced with panel systems, windows, Carriage-style designs, decorative hardware, or other similar treatment.

19. Street Improvements, Alleys/Driveways, Sidewalks, Lighting, and Amenities

- a. Improvements to Hickory and Clay Streets along the frontage of the property may be required in accordance with the City's Subdivision Ordinance and Design Standards or as otherwise approved by the City Engineer and Director of Public Works during the Civil Plan review process.
- b. The developer shall install 5-foot-wide sidewalks along Hickory and Clay Streets along the frontage of the property, as well as 4-foot-wide sidewalks directly from the perimeter sidewalks (or driveways) to each individual unit. All sidewalks shall be concrete.
- c. Street lighting requirements shall be in accordance with the Subdivision Ordinance. All residential lighting requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- d. The developer shall provide at least one (1) landscaped open space lot with an amenity facility, which may include one or more of the following:
 - 1. Covered picnic and seating area with grilling station
 - 2. Playground
 - 3. Dog park with 4-foot-tall decorative metal fence
- e. All townhome/duplex driveways, townhome/duplex front yard landscaping, guest parking spaces, sidewalks not in the right-of-way, open space lots, and amenities shall be maintained by the Homeowners' Association.

20. Homeowners' Association

A homeowners' association shall be established for the development, which shall be responsible for the maintenance of all open space lots and all improvements thereon, front yard landscaping and irrigation systems for the townhomes/duplexes, fencing for the townhomes/duplexes, driveways for the townhomes/duplexes, sidewalks for townhomes/duplexes not in the right-of-way, drainage facilities, amenities, and building exteriors for the townhomes/duplexes. The homeowners' association shall also provide enhanced standards for the

Exhibit B –Development Standards

maintenance and upkeep of all residential properties and requirements for residents to maintain their yards. The homeowners' association covenants shall include a statement indemnifying the City from maintenance for any of the aforementioned items, but allowing the City to enter the property to conduct the maintenance of the aforementioned items if the homeowners' association fails to do so at the sole cost of the property owners within the development.

Exhibit C – Concept Plan

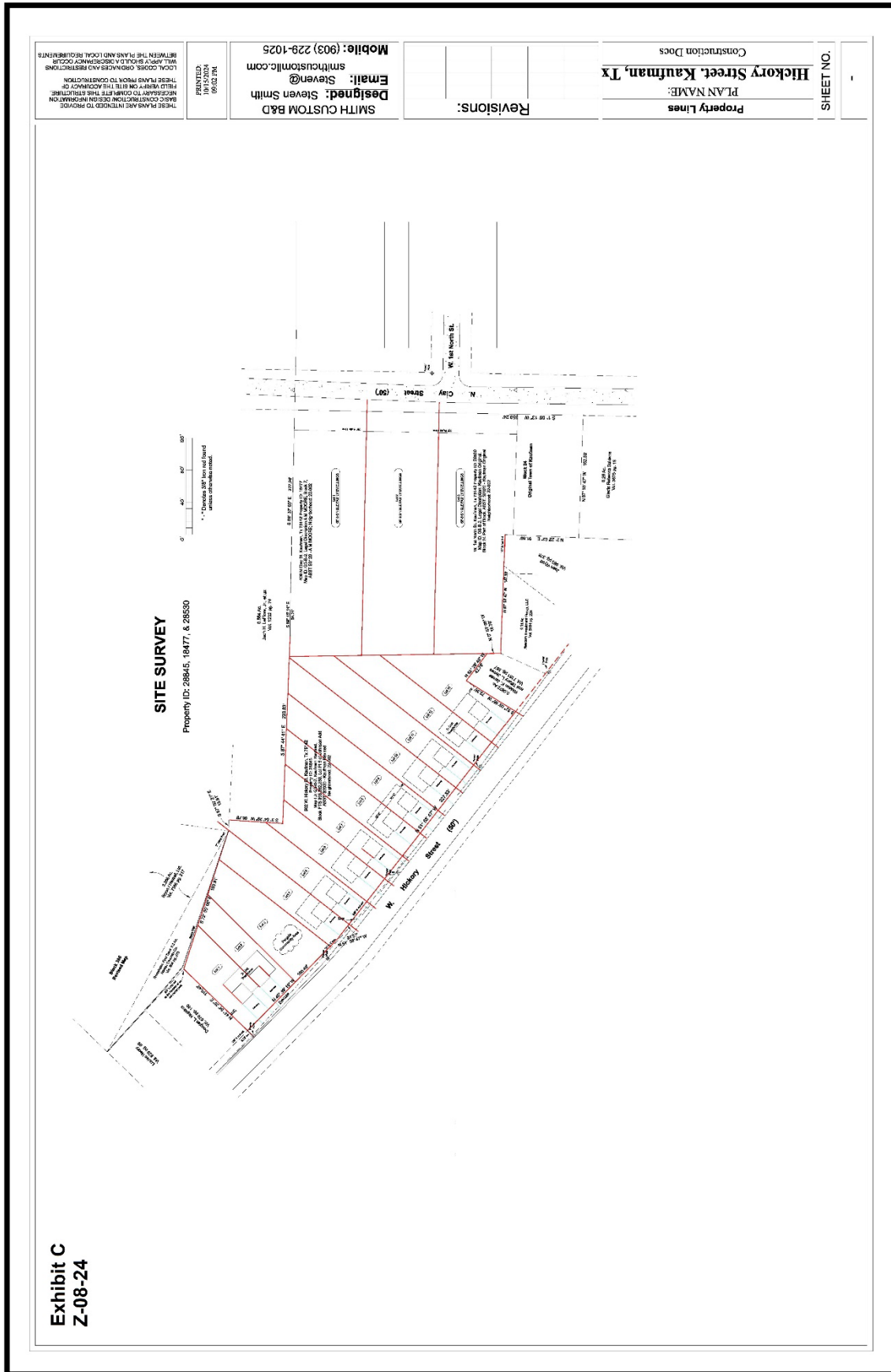


Exhibit D – Conceptual Elevations (Townhomes/Duplexes)

Z-08-24 - Exhibit D



Note: These are conceptual elevations & floor plans. Final design will be determined during the Site Plan review process.

SHEET NO. 1	Elevation	Revisions:	SMITH CUSTOM B&D Designed: Steven Smith Email: Steven@smithcustomllc.com Mobile: (903) 229-1025	THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.
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Exhibit D – Conceptual Elevations (Townhomes/Duplexes)

Z-08-24 - Exhibit D



PLAN 1622



PLAN 1551



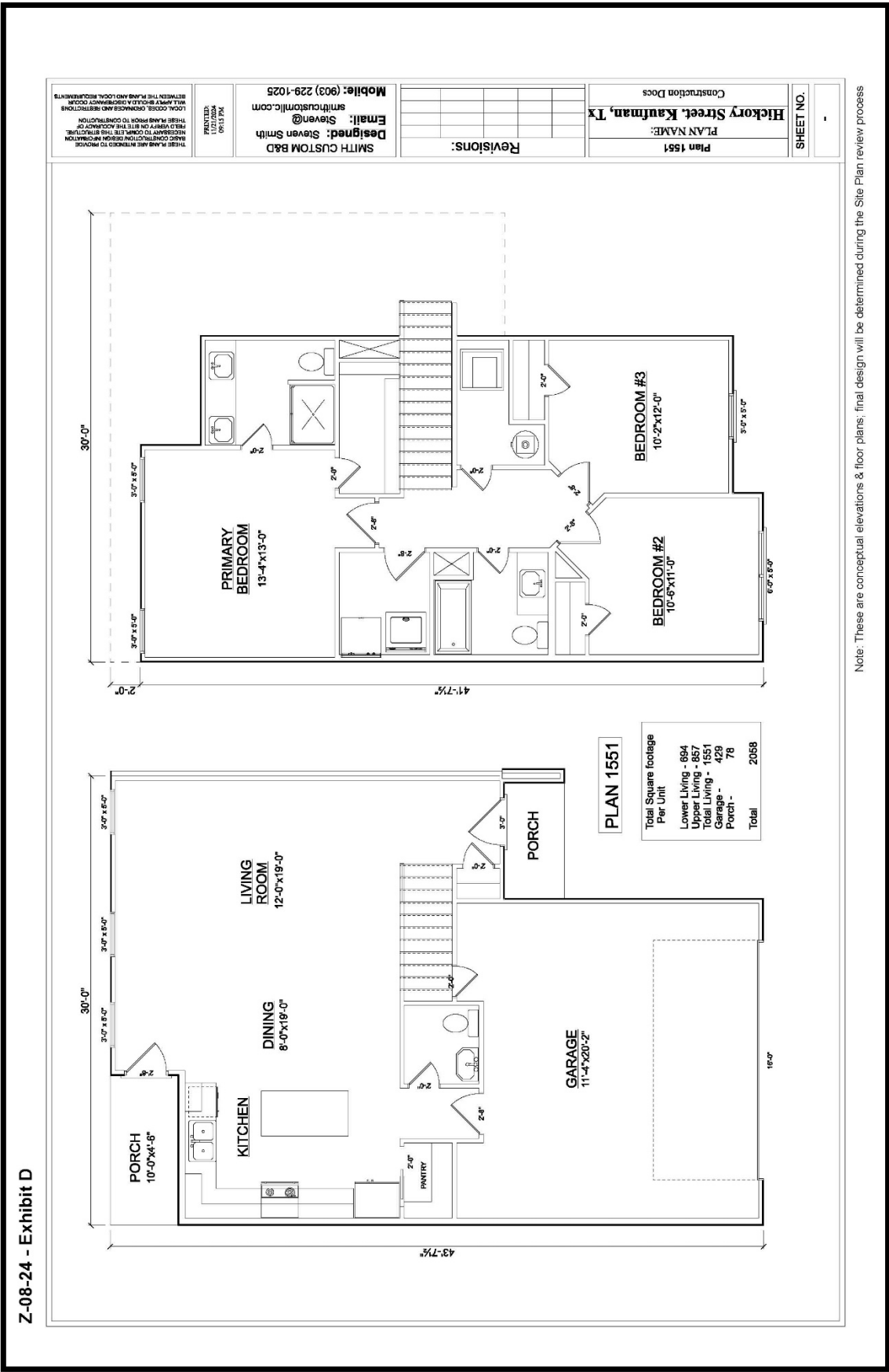
PLAN 1713

Note: These are conceptual elevations & floor plans; final design will be determined during the Site Plan review process

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Hickory Street. Kaufman, Tx

Exhibit D – Conceptual Floor Plans (Townhomes/Duplexes)



Note: These are conceptual elevations & floor plans; final design will be determined during the Site Plan review process

Z-08-24 - Exhibit D

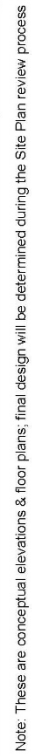
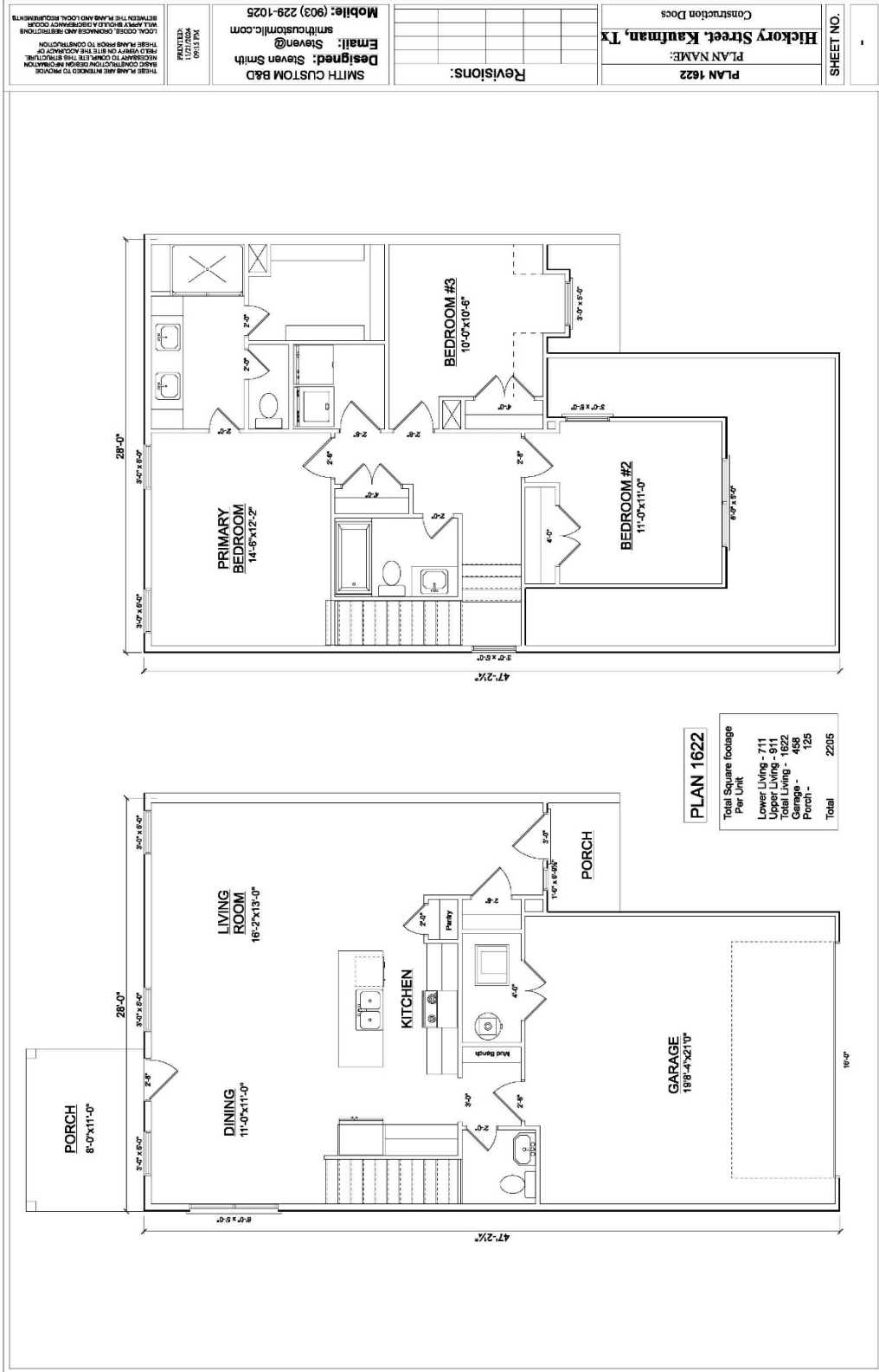


Exhibit D – Conceptual Floor Plans (Townhomes/Duplexes)

Z-08-24 - Exhibit D



Note: These are conceptual elevations & floor plans; final design will be determined during the Site Plan review process

Z-08-24 - Exhibit D

Floorplan

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Z-08-24 - Exhibit D

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Right Elevation - Scale: 1/8" = 10'-0"

Left Elevation - Scale: 1/8" = 10'-0"

Note: These are conceptual elevations & floor plans; final design will be determined during building permit review

Exhibit D – Representative Elevations (Single-Family Homes)

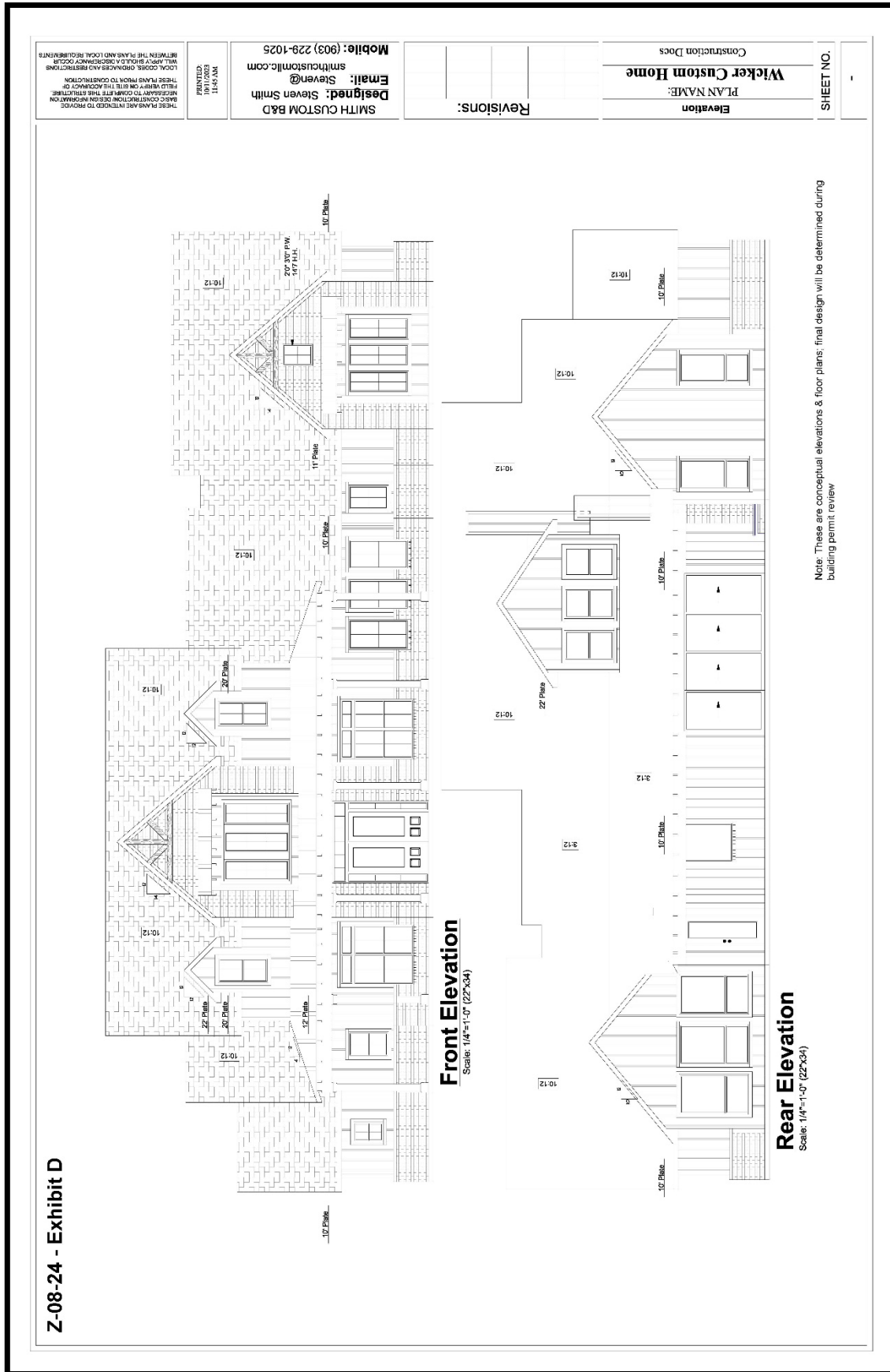
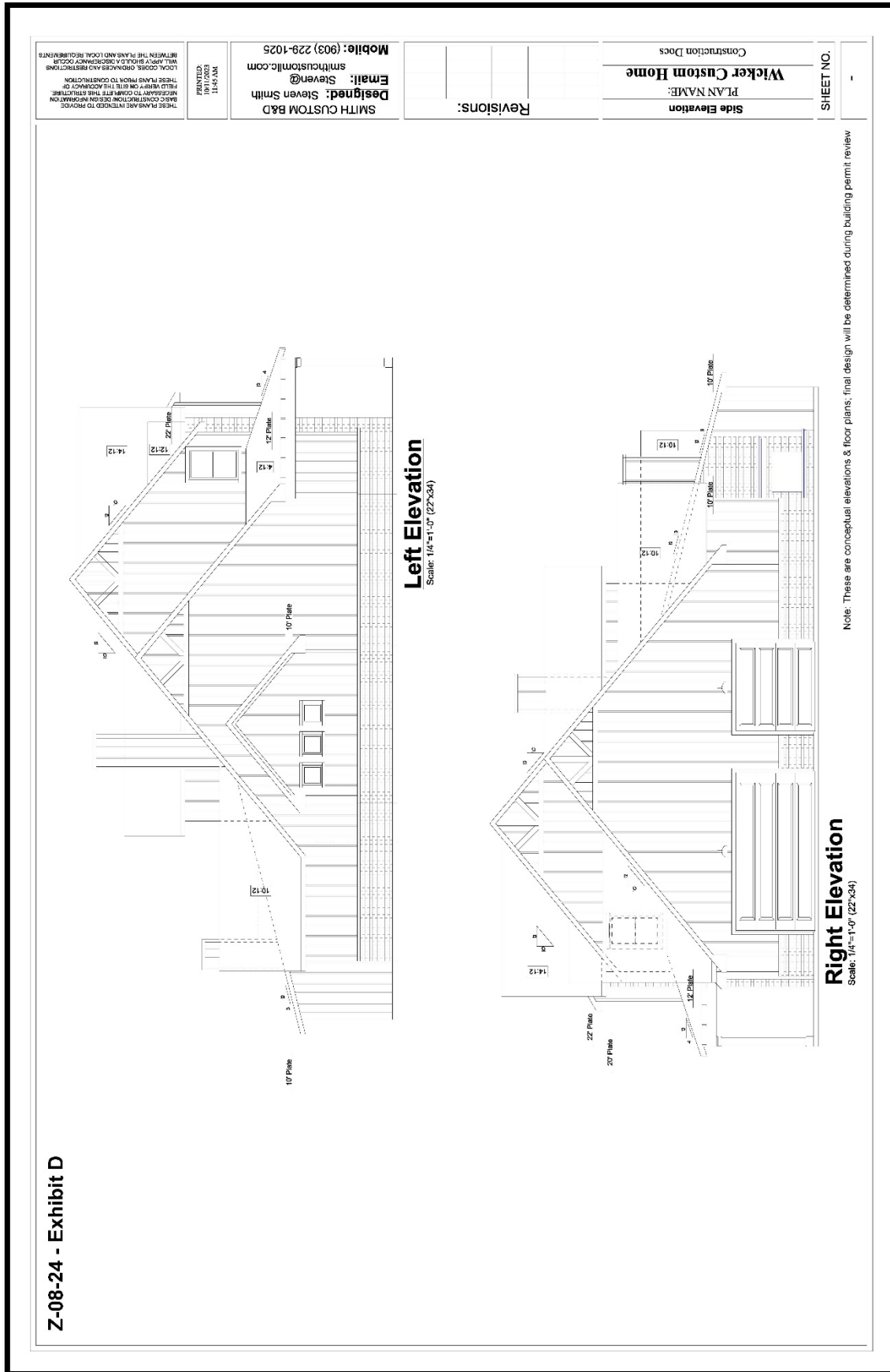
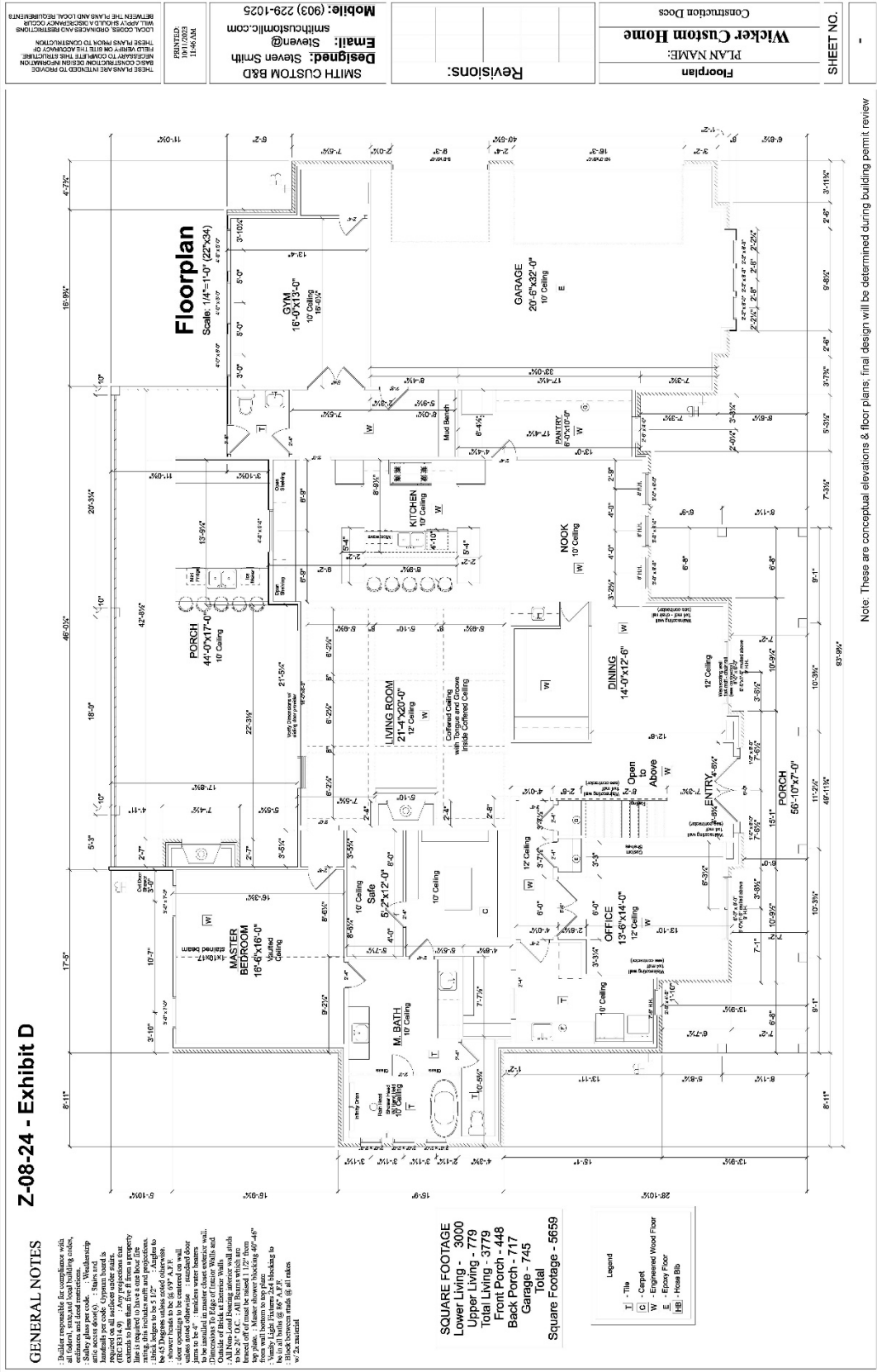
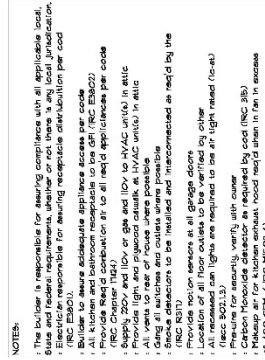


Exhibit D – Representative Elevations (Single-Family Homes)





Z-08-24 - Exhibit D



Note: These are conceptual elevations & floor plans; final design will be determined during building permit review

SHEET NO.

ORDINANCE O-29-24

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 3.95 ACRE TRACT OF LAND (PROPERTY IDs 18477, 28530, AND 28845) FROM SINGLE-FAMILY RESIDENTIAL-8 DISTRICT ("SF-8") TO PLANNED DEVELOPMENT-30 DISTRICT ("PD-30") FOR ATTACHED SINGLE-FAMILY RESIDENTIAL (TOWNHOMES AND/OR DUPLEXES) AND DETACHED SINGLE-FAMILY RESIDENTIAL USES, SUCH PROPERTY BEING GENERALLY LOCATED ON THE WEST SIDE OF CLAY STREET AND THE NORTH SIDE OF HICKORY STREET, BEING A TRACT OF LAND SITUATED IN THE J.B. COLE SURVEY, ABSTRACT NO. 84, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 24 OF KAUFMAN ORIGINAL, A PORTION OF BLOCK 7 OF A.M. MOORE ADDITION, A PORTION OF LOT 9 OF THE JOHNSON ADDITION, AND PORTIONS OF BLOCKS 392, 393, AND 395 OF KAUFMAN REVISED; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS TO INCLUDE DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT "B", A CONCEPT PLAN AS SET FORTH IN EXHIBIT "C", CONCEPT ELEVATIONS & FLOOR PLANS AS SET FORTH IN EXHIBIT "D", 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 4th day of November, 2024, the Planning and Zoning Commission did hold a public hearing (which was continued to the regular meeting held on the 3rd day of December, 2024) and did consider and make a recommendation for approval of a request to rezone an approximate 3.95 acre tract of land (Property IDs 18477, 28530, and 28845) from Single-Family Residential-8 District ("SF-8") to Planned Development-30 District ("PD-30") for attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses, such property being generally located on the west side of Clay Street and the north side of Hickory Street, and being a tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, and being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Blocks 392, 393, and 395 of Kaufman Revised, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is

attached hereto and incorporated herein (the “Property”); and

WHEREAS, the request for Planned Development-30 includes specific Planned Development Standards as depicted on **Exhibit “B”**, a Concept Plan as depicted on **Exhibit “C”**, and Concept Elevations & Floor Plans as depicted on **Exhibit “D”**, which are attached hereto and incorporated herein, and reviewed as part of Case No. Z-08-24 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 16th day of December, 2024, the City Council held a public hearing for the proposed request to rezone the Property from Single-Family Residential-8 District (“SF-8”) to Planned Development-30 District (“PD-30”); 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-30 District (“PD-30”) 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; and

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 3.95 acre tract of land (Property IDs 18477, 28530, and 28845), such property being generally located on the west side of Clay Street and the north side of Hickory Street, being a tract of land out of the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, and being a portion of Block 24 of Kaufman Original, a portion of Block 7 of A.M. Moore Addition, a portion of Lot 9 of the Johnson Addition, and portions of Blocks 392, 393, and 395 of Kaufman Revised, and being more particularly described and depicted in **Exhibit “A”**, a copy of which is attached hereto and incorporated herein (the “Property”) from Single-Family Residential-8 District (“SF-8”) to Planned Development-30 District (“PD-30”) for attached single-family residential (townhomes and/or duplexes) and detached single-family residential uses. The Property shall be developed and uses shall be allowed in accordance with specific Planned Development Standards as set forth in **Exhibit “B”**, a Concept Plan as depicted on **Exhibit “C”**, and

Concept Elevations & Floor Plans as depicted on **Exhibit “D”**, each of which are 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 change in zoning classification and establishment of the new zoning classification of the Property as Planned Development-30 District (“PD-30”), 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 16th day of December, 2024.

JEFF JORDAN
MAYOR

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

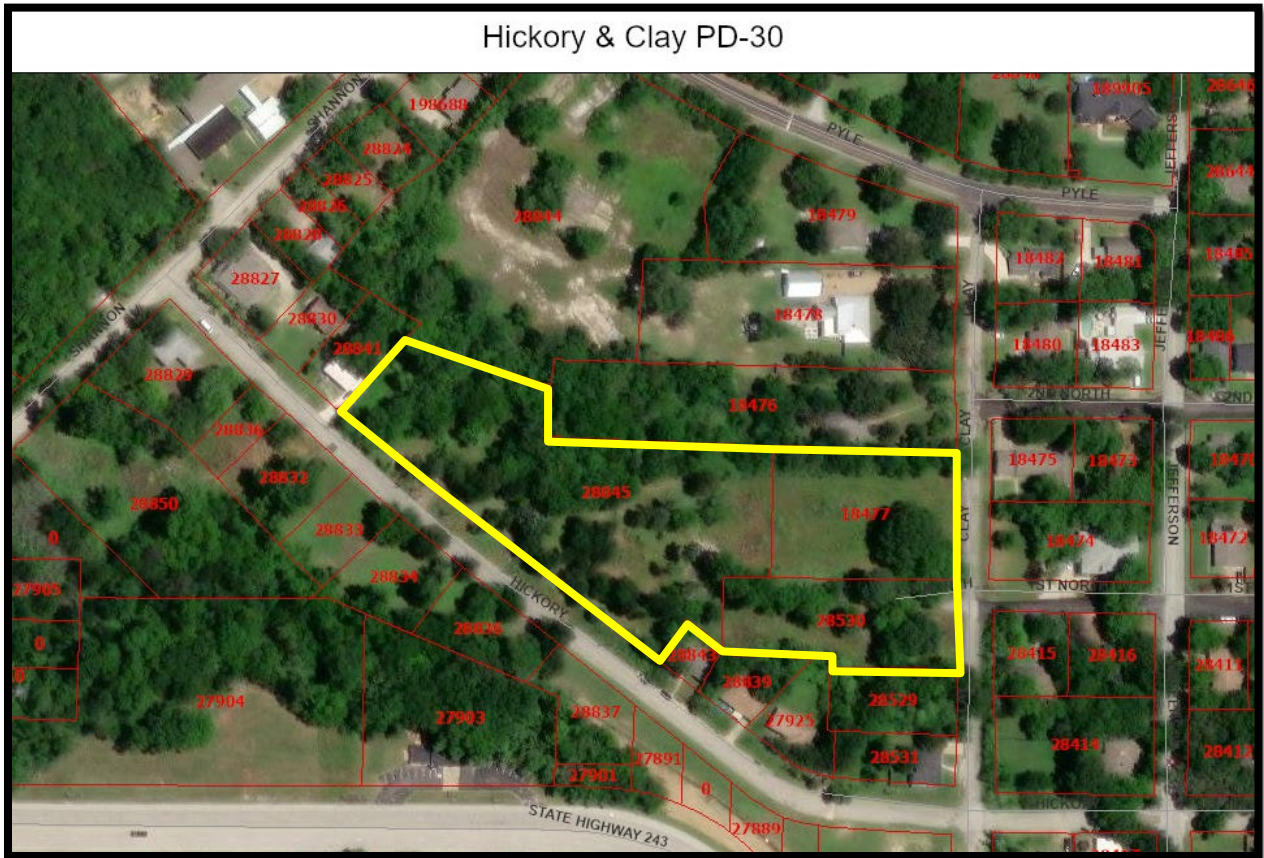
**PATRICIA A. ADAMS
CITY ATTORNEY**

Z-08-24
Property IDs 18477, 28530, 28845
Location Map

Z-08-24

Property IDs 18477, 28530, 28845

Location Map



“Exhibit B” Planned Development Standards

“Exhibit B” Development Standards Z-08-24 Planned Development-30 (PD-30)

1. Purpose

The purpose of this Planned Development-30 (PD-30) is to provide for a mixture of attached single-family residential uses (townhomes and/or duplexes) and detached single-family homes, with the townhomes and/or duplexes generally being along W. Hickory St. and the single-family homes generally being along N. Clay St. There is also the flexibility to allow for patio homes. These PD regulations will provide for assurances related to lot standards and setbacks, development arrangement, unit size, building and garage orientation, architectural and landscaping standards, outdoor living space, parking, sidewalks, amenities, and maintenance.

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The property consists of approximately 3.95 acres generally located on the north side of W. Hickory St. and the west side of N. Clay St. as more particularly described in “**Exhibit A**” of this Ordinance.

3. Zoning Controls

- a. If there is a conflict between the PD-30 regulations (“Exhibit B”), the concept plan (“Exhibit C”), and the concept elevations / floor plans (“Exhibit D”), the PD-30 regulations (“Exhibit B”) shall control.
- b. Base Zoning: For regulations not expressly identified in this PD-30, the base zoning of the property is “**TH**” **Townhouse Residential District** for townhomes, duplexes, and patio homes and “**SF-8**” **Single-Family Residential – 8 District** for detached single-family homes, as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended. If there is a conflict between the regulations in this PD-30 and the regulations in the City of Kaufman Zoning Ordinance, the regulations in this PD-30 shall control.
- c. Site Plan: The concept plan and concept elevations/ floor plans shall serve as a general guide for use and development of the property. The details concerning development of the property shall be governed by the approved Site Plan, which will be required to be submitted after approval of the Civil Plans and concurrent with or prior to submittal of the Final Plat. The Site Plan submittal shall include architectural elevations, floor plans, and a landscape plan for the townhome/duplex portion of the property. The Site Plan will need to be reviewed by Staff and the Planning & Zoning Commission and approved by City Council.

The detached single-family homes do not require Site Plan approval and may be administratively approved by Staff with the building permit for each house. If Staff questions whether the plans meet the requirements, Staff may defer approval of the plans for the detached single-family homes to City Council.

“Exhibit B” Planned Development Standards

4. Definitions and Interpretations

All definitions shall be as defined in the City of Kaufman Zoning Ordinance.

5. Primary Uses Permitted

- a. Attached single-family residential (townhomes)
- b. Detached single-family residential
- c. Patio home (zero-lot-line dwelling or garden home)
- d. Two-family dwelling (duplex)

6. Permitted Accessory Uses

- a. Accessory building – residential (only for detached single-family homes or patio homes)
- b. Home occupation
- c. Off-street parking
- d. On-street parking (subject to “no parking” ordinances)

7. Maximum Number of Residential Lots/Units

The maximum number of residential lots or units within the development is 16.

8. Requirement for Individually-Platted Lots

Each residential unit shall be on an individually-platted residential lot. No replats shall occur that would allow multiple residential units to be on a single lot.

9. Area, Lot, Yard, and Lot Coverage Regulations (Townhomes & Duplexes)

- a. Minimum Lot Size: 3,000 sq. ft. for an interior unit without side yards
3,500 sq. ft. for an exterior unit with side yard
5,500 sq. ft. for a corner lot (siding public street)
- b. Minimum Lot Width: 30 feet for an interior unit without side yard
35 feet for an exterior unit with side yard
55 feet for a corner lot (siding public street)
- c. Minimum Lot Depth: 100 feet (as measured at the center of the lot)
- d. Minimum Front Yard: 25 feet
- e. Minimum Side Yard: 5 feet (exterior unit with side yard)
25 feet (corner lot; siding public street)
- f. Minimum Rear Yard: 15 feet
- g. Maximum Lot Coverage: Sixty percent (60%) by main building
Seventy percent (70%) total impervious area,
including accessory buildings, driveways, and
parking areas

“Exhibit B” Planned Development Standards

10. Area, Lot, Yard, and Lot Coverage Regulations (Patio Homes)

Shall be in accordance with the regulations specified in the “TH” District in Section 18 of the Zoning Ordinance.

11. Area, Lot, Yard, and Lot Coverage Regulations (Single-Family Detached Homes)

Shall be in accordance with the regulations specified in the “SF-8” District in Section 16 of the Zoning Ordinance.

12. Accessory Building Requirements

- a. Minimum Side Yard: 5 feet
- b. Minimum Rear Yard: 5 feet
- c. Minimum Distance to Main Building: 10 feet
- d. Area and accessory dwelling requirements shall be in accordance with Section 37 of the Zoning Ordinance.
- e. Accessory buildings are only allowed for detached single-family homes or patio homes (zero-lot-line dwelling or garden home).

13. Minimum Dwelling Area

- a. For townhomes, duplexes, or patio homes, the minimum dwelling unit size (defined as air-conditioned enclosed space used for residential purposes, excluding the garage) shall be 1,500 sq. ft.
- b. For single-family homes, the minimum dwelling unit size (defined as air-conditioned enclosed space used for residential purposes, excluding the garage) shall be 1,800 sq. ft.

14. Building Height Regulations

- a. Maximum Height for Main Buildings: 35 feet
- b. Maximum Height for Accessory Buildings: 12 feet

15. Off Street Parking and Loading Regulations

- a. At least fifty percent (50%) of the townhome/duplex units shall include 2-car enclosed garages, with a driveway large enough to accommodate two additional vehicles per unit.
- b. The remaining townhome/duplex units shall include 1-car enclosed garages, with a driveway large enough to accommodate 2 additional vehicles per unit.
- c. All single-family detached homes or patio homes shall include enclosed garages large enough to accommodate at least two vehicles, with a driveway large enough to accommodate two additional vehicles per unit. Garages may be front-entry or J-swing/side-entry. Garages may also be attached or detached. Garages must be set back further than the front of the house (defined as the portion of the house including the front door)
- d. Carports are prohibited. Converting the required garages into living space is also prohibited.

“Exhibit B” Planned Development Standards

- e. All townhome/duplex units shall be front-facing garages, with driveways to be maintained by a Homeowner’s Association. To reduce curb cuts along Hickory Street, the sharing of driveway approaches is encouraged.
- f. Driveways to single-family homes shall be maintained by each individual property owner.

16. Landscaping and Screening Requirements

- a. Each residential front yard shall include one (1) 3-inch-caliper tree planted in the front yard with full sod.
- b. Shrubs, flowers, or other groundcover shall be planted along the front of each unit.
- c. All landscaping shall be irrigated.
- d. The rear yard of each unit shall include a 6'-tall stained, wood fence with metal posts from the side of the unit to along the right and left sides of the property, extending a minimum depth of 10 feet from the back of the house.
- e. The existing trees along the rear of the property shall be preserved, in addition to mature, healthy trees not located over building pads or driveways. A tree survey will be required during the Civil Plan review process. The applicant may get credit for new trees planted in exchange for trees that are removed.
- f. Final landscape design will be determined during the Site Plan approval process (for townhomes/duplexes) and during the building permit approval process (for detached single-family homes).

17. Architectural Requirements (Townhomes & Duplexes)

- a. The townhome/duplex portion of the development shall include at least three (3) different floor plans to provide variation and options for multiple types of occupants. All floor plans shall be reviewed by Staff prior to building permit issuance to ensure there is enough variation among the different plans.
- b. Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the building permit approval process.
- c. Each building shall include no more than five (5) residential units.
- d. The same building elevation shall not be repeated on an adjacent building. Variation in color, materials arrangement, and floor plan variation can all count towards meeting this requirement.
- e. All residential units shall include at least 70% brick or natural stone on the front elevation. Masonry materials, cementitious fiber (hardi-board), or wood siding may be used on the remainder of the façade. Metal is allowed as an accent material.
- f. A minimum roof pitch of 6:12 shall be provided for the primary roof of each residential building.

“Exhibit B” Planned Development Standards

- g. Windows or some other sort of relief or articulation shall be provided at minimum 40-foot intervals along each floor of each façade of each home to avoid large expanses of blank wall. City Staff can administratively approve exceptions that meet the spirit or intent of this requirement.
 - h. The front of each home shall include at least one of the following:
 - 1. Covered entryway and front stoop at least 24 inches above grade. The covered entryway shall be at least 20 sq. ft. in size.; or
 - 2. Covered front porch with at least 50 sq. ft. of usable space excluding the entryway (defined as the 4-foot-wide section of porch directly in front of the door). Front porches are allowed to encroach up to 5 feet into the front yard setback.
 - i. Each residential unit shall include outdoor living space in the form of a covered front porch at least 50 sq. ft. in size (excluding the entryway) or a covered rear patio at least 64 sq. ft. in size.
 - j. Gutters required on the front elevation. Rain diverters are required over any other exterior door openings.
 - k. The front of each unit shall include at least one (1) coach light.
 - l. Garage doors shall be enhanced with panel systems, windows, Carriage-style designs, decorative hardware, or other similar treatment.
18. Architectural Requirements (Single-Family Detached Homes)
- a. Each detached single-family home shall be custom-designed and shall not be repeated throughout the development. All floor plans shall be reviewed by Staff prior to building permit issuance to ensure there is enough variation among the different plans.
 - b. In terms of architectural style, building design shall generally be consistent with the representative examples provided in Exhibit D. Acceptable styles may include American Craftsman, Queen Anne, Victorian, American Farmhouse, or similar period styles common to the surrounding neighborhood or modern replica styles (such as Modern Farmhouse) that complement these period styles.
 - c. Building materials may include any combination of board & batten, wood, or cementitious fiber siding. Masonry (brick and stone) and metal may be used as accent materials. Stucco or similar materials are prohibited.
 - d. Windows or some other sort of relief or articulation shall be provided at minimum 40-foot intervals along each floor of each façade of each home to avoid large expanses of blank wall. City Staff can administratively approve exceptions that meet the spirit or intent of this requirement.
 - e. Architectural details including gables, overhanging eaves, pronounced windows sills & headers, window-pane systems, shutters, small windows or other decorative elements within gables, double-door entrances, long and/or

“Exhibit B” Planned Development Standards

wrap-around front porches, detached or side-entry garages, wood columns, exposed beams, and fireplaces are strongly encouraged.

- f. Low-pitched roofs and a mix of roof pitches are strongly encouraged.
- g. Each residence shall include a front porch at least 70 sq. ft. in size (excluding the entryway – the 4-foot-wide section of porch directly in front of the door).
- h. Each residence shall include outdoor living space in the form of a covered rear patio or porch at least 70 sq. ft. in size.
- i. Gutters are required on the entire house.
- j. The front of each unit shall include at least one (1) coach light.
- k. Garage doors shall be enhanced with panel systems, windows, Carriage-style designs, decorative hardware, or other similar treatment.

19. Street Improvements, Alleys/Driveways, Sidewalks, Lighting, and Amenities

- a. Improvements to Hickory and Clay Streets along the frontage of the property may be required in accordance with the City's Subdivision Ordinance and Design Standards or as otherwise approved by the City Engineer and Director of Public Works during the Civil Plan review process.
- b. The developer shall install 5-foot-wide sidewalks along Hickory and Clay Streets along the frontage of the property, as well as 4-foot-wide sidewalks directly from the perimeter sidewalks (or driveways) to each individual unit. All sidewalks shall be concrete.
- c. Street lighting requirements shall be in accordance with the Subdivision Ordinance. All residential lighting requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- d. The developer shall provide at least one (1) landscaped open space lot with an amenity facility, which may include one or more of the following:
 - 1. Covered picnic and seating area with grilling station
 - 2. Playground
 - 3. Dog park with 4-foot-tall decorative metal fence
- e. All townhome/duplex driveways, townhome/duplex front yard landscaping, guest parking spaces, sidewalks not in the right-of-way, open space lots, and amenities shall be maintained by the Homeowners' Association.

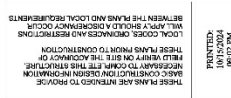
20. Homeowners' Association

A homeowners' association shall be established for the development, which shall be responsible for the maintenance of all open space lots and all improvements thereon, front yard landscaping and irrigation systems for the townhomes/duplexes, fencing for the townhomes/duplexes, driveways for the townhomes/duplexes, sidewalks for townhomes/duplexes not in the right-of-way, drainage facilities, amenities, and building exteriors for the townhomes/duplexes. The homeowners' association shall also provide enhanced standards for the

“Exhibit B” Planned Development Standards

maintenance and upkeep of all residential properties and requirements for residents to maintain their yards. The homeowners' association covenants shall include a statement indemnifying the City from maintenance for any of the aforementioned items, but allowing the City to enter the property to conduct the maintenance of the aforementioned items if the homeowners' association fails to do so at the sole cost of the property owners within the development.

Exhibit C
Z-08-24



SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

Revisions:

Property Lines	PLAN NAME:	Street, Kaufman, Tx	Construction Docs
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SHEET NO.

“Exhibit D” Concept Elevations & Floor Plans

Z-08-24 - Exhibit D



Note: These are conceptual elevations & floor plans. Final design will be determined during the Site Plan review process

SHEET NO.	Elevation	Revisions:	SMITH CUSTOM B&D Designed: Steven Smith Email: Steven@smithcustomllc.com Mobile: (903) 229-1025	THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS
	PLAN NAME:			
	Hickory Street, Kaufman, Tx			
	Construction Docs			

“Exhibit D” Concept Elevations & Floor Plans

Z-08-24 - Exhibit D



PLAN 1622



PLAN 1551



PLAN 1713

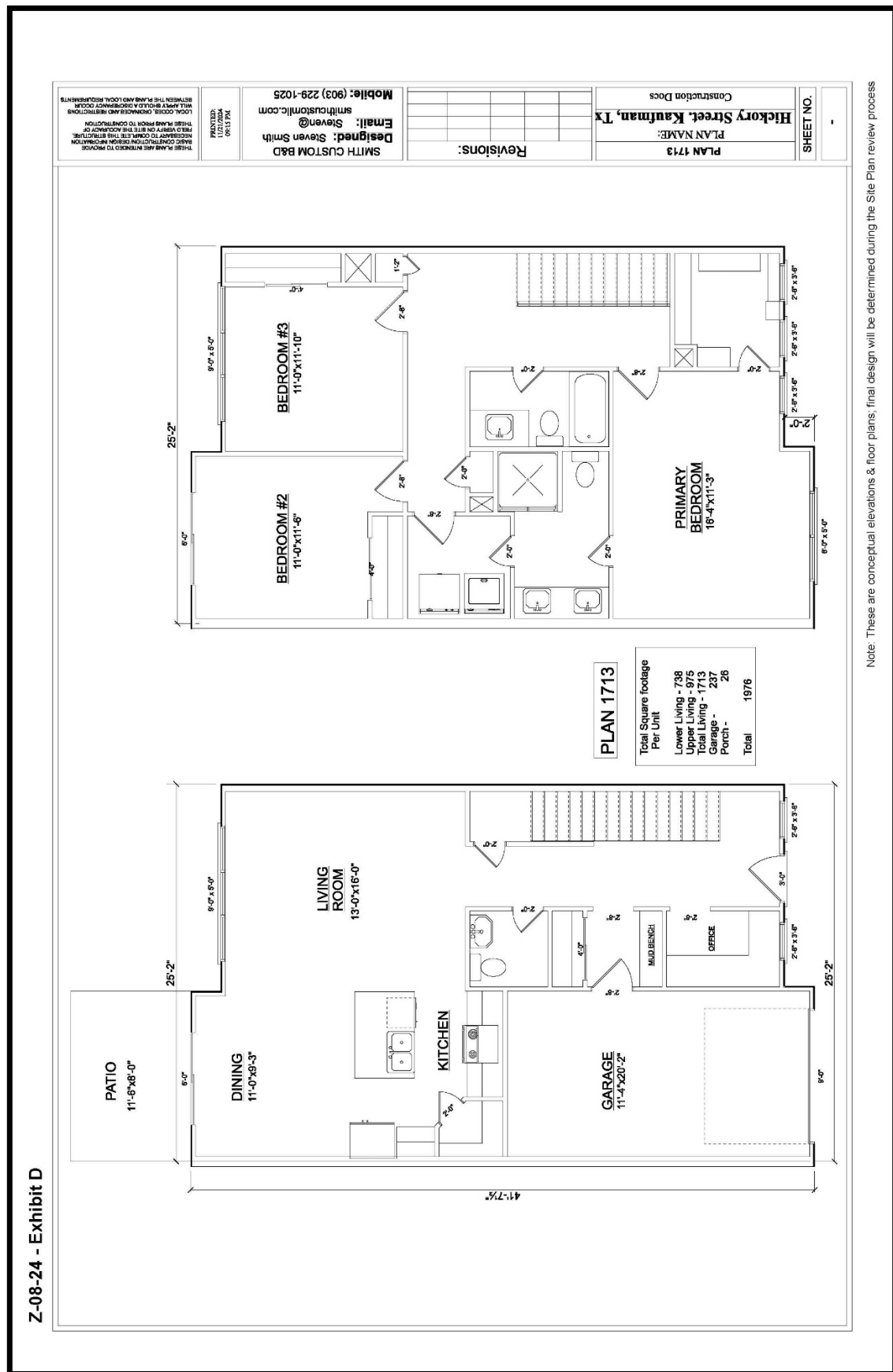
Note: These are conceptual elevations & floor plans. final design will be determined during the Site Plan review process

SHEET NO. 1	-Elevation-	Revisions: <table border="1" style="width: 100%; height: 40px; border-collapse: collapse;"></table>	SMITH CUSTOM B&D Designed: Steven Smith Email: Steven@smithcustomllc.com Mobile: (903) 229-1025	THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION DESIGN INFORMATION NECESSARY TO COMPLETE THE STRUCTURE. FIELD VISIT ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.
	PLAN NAME:			
	Hickory Street, Kaufman, Tx Construction Docs			

Z-08-24 - Exhibit D



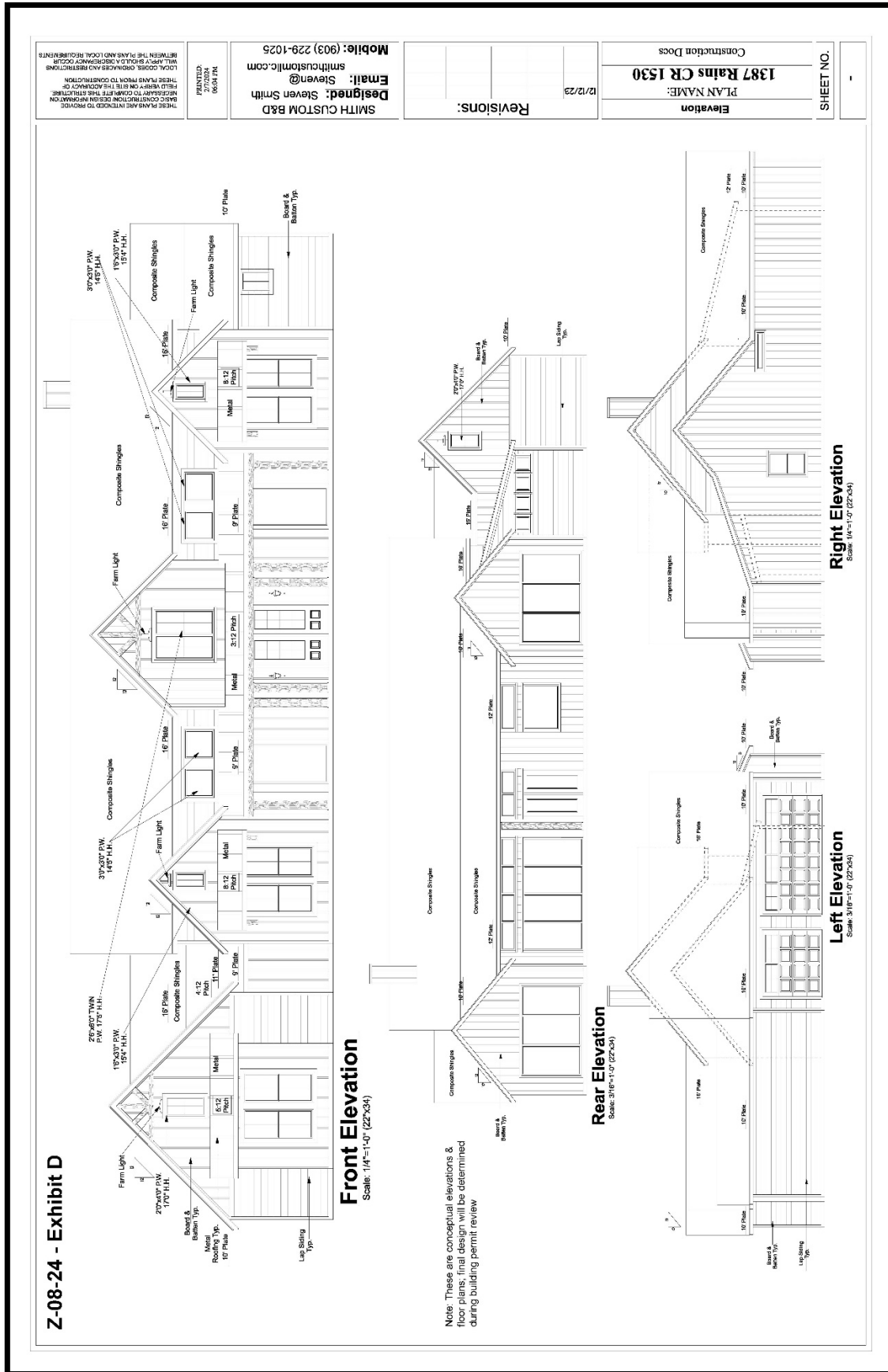
“Exhibit D” Concept Elevations & Floor Plans

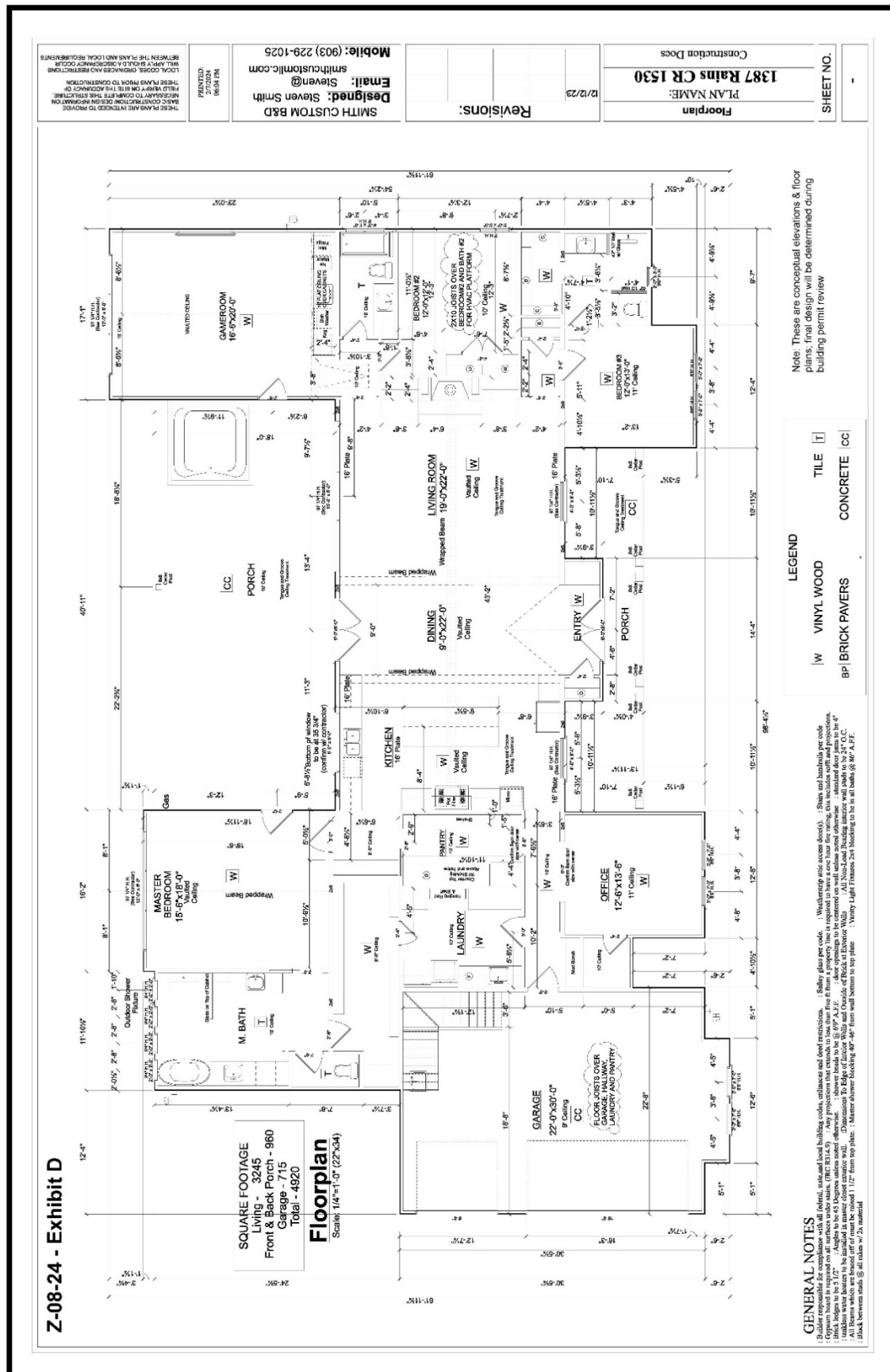


Z-08-24 - Exhibit D



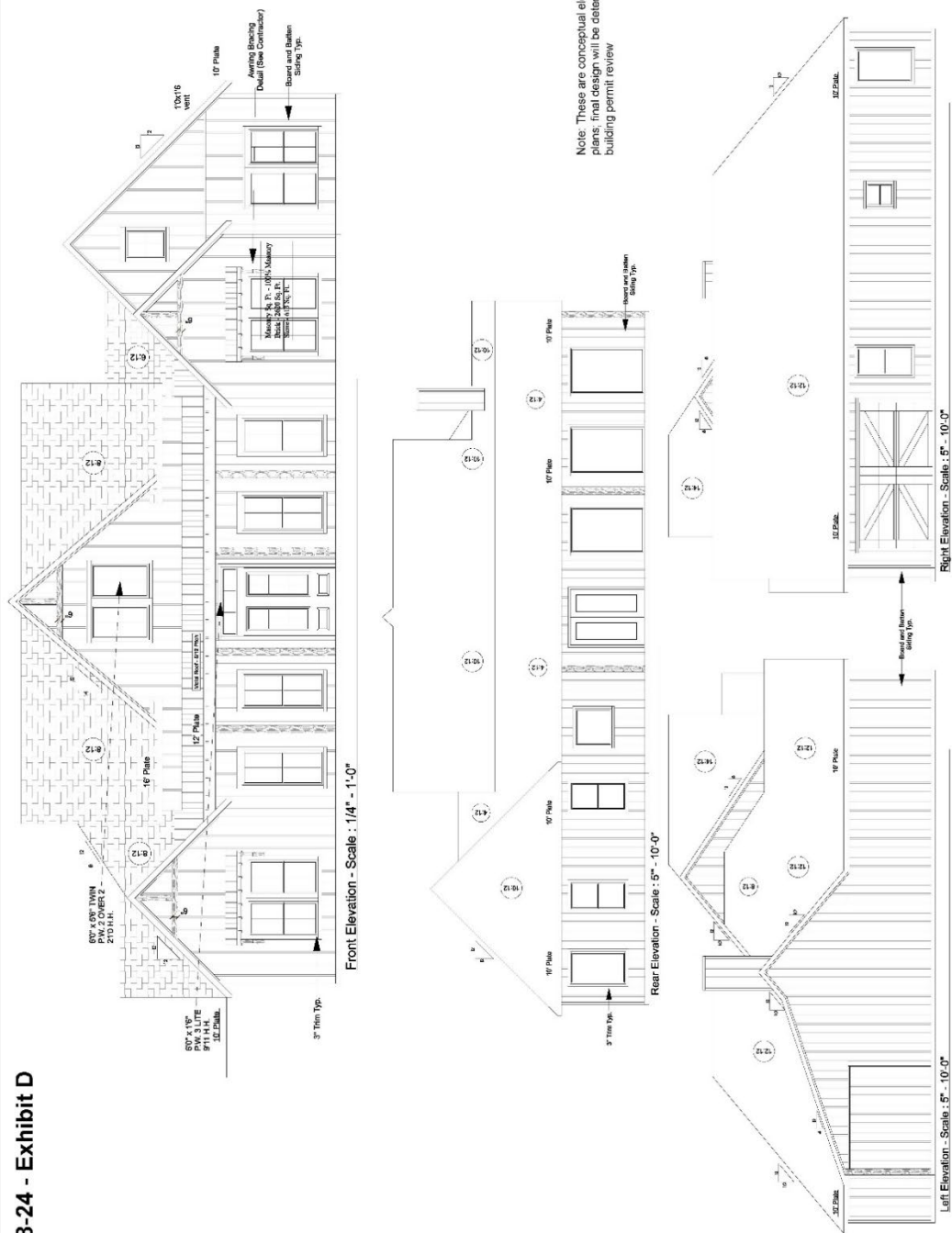
“Exhibit D” Concept Elevations & Floor Plans



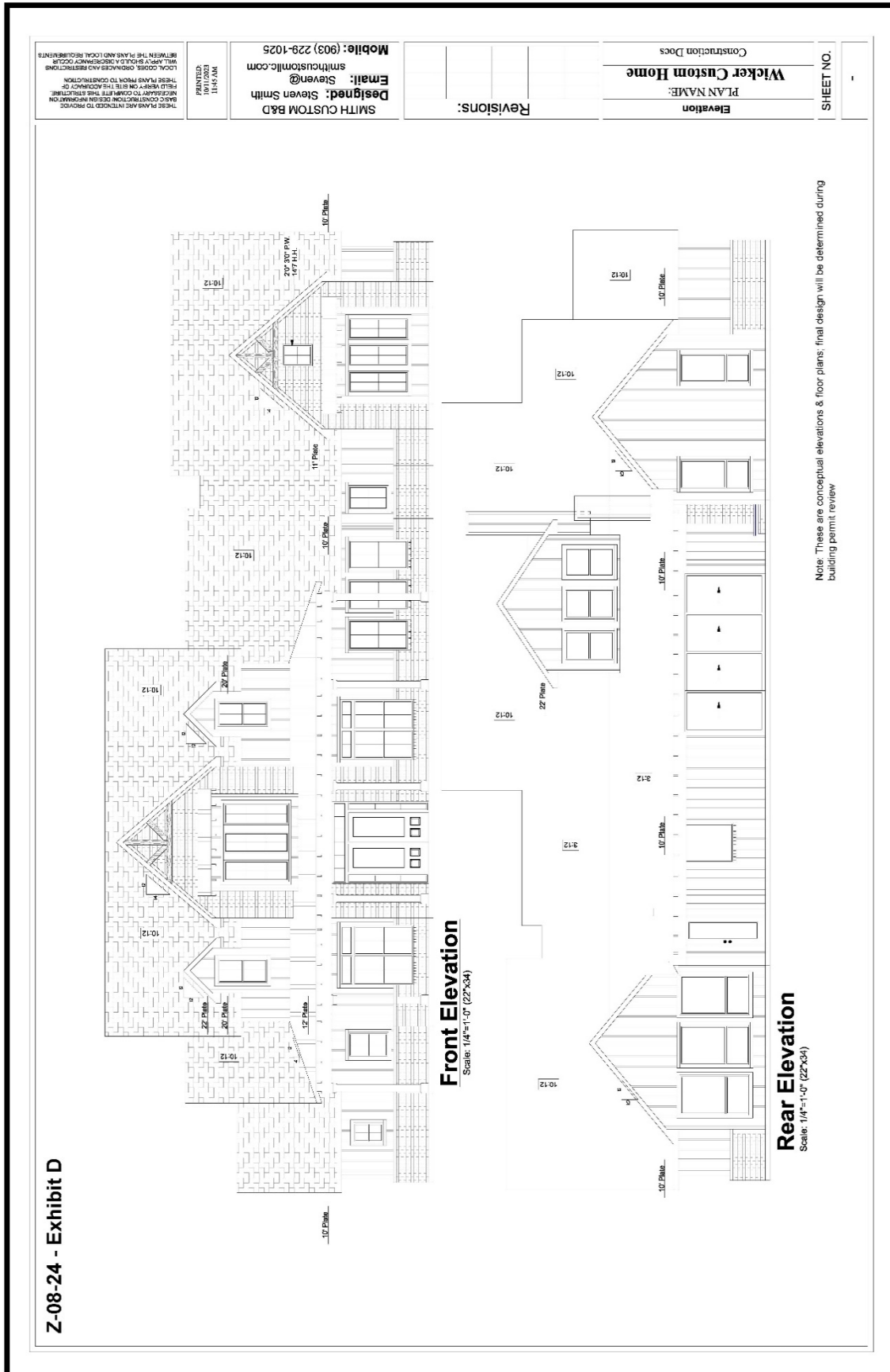


Z-08-24 - Exhibit D

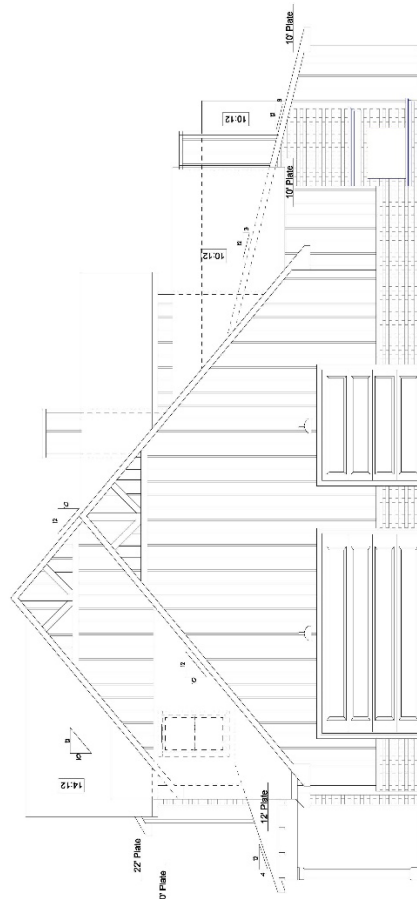
Note: These are conceptual elevations & floor plans; final design will be determined during building permit review



“Exhibit D” Concept Elevations & Floor Plans



Z-08-24 - Exhibit D



Right Elevation
Scale: 1/4"=1'-0" (22"x34")

Note: These are conceptual elevations & floor plans; final design will be determined during building permit review

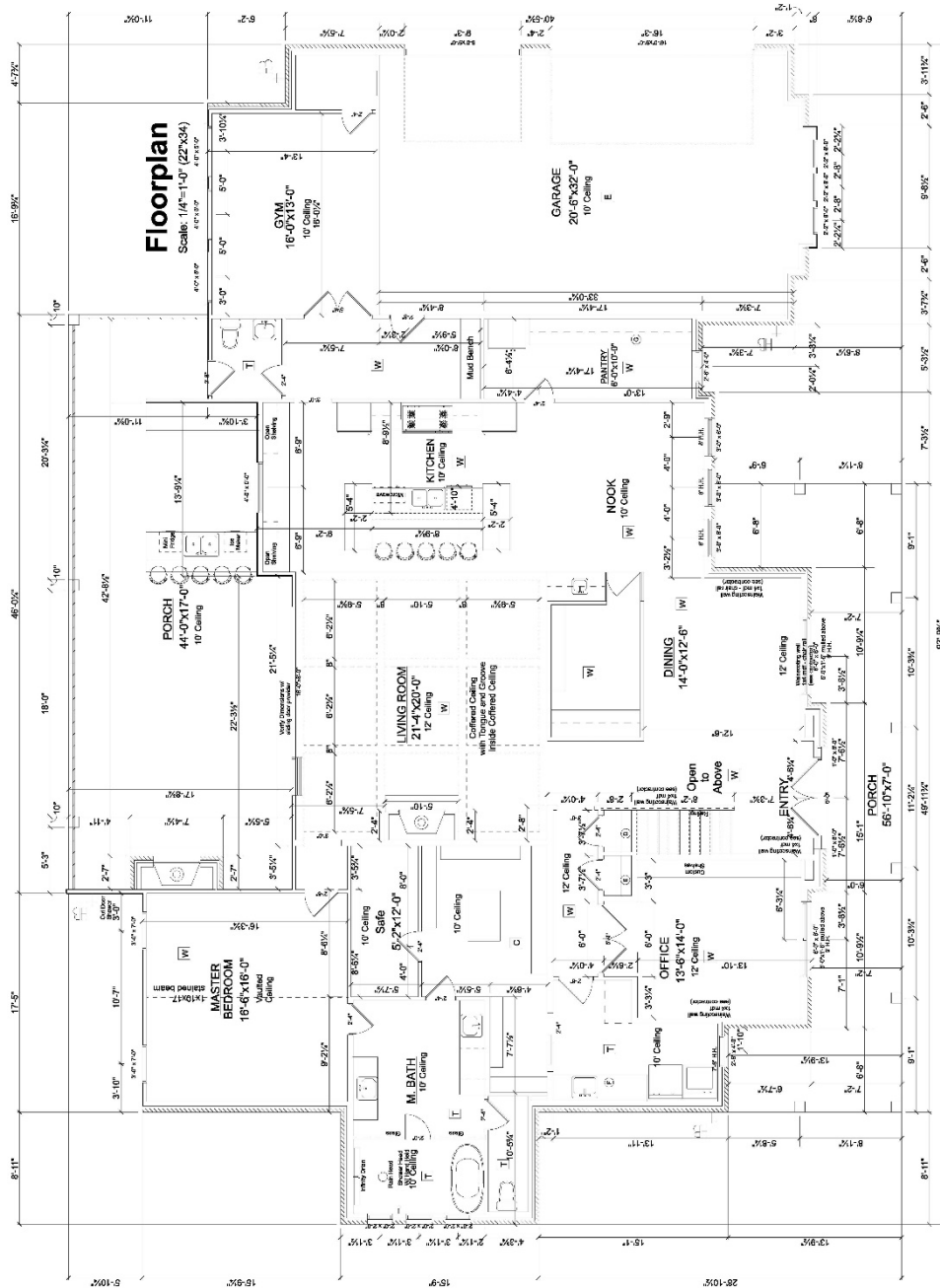
SHEET NO.	Construction Does	Wicker Custom Home PLAN NAME: Side Elevation	Revisions:	Designed: Steven Smith	PRINTED: 10/11/2003 11:47 AM	LOCAL CODES, ORDINANCES AND REGULATIONS BETWEEN THE JURISDICTION AND LOCAL REQUIREMENTS WITH ANY POLICY OR GOVERNMENT AGENCY
	Email: smithcustohm@aol.com			Mobile: (903) 229-1025		

GENERAL NOTES
Z-08-24 - Exhibit D[illegible]

SQUARE FOOTAGE
Lower Living - 3000
Upper Living - 779
Total Living - 3779
Front Porch - 448
Back Porch - 717
Garage - 745
Total
Square Footage - 5659

Legend

- T - Tile
- C - Carpet
- W - Engineered Wood
- E - Epoxy Floor
- HR - Hose Bib



Note: These are conceptual elevations & floor plans; final design will be determined during building permit review

TO PROVIDE
SUPPORT INFORMATION
ON THE STRUCTURE
AND FUNCTION OF
THE ORGANIZATION
AND THE REQUIREMENTS

PRINTED:
10/11/2023
11:46 AM

SMITH CUSTOM B&D
Designed: Steven Smith
Email: Steven@smithcustomllc.com
Mobile: (903) 229-1025

REVISIONS:

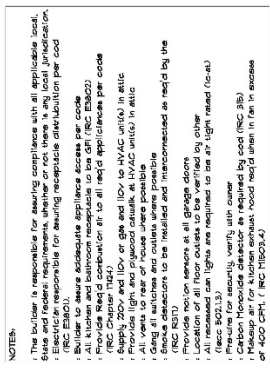
PLAN NAME: **Floorplan**

Project: **Mr. Custom Home**

Construction Docs

SHEET NO.

Z-08-24 - Exhibit D



Note: These are conceptual elevations & floor plans; final design will be determined during building permit review

Revisions:

Second Floor
PLAN NAME:
Wicker Custom Home
Construction Docs

SHEET NO.



Meeting
Date: 12/16/2024

Date: 11/22/2024

Item #: 7.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-30-24, an ordinance of the City Council of the City of Kaufman, Texas, **amending** Ordinance No. O-11-16 establishing **Planned Development-11R District ("PD-11R")** and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, collectively "the "Comprehensive Zoning Ordinance" of the City in order to amend the Development Standards and Concept Plan and add Details for the Baptismal/Patio and Signage on an approximate **42.319 acre** tract of land out of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, and being generally located at **2000 W. Fair St.** (Property IDs 9373, 28821, 60586, 71676 and 185104). (Case No: Z-10-24)

BACKGROUND:

See the attached December 3, 2024 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 3, 2024, the Planning and Zoning Commission held a public hearing, and recommended approval, by a vote of 7-0, of Z-10-24 to revise the Development Standards and Concept Plan add Details for the Baptismal/Patio and Signage for Planned Development-11R District ("PD-11R") on approximately 42.319 acres generally located at 2000 W. Fair St., with the following condition:

1. Provision 13.e of the Development Regulations is revised to state "Two monument signs are allowed at each driveway. Each sign may have masonry walls and may include various types of illumination".

This revision has been incorporated into the attached Ordinance No. O-30-24.

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



Planning and Zoning Commission Report

Meeting Date: December 3, 2024

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to make **revisions to Planned Development-11R ("PD-11R")** on approximately 42.319 acres out of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, TX, generally located at **2000 W. Fair St.** (Property IDs 9373, 28821, 60586, 71676, and 185104). (Case No: Z-10-24)

BACKGROUND/SUMMARY:

The subject property is the First Baptist Church Kaufman campus, situated on 42.319 acres at 2000 W. Fair St. on the north/east side of U.S. 175. The property is currently zoned Planned Development-11R (PD-11R) to accommodate the church and the various accessory uses. The applicant is requesting some revisions to the regulations in order to provide more details for the requested signage and include the outdoor baptismal pond, patios, and water features as accessory uses. Some clarity and minor revisions were also provided to other sections. In addition, the applicant has prepared a revised Concept Plan and details for the patio & baptismal pond, the monument entry signage, and the children's building signage.

The property is currently improved with a worship (church) building, classroom building, children's building, church office building, sports courts, playgrounds, patio, parking lots, and other related improvements. The revised Concept Plan shows how the remainder of the property could be developed in the future and provides more detail for items such as signage, parking, building uses, building sizes, etc.

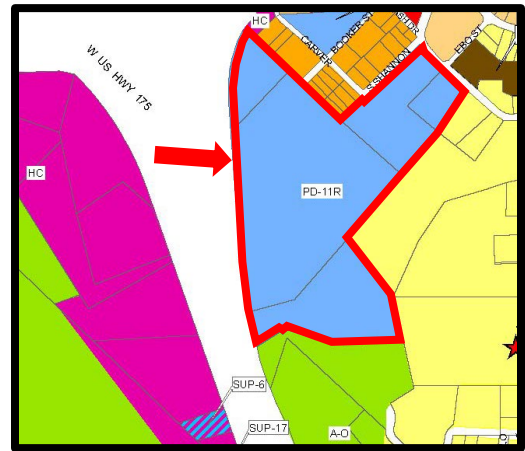
The detail for the baptismal/patio shows the existing patio (which currently extends to the northeast corner of the worship center) to be extended along the east side of the worship center, with an outdoor baptismal area built beside it. The outdoor baptismal area is proposed to tie into a larger pond that is part of a watershed that extends along the east side of the property. These improvements will be subject to Civil Plan review and drainage analysis prior to construction and may need to be modified in scale and/or location depending on the outcome of the review.

The signage details show dimensioned renderings for the proposed monument signage at the main entrance to the campus, as well as the proposed wall signage for the children's building. The signage adheres to the revised regulations provided for in the development standards.

The revised development standards, revised concept plan, and details for the signage and patio/baptismal area are included as attachments to this report.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	SF-6, HC	Vacant land, single-family residences
West:	US 175; HC (across street)	Vacant land, manufacturer, church (across street)
South:	A-O	Vacant land
East:	SF-10	Vacant land, school campus



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as primarily Future Single-Family Residential (Medium Density) with the area in which the church office is located being designated Future Commercial. Churches are allowed in any zoning district and are common in residential and commercial areas alike. The requested revisions to the Planned Development zoning for a church and associated uses is consistent with the Future Land Use Plan. In addition, the large size of the property and the development regulations requiring the preservation and enhancement of natural areas will help to mitigate any impact to surrounding properties.

Thoroughfare Plan:

The Thoroughfare Plan designates East Highway 175 as a “Type AA”, Major Regional Arterial, requiring a future right-of-way width of 240 feet. The necessary right-of-way already exists at this location. Any additional necessary right-of-way dedication is done during the platting process or is acquired by the State through a separate process. Further platting will not be required for this property at this time.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 28 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 = 28

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-10-24, a request for revisions to Planned Development-11R for a church and associated uses on approximately 42.319 acres generally located at 2000 W. Fair St.

ATTACHMENTS:

Location Map

Exhibit A – Property Description

Exhibit B – Development Regulations

Exhibit C – Concept Plan

Exhibit D – Details for Baptismal/Patio and Signage

Andrew Bogda, AICP

Director of Development Services

972-932-2216 ext. 117

abogda@kaufmantx.org

Location Map



Exhibit A – Property Description

“Exhibit A” – Property Description Planned Development–11R (PD-11R) Z-10-24

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of the C. A. Lovejoy Survey, Abstract No. 303, all of that certain called 3.924 acre tract conveyed to The First Baptist Church of Kaufman by The Littlefield Family Living Trust on October 8, 2007, recorded in Vol. 3266 page 495 of the Deed Records of Kaufman County, Texas and part of that certain called 35.232 acre tract conveyed to The First Baptist Church of Kaufman by Janico Builders, Inc. on November 15, 2004, recorded in Vol. 2535 page 342 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod found at the North corner of the above mentioned 3.924 acre tract, at the East corner of the Zarouff-Invest, Inc. 3.219 acre tract, recorded in Vol. 1060 page 316 of the Deed Records of Kaufman County, Texas and being in the Southwest line of the Ernestine Ezell Addition, shown by plat of same, recorded in Vol. 313 page 316 of the Deed Records of Kaufman County, Texas.

THENCE S 42 deg. 47 min. 51 sec. E, with the Southwest line of said Ernestine Ezell Addition, a distance of 439.92 ft. to a 3/8" Iron rod found at the South corner of same.

THENCE N 48 deg. 07 min. 58 sec. E, with the Southeast line of said Ernestine Ezell Addition, passing the East corner of same, continuing within Shannon Street, a total distance of 717.34 ft. to a 3/8" Iron rod set in the Southwest line of Nash Drive.

THENCE S 30 deg. 11 min. 18 sec. E, with the Southwest line of Nash Drive, a distance of 83.03 ft. to a 1/2" Iron rod found for corner.

THENCE S 44 deg. 07 min. 26 sec. E, continuing with the Southwest line of Nash Drive, a distance of 157.49 ft. to a 60 d' nail found for corner.

THENCE S 45 deg. 01 min. 52 sec. E, continuing with the Southwest line of Nash Drive, a distance of 298.54 ft. to a 3/8" Iron rod found at the base of a tree at the North corner of the Michael W. Marusak, et ux 0.853 acre tract, recorded in Vol. 1012 page 579 of the Deed Records of Kaufman County, Texas.

THENCE S 47 deg. 57 min. 51 sec. W, with the Northwest line of said 0.853 acre tract, passing the West corner of same, continuing a total distance of 1238.28 ft. to a 1 1/2" Iron pipe found in concrete in the Southwest line of the Mary Stuart Nash 19.73 acre Tract One, recorded in Vol. 1006 page 574 of the Deed Records of Kaufman County, Texas.

THENCE S 34 deg. 45 min. 15 sec. E, with the Southwest line of said 19.73 acre tract, a distance of 536.71 ft. to a 3/8" Iron rod found at the South corner of same, at the West corner of the Stephen E. Hulme, et ux 11.143 acre tract, recorded in Vol. 1088 page 739 of the Deed Records of Kaufman County, Texas and being at the Northwest corner of The Kaufman Independent School District tract, recorded in Vol. 447 page 107 of the Deed Records of Kaufman County, Texas, from which a 1/2" Iron rod found bears S 32 deg. 09 min. 55 sec. E-36.12 ft.

THENCE S 5 deg. 23 min. 45 sec. E, with the West line of said tract, recorded in Vol. 447 page 107, passing the Southwest corner of same, continuing a total distance of 262.91 ft. to a 60 d' nail found in a corner post at the Northeast corner of the Lennilu Adams 6.293 acre Tract No. 3, recorded in Vol. 1666 page 272 of the Deed Records of Kaufman County, Texas.

THENCE, in a Westerly direction along the North line of said 6.293 acre tract and along a barbed wire fence, as follows; N 87 deg. 36 min. 29 sec. W-435.91 ft., S 81 deg. 02 min. 13 sec. W-5.65 ft. N 67 deg. 13 min. 44 sec. W-318.42 ft., S 50 deg. 32 min. 28 sec. W-40.31 ft. to a 3/8" Iron rod set for corner.

THENCE N 42 deg. 14 min. 46 sec. W, continuing with the North line of said 6.293 acre tract, a distance

Exhibit A – Property Description

“Exhibit A” – Property Description Planned Development–11R (PD-11R) Z-10-24

of 22.94 ft. to a 3/8" Iron rod set for corner.

THENCE S 58 deg. 14 min. 19 sec. W, continuing with the North line of said 6.293 acre tract, a distance of 181.94 ft. to a 3/8" Iron rod set at the Northwest corner of same, in the East Right of Way line of U. S. Highway No. 175 and being in a curve to the right, the radius point of which bears N 78 deg. 06 min. 54 sec. E-3578.06 ft.

THENCE, in a Northerly direction with the East Right of Way line of U. S. Highway No. 175 and with said curve to the right, the angle of which is 11 deg. 48 min. 49 sec., the radius is 3578.06 ft. and the tangent is 370.19 ft., a distance of 737.76 ft. to a 3/8" Iron rod set at the P.T. of said curve to the right.

THENCE N 0 deg. 04 min. 17 sec. W, continuing with said Right of Way line, a distance of 626.24 ft. to a 3/8" Iron rod found at the South corner of the above mentioned 3.219 acre tract.

THENCE N 47 deg. 11 min. 00 sec. E, with the Southeast line of said 3.219 acre tract, a distance of 554.51 ft. to the point of beginning, containing 39.119 acres of land.

Additional 3.234 acres added to the Planned Development conceptual plan

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of that C. A. Lovejoy Survey, Abstract No. 303 and all of that certain called 3.219 acre tract conveyed to Zarouff-Invest, Inc. by Dallas Crown Packing Company, Inc. on June 26, 1992, recorded in Vol. 1060 page 316 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod found at the South corner of the above mentioned 3.219 acre tract, at the Westerly Northwest corner of The First Baptist Church of Kaufman 35.232 acre tract, recorded in Vol. 2535 page 342 of the Deed Records of Kaufman County, Texas and being in the East Right of Way line of U. S. Highway No. 175.

THENCE N 0 deg. 04 min. 17 sec. W, with the East Right of Way line of U. S. Highway No. 175, a distance of 277.17 ft. to a 3/8" Iron rod found at the P.C. of a curve to the right, the radius point of which bears N 89 deg. 55 min. 43 sec. E-684.86 ft.

THENCE, continuing with said Right of Way line and with said curve to the right, the angle of which is 35 deg. 45 min. 52 sec., the radius is 684.86 ft. and the tangent is 220.97 ft., a distance of 427.49 ft. to a 3/8" Iron rod found at the West corner of the Robert Earl Eldridge and Jualine Blake-Eldridge 0.773 acre tract, recorded in Vol. 4303 page 535 of the Deed Records of Kaufman County, Texas.

THENCE S 42 deg. 47 min. 51 sec. E, with the Southwest line of said 0.773 acre tract, passing the South corner of same, continuing a total distance of 409.84 ft. to a 3/8" Iron rod found at the North corner of The First Baptist Church of Kaufman 3.924 acre tract, recorded in Vol. 3266 page 495 of the Deed Records of Kaufman County, Texas.

THENCE S 47 deg. 11 min. 00 sec. W, with the Northwest line of said 3.924 acre tract, passing the West corner of same, continuing a total distance of 554.51 ft. to the point of beginning, containing 3.234 acres of land.

Exhibit B –Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

1. Legislative History

The subject property was originally zoned in the City Wide Rezoning in 1999 to A-O, SF-6, and SF-10. In 2008, the subject property was rezoned (case #Z-04-08) from A-O, SF-6, and SF-10 to SF-6 by Ordinance O-22-08. In 2009, the subject property was rezoned (case #Z-08-09) from SF-6 to Planned Development-11 (PD-11) for a 39.119 acre church campus complex, approved by Ordinance O-20-09. In 2016, Planned Development-11 was rezoned (case #Z-07-16) to Planned Development-11R (PD-11R) by adding 3.234 acres to the Tract “A” portion of the concept plan of a total 42.319 acre church campus complex.

2. Purpose

The purpose of this Planned Development is to preserve the natural features and surroundings of the area while allowing the land to be developed into a campus-style church that will service the needs and wants of the community surrounding it. The timeline for the entire development will be 10 to 15 years. It is anticipated a new building will be added every 2 years. The minimum size of a PD as noted in section 29.3.D of the Zoning Ordinance—City of Kaufman is three acres; the size of this PD is 42.319 acres.

3. Property Location and Size

The property is located along the east side of US Highway 175 and the frontage road, Fair Street and partially continues back to front on Nash, Shannon, and Booker Streets. The property is generally addressed as 2000 Fair Street and contains 42.319 acres

4. Zoning Controls

- a. If there is a conflict between the text of this article and the conceptual plan (“Exhibit C”), the text of this article controls. City of Kaufman Zoning Ordinance O-02-07 as amended applies to this Planned Development except as stated herein. For development and use of the property, the property shall be considered one lot. Tract “A” as identified on the conceptual plan is based on Section 17, SF-6 zoning except as stated herein. Tract “B” is based on Section 19, MF-1 zoning except as stated herein. All modifications contained herein apply to both Tract “A” and “B” except as stated herein.
- b. Deviations from the conceptual plan are allowed. The conceptual plan shall serve as a guide for use of the property. Minor deviations, as approved by the Director of Development Services or his/her designee, from the conceptual plan concerning building locations and footprints are allowed. Major deviations, as approved by the Planning and Zoning Commission, for the purpose of tree preservation are allowed.

5. Definitions and Interpretations

- a. **Church less than 10,000 square feet:** A building that is smaller than 10,000 square feet that is used for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place on the premises (tax exempt as defined by State

Exhibit B – Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

law). For the purposes of this ordinance, Bible study and other similar activities, which occur in a person’s primary residence, shall not apply to this definition

- b. **Church greater than 10,000 square feet:** A building that is 10,000 square feet or greater in size that is used for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place on the premises (tax exempt as defined by State law). For the purposes of this ordinance, Bible study and other similar activities, which occur in a person’s primary residence, shall not apply to this definition. In the event of multiple church structures, regardless of square footage, the largest Church structure will be the main use. The smaller church structures will be accessory uses.
- c. **Limited Uses** - Restaurants [L] and museums [L] must be contained entirely within a building and be primarily for the service of the occupants of the building, not have a floor area that in combination with the floor areas of other limited uses in the building exceeds 20 percent of the total floor area of the building. A limited use must have no more than one exterior public entrance; the general building may have multiple entrances.
- d. **Accessory Building/Uses** – although accessory buildings and uses are typically required to be smaller in size than the main use in this district, accessory buildings and uses may exceed main uses in size and height.
- e. **Temporary housing for construction workers** - temporary housing consisting of recreational vehicles (RV’s) and fifth wheels are only allowed on the property during construction and only in conjunction with an active building permit. Such vehicles for these time periods shall be allowed to park on grass or gravel areas.

6. Main Uses Permitted

- a. Church less than 10,000 sq. ft.
- b. Church equal to or greater than 10,000 sq. ft.
- c. Multi-family (Retirement Housing) allowed on Tract B only
- d. Public or Private School
- e. Ministry and Office for Church or other permitted accessory uses
- f. Parking Lot for Church or other permitted primary/accessory uses
- g. Temporary Construction Offices
- h. Temporary housing for construction workers.
- i. Local Utilities

7. Permitted Accessory Uses

- a. Restaurant [L], library, gallery, museum [L], offices, general merchandise less than 2,000 square feet, rectory, child/day care center, game courts and fields, tent camping, recreational areas, trade schools, retirement center, churches less than 10,000 square feet, indoor or outdoor revivals, indoor or outdoor concerts, open

Exhibit B – Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

space areas, day camps, outdoor amphitheaters, theaters and church sponsored religious events like living nativity, storm water management and fishing ponds, water features, outdoor baptisms, and patios. Any use customarily and incidental to the main use of a church. Any outreach program. Church sponsored carnivals.

* Note [L] indicates a limited use as described in section 5.c above.

8. Yard, Lot, and Space Regulations for Tracts “A” and “B”

- a. Setbacks are required only on the perimeter of this district.
- b. Front
 - i. Structures shall have a minimum front yard of 20 feet.
- c. Side, and Rear Yards
 - i. Structures shall have a minimum side and rear yard of 20 feet.
- d. Floor Area Ratio
 - i. Three to one
- e. Height
 - i. Maximum height of structures is 60’
 - 1. An additional 4’ will be allowed for parapet walls
 - 2. Structure height will be measured from the highest point of grade on each building.
 - ii. The following structures, when located atop of a building or stand alone are excluded from the height measurement: Belfries, Bell towers, Campaniles, Carillons, Crosses, Cupolas, Spires, Steeples
- f. Lot Coverage
 - i. Maximum Building coverage is 40%. Parking and game courts/fields shall be excluded when calculating lot coverage.
 - ii. Maximum total impervious area is 60%.
 - iii. Minimum open space is 40%.
 - iv. Sidewalks, walking paths, outdoor features such as fountains, gazebos, covered patios, amphitheaters, etc. are not to be counted as impervious area.
- g. Stories (above grade)
 - i. Maximum stories: 3

9. Off Street Parking and Loading Regulations

- a. The church may permit passengers of mass transportation and car pools to park in the church parking lot.
- b. Loading spaces are not required.
- c. Parking lots may be used to satisfy parking requirements for contiguous lots.
- d. Connectivity between parking lots on the west side of the building (along Fair St./U.S. 175) is required. Parking lots on the east side of the building (as accessed from Booker St., Nash St. and/or Shannon St. are not required to connect to one another or to the parking lots along the west side of the building, but each parking lots is required to have at least two points of access.
- e. For purposes of meeting required parking, all lots in this district shall be treated as one lot.
- f. Parking stops are not required.

Exhibit B – Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

- g. Parking spaces may overhang the curb by 2 feet.
- h. Parking may be located in the required front yard. Parking is not allowed within the first 10 feet of any front yard.
- i. Parking requirements for church less than 10,000 square feet: One (1) space for each eight (8) seats in the main auditorium/sanctuary.
- j. Parking requirements for church greater than 10,000 square feet: One (1) space for each four (4) seats in the main auditorium/sanctuary.
 - i. For flexible (e.g., folding chairs, etc.) seating areas, one (1) seat equals eight (8) square feet of floor area occupied by such seating area. A four (4) foot aisle shall be understood around the perimeter of the area and will not be included in the seating area calculation;
 - ii. For fixed (e.g., church pews, grandstands, benches, etc.) seating, one (1) seat equals 1.75 feet of length.

10. Screening

- a. The intent of this PD to preserve and make nature and the natural surroundings a part of the overall experience. Screening of parking is not required. Screening from all other zoning districts is not required.
- b. All dumpsters will be screened in accordance with Section 38.6, Fences, Walls and Screening Requirements.
- c. Required screening will match the materials of the building that is being served by dumpsters.

11. Façade

- a. The exterior of all structures shall have a minimum of 50% masonry with 100% masonry front required on any sides of the building facing a public street.
- b. Areas of a façade that are devoted to windows, doors, fascia, or soffit shall not be counted as “wall surface” when calculating the building façade requirement.
- c. Cementitious Siding, Cement Based Planks, or Paneling are all considered approved masonry materials and not architectural accent material.

12. Landscaping

- a. The purpose of this Planned Development is to preserve the natural features, surroundings of the area while allowing the land to be developed into a campus-style church that will service the needs and wants of the community surrounding it. A minimum of 40% non-impermeable area is required, which currently equates to almost 16 acres of green space. A great deal of effort has gone into planning the property, designing and locating campus buildings, parking areas, and infrastructure in such a way to protect the historic specimen trees already on the site. It is the desire of this zoning district to create an entrance into our city that is more country than urban feeling. This will be accomplished by including and creating highly visible rolling meadows. These meadows will only add to the beautiful rolling meadows that are currently in place on adjacent properties, thereby creating a pleasant and uniform appearance along the U.S. Highway 175 corridor. Additional trees will be provided in and along parking areas. Planter islands will

Exhibit B – Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

be provided at the end of each parking row, although the actual planting of trees may be reserved for in memoriam plantings as needed. Buildings will be landscaped by seasonal plantings and/or shrubbery.

- b. Provided feature landscaping will follow the recommended plant list (figure 36.2) in Section 36, Landscape Regulations of Comprehensive Zoning Ordinance O-02-07.
- c. Site plans shall be required to show designated areas for landscaping and those areas to remain natural.

13. Signage Elements

- a. For signage purposes, the district is considered to be a non-residential commercial district.
- b. Banner signs are allowed in this district when attached to walls of a building. The maximum banner sign size is 100 square feet. Banner signs must be kept neat and in good repair.
- c. Section 44.8.A.1.c of ordinance O-02-07 does not apply to this district.
- d. Campus Identification Signs may consist of masonry walls of up to 12 feet in height and a metal-clad cross up to 60 feet tall. These walls and cross may be illuminated.
- e. Two monument signs are allowed at each driveway. -Each sign may have masonry walls up to 6 feet in height and may include various types of illumination.
- f. Major Entrance Monument Signs (as identified on the Concept Plan) may have a sign element up to 11 feet tall. This sign element may be up to 200 square feet in area. Other letters on this monument sign may be up to 40 square feet on each sign wall. Six flag poles for banners may be included on each sign wall.
- g. Minor Entrance Monument Signs (as identified on the Concept Plan) may have letter area up to 40 square feet on each sign wall.
- h. Each building may have two signage elements, each sign up to 100 square feet in area and may be illuminated.
- i. The campus may utilize several digital signage for wayfinding and announcements. These sign may be up to 50 square feet in screen area. Digital signage shall not cause glare to surrounding streets or properties and shall not trespass light onto surrounding properties.
- j. Other vehicular and pedestrian directional signs of various sizes may be used throughout campus at the Church's discretion to promote traffic flow safety.
- k. Signage elements may be located in the required yards and within the first 10 feet of any yard. Signage may not encroach right-of-way or drainage easements. Signage is discouraged from encroaching any utility line or easement. Signage may not be placed in any required visibility triangle or create visibility issues for motorists. If signage is placed over any utility line or easement, the property owner is solely responsible for any cost to remove, replace, or repair any signage that needs to be removed in order to access the easement to conduct repairs, maintenance, or any other work in the easement.
- l. All signage is subject to permitting requirements.

Exhibit B – Development Regulations

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

14. Sidewalks

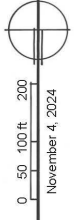
- a. Five foot sidewalks are required along Nash Street.
- b. Interior sidewalks will be generally provided as shown on the concept plan.

Exhibit C – Concept Plan

Exhibit C
PD-11R
Z-10-24



ibckaufman

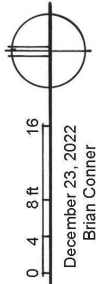
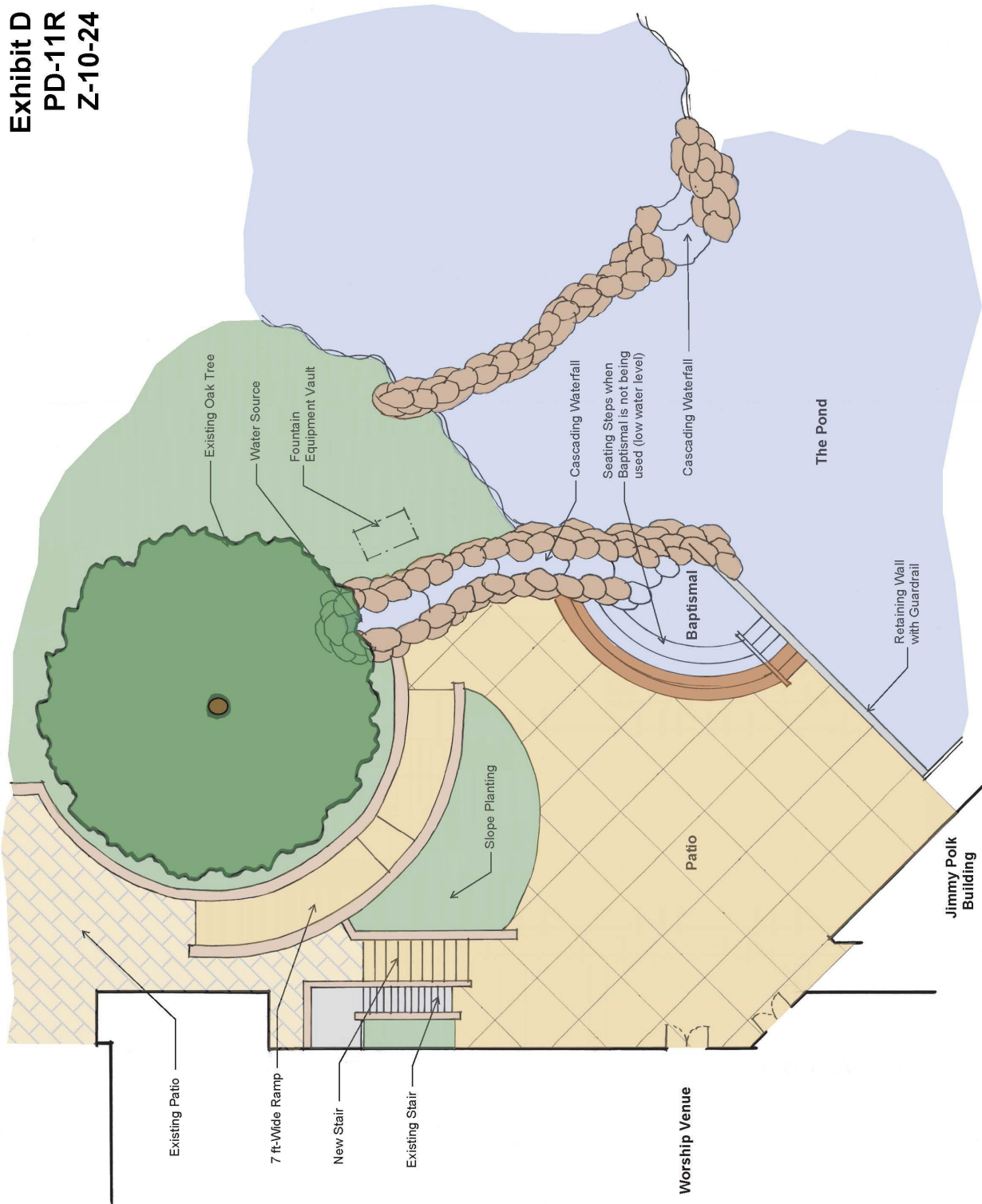


Kaufman, Texas

First Baptist Church, Kaufman Conceptual Site Development Plan

Exhibit D
PD-11R
Z-10-24

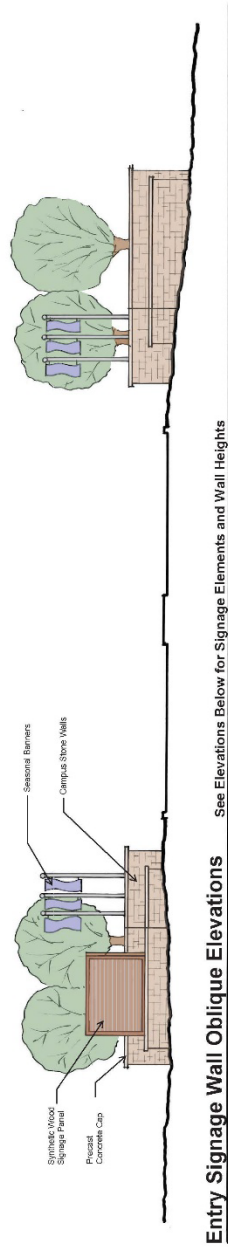
Exhibit D – Detail for Baptismal/Patio



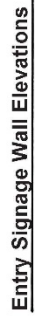
December 23, 2022
 Brian Conner

FBC Kaufman
 Preliminary Baptismal Site Plan

Exhibit D
PD-11R
Z-10-24



Entry Signage Wall Oblique Elevations



FBC Kaufman

Entry Signage Wall Plan and Elevations

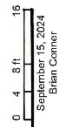


Exhibit D
PD-11R
Z-10-24



ORDINANCE O-30-24

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-11-16 ESTABLISHING PLANNED DEVELOPMENT-11R DISTRICT ("PD-11R") AND CHAPTER 118, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, COLLECTIVELY "THE COMPREHENSIVE ZONING ORDINANCE" OF THE CITY IN ORDER TO AMEND THE DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT "B," AMEND AND REPLACE THE CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "C," AND ADD DETAILS FOR THE BAPTISMAL/PATIO AND SIGNAGE, ATTACHED HERETO AS EXHIBIT "D," ON AN APPROXIMATE 42.319 ACRE TRACT OF LAND GENERALLY LOCATED AT 2000 W. FAIR ST. AND BEING A TRACT OF LAND OUT OF THE C.A. LOVEJOY SURVEY, ABSTRACT NO. 303, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING 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, on November 23, 2009, the City Council of the City of Kaufman, Texas (the "City Council") adopted Ordinance No. O-20-09, establishing Planned Development-11 District ("PD-11") for an approximate 39.119 acre tract of land as described therein; and

WHEREAS, on August 22, 2016, City Council amended Ordinance No. O-20-09 by Ordinance No. O-11-16 to add a 3.234-acre tract of land to PD-11, increasing the total size to 42.319 acres, and revising the Concept Plan, thereby establishing Planned Development-11R District ("PD-11R") on such property being generally located at 2000 W. Fair St. and being a tract of land out of the C.A. Lovejoy Survey, Abstract No. 303, 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, at its regular meeting held on the 3rd day of December, 2024, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to amend the Planned Development Standards, attached hereto as **Exhibit "B"** and the Concept Plan, attached hereto as **Exhibit "C,"** for the PD-11R District; and

WHEREAS, additionally, the PD-11R District will include Details for the Baptismal/Patio and Signage, attached hereto as **Exhibit "D,"** that was reviewed as

part of Case No. Z-10-24 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 16th day of December, 2024, the City Council held a public hearing for the proposed request to amend the Planned Development Standards and Concept Plan and add Details for the Baptismal/Patio and Signage to the PD-11R District; 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 amendments to the PD-11-R District 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 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; and

WHEREAS, pursuant to the foregoing findings, the City Council determined it necessary and beneficial to the public health, safety and welfare to adopt this Ordinance amending the PD-11R District.

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-11-16 establishing the PD-11R District, and Chapter 118, "Zoning," of the Code of Ordinances of the City of Kaufman, Texas, collectively, "The Comprehensive Zoning Ordinance," are hereby amended relating to an approximate 42.319 acre tract of land (Property IDs 9373, 28821, 60586, 71676, and 185104), such property being generally located at 2000 W. Fair St., and being a tract of land out of the C.A. Lovejoy Survey, Abstract No. 303, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A,"** attached hereto and incorporated herein (the "Property") in order to amend the Planned Development Standards in **Exhibit "B,"** attached hereto and incorporated herein, amend and replace the Concept Plan on **Exhibit "C,"** attached hereto and incorporated herein, and add Details for the Baptismal/Patio and Signage on **Exhibit "D,"** attached hereto and incorporated herein.

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 16th day of December, 2024.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

“Exhibit A” Property Description

Z-10-24

Property IDs 9373, 28821,
60586, 71676, 185104
Location Map



“Exhibit A” Property Description

Z-10-24 Property IDs 9373, 28821, 60586, 71676, 185104 Survey

“Exhibit A” – Property Description Planned Development–11R (PD-11R) Z-10-24

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of the C. A. Lovejoy Survey, Abstract No. 303, all of that certain called 3.924 acre tract conveyed to The First Baptist Church of Kaufman by The Littlefield Family Living Trust on October 8, 2007, recorded in Vol. 3266 page 495 of the Deed Records of Kaufman County, Texas and part of that certain called 35.232 acre tract conveyed to The First Baptist Church of Kaufman by Janico Builders, Inc. on November 15, 2004, recorded in Vol. 2535 page 342 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod found at the North corner of the above mentioned 3.924 acre tract, at the East corner of the Zarouff-Invest, Inc. 3.219 acre tract, recorded in Vol. 1060 page 316 of the Deed Records of Kaufman County, Texas and being in the Southwest line of the Ernestine Ezell Addition, shown by plat of same, recorded in Vol. 313 page 316 of the Deed Records of Kaufman County, Texas.

THENCE S 42 deg. 47 min. 51 sec. E, with the Southwest line of said Ernestine Ezell Addition, a distance of 439.92 ft. to a 3/8" Iron rod found at the South corner of same.

THENCE N 48 deg. 07 min. 58 sec. E, with the Southeast line of said Ernestine Ezell Addition, passing the East corner of same, continuing within Shannon Street, a total distance of 717.34 ft. to a 3/8" Iron rod set in the Southwest line of Nash Drive.

THENCE S 30 deg. 11 min. 18 sec. E, with the Southwest line of Nash Drive, a distance of 83.03 ft. to a 1/2" Iron rod found for corner.

THENCE S 44 deg. 07 min. 26 sec. E, continuing with the Southwest line of Nash Drive, a distance of 157.49 ft. to a 60 d" nail found for corner.

THENCE S 45 deg. 01 min. 52 sec. E, continuing with the Southwest line of Nash Drive, a distance of 298.54 ft. to a 3/8" Iron rod found at the base of a tree at the North corner of the Michael W. Marusak, et ux 0.853 acre tract, recorded in Vol. 1012 page 579 of the Deed Records of Kaufman County, Texas.

THENCE S 47 deg. 57 min. 51 sec. W, with the Northwest line of said 0.853 acre tract, passing the West corner of same, continuing a total distance of 1238.28 ft. to a 1 1/2" Iron pipe found in concrete in the Southwest line of the Mary Stuart Nash 19.73 acre Tract One, recorded in Vol. 1006 page 574 of the Deed Records of Kaufman County, Texas.

THENCE S 34 deg. 45 min. 15 sec. E, with the Southwest line of said 19.73 acre tract, a distance of 536.71 ft. to a 3/8" Iron rod found at the South corner of same, at the West corner of the Stephen E. Hulme, et ux 11.143 acre tract, recorded in Vol. 1088 page 739 of the Deed Records of Kaufman County, Texas and being at the Northwest corner of The Kaufman Independent School District tract, recorded in Vol. 447 page 107 of the Deed Records of Kaufman County, Texas, from which a 1/2" Iron rod found bears S 32 deg. 09 min. 55 sec. E-36.12 ft.

THENCE S 5 deg. 23 min. 45 sec. E, with the West line of said tract, recorded in Vol. 447 page 107, passing the Southwest corner of same, continuing a total distance of 262.91 ft. to a 60 d" nail found in a corner post at the Northeast corner of the Lennilu Adams 6.293 acre Tract No. 3, recorded in Vol. 1666 page 272 of the Deed Records of Kaufman County, Texas.

THENCE, in a Westerly direction along the North line of said 6.293 acre tract and along a barbed wire fence, as follows; N 87 deg. 36 min. 29 sec. W-435.91 ft., S 81 deg. 02 min. 13 sec. W-5.65 ft. N 67 deg. 13 min. 44 sec. W-318.42 ft., S 50 deg. 32 min. 28 sec. W-40.31 ft. to a 3/8" Iron rod set for corner.

THENCE N 42 deg. 14 min. 46 sec. W, continuing with the North line of said 6.293 acre tract, a distance

“Exhibit A” Property Description

Z-10-24 Property IDs 9373, 28821, 60586, 71676, 185104 Survey

“Exhibit A” – Property Description Planned Development–11R (PD-11R) Z-10-24

of 22.94 ft. to a 3/8" Iron rod set for corner.

THENCE S 58 deg. 14 min. 19 sec. W, continuing with the North line of said 6.293 acre tract, a distance of 181.94 ft. to a 3/8" Iron rod set at the Northwest corner of same, in the East Right of Way line of U. S. Highway No. 175 and being in a curve to the right, the radius point of which bears N 78 deg. 06 min. 54 sec. E-3578.06 ft.

THENCE, in a Northerly direction with the East Right of Way line of U. S. Highway No. 175 and with said curve to the right, the angle of which is 11 deg. 48 min. 49 sec., the radius is 3578.06 ft. and the tangent is 370.19 ft., a distance of 737.76 ft. to a 3/8" Iron rod set at the P.T. of said curve to the right.

THENCE N 0 deg. 04 min. 17 sec. W, continuing with said Right of Way line, a distance of 626.24 ft. to a 3/8" Iron rod found at the South corner of the above mentioned 3.219 acre tract.

THENCE N 47 deg. 11 min. 00 sec. E, with the Southeast line of said 3.219 acre tract, a distance of 554.51 ft. to the point of beginning, containing 39.119 acres of land.

Additional 3.234 acres added to the Planned Development conceptual plan

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of that C. A. Lovejoy Survey, Abstract No. 303 and all of that certain called 3.219 acre tract conveyed to Zarouff-Invest, Inc. by Dallas Crown Packing Company, Inc. on June 26, 1992, recorded in Vol. 1060 page 316 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod found at the South corner of the above mentioned 3.219 acre tract, at the Westerly Northwest corner of The First Baptist Church of Kaufman 35.232 acre tract, recorded in Vol. 2535 page 342 of the Deed Records of Kaufman County, Texas and being in the East Right of Way line of U. S. Highway No. 175.

THENCE N 0 deg. 04 min. 17 sec. W, with the East Right of Way line of U. S. Highway No. 175, a distance of 277.17 ft. to a 3/8" Iron rod found at the P.C. of a curve to the right, the radius point of which bears N 89 deg. 55 min. 43 sec. E-684.86 ft.

THENCE, continuing with said Right of Way line and with said curve to the right, the angle of which is 35 deg. 45 min. 52 sec., the radius is 684.86 ft. and the tangent is 220.97 ft., a distance of 427.49 ft. to a 3/8" Iron rod found at the West corner of the Robert Earl Eldridge and Jualine Blake-Eldridge 0.773 acre tract, recorded in Vol. 4303 page 535 of the Deed Records of Kaufman County, Texas.

THENCE S 42 deg. 47 min. 51 sec. E, with the Southwest line of said 0.773 acre tract, passing the South corner of same, continuing a total distance of 409.84 ft. to a 3/8" Iron rod found at the North corner of The First Baptist Church of Kaufman 3.924 acre tract, recorded in Vol. 3266 page 495 of the Deed Records of Kaufman County, Texas.

THENCE S 47 deg. 11 min. 00 sec. W, with the Northwest line of said 3.924 acre tract, passing the West corner of same, continuing a total distance of 554.51 ft. to the point of beginning, containing 3.234 acres of land.

“Exhibit B” Planned Development Standards

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

1. Legislative History

The subject property was originally zoned in the City Wide Rezoning in 1999 to A-O, SF-6, and SF-10. In 2008, the subject property was rezoned (case #Z-04-08) from A-O, SF-6, and SF-10 to SF-6 by Ordinance O-22-08. In 2009, the subject property was rezoned (case #Z-08-09) from SF-6 to Planned Development-11 (PD-11) for a 39.119 acre church campus complex, approved by Ordinance O-20-09. In 2016, Planned Development-11 was rezoned (case #Z-07-16) to Planned Development-11R (PD-11R) by adding 3.234 acres to the Tract “A” portion of the concept plan of a total 42.319 acre church campus complex.

2. Purpose

The purpose of this Planned Development is to preserve the natural features and surroundings of the area while allowing the land to be developed into a campus-style church that will service the needs and wants of the community surrounding it. The timeline for the entire development will be 10 to 15 years. It is anticipated a new building will be added every 2 years. The minimum size of a PD as noted in section 29.3.D of the Zoning Ordinance—City of Kaufman is three acres; the size of this PD is 42.319 acres.

3. Property Location and Size

The property is located along the east side of US Highway 175 and the frontage road, Fair Street and partially continues back to front on Nash, Shannon, and Booker Streets. The property is generally addressed as 2000 Fair Street and contains 42.319 acres

4. Zoning Controls

- a. If there is a conflict between the text of this article and the conceptual plan (“Exhibit C”), the text of this article controls. City of Kaufman Zoning Ordinance O-02-07 as amended applies to this Planned Development except as stated herein. For development and use of the property, the property shall be considered one lot. Tract “A” as identified on the conceptual plan is based on Section 17, SF-6 zoning except as stated herein. Tract “B” is based on Section 19, MF-1 zoning except as stated herein. All modifications contained herein apply to both Tract “A” and “B” except as stated herein.
- b. Deviations from the conceptual plan are allowed. The conceptual plan shall serve as a guide for use of the property. Minor deviations, as approved by the Director of Development Services or his/her designee, from the conceptual plan concerning building locations and footprints are allowed. Major deviations, as approved by the Planning and Zoning Commission, for the purpose of tree preservation are allowed.

5. Definitions and Interpretations

- a. **Church less than 10,000 square feet:** A building that is smaller than 10,000 square feet that is used for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place on the premises (tax exempt as defined by State

“Exhibit B” Planned Development Standards

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

law). For the purposes of this ordinance, Bible study and other similar activities, which occur in a person’s primary residence, shall not apply to this definition

- b. **Church greater than 10,000 square feet:** A building that is 10,000 square feet or greater in size that is used for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place on the premises (tax exempt as defined by State law). For the purposes of this ordinance, Bible study and other similar activities, which occur in a person’s primary residence, shall not apply to this definition. In the event of multiple church structures, regardless of square footage, the largest Church structure will be the main use. The smaller church structures will be accessory uses.
- c. **Limited Uses** - Restaurants [L] and museums [L] must be contained entirely within a building and be primarily for the service of the occupants of the building, not have a floor area that in combination with the floor areas of other limited uses in the building exceeds 20 percent of the total floor area of the building. A limited use must have no more than one exterior public entrance; the general building may have multiple entrances.
- d. **Accessory Building/Uses** – although accessory buildings and uses are typically required to be smaller in size than the main use in this district, accessory buildings and uses may exceed main uses in size and height.
- e. **Temporary housing for construction workers** - temporary housing consisting of recreational vehicles (RV’s) and fifth wheels are only allowed on the property during construction and only in conjunction with an active building permit. Such vehicles for these time periods shall be allowed to park on grass or gravel areas.

6. Main Uses Permitted

- a. Church less than 10,000 sq. ft.
- b. Church equal to or greater than 10,000 sq. ft.
- c. Multi-family (Retirement Housing) allowed on Tract B only
- d. Public or Private School
- e. Ministry and Office for Church or other permitted accessory uses
- f. Parking Lot for Church or other permitted primary/accessory uses
- g. Temporary Construction Offices
- h. Temporary housing for construction workers.
- i. Local Utilities

7. Permitted Accessory Uses

- a. Restaurant [L], library, gallery, museum [L], offices, general merchandise less than 2,000 square feet, rectory, child/day care center, game courts and fields, tent camping, recreational areas, trade schools, retirement center, churches less than 10,000 square feet, indoor or outdoor revivals, indoor or outdoor concerts, open

Page 2 of 6

“Exhibit B” Planned Development Standards

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

space areas, day camps, outdoor amphitheaters, theaters and church sponsored religious events like living nativity, storm water management and fishing ponds, water features, outdoor baptisms, and patios. Any use customarily and incidental to the main use of a church. Any outreach program. Church sponsored carnivals.

* Note [L] indicates a limited use as described in section 5.c above.

8. Yard, Lot, and Space Regulations for Tracts “A” and “B”

- a. Setbacks are required only on the perimeter of this district.
- b. Front
 - i. Structures shall have a minimum front yard of 20 feet.
- c. Side, and Rear Yards
 - i. Structures shall have a minimum side and rear yard of 20 feet.
- d. Floor Area Ratio
 - i. Three to one
- e. Height
 - i. Maximum height of structures is 60’
 - 1. An additional 4’ will be allowed for parapet walls
 - 2. Structure height will be measured from the highest point of grade on each building.
 - ii. The following structures, when located atop of a building or stand alone are excluded from the height measurement: Belfries, Bell towers, Campaniles, Carillons, Crosses, Cupolas, Spires, Steeples
- f. Lot Coverage
 - i. Maximum Building coverage is 40%. Parking and game courts/fields shall be excluded when calculating lot coverage.
 - ii. Maximum total impervious area is 60%.
 - iii. Minimum open space is 40%.
 - iv. Sidewalks, walking paths, outdoor features such as fountains, gazebos, covered patios, amphitheaters, etc. are not to be counted as impervious area.
- g. Stories (above grade)
 - i. Maximum stories: 3

9. Off Street Parking and Loading Regulations

- a. The church may permit passengers of mass transportation and car pools to park in the church parking lot.
- b. Loading spaces are not required.
- c. Parking lots may be used to satisfy parking requirements for contiguous lots.
- d. Connectivity between parking lots on the west side of the building (along Fair St./U.S. 175) is required. Parking lots on the east side of the building (as accessed from Booker St., Nash St. and/or Shannon St. are not required to connect to one another or to the parking lots along the west side of the building, but each parking lots is required to have at least two points of access.
- e. For purposes of meeting required parking, all lots in this district shall be treated as one lot.
- f. Parking stops are not required.

Page 3 of 6

“Exhibit B” Planned Development Standards

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

- g. Parking spaces may overhang the curb by 2 feet.
- h. Parking may be located in the required front yard. Parking is not allowed within the first 10 feet of any front yard.
- i. Parking requirements for church less than 10,000 square feet: One (1) space for each eight (8) seats in the main auditorium/sanctuary.
- j. Parking requirements for church greater than 10,000 square feet: One (1) space for each four (4) seats in the main auditorium/sanctuary.
 - i. For flexible (e.g., folding chairs, etc.) seating areas, one (1) seat equals eight (8) square feet of floor area occupied by such seating area. A four (4) foot aisle shall be understood around the perimeter of the area and will not be included in the seating area calculation;
 - ii. For fixed (e.g., church pews, grandstands, benches, etc.) seating, one (1) seat equals 1.75 feet of length.

10. Screening

- a. The intent of this PD to preserve and make nature and the natural surroundings a part of the overall experience. Screening of parking is not required. Screening from all other zoning districts is not required.
- b. All dumpsters will be screened in accordance with Section 38.6, Fences, Walls and Screening Requirements.
- c. Required screening will match the materials of the building that is being served by dumpsters.

11. Façade

- a. The exterior of all structures shall have a minimum of 50% masonry with 100% masonry front required on any sides of the building facing a public street.
- b. Areas of a façade that are devoted to windows, doors, fascia, or soffit shall not be counted as “wall surface” when calculating the building façade requirement.
- c. Cementitious Siding, Cement Based Planks, or Paneling are all considered approved masonry materials and not architectural accent material.

12. Landscaping

- a. The purpose of this Planned Development is to preserve the natural features, surroundings of the area while allowing the land to be developed into a campus-style church that will service the needs and wants of the community surrounding it. A minimum of 40% non-impermeable area is required, which currently equates to almost 16 acres of green space. A great deal of effort has gone into planning the property, designing and locating campus buildings, parking areas, and infrastructure in such a way to protect the historic specimen trees already on the site. It is the desire of this zoning district to create an entrance into our city that is more country than urban feeling. This will be accomplished by including and creating highly visible rolling meadows. These meadows will only add to the beautiful rolling meadows that are currently in place on adjacent properties, thereby creating a pleasant and uniform appearance along the U.S. Highway 175 corridor. Additional trees will be provided in and along parking areas. Planter islands will

“Exhibit B” Planned Development Standards

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

be provided at the end of each parking row, although the actual planting of trees may be reserved for in memoriam plantings as needed. Buildings will be landscaped by seasonal plantings and/or shrubbery.

- b. Provided feature landscaping will follow the recommended plant list (figure 36.2) in Section 36, Landscape Regulations of Comprehensive Zoning Ordinance O-02-07.
- c. Site plans shall be required to show designated areas for landscaping and those areas to remain natural.

13. Signage Elements

- a. For signage purposes, the district is considered to be a non-residential commercial district.
- b. Banner signs are allowed in this district when attached to walls of a building. The maximum banner sign size is 100 square feet. Banner signs must be kept neat and in good repair.
- c. Section 44.8.A.1.c of ordinance O-02-07 does not apply to this district.
- d. Campus Identification Signs may consist of masonry walls of up to 12 feet in height and a metal-clad cross up to 60 feet tall. These walls and cross may be illuminated
- e. Two monument signs are allowed at each driveway. Each sign may have masonry walls and may include various types of illumination.
- f. Major Entrance Monument Signs (as identified on the Concept Plan) may have a sign element up to 11 feet tall. This sign element may be up to 200 square feet in area. Other letters on this monument sign may be up to 40 square feet on each sign wall. Six flag poles for banners may be included on each sign wall
- g. Minor Entrance Monument Signs (as identified on the Concept Plan) may have letter area up to 40 square feet on each sign wall
- h. Each building may have two signage elements, each sign up to 100 square feet in area and may be illuminated
- i. The campus may utilize several digital signage for wayfinding and announcements. These sign may be up to 50 square feet in screen area. Digital signage shall not cause glare to surrounding streets or properties and shall not trespass light onto surrounding properties.
- j. Other vehicular and pedestrian directional signs of various sizes may be used throughout campus at the Church’s discretion to promote traffic flow safety.
- k. Signage elements may be located in the required yards and within the first 10 feet of any yard. Signage may not encroach right-of-way or drainage easements. Signage is discouraged from encroaching any utility line or easement. Signage may not be placed in any required visibility triangle or create visibility issues for motorists. If signage is placed over any utility line or easement, the property owner is solely responsible for any cost to remove, replace, or repair any signage that needs to be removed in order to access the easement to conduct repairs, maintenance, or any other work in the easement.
- l. All signage is subject to permitting requirements.

“Exhibit B” Planned Development Standards

“Exhibit B” – Development Regulations Planned Development–11R (PD-11R) Z-10-24

14. Sidewalks

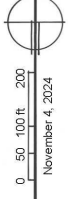
- a. Five foot sidewalks are required along Nash Street.
- b. Interior sidewalks will be generally provided as shown on the concept plan.

“Exhibit C” Concept Plan

Exhibit C
PD-11R
Z-10-24



ibckaufman



Kaufman, Texas

First Baptist Church, Kaufman Conceptual Site Development Plan

“Exhibit D” Details for Baptismal/Patio and Signage

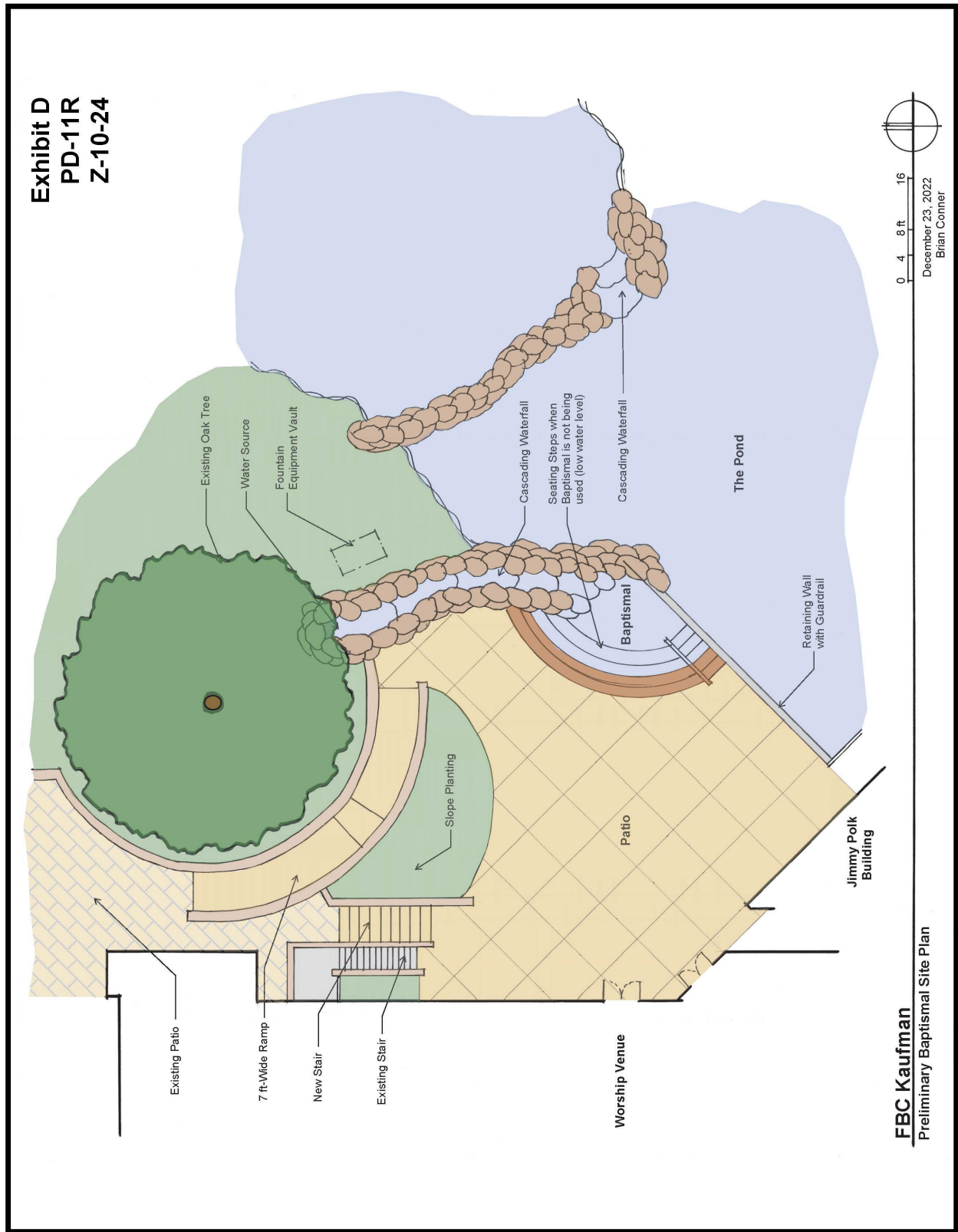
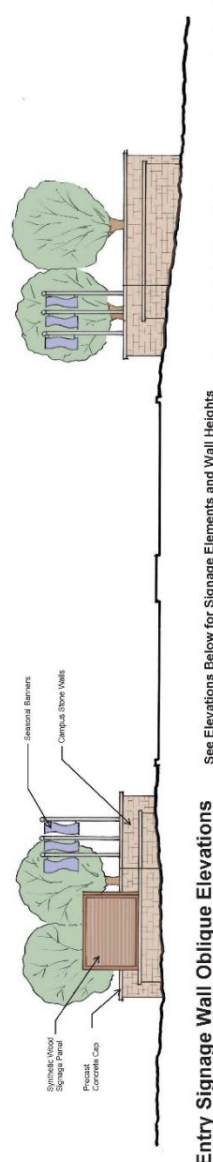
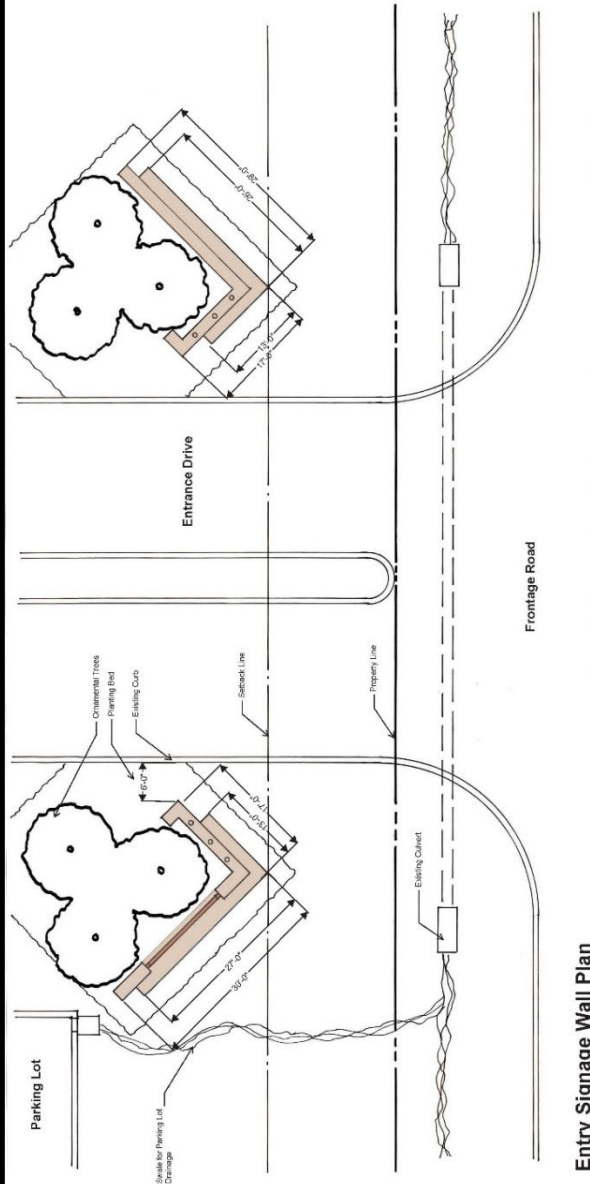


Exhibit D
PD-11R
Z-10-24



FBC Kaufman
Entry Signage Wall Plan and Elevations

0 4 8 ft
September 15, 2024
Brian Corner

Exhibit D
PD-11R
Z-10-24



FBC Kaufman Signage Elevation



Meeting
Date: 12/16/2024

Date: 12/04/2024

Item #: 8.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the award or rejection of a bid and contract for the replacement of shade covering structures at the Kaufman Sports Complex and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

City staff sent out a request for bids to obtain costs for the replacement of two existing shade structures at the Kaufman Sports Complex. The structures are located near the baseball fields and the playground. The bid packet was electronically transmitted to eight (8) vendors and one (1) complete bid was received from Ridgemark Roofing & Construction from Kaufman, Texas. The awning replacement cost at the baseball fields area is \$26,500.00, and \$27,125.00 for the structure over the playground. The total replacement costs for both structures came in under the \$60,000.00 budgeted amount at \$53,625.00.

Ridgemark Roofing & Construction
6925 FM 2515
Kaufman, TX 75142

Source of Funds:
Capital Parks Improvements Budget

Account Number #
01-5420-185

Author:
Tim Hopwood, Public Works Director

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends the award of the bid to Ridgemark Roofing & Construction.

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

SERVICES CONTRACT

THIS SERVICES CONTRACT (the “CONTRACT”) is made by and between the **CITY OF KAUFMAN, TEXAS** (hereinafter referred to as the “CITY”), a Texas municipal corporation, and **RIDGEMARK ROOFING AND CONSTRUCTION** (hereinafter referred to as “VENDOR”). VENDOR and the CITY are collectively referred to herein as the “Parties,” and individually as a “Party.”

NOW, THEREFORE, in consideration of the foregoing and the mutual promises, covenants, and obligations as set forth herein, that;

1. VENDOR shall undertake and complete the replacement of shade coverings at the Kaufman Sports Complex, as more specifically described in VENDOR’s proposal set forth in Exhibit A, attached hereto and incorporated herein (the “Services”). VENDOR hereby covenants and agrees that VENDOR is to work closely with the CITY’s Department Director or their designee, and/or other appropriate officials of the CITY, and that VENDOR is to provide services to fulfill the purposes of this Contract.
2. In consideration of the Services performed by the VENDOR, the CITY agrees to pay VENDOR for the Services in accordance with the pricing set forth in Exhibit A; provided that the total amount for the Services under this CONTRACT not exceed \$53,625.00.
3. The VENDOR shall remit all invoices to the CITY. The CITY will be responsible for payments, as required under the Texas Prompt Payment Act, Texas Gov’t Code Ch. 2251, directly to VENDOR, and for VENDOR’S compliance with all conditions of delivery and quality of purchased items or services under the Contract.
4. **THE VENDOR WARRANTS THAT THE SERVICES IT PERFORMS FOR CITY WILL BE DONE IN A GOOD AND WORKMANLIKE MANNER, AND THAT ANY ITEMS DELIVERED TO THE CITY UNDER THIS CONTRACT WILL BE FIT FOR THE PARTICULAR PURPOSE FOR WHICH IT WAS FURNISHED. THE VENDOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY WHOLE AND HARMLESS AGAINST ANY AND ALL CLAIMS FOR DAMAGES, COSTS, AND EXPENSES TO PERSONS OR PROPERTY THAT MAY ARISE OUT OF, OR BE OCCASIONED BY, THE EXECUTION OR PERFORMANCE OF THIS CONTRACT OR ANY OF VENDOR’S ACTIVITIES OR ANY ACT OF COMMISSION OR OMISSION RELATED TO THIS CONTRACT OF ANY REPRESENTATIVE, AGENT, CUSTOMER, EMPLOYEE, SUB- VENDOR OR INVITEE OF VENDOR OR ANY REPRESENTATIVE, AGENT, EMPLOYEE, OR SERVANT OF THE CITY. IF AN ITEM IS COVERED BY A MANUFACTURER’S WARRANTY, IT IS THE RESPONSIBILITY OF THE VENDOR TO OBTAIN THE INFORMATION FOR THE CITY AND TO GET THE MANUFACTURER TO HONOR THE WARRANTY. THIS SECTION SURVIVES TERMINATION OF THIS CONTRACT.**
5. The VENDOR shall obtain and shall continue to maintain at no cost to the CITY, in full force and effect during the term of this Contract, a comprehensive liability insurance policy with a company licensed to do business in the State of Texas and rated not less than “A” in

the current Best Key Rating Guide, which shall include bodily injury, death, automobile liability, worker's compensation, and property damage coverage, in accordance with any CITY ordinance or Directive. The minimum limits for this coverage shall be \$1,000,000.00 per occurrence / \$2,000,000 aggregate for general liability and for property damage; \$1,000,000 combined single limit for automobile liability unless modified in accordance with any ordinance or directive; and statutory workers' compensation and employers' liability insurance as required by state law. The CITY shall be named as an additional insured under such general liability and automobile policies, and a provision shall be incorporated in the policies whereby the CITY shall be given at least thirty (30) days prior notice of any material change in coverage or of cancellation of such policies. VENDOR shall provide a waiver of subrogation in favor of the CITY on all coverages. VENDOR shall furnish the CITY with original copies of said policies or certificates evidencing such coverage prior to commencement of any work under this CONTRACT. The VENDOR agrees that the insurance requirements specified herein do not reduce the liability of the VENDOR has assumed in the indemnification section of this CONTRACT.

6. All notices, communications and reports under this CONTRACT must be mailed or delivered to the respective Parties at the addresses shown below, unless either Party is otherwise notified in writing by the other Party:

CITY:
City of Kaufman
ATTN: Finance Department
209 S. Washington St.
Kaufman, Texas 75142
Phone | 972-932-2216
Email | mwennerstrom@kaufmantx.org

VENDOR:
Ridgemark Roofing and
Construction
ATTN: Justin Frankum
6925 FM 2515
Kaufman, Texas 75142
Phone | 469-595-6607
Email | N/A

7. The CITY may terminate this CONTRACT:
 - a. for convenience, after a 60 day written notice to the VENDOR during the initial term or any renewal term;
 - b. if the VENDOR becomes insolvent or files a voluntary petition for bankruptcy;
 - c. if the VENDOR breaches this CONTRACT and said breach is not cured within 10 days of the date that the CITY provided a written notice of breach. If the failure is not cured to the CITY's satisfaction within 10 days of the written notice of breach, the CITY shall have the right to terminate immediately without the requirement of further notice; or
 - d. if funds are not budgeted or are not available for the CITY to purchase the Services.

8. The Parties to this CONTRACT covenant and agree that in any litigation relating to this CONTRACT, the terms and conditions of the Contract will be interpreted according to the laws of the State of Texas, and if legal action is necessary to enforce this CONTRACT, exclusive venue will lie in Kaufman County, Texas.
9. The exhibit attached hereto is incorporated herein and made a part hereof for all purposes.
10. This CONTRACT shall only be amended in writing signed by the Parties.
11. If any provision of this CONTRACT is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this CONTRACT; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this CONTRACT shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.
12. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this CONTRACT shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this CONTRACT. No provision of this CONTRACT may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this CONTRACT shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.
13. This CONTRACT may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
14. If and to the extent this CONTRACT qualifies as a contract for goods and services under Chapter 2271 of the Texas Local Government Code, the VENDOR hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this CONTRACT is a contract for goods or services, will not boycott Israel during the term of this CONTRACT. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, and to the extent such Section does not contravene applicable Federal law.
15. If and to the extent this CONTRACT qualifies as a governmental contract under Section 2252.151 of the Texas Local Government Code, the VENDOR represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer's internet website:
<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.
The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such Section does not contravene applicable Federal law and excludes the VENDOR and each of its parent company, wholly- or majority-owned

subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

16. To the extent this CONTRACT constitutes a contract for goods or services for which a written verification is required under Section 2274.002 of the Texas Government Code, as amended, the VENDOR hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this CONTRACT.
17. To the extent this CONTRACT constitutes a contract for goods or services for which a written verification is required under Section 2274.002 of the Texas Government Code, as amended, the VENDOR hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this CONTRACT against a firearm entity or firearm trade association.

EXECUTED this the _____ day of _____, 2024.

CITY OF KAUFMAN, TEXAS

**RIDGEMARK ROOFING AND
CONSTRUCTION**

By: _____
City Manager

By: _____

Printed
Name: _____

ATTEST:

Title: _____

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

Cynthia Kirchoff, City Attorney

EXHIBIT A

Ridgemark
Roofing &
Construction

6925 FM 2515
Kaufman, TX 75142
Phone: (469) 595-6607

ESTIMATE

DATE: November 14, 2024

City of Kaufman
Sports Complex

SALESPERSON	CLAIM NUMBER	DATE COMPLETE	POLICY NUMBER	DEPRECIATION	TERMS
Justin		TBD			

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
Playground Awning	Weld new beams around perimeter of awning for more structure. Also welding purlins beams to hold the structure of the R-panel metal. Install Blue R-panel 26 gauge metal around the full structure of the playground awning.		\$27,125.00
SUBTOTAL			\$27,125.00
SALES TAX			Included
Overhead & Profit			
TOTAL DUE			\$27,125.00

If you have any questions concerning this invoice, call **Justin Frankum** @ 469-595-6607
THANK YOU FOR YOUR BUSINESS!

Ridgemark
Roofing &
Construction

6925 FM 2515
Kaufman, TX 75142
Phone: (469) 595-6607

ESTIMATE

DATE: November 14, 2024

City of Kaufman
Sports Complex

SALESPERSON	CLAIM NUMBER	DATE COMPLETE	POLICY NUMBER	DEPRECIATION	TERMS
Justin		TBD			

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
Big Field Blue Awning	Weld new beams around perimeter of awning for more structure. Also welding purlins beams to hold the structure of the R-panel metal. Install Blue R-panel 26 gauge metal around the full structure of the blue awning.		\$26,500.00
SUBTOTAL			\$26,500.00
SALES TAX			Included
Overhead & Profit			
TOTAL DUE			\$26,500.00

If you have any questions concerning this invoice, call **Justin Frankum** @ 469-595-6607
THANK YOU FOR YOUR BUSINESS!

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	Comp Plan	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	City recovered the property	2,3,4
Public Works Facility	Admin		7/16/2024	Working on Site Plan	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	Construction Underway	4,5
Comprehensive Plan	Admin		8/26/2020	Pusuing 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
WWTP	PW/Admin		7/16/2024	Schneider IGA approved June 2024	2,4,5
Crestview/Royal Reconstruction	Public Works		9/1/2023	NTP January 6, 2025	5
Connector Road	Admin		4/29/2021	County project underway	2,3,5
Phillip's Drainage	Public Works		9/1/2023	NTP January 6, 2025	5
Northeast Utility Project	Admin/PW		9/17/2021	Under Construction	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
Kings Fort Park	PW/Admin		7/27/2022	On hold	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
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Impact Fees	Admin		7/16/2024	Scope and Fee Proposal from TNP	2,4,5
TxDOT Property	Admin/EDC		1/30/2024	Closing scheduled for January 2025	2,5

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 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks & Rec	8/5/2019	10/23/2018	Approved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract 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 0-28-19	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
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	Completed	5
North & South Water Tower Rehab	Public Works		1/29/2021	Completed	4,5
Becker-Jiba Water Contract	Admin		1/30/2024	Approved	3,5



DATE: December 4, 2024

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: November 2024 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,480	2,893	2,361										7,734
Days of Service	20	23	19										62
Avg. Daily Trips	124	126	124										125
Elderly & Disabled Trips	2,038	2,457	1,979										6,474
E&D Percentage	82%	85%	84%										84%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	56	102	96										254
Forney	832	994	769										2,595
Kaufman	325	392	269										986
Kemp	51	47	30										128
Mabank	17	35	14										66
Scurry	15	7	14										36
Terrell	1,184	1,316	1,169										3,669

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	1,611	1,755	2,001										5,367
Days of Service	20	23	19										62
Avg. Daily Trips	81	76	105										87
Median Wait Time (mins)	17.96	16.33	13.35										15.88

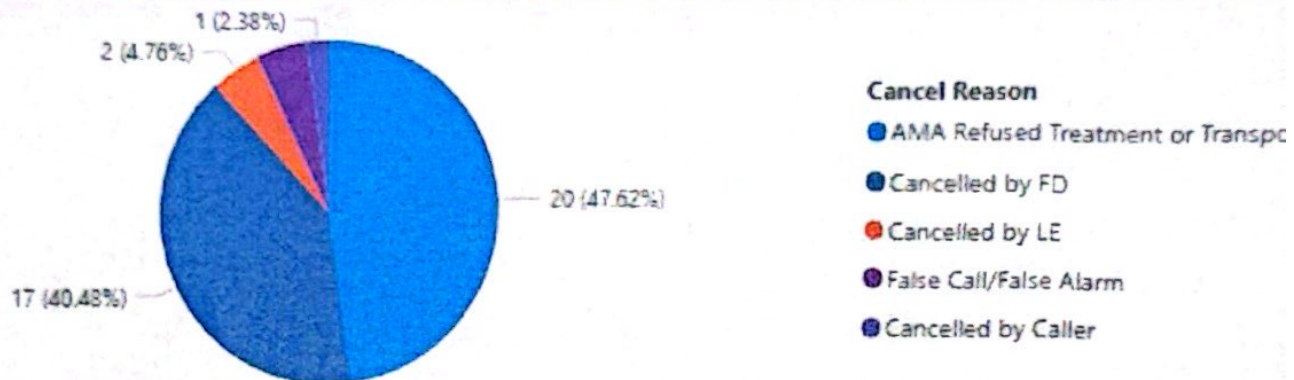
Total Requested Boardings ⓘ	Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	Total Requests ⓘ	
2796	2001	1.19	789	77	28.28 %	2.76 %	2600	
Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ	Mean Wait Time ⓘ	Median Wait Time ⓘ
1840	5	755	70	8.97	12.97 min	4.42 mi	23.94 min	13.35 min
Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Bookings from IVR ⓘ	Bookings from AI Voice ⓘ	Avg. # Riders per Request ⓘ		
30.58 %	68.27 %	0 %	0 %	0 %	1.15 %	1.09		

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	67	72	57										196
Forney	773	993	1,120										2,886
Terrell	670	690	620										1,980

City of Kaufman Compliance

Priority	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P1	38	24	4	89%	63%
City of Kaufman P2	69	38	2	97%	55%
City of Kaufman P3	18	12		100%	67%
Total	125	74	6	95%	59%

Cancel Reason



Dropoff Facilities

Dropoff Fac	Count of Transport	% of Destination
Texas Health Kaufman (KAUF)	57	77%
Baylor Scott & White - Sunnyvale (SUNV)	5	7%
Children's Medical Ctr (DCMC)	2	3%
Dallas Regional Medical Center (MDR1)	2	3%
Methodist Dallas Medical Center (DMMC)	2	3%
Non Facility	2	3%
UT Health - Athens (ATHN)	2	3%
Baylor Scott & White - Dallas (DBMC)	1	1%
William P. Clements University Hospital (DWPC)	1	1%
Total	74	100%

Fractile

Fractile Bin	Count of Transport
1) <5 minutes	55
2) 5 to 10 Minutes	40
3) 10 to 20 minutes	11
4) 20 to 30 minutes	1
5) over 30 minutes	1
Total	125

Average Response Time

Average Response Time

00:09:31

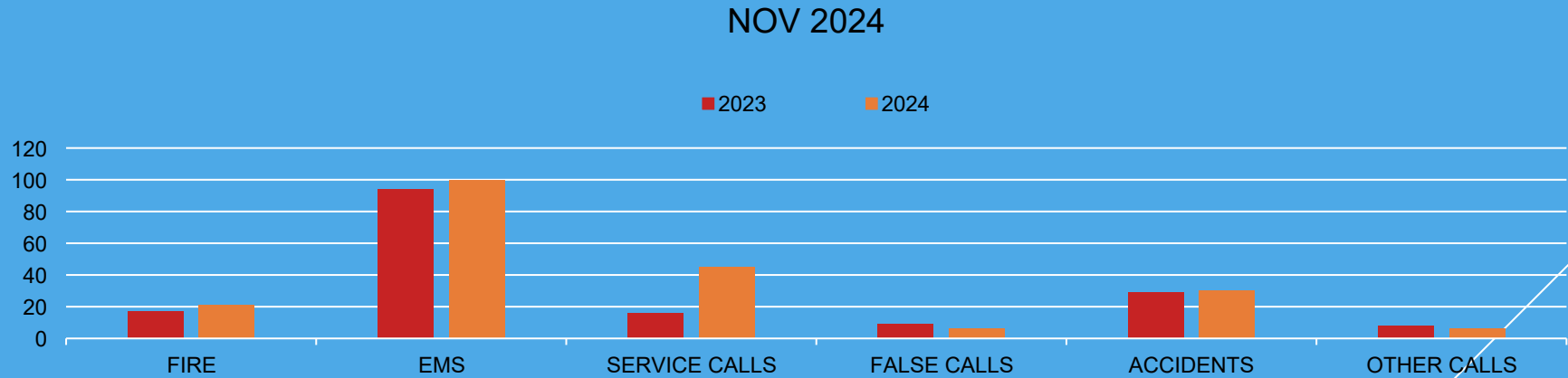


KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT NOV 2024

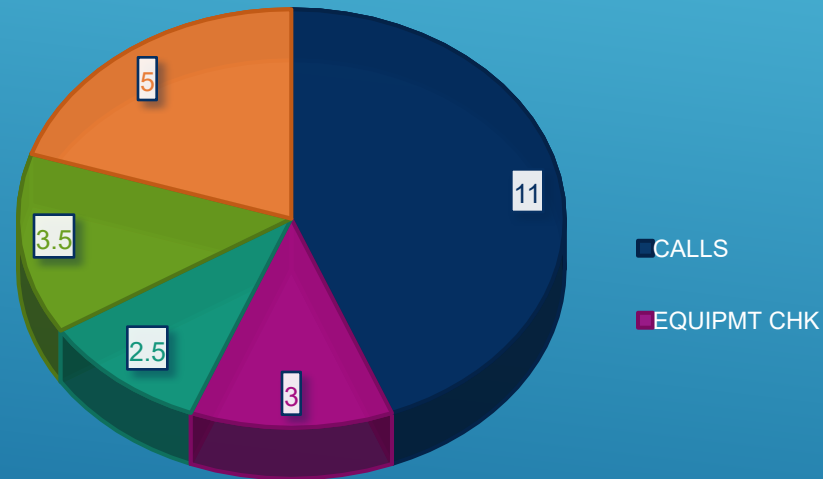
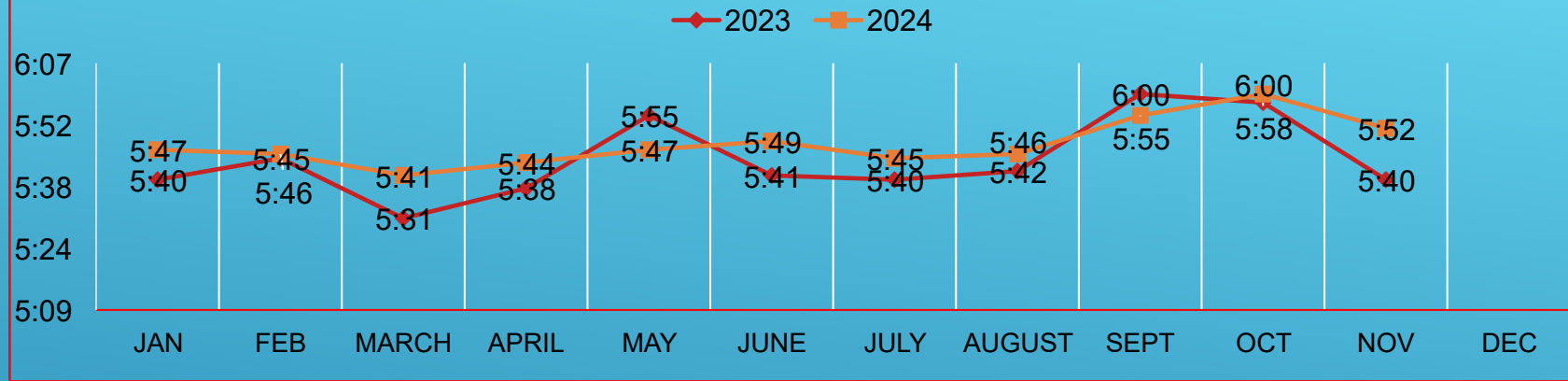




	2023 NOV	24-Nov	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT 23 TO NOV 23	FISCAL YTD OCT. 24 TO NOV 24	FISCAL YTD INCREASE DECREASE %
FIRE CALLS	17	21	21%	25	41	64%
RESCUE & EMERGENCY MEDICAL SERVICES	94	100	6%	195	207	6%
HAZARDOUS CONDITIONS	11	11	0%	40	36	-11%
SERVICE /INSP/GOOD INTENT CALLS	16	45	181%	31	95	67%
FALSE ALARMS & FALSE CALLS	9	6	3%	25	11	-127%
ACCIDENTS	29	30	1%	58	79	27%
OTHER INCIDENTS	8	6%	-2%	12	10	-20%
TOTAL CALLS	184	219	14%	386	479	19%



MONTHLY RESPONSE TIMES



SHIFT HOURLY UTILIZATION 43 %

NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

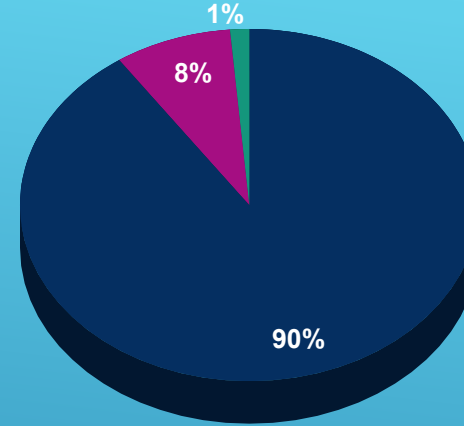
NOVEMBER PREVENTION REVIEW

1 DEVELOPMENT PLAN REVIEWED

CONDUCTED 45 FIRE SAFETY
INSPECTIONS

CONDUCTED FIRE PREVENTION
PRESENTATIONS FOR 500 KIDS AND
CITIZENS

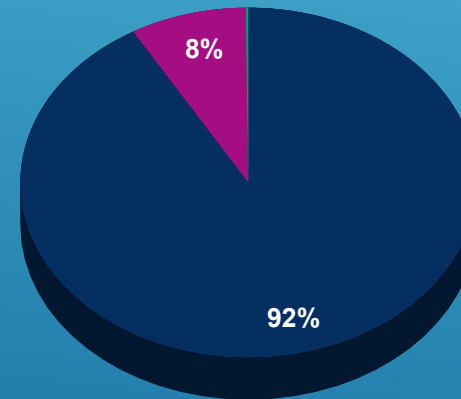
YEARLY 2023



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 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



NOV. 2024



PUBLIC EDUCATION
INSPECTIONS
PLAN REVIEW

PERSONNEL CONTINUING EDUCATION

FIRE

ENGINE COMPANY OPERATIONS AND ICS

EMS

NEW AIRWAY USES AND HANDS ON TRAINING WITH SIMULATOR

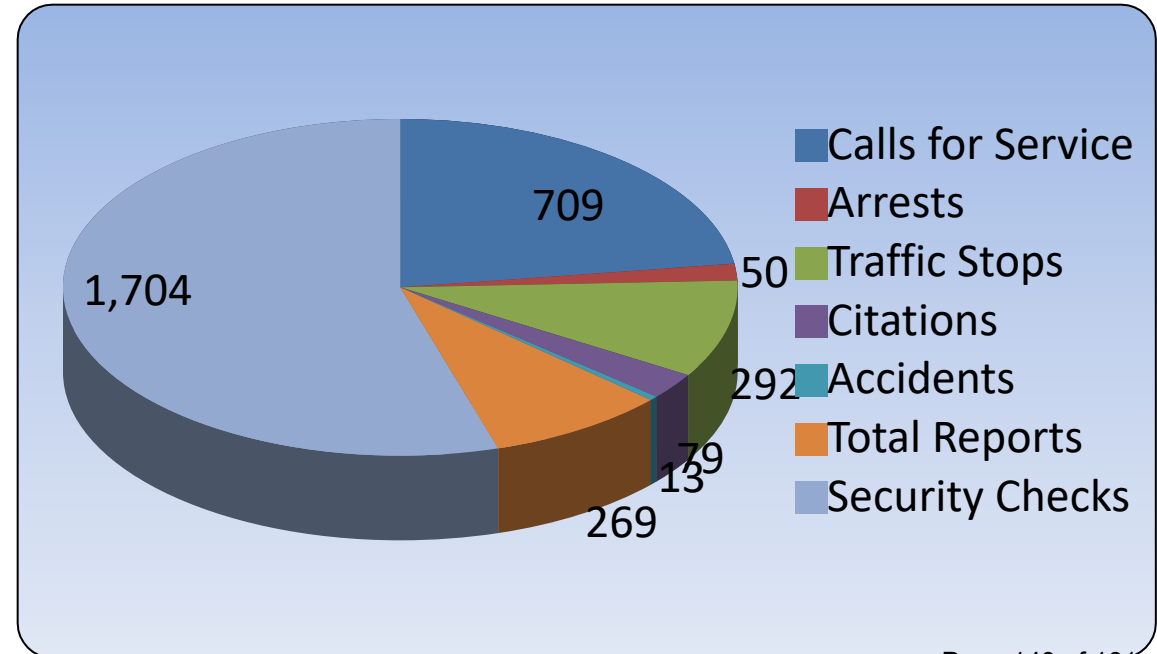
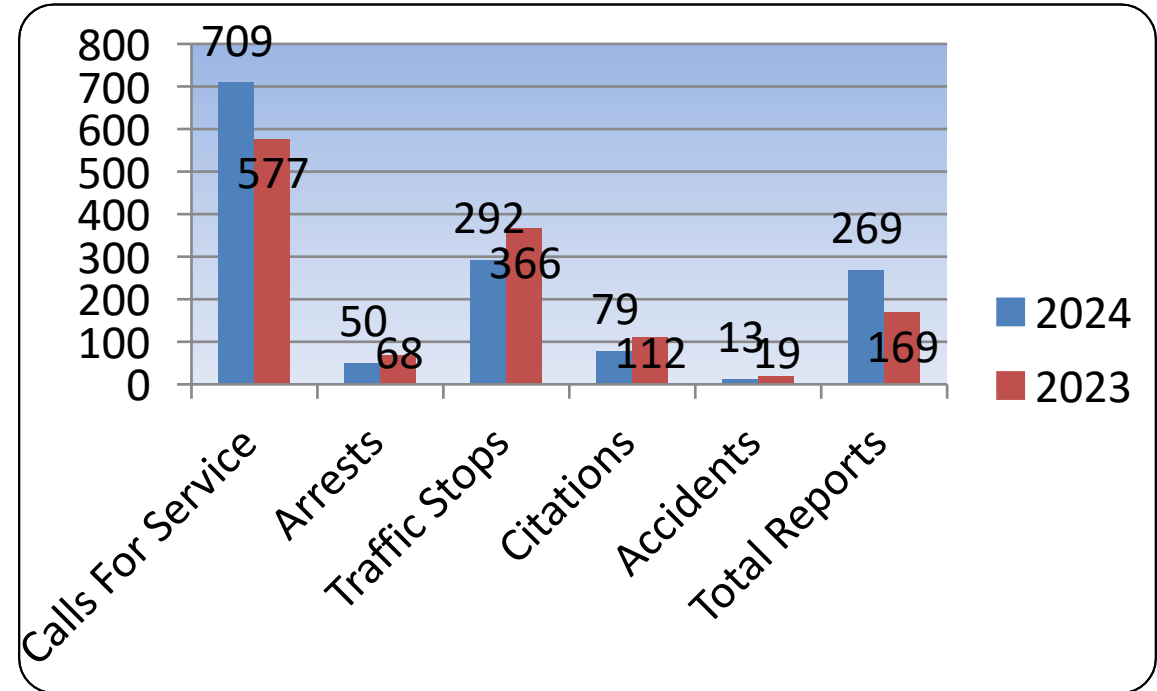


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY NOVEMBER 2024

NOVEMBER 2024, Kaufman Police Department's Patrol Division Activity:

- **709** Calls For Service, Including Accidents
- **13** Traffic Accidents
- Completed **1,704** Homes, Parks, & Business Checks
- Completed **292** Traffic Stops
- Completed **48** Offense Reports
- Completed **221** Incident Reports
- Completed **269** Reports
- Made **50** Arrests
- Average monthly response time to calls is **4:26** minutes.



Community Engagement NOVEMBER 2024



Social Media Posts 15, Facebook Followers 13K.

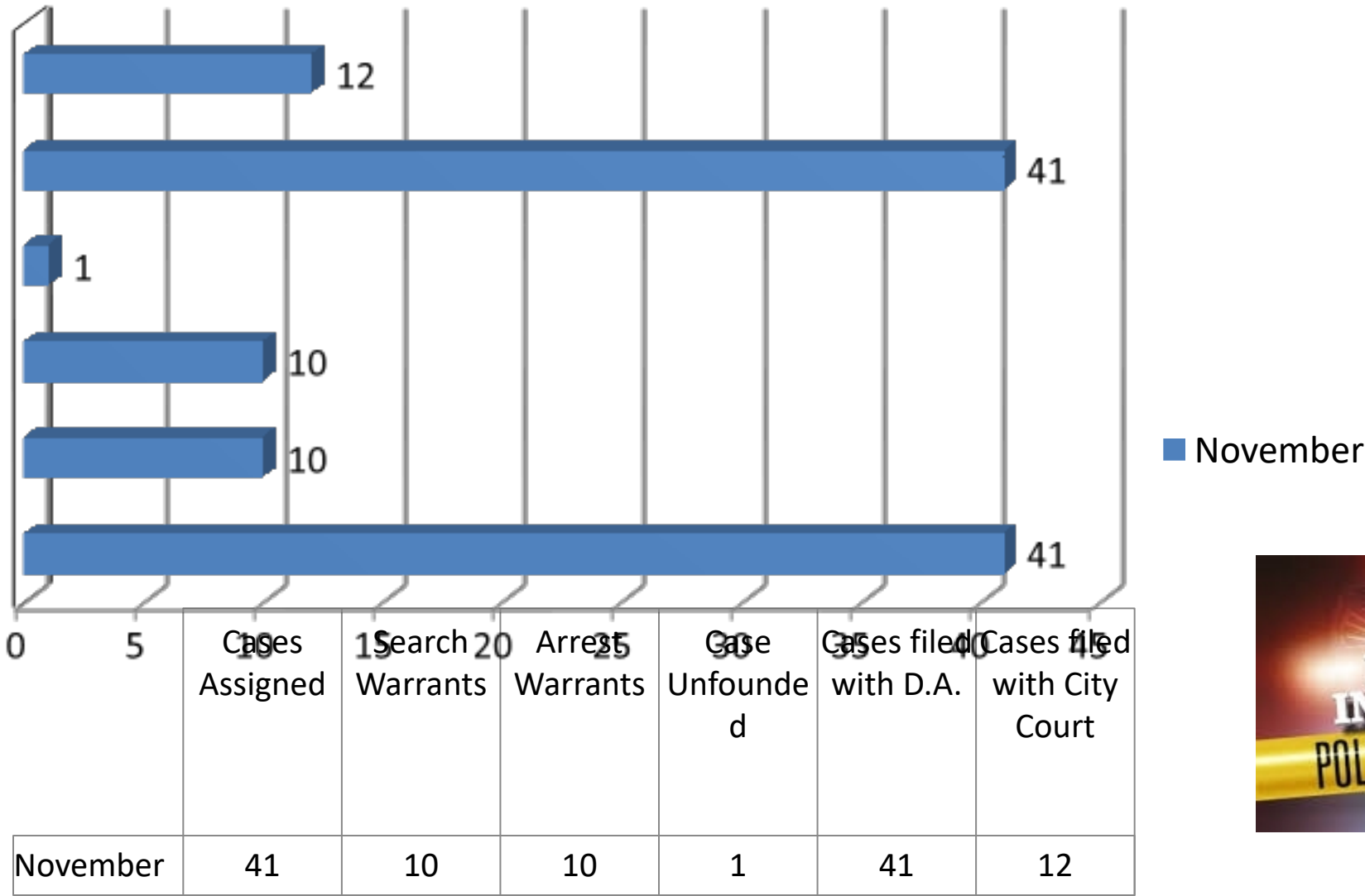
Events attended by Kaufman Police Department employees:

- Chief Edwards attended Lions Club meetings.
- KPD Officers assisted with the Turkey Trot 5k.
- KPD staff attended 1st annual City of Kaufman Public Safety Banquet.

Training:

- Kaufman Police Department Captain Leftwich, Sergeant Stastny and Sergeant Wagner assisted in ALERRT training for officers.
- Officers completed online training for TCOLE mandates and continued training hours.
- Captain Leftwich conducted CRASE training at City Hall for City of Kaufman employees.
- Captain Leftwich and Sergeant Stastny attended Glock Armorer school at Weatherford PD.

Kaufman Criminal Investigations Division
NOVEMBER 2024





Year to Date Comparison Report

Printed On: 12/03/2024

Beginning Date: 01/01/2024

Ending Date: 12/31/2024

Page 1 of 3

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	0	0	0.00	0	-
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	74	63	8.28	76	-2.63%
Aggravated Assault	11	9	1.23	11	0.00%
Intimidation	0	0	0.00	4	-100.00%
Simple Assault	63	54	7.05	61	3.28%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	14	3	1.57	13	7.69%
Counterfeiting/Forgery, Total	2	1	0.22	14	-85.71%
Destruction/Damage/Vandalism of Property, Total	18	5	2.01	29	-37.93%
Drug/Narcotic Offenses, Total	239	226	26.75	337	-29.08%
Drug Equipment Violations	70	67	7.83	101	-30.69%
Drug/Narcotic Violations	169	159	18.91	236	-28.39%
Embezzlement, Total	0	0	0.00	8	-100.00%
Extortion/Blackmail, Total	1	0	0.11	0	-
Fraud Offenses, Total	17	12	1.90	11	54.55%
False Pretense/Swindle/Confidence Game	3	3	0.34	1	200.00%
Credit Card/Automatic Teller Machine Fraud	5	2	0.56	1	400.00%
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	9	7	1.01	9	0.00%
Gambling Offenses, Total	1	0	0.11	1	0.00%
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	1	0	0.11	1	0.00%
Sports Tampering	0	0	0.00	0	-



Year to Date Comparison Report

Printed On: 12/03/2024

Page 2 of 3

Beginning Date: 01/01/2024

Ending Date: 12/31/2024

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	1	-100.00%
Larceny/Theft Offenses, Total	103	51	11.53	88	17.05%
Motor Vehicle Theft, Total	9	2	1.01	24	-62.50%
Pornography/Obscene Material, Total	1	1	0.11	1	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	1	0	0.11	0	-
Sex Offenses, Total	4	3	0.45	4	0.00%
Fondling	1	1	0.11	4	-75.00%
Rape	2	1	0.22	0	-
Sexual Assault with an Object	1	1	0.11	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	2	2	0.22	2	0.00%
Weapons Law Violations, Total	18	18	2.01	20	-10.00%
Group A Offense, Total	504	387	56.41	629	-19.87%



Year to Date Comparison Report

Printed On: 12/03/2024

Page 3 of 3

Beginning Date: 01/01/2024

Ending Date: 12/31/2024

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	78	66	8.73	81	-3.70%
Crimes Against Property, Total	167	76	18.69	189	-11.64%
Crimes Against Society, Total	259	245	28.99	359	-27.86%
Officers Killed or Assaulted YTD	0			5	-100.00%

KAUFMAN POLICE DEPARTMENT CODE COMPLIANCE NOVEMBER 2024

NOVEMBER 2024, Kaufman Code Compliance Located or Responded To-

- Total Violations – 79
- Cases Opened/First Notice Sent – 39
- Second Notice of Violation Sent – 2
- Cases Sent To Court – 1
- Cases Closed – 37
- Current Active Cases - 54



KAUFMAN POLICE DEPARTMENT ANIMAL SERVICES REPORT NOVEMBER 2024

NOVEMBER 2024, Kaufman Animal Services Responded To-

- Calls For Service - 14
- Follow-up Calls - 2
- Warnings Issued – 0
- Citations Issued – 1
- Traps Set – 0

Animals Captured

On Calls – 0

On View – 0

Animals Turned Over

To Owner – 0

To Humane Society – 4

Dead Animals Recovered: - 0

Non-Domestic Animals Captured – 0



Give them a life.



They'll give you
a life of love.



Shelters are filled with healthy, friendly, often even purebred dogs, just waiting for a home, yet half of these dogs are euthanized because no one will adopt them. The ASPCA can help you find the perfect match.

ASPCA.org



**Development Services November 2024
Monthly Report
Permits Issued: 11/01/2024 - 11/30/2024**

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project Fees Paid	Project Valuation	Project Sq. Ft.
Alcohol Permit	1807 S Houston St.	Ray Rubio Crossroads Liquor Beer and Wine (Business Manager)	11/25/2024	\$ 500.00	\$ -	0
Alcohol Permit	5473 W Hwy 175	Satish Kumar A&B Family Mart (Business Manager)	11/01/2024	\$ 60.00	\$ -	0
Banners and Temporary Signage	3458 E Highway 175		11/13/2024	\$ 50.00	\$ -	0
Banners and Temporary Signage	901 E Mulberry		11/19/2024	\$ 103.00	\$ -	0
Commercial Minor Addition, Remodel or Repair	2005 S Washington St.	Daniel Short Dulaso Associates, LLC (Applicant)	11/13/2024	\$ 1,946.23	\$ 350,000.00	2814
Commercial Minor Addition, Remodel or Repair	801 S Washington St.	Curtis Graf Trinity Marketing & Distributing Co., Inc. (General Contractor)	11/04/2024	\$ 670.83	\$ 40,000.00	1000
Commercial Minor Addition, Remodel or Repair	730 E Highway 175	Alejandro Compian Alejandro Compian RMP (Plumbing Contractor), Alexis Ca	11/08/2024	\$ 1,196.70	\$ 45,000.00	4166
Commercial Minor Addition, Remodel or Repair	300 E Cherry , A	Gary Emberling RV Plumbing LLC (Plumbing Contractor), Hector Hernandez (G	11/27/2024	\$ 290.04	\$ 4,000.00	1600
Commercial New Building Permit	945 Kings Fort Pkwy.	Colby Loyd Transcend Construction Inc. (General Contractor), Derek OKeefe C	11/06/2024	\$ 39,706.10	\$ 850,000.00	5037
Commercial New Building Permit	0000 Tabor Pkwy.	Garrett Kirkconnell RPM xConstruction (General Contractor)	11/21/2024	\$ 795.68	\$ 50,000.00	0
Electrical Permit (R)	205 E Grove St.	Sean Vacar Bacon Plumbing (Electrical Contractor)	11/13/2024	\$ 103.00	\$ 10,904.00	0
Fence Permit (C)	E 1ST NORTH St.	Bobby Quaid American Dream Builders of Forney LLC (Fence Contractor)	11/26/2024	\$ 174.66	\$ 5,000.00	0
Fence Permit (R)	1009 E 1St North St.	Tiaria Richardson Sweet Tee Investments LLC (General Contractor)	11/06/2024	\$ 103.00	\$ 2,500.00	0
Fence Permit (R)	3727 Brookgreen Lane	Bryan Mendez BLM Fence LLC (Fence Contractor), Bryan Mendez BLM Fence	11/26/2024	\$ 103.00	\$ 700.00	0
Food Permit	106 N Washington St.	Chad Brookins The Hive Creamery (Business Manager)	11/14/2024	\$ 386.25	\$ -	0
Food Permit	100 Crossroads Dr., E	Genaro Lopez La Bendicion (Business Manager)	11/14/2024	\$ 520.00	\$ -	0
Food Permit	6400 FM 1388	Melissa McDaniels M&M's Shiver Shack (Business Manager)	11/15/2024	\$ 360.50	\$ -	0
Food Permit	2215 S Washington St.	McDonalds Restaurant Lilly Enterprises Inc. (Business Manager)	11/20/2024	\$ 525.00	\$ -	0
Food Permit	595 N Highway 34	Larry Eggert Lions Club Concession Stand (Business Manager)	11/19/2024	\$ 100.00	\$ -	0
Food Permit	1901 S Washington St.	Jaylynn Locklin (Business Manager)	11/22/2024	\$ 329.60	\$ -	0
Food Permit	200 E Hwy 175	Anand Patel Bestway Inn (Business Manager)	11/19/2024	\$ 255.00	\$ -	0
Food Permit	340 E Highway 175	Theresa Stewart Walmart Supercenter #4164 (Business Manager)	11/18/2024	\$ 280.00	\$ -	0
Food Permit	1900 E Hwy 175	Lori Compton Kaufman County Law Enforcement Center (Business Manager)	11/25/2024	\$ 250.00	\$ -	0
Food Permit	600 E Mulberry	Christopher Focken David's Supermarket (Business Manager)	11/25/2024	\$ 715.00	\$ -	0
Food Permit	1619 E Mulberry	Jose Colunga Colunga Meat Market (Business Manager)	11/25/2024	\$ 700.00	\$ -	0
Food Permit	5473 W Hwy 175	Satish Kumar A&B Family Mart (Business Manager)	11/18/2024	\$ 475.00	\$ -	0
Foundation Repair (R)	1805 Austin Dr.	Caitlin Brown Pinnacle Foundation Repair (Foundation Contractor)	11/04/2024	\$ 103.00	\$ 13,482.03	0
Foundation Repair (R)	604 S Jackson St.	Luis Alvarez Tom's Discount Foundation Repair (Foundation Contractor)	11/04/2024	\$ 103.00	\$ 6,200.00	0
Foundation Repair (R)	703 S WILSON St.	Teresa Wise Olshan Foundation Repair (General Contractor)	11/15/2024	\$ 103.00	\$ 6,000.00	0
Irrigation Permit (R)	3727 Brookgreen Lane	Jose Alcocer Land Pro (Irrigation Contractor)	11/18/2024	\$ 103.00	\$ 3,000.00	0
Mechanical Permit (R)	304 E Temple	DAVID BARTHOLOMEW Dave's Heat and Air (Mechanical Contractor)	11/19/2024	\$ 82.40	\$ 6,000.00	0
Mechanical Permit (R)	1310 Royal Dr.	Robert Smith Accurate Home Services (Mechanical Contractor)	11/25/2024	\$ 103.00	\$ 5,000.00	0
Plumbing Permit (C)	2009 S Washington St.	Todd Cleveland Mansfield Plumbing, Inc. (Plumbing Contractor)	11/25/2024	\$ 103.00	\$ 500.00	0
Plumbing Permit (C)	100 N Washington St.	David Leos Access Plumbing (Plumbing Contractor)	11/21/2024	\$ 206.00	\$ 12,900.00	0
Plumbing Permit (C)	100 Old Rail Road , C	Frank Cano Cano Plumbing Inc. (Plumbing Contractor)	11/07/2024	\$ 103.00	\$ 500.00	0
Plumbing Permit (C)	1400 S Washington St.	Nicholas Riddell Swan Plumbing Heating and Air (Plumbing Contractor)	11/13/2024	\$ 103.00	\$ 500.00	0
Plumbing Permit (C)	11 Oak Creek Dr., C	William Martin A&W plumbing services (Plumbing Contractor)	11/07/2024	\$ 103.00	\$ 1,500.00	0
Plumbing Permit (R)	200 W Grove St.	Lawrence Snell B&L Plumbing (Plumbing Contractor)	11/25/2024	\$ 103.00	\$ 400.00	0
Plumbing Permit (R)	307 E 8th St.	Justan Schweitzer Junior and Son Plumbing (Plumbing Contractor)	11/22/2024	\$ 103.00	\$ 400.00	0
Plumbing Permit (R)	402 Jenkins St.	Kyle Miller Chip Miller Plumbing (Plumbing Contractor)	11/04/2024	\$ 103.00	\$ 4,500.00	0
Plumbing Permit (R)	1407 S Dallas St.	Jarrod Ramsey On The Way Plumbing (Plumbing Contractor)	11/04/2024	\$ 103.00	\$ 5,000.00	0
Plumbing Permit (R)	400 E 2nd North St.	Steven Harris Harris Plumbing (Plumbing Contractor)	11/13/2024	\$ 103.00	\$ 350.00	0
Residential Addition, Remodel or Repair	1400 Crestview Dr.		11/08/2024	\$ 385.22	\$ -	0
Residential Addition, Remodel or Repair	604 S Jackson St.	Deborah Vyborny Blue Stud Properties, LLC (General Contractor), Milton Med	11/19/2024	\$ 1,116.00	\$ -	0
Residential Addition, Remodel or Repair	1105 E 1st North St.	Charles Rickerson CGRH Improvements LLC (General Contractor), Jesus Garcia	11/05/2024	\$ 1,148.67	\$ -	0
Residential Addition, Remodel or Repair	207 E 2ND NORTH St.	Jose Zamora Zamora 7 Electric LLC (Electrical Contractor), Raul Alvarado Alvar	11/15/2024	\$ 1,305.25	\$ -	0
Residential New Permit	3745 Brookgreen Ln.	James Stinebaugh Premier Plumbers of Texas (Plumbing Contractor), Jory Mc	11/05/2024	\$ 5,531.89	\$ 462,000.00	3088
Residential New Permit	1307 E 1St North St.	Adan Martinez ACM Plumbing (Plumbing Contractor), Blanca Ortiz First Star A	11/12/2024	\$ 7,786.48	\$ 110,000.00	2028
Roofing (R)	402 E 6Th St.		11/08/2024	\$ 100.00	\$ 200.00	0
Roofing (R)	1551 Lakeside Dr.	Luke Bradich Lone-Star Roof Systems, LP (Roof Contractor)	11/07/2024	\$ 103.00	\$ 34,000.00	0
Sign Permit	300 W Grove St.	Abel Devora A & A Signs (Sign Contractor)	11/19/2024	\$ 185.40	\$ 2,500.00	0
Sign Permit	2009 S Washington St.	Kris Harding In Stock SIGNS (General Contractor), Kris Harding In Stock SIGNS	11/12/2024	\$ 146.40	\$ 1.00	0
Swimming Pool / Spa (R)	2029 Chapel Creek Dr.	CINDY ROSEN AR ELECTRIC (Electrical Contractor), Curtis Hines A-Solution Plu	11/21/2024	\$ 566.50	\$ 90,000.00	0
Temporary Use Permit	113 E Grove St.	Glee Pugh Fresh Market on Grove St (Business Manager)	11/15/2024	\$ -	\$ -	0
Temporary Use Permit	100 W Mulberry Sr		11/27/2024	\$ 103.00	\$ -	0
Temporary Use Permit	303 W Mulberry St.	Averie Cantrell Eleanor's Coffee Shop, LLC (Business Manager)	11/04/2024	\$ 100.00	\$ -	0

December 2024						
◀ November						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Planning & Zoning Meeting	4	5 Small Business Summit	6	7 Christmas on the Square
8	9	10 KEDC KVFD Banquet	11	12 Crestview Public Meeting	13	14
15	16 Regular City Council Meeting	17	18 Employee Christmas Luncheon & Awards Banquet	19 Parks & Rec Meeting	20	21
22	23	24 City Hall Closed- Christmas	25 City Hall Closed- Christmas	26	27	28
29	30	31				

January 2025						
◀ December					February ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 City Hall Closed- New Year's Day	2	3	4
5	6	7 Planning & Zoning Meeting	8	9	10	11
12	13	14 KEDC	15 First Day to File for Election	16 Parks & Rec Meeting	17	18
19	20 City Hall Closed- Martin Luther King Day	21	22	23	24	25
26	27 Regular City Council Meeting	28	29	30	31	

February 2025						
◀ January						March ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 Planning & Zoning Meeting	5	6	7	8
9	10	11 KEDC	12	13	14 Last Day to File for Election	15
16	17 City Hall Closed- Presidents' Day Kaufman County Day	18 Kaufman County Day	19	20 Parks & Rec Meeting	21	22
23	24 Regular City Council Meeting	25	26	27	28	

March 2025						
◀ February					April ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 Planning & Zoning Meeting	5	6	7	8
9	10	11 KEDC	12	13	14	15
16	17	18	19	20 Parks & Rec Meeting	21	22
23	24 Regular City Council Meeting	25	26	27	28	29
30	31					