



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, MARCH 11, 2025 AT 6:00 PM
KAUFMAN CITY HALL
COUNCIL CHAMBERS
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142**

**ALL ITEMS ARE SUBJECT
TO ACTION BY THE BOARD**

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

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the 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 KEDC on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the KEDC as a whole. **When addressing the KEDC, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and KEDC.**

CONSENT AGENDA

1. Consider and take appropriate action on the monthly Financial Report from the Treasurer of the Corporation.
2. Consider and take appropriate action on the minutes from the January 14, 2025 Kaufman Economic Development Corporation meeting.

EXECUTIVE DIRECTOR'S REPORT Receive an update and discussion regarding the following: a.) Meetings/Events of Interest; b.) Prospect Activity; c.) Staff Announcements

3. KEDC Executive Director's Report - Discussion Only (No Action Taken)
 - 3.1) Staff Report on monthly Kaufman EDC marketing and prospect activities;
 - 3.2) Staff Report on monthly business retention and expansion (BRE) activities;
 - 3.3) Staff Report on monthly commercial development activities;
 - 3.4) Staff Report on events attended by KEDC Staff
 - 3.5) Introduction of Emily Golden, new KEDC Marketing & Community Relations Staff Member

DISCUSSION/ACTION ITEMS

4. Staff presentation and discussion regarding the planned development zoning ordinance (PD-31) for the Kaufman Commerce Park property, located near Fair Road and US Highway 175.

5. Consider and take appropriate action on a mid-year budget amendment to the Fiscal Year 2025 Kaufman Economic Development Corporation Budget.
6. Staff presentation and discussion regarding economic development legislative issues during the 89th Texas Legislative Session and the legislative agenda for the Texas Economic Development Council.

EXECUTIVE SESSION In accordance with Texas Government Code, Section 551.001, et seq., the KEDC will recess into Executive Session (closed meeting) to discuss the following:

7. 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): Projects Pie, Blue, Jetson, Olaf, AC/DC, Kettle

RECONVENE INTO OPEN SESSION

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

ITEMS OF COMMUNITY INTEREST Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or Kaufman EDC Staff may make an announcement about items of community interest during a meeting of the corporation without having given notice of the subject of the announcement. "Items of community interest" includes: (1) expression of thanks, congratulations or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the corporation; (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the corporation that was attended or is scheduled to be attended by a board member or employee of the corporation.

BOARD INQUIRY If a member of the Corporation makes a spontaneous inquiry about a subject not on this agenda, then the KEDC or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the KEDC cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

I, STEWART McGREGOR, EXECUTIVE DIRECTOR, 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 6:00 P.M. ON FRIDAY, MARCH 7, 2025 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

STEWART McGREGOR
EXECUTIVE DIRECTOR

THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION 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).

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.

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11:22 03/07/25

Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental

Program:

Period Ending: 3/2025

Account Budget	Description Prior Year	2 Years Prior	Current Year	Current Month	Encumbrances	Current YTD Actual	Budget Balance
Balance	Actual	Actual	Budget	Actual		& Encumbr	
Percent		Total					
32-4105-000-0	General Sales & Use		640,000.00-			280,933.65-	359,066.35-
56.104	627,644.18-	593,426.04-					
Subtotal:			640,000.00-			280,933.65-	359,066.35-
56.104	627,644.18-	593,426.04-					
32-4604-000-0	Interest Income		38,750.00-			20,550.95-	18,199.05-
46.965	43,852.63-	128.12-					
32-4606-000-0	Miscellaneous Revenue					4,500.00-	4,500.00
3,685.72-	200.00-						
32-4608-000-0	Loan Revenue		10,000.00-				10,000.00-
100.000	10,000.00-						
32-4612-000-0	Intergovernmental Re						
80.09-	42,500.00-						
32-4631-000-0	Other Fin Sources-No						
2,791,250.00-							
Subtotal:			48,750.00-			25,050.95-	23,699.05-
48.613	2,848,868.44-	42,828.12-					
Program number:			688,750.00-			305,984.60-	382,765.40-
55.574	3,476,512.62-	636,254.16-					
Department number: Non departmental			688,750.00-			305,984.60-	382,765.40-
55.574	3,476,512.62-	636,254.16-					
Revenue		Subtotal -----	688,750.00-			305,984.60-	382,765.40-
55.574	3,476,512.62-	636,254.16-					

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11:22 03/07/25

Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental

Program:

Period Ending: 3/2025

Account	Description	Current	Current	Encumbrances	Current	Budget
Budget	Prior Year	Year	Month		YTD Actual	Balance
Balance	Actual	Budget	Actual		& Encumbr	
Percent	Total					
32-5101-000-0	Salaries & Wages	153,235.00			20,358.03	132,876.97
86.715	143,942.11					
32-5177-000-0	Retention Pay	6,070.00				6,070.00
100.000	6,085.95					
Subtotal:		159,305.00			20,358.03	138,946.97
87.221	150,028.06					
32-5203-000-0	Operating Supplies	3,400.00			1,097.87-	4,497.87
132.290	4,779.18					
32-5213-000-0	Meetings	7,500.00			7,751.93	251.93-
-3.359	6,919.93					
32-5214-000-0	Promotional Material	7,400.00			985.64-	8,385.64

113.319	10,488.40	3,078.00			
32-5220-000-0	Minor Tools & Equipm		10,925.00	4,264.99	6,660.01
60.961	7,442.16	6,800.00			
Subtotal:			29,225.00	9,933.41	19,291.59
66.011	29,629.67	15,284.96			
32-5302-000-0	Postage & Delivery		500.00		500.00
100.000	355.00	203.81			
32-5303-000-0	Advertising		18,250.00	3,625.85	14,624.15
80.132	23,255.00	10,960.00			
32-5305-000-0	Licenses, Dues & Sub		3,905.00	2,346.39	1,558.61
39.913	6,151.93	3,918.25			
32-5306-000-W	Utilities-Electric/W		550.00	223.30	326.70
59.400	500.36	521.42			
32-5309-000-0	Insurance & Bonds		510.00		510.00
100.000	511.00	1,100.00			
32-5322-000-0	Tuition & Education		4,450.00	1,250.00	3,200.00
71.910	4,585.42	2,174.00			
32-5330-000-0	Travel		7,950.00	1,931.63	6,018.37
75.703	6,429.10	8,281.58			
32-5352-000-0	Maintenance-Grounds		12,000.00	1,000.00	11,000.00
91.667	8,000.00	8,200.00			
32-5362-000-0	Professional Svcs-Ad		97,751.00	20,118.77	77,632.23
79.418	103,083.62	69,859.88			
32-5363-000-0	Professional Svcs-Te		8,000.00	5,150.00	2,850.00
35.625	9,500.00	7,920.17			
Subtotal:			153,866.00	35,645.94	118,220.06
76.833	162,371.43	113,139.11			
32-5487-000-0	Land Purchase				
2,745,759.10					
Subtotal:					
2,745,759.10					
32-5500-000-0	Matching Grants		100,000.00	25,000.00	75,000.00
75.000	92,787.50	86,772.10			
32-5501-000-0	Incentives / Intergo		150,000.00		150,000.00
100.000	50,000.00				
32-5507-000-0	HWY 34 Bypass Fundin		100,000.00		100,000.00
100.000	100,000.00	100,000.00			
32-5591-000-0	Budgetary Reserve		50,000.00		50,000.00
100.000					
Subtotal:			400,000.00	25,000.00	375,000.00
93.750	242,787.50	186,772.10			

32-5607-000-0 Note - Principal	3,374.41	3,374.41-
38,929.59		
32-5608-000-0 Note - Interest	178,625.59	178,625.59-
11,070.41		
32-5651-000-0 Note - Issuance Cost		
41,250.00		
Subtotal:	182,000.00	182,000.00-
91,250.00		

Program number:	742,396.00	272,937.38	469,458.62
63.236 3,421,825.76 467,518.67			

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11:22 03/07/25

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department:

Revenue & Expense Report

Non departmental

Program:

Period Ending: 3/2025

Account	Description		Current	Current	Encumbrances	Current	Budget
Budget	Prior Year	2 Years Prior	Year	Month		YTD Actual	Balance
Balance	Actual	Actual	Budget	Actual		& Encumbr	
Percent		Total					

Department number: Non departmental	742,396.00	272,937.38	469,458.62
63.236 3,421,825.76 467,518.67			

Expenditure	Subtotal -----	742,396.00	272,937.38	469,458.62
63.236 3,421,825.76 467,518.67				

Fund number: 32 ECONOMIC DEVELOPMENT CORP.	53,646.00	33,047.22-	86,693.22
161.602 54,686.86- 168,735.49-			

***** End of Report *****

Executive Director's Report

March 11, 2025

Calendar

- **1/14:** Meeting w/ Roger Pavlovich; Kaufman Commerce Park PD Meeting
- **1/15:** Meeting w/ Tannar Frampton (Frampton & Associates); Meeting w/ Steve Robertson (ANB)
- **1/16:** Monthly Chamber Board Meeting
- **1/17:** Monthly Mayor's Roundtable Meeting; TXDOT Property Closing w/ City
- **1/20:** Martin Luther King, Jr. Day (KEDC Offices Closed)
- **1/21:** Morita's Brunch Ribbon Cutting
- **1/23:** Kaufman Commerce Park PD Meeting; Agile Cold Storage Groundbreaking
- **1/24:** East Side Allies Quarterly Meeting (Wylie); Meeting w/ Project AC/DC
- **1/27:** Meeting w/ Jason Claunch (TXDOT Property); Monthly City Council Meeting
- **1/29-31:** ICSC Red River (Dallas); Stewart Out of the Office (sick time)
- **2/3:** North Central Texas Economic Development District Meeting
- **2/4:** Call w/ Project AC/DC; Marketing & Community Relations Interviews
- **2/5:** Meeting w/ Beverly Davis
- **2/6:** Kaufman Commerce Park PD Meeting; Call w/ Avison Young Realty
- **2/11:** Meeting w/ Greg McLane (Corban Realty)
- **2/12:** KEDC-Chamber Monthly Meeting; Project Blue Pre-Development Meeting
- **2/13:** Meeting w/ Seagoville EDC Director; Call w/ Project Kettle
- **2/14:** Meeting w/ Jason Claunch (TXDOT Property)
- **2/17-19:** Kaufman County Day at the Capitol (Austin)
- **2/20:** Meeting w/ Ray Johnston (Land Investor)
- **2/21:** Call w/ Project AC/DC
- **2/24:** Call w/ Project Kettle; Monthly City Council Meeting
- **2/25:** Kaufman Commerce Park PD Meeting; Kaufman Chamber Annual Banquet
- **2/26-28:** Texas Economic Development Council Winter Conference (Austin)
- **3/3:** Emily Golden's First Day (Marketing & Community Relations)
- **3/4:** Meeting w/ Clint Peppo (Kelly Construction); Kaufman Commerce Park Planning & Zoning Meeting
- **3/5:** Meeting w/ Trinity Valley Electric Co-op
- **3/6:** Meeting w/ James Weaver

Prospect Lead Responses: Projects Saturn Rings, Boom Slang, Got Milk, Radiant Energy, Red Apple & Verdant

Upcoming Events: Chamber Golf Tournament (5/5)

Next Regular KEDC Board Meeting: Tuesday, April 8th

Economic Development Prospects: Board to receive update on active prospects in Executive Session



Meeting Date: 3-11-2025	Date: 3-7-2025	Item #: 4	Dept.: KEDC
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(Check one)

☐

Consent

☐

Action

☒

Discussion

SUBJECT:

Staff presentation and discussion regarding the planned development zoning ordinance (PD-31) for the Kaufman Commerce Park property, located near Fair Road and US Highway 175.

BACKGROUND:

The KEDC has received input from the Board regarding the creation of the Kaufman Commerce Park zoning ordinance. The ordinance was finalized and approved by the Planning & Zoning Commission on March 4, 2025. It will go to council for approval on March 24th. Highlights of the ordinance include:

- Intent to strike balance between “campus setting” and meeting needs of individual business developments
- Various light industrial and manufacturing uses allowed by right
- Heavier industrial uses, outdoor storage and related items controlled by Specific Use Permit (SUP) approval controls by City Council
- Prohibition of chain link fences (masonry, cement fiber and wrought iron-type allowed by right)
- Emphasis on visual articulation to create more aesthetic quality of building while remaining sensitive to development costs and individual business needs

Author:

Stewart McGregor, KEDC Executive Director

Reviewed:

Stewart McGregor, KEDC Executive Director

Cost:

N/A

Funds Available:

N/A

Source:

N/A

Recommendation:

Discussion & Direction

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

“Exhibit B”
Development Standards
Kaufman Commerce Park
Z-02-25
Planned Development-31 (PD-31)

1. Purpose

The purpose of this Planned Development-31 (PD-31) is to provide for a master-planned light industrial development to be developed incrementally over time. The PD provides flexibility to accommodate a wide array of land uses and allow for potential market opportunities as the local industrial market evolves. These PD regulations will also provide consistent site, building, landscaping, screening, and signage design standards, as well as allow for increased building height, processes in which to review site elements that may cause adverse impacts, and processes in which to review site development and provide for some flexibility. The development style shall be a campus-type character meeting the necessary needs of industry users.

2. Property Location and Size

The property consists of approximately 142.35 acres generally located along the west side of US Highway 175, south of Wayne Gent Drive, north of Fair Road, and east of the future extension of Prairie Branch Road, as more particularly described in “Exhibit A” of this Ordinance.

3. Zoning Controls

- a. If there is a conflict between the PD-31 regulations (“Exhibit B”) and the concept plan (“Exhibit C”), the PD-31 regulations (“Exhibit B”) shall control.
- b. Base Zoning: For regulations not expressly identified in this PD- 31, the base zoning of the property is **“LI” Light Industrial District** 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-31 and the regulations in the City of Kaufman Zoning Ordinance, the regulations in this PD-31 shall control. The Concept Plan shall serve as a general guide for use and development of the property. The details concerning the development of the property shall be governed by a Site Plan for the property, to be reviewed by City Staff and the Planning & Zoning Commission and approved by City Council.

4. Permitted Uses: The following permitted uses are permitted in PD-31. Any uses in the “LI” Light Industrial District” not listed below are prohibited. Refer to Section 7 for PD-31 definitions.

- a. Bakery or Confectionary (wholesale or commercial)
- b. Cold Storage Facility
- c. Data Center
- d. Distribution center
- e. Food & Beverage Processing, including bottling works plant
- f. Headquarters & Regional Headquarters facilities
- g. Laboratory Equipment Manufacturing

- h. Light manufacturing and assembly processes
 - i. Low-risk industrial manufacturing wholly enclosed within a building
 - j. Office showroom/warehouse
 - k. Industrial, Manufacturing (no high-risk materials)
 - l. Storage or wholesale warehouse (mini-warehouses are prohibited)
5. Permitted Accessory or Temporary Uses: The following Permitted Accessory Temporary Uses are permitted in PD-31. Refer to Section 7 for PD-31 definitions.
- a. Accessory building – commercial (business or industry).
 - b. Concrete or asphalt batch plant associated with site or road construction within or adjacent to the boundaries of PD-31 (only with approval of a Temporary Use Permit).
 - c. Professional offices use accessory to an industrial use with a maximum square foot area of 20 percent of the overall floor area.
 - d. Retail uses accessory to an industrial use with a maximum square foot area of 20 percent of the overall floor area.
 - e. Security check point(s)/gated access is permitted with required emergency access equipment.
 - f. Seasonal and temporary uses (only with approval of a Temporary Use Permit).
 - g. Temporary field office or construction yard or office (only with approval of a Temporary Use Permit).
 - h. Fleet maintenance facilities shall be permitted as an accessory use and limited to the business operator and shall not be visible from a public street. No commercial maintenance facilities are permitted.
6. Elements or Uses Subject to Specific Use Permit (SUP) Review and Approval: The following uses may be permitted through an SUP in PD-31. Refer to Section 7 for PD-31 definitions.
- a. Alternative Energy Systems
 - b. Building or other structural height more than 100 feet
 - c. Communications antennas and support structures/towers
 - d. Electrical energy generating plant
 - e. Electrical substation (high voltage bulk power)
 - f. Electrical transmission line (high voltage)
 - g. Gas line and regulating station
 - h. Heavy Industrial Manufacturing wholly enclosed within a building
 - i. Laboratory, Scientific or Research
 - j. Medical Laboratory Facility
 - k. Mining or drilling operations for natural gas, oil, or minerals
 - l. Noise generation systems that exceed ordinance limits
 - m. Office Center

- n. Open Storage of equipment or materials accessory to a principal permitted use. Open storage shall be fully screened from public view.
 - o. Open Storage of equipment or materials accessory to a Heavy Industrial Manufacturing use greater than the permitted 15 percent outlined in Definitions and Interpretations of this ordinance shall require an SUP. Open storage shall be fully screened from public view.
 - p. Radio or television towers
 - q. Scientific and Industrial Research Laboratories
 - r. Smokestacks or other emission structures accessory to a principal permitted use
 - s. Solar Panel Systems accessory to a principal permitted use
 - t. Storage Tanks accessory to a principal permitted use
7. Definitions and Interpretations:
- a. Alternative Energy Systems – Systems that are designed to produce energy from sources other than fossil fuels (such as coal, petroleum, and diesel) and includes all renewable and non-nuclear energy sources. Such energy systems include solar, wind, and biofuels.
 - b. Cold Storage Facility – A building with temperature-controlled environments for the storage and distribution of temperature-sensitive wholesale products, including food, beverages, pharmaceutical and medical products, and other consumables and goods. The facility may incorporate spaces for items that must be kept refrigerated or frozen, as well as spaces for items that do not need to be refrigerated or frozen. The facility may also include offices, general storage/warehousing areas, and loading areas.
 - c. Data Center – A facility that stores and processes data. Such facilities typically include computer systems and associated components, such as computing infrastructure, telecommunications, and storage systems. Facilities engaged in the processing of blockchain for digital currency assets or affiliated are prohibited.
 - d. Headquarters and Regional Headquarters Facilities – A facility that is used as the main base of operations and managerial and administrative center for a company or organization, which may include a combination of industrial and office uses. A regional headquarters serves as a base of operations for a particular region, such as a nation, part of a nation, state, or metropolitan area.
 - e. Low-Risk Industrial Manufacturing – Establishments engaged in the manufacturing or transformation of materials into new products. These facilities are typically described as manufacturing plants or factories, and characteristically use power-driven machines and materials handling equipment. Manufacturing production is usually carried out for the wholesale market, rather than for direct sale to the domestic customer. Low-risk means the manufacturing operation produces no dust, odor, fumes, gas, smoke, noise (below the permitted decibel limits), or other adverse impacts to surrounding properties; and the operation does not involve a much higher than average risk to the public health and safety as determined by the City Manager or their designee and/or the Fire Chief. High-risk uses (which would be prohibited) include, but are not limited to, any facility that produces dust, odor, fumes, gas smoke, noise, or other adverse impacts; and/or facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored, and/or disposed of.

- f. Heavy Industrial Manufacturing – Establishments engaged in the manufacturing or transformation of materials into new products. These facilities are typically described as manufacturing plants or factories, and characteristically use power-driven machines and materials handling equipment. Manufacturing production is usually carried out for the wholesale market, rather than for direct sales to the domestic customer. Heavy Industrial means the manufacturing operation requires a significant degree of raw materials, heavy equipment usage or the application of chemicals in the manufacturing process. The manufacturing process may produce a minor residual of dust, odor, fumes, gas, smoke, noise or other adverse impacts; no more than fifteen percent (15%) of the property is used for the open storage of products, materials, or equipment; and the operation does not involve a much higher than average risk to the public health and safety as determined by the City Manager or their designee and/or the Fire Chief. Facilities where significant amounts of radiation, radioactive materials or highly combustible or explosive materials are present, used, produced, stored, and/or disposed of are prohibited.
- g. Mining or Drilling Operations for Natural Gas, Oil, or Minerals – The process of extracting natural gas, oil, or mineral resources (and related byproducts) from the earth.
- h. Other Definitions – Definitions not listed herein shall comply with the City of Kaufman Zoning Ordinance O-02-07, as amended.

8. Height Regulations

The maximum height for all structures is 100 feet.

9. Area, Lot, Yard, and Lot Coverage Regulations

Area, lot, yard, and lot coverage requirements shall follow the regulations for the “LI” Light Industrial District as specified in Section 27 of the Zoning Ordinance.

10. Off Street Parking and Loading Regulations

Off-street parking and loading requirements shall follow the regulations in Section 35 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. Parking Requirement based upon use:
 - i. Industrial uses 1 space per every 1 employee during peak operating shifts.
- b. Electric Vehicle (EV) parking spaces shall be permitted and may count toward parking requirements.
- c. Parking for at-grade bays shall be permitted.

11. Landscaping Requirements

Landscaping requirements shall follow the regulations in Section 36 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. Parking Lots and Vehicular Use Area Landscaping:
 - i. The requirement to screen parking and vehicular use areas with landscaping from all abutting properties and rights-of-way shall only apply to the front yard located between the building and the right-of-way line, including any parking lots that are visible from the adjacent rights-of-way.

- b. Alternative Buffer Yard/Interior Parkway, Parking Lots and Vehicular Use Area Landscaping may be approved at the discretion of City Council during the Site Plan review process, Section 39.

12. Fencing, Walls, and Screening Requirements

- a. Perimeter fencing or screening shall only be required adjacent to existing developed properties located outside PD-31, properties zoned for residential uses. Perimeter fencing or screening shall be in the form of a masonry wall at least 6 feet in height and no taller than 8 feet in height. Cementitious fiber fences with cap rails shall be permitted. Alternative screening (such as composite fencing material, dense evergreen shrubs, berms, etc.) may be approved at the discretion of City Council during the Site Plan review process.
- d. Truck docks, storage, and utility areas shall be screened from public view (from adjacent properties and rights-of-way). Screening of these areas shall be in the form of a masonry wall that matches the building. Cementitious fiber fences with cap rails shall be permitted. Alternative screening (such as composite, dense evergreen shrubs, berms, etc.) may be approved at the discretion of City Council during the Site Plan review process. All screening shall be regularly maintained.
- b. Gated entry points are allowed subject to meeting City requirements for stacking, escape/turnaround area, and emergency access.
- c. To provide for security, property owners or developers may install decorative black, metal, open-style fencing, with the final location, design, and specifications to be approved during the Site Plan review process or by the Director of Development Services or their designee (if installed after initial site development). The Director may defer this authority to City Council if the Director has concerns about whether the location, design, and specifications meet the spirit of this Ordinance. The applicant may also appeal a decision made by the Director to City Council.
- d. In no case, shall any fencing or screening exceed eight feet (8 feet) in height without City Council approval through the Site Plan review process.
- e. Straight line razor wire may be used for additional security measures on fencing or screening subject to approval by the City Council (with initial Site Plan approval and after initial site development) during the Site Plan review process. Straight line razor wire shall not be permitted at the front entry of a building.
- f. Chain-link, metal/aluminum (not decorative/open-style), and barbed wire (outside of approved straight line razor wire) are prohibited fencing materials unless otherwise approved by (if installed after initial site development) the City Council during the Site Plan review process. This fencing material shall not be permitted at the front entry of a building.
- e. Electrical security wire fencing may be used for additional security measures on fencing or screening subject to approval by the City Council (with initial Site Plan approval and after initial site development) during the Site Plan review process. Electrical security wire fencing shall not be permitted at the front entry of a building.
- f. Open storage shall be screened from public view.

13. Architectural Requirements

- a. Buildings shall include primarily concrete tilt-wall or masonry construction. Insulated metal panels are a primary permissible use should it be necessary to the

development's primary use, for example, a refrigeration use shall be permitted to utilize industry required food-grade building materials. Glass, metal, EIFS, cementitious fiber, and wood-like material may be used as accent materials.

- b. Building designs shall be consistent for all tracts within the overall site, with final materials, colors, and details to be determined during the Site Plan review process.
- c. Front entry facades shall include horizontal articulation at a minimum of 100-foot intervals which can include any combination of recesses and projections, columns, paneling, banding, or changes in color. Main building entries shall include accent materials and architectural components.
- d. Bay access and service facades shall not require building articulation.
- e. Building corners, entrances, and elevations facing streets and main driveways or visible from surrounding thoroughfares should be articulated, which can include any combination of building height projection, wall plane projections, tower elements, windows and other large areas of glass, accent materials, awnings, colors, and other decorative elements and enhancements.
- f. All rooftop equipment shall be screened from public view by building parapets or a screening system that matches or complements the building.
- g. Attached awnings are permitted in service drives to accommodate weather/element protection.

14. Signage

Signage requirements shall follow the regulations in Section 44 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- a. Pole/Pylon Signs are prohibited.
- b. In lieu of pole/pylon signs being prohibited, monument signs shall be limited to 15 feet in height, a maximum of 150 square feet in area, and 75 square feet of copy area. Monument signs shall include a base with masonry materials (or other materials approved during the Site Plan review process) designed to match or complement the building and shall not encroach any easement. Multi-tenant monument signs are permitted.
- c. Site and building signage shall generally be consistent for all buildings and tracts within the overall site, with final materials, colors, and details to be determined during the Site Plan review process. Any later modification to existing signage may require approval by City Council if Staff finds the altered design to be inconsistent with the previously-approved Site Plan or these PD regulations.
- d. Entryway signage for the development is allowed at each of the entrances to the development from the perimeter thoroughfares. Signage shall primarily include masonry, concrete or stucco materials and be of a consistent design at all entrances. Entryway signage is limited to two signs at each entrance. Each entryway sign is limited to a maximum copy area of 50 square feet, and a maximum height of eight (8) feet. Unless placed in an entryway median, entryway signage must be setback at least 10 feet from all public rights-of-way and shall not be placed over any easements. Signage shall not interfere with visibility. Electronic message displays are prohibited.
- e. Gateway signage may include two (2) development signs (double sided permitted) identifying the overall development. No individual users shall be permitted on the

gateway sign. Pylon style shall be permitted with the pole(s) being sheathed in a masonry and/or metal material. The maximum height shall be 35 feet, the maximum width shall be 20 feet, and the maximum copy area of 100 square feet. No electronic display shall be permitted.

15. Lighting, Ground-Mounted Equipment, and Trash Enclosures

- a. Lighting Requirements shall be in accordance with Section 42 of the Zoning Ordinance. Parking lot lighting shall be LED downlight.
- b. All ground equipment shall be screened by walls that match the building.
- c. All dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the building) with opaque metal doors that completely conceal the dumpsters. A proper loading area/approach for the trash truck shall be provided.

PD-31 – KAUFMAN COMMERCE PARK (Architectural Examples)



PD-31 – KAUFMAN COMMERCE PARK (Fencing/Screening)



PD-31 – KAUFMAN COMMERCE PARK (Security)



PD-31 – KAUFMAN COMMERCIAL PARK (Signage)





Meeting Date: 3-11-2025	Date: 3-7-2025	Item #: 5	Dept.: KEDC
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(Check one)

☐

Consent

☒

Action

☐

Discussion

SUBJECT:

Consider and take appropriate action on a mid-year budget amendment to the Fiscal Year 2025 Kaufman Economic Development Corporation budget.

BACKGROUND:

Fiscal Year 2025 is nearly halfway through and there are a few items requested by KEDC Staff for amendments. Attached is the budget that was approved in August for FY 2025. Projected income of \$690,000 remains with budgeted items at a total of \$720,000 approved (given some items such as matching grants are case-by-case placeholders and don't always expend everything as budgeted. There is a slight savings of \$12,500 currently due to the Marketing & Community Relations being unfilled from late October through February. KEDC Staff recommends internally moving a portion of that \$12,500 to the following items:

Meetings (5213) – Increase \$2,000 (\$17,000)

Minor Tools/Software (5220) – Increase \$1,500 (\$8,550)

Travel (5330) – Increase \$550 (\$10,000)

Office Supplies (5203) – Increase \$600 (\$2,000)

Professional Services (5362) – Decrease \$4,650 (\$85,807.43)

- Portion of funds saved within Marketing & Community Relations position that remains in this line item will mostly be used toward updated photography and consulting expense needs.

Author:

Stewart McGregor, KEDC Executive Director

Reviewed:

Stewart McGregor, KEDC Executive Director

Cost:

No change to total budget amount

Funds Available:

N/A

Source:

KEDC FY 2025 Budget

Recommendation:

Discussion & Approval

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

FY 2025 Draft KEDC Budget		Notes
INCOME		
Sales Tax	\$ 640,000.00	
Interest	\$ 40,000.00	
Loan Payments	\$ 10,000.00	
Land Sales	\$ -	
Fund Balance	\$ -	
TOTAL INCOME	\$ 690,000.00	
EXPENSES		
SALARY & BENEFITS (32-5101-000)		
Salary & Benefits	\$ 153,232.53	
Item Total - Salary & Benefits	\$ 153,232.53	
RETENTION PAYMENT (32-5177-000)		
EDC Board Discretionary Retention Payment	\$ 6,095.70	
Item Total - Retention Payment	\$ 6,095.70	
MEETINGS (32-5213-000)		
Meetings	\$ 3,000.00	
Governor's Small Business Summit	\$ 3,500.00	
DBJ Best Real Estate Deals	\$ -	
Industry Trade Shows/Broker Events/BRE	\$ 6,500.00	
ICSC Dallas (*Increase)	\$ 2,000.00	
Item Total - Meetings	\$ 15,000.00	
PROFESSIONAL SERVICES (32-5362-000)		
Chamber BRE Contract	\$ 7,200.00	
City Administrative Services Contract	\$ 46,257.43	
Legal Fees	\$ 10,000.00	
Photography	\$ 1,000.00	
Professional & Technical Consulting	\$ 25,000.00	
Graphic Design	\$ 1,000.00	
Item Total - Professional Services	\$ 90,457.43	
PROFESSIONAL/TECHNICAL & AUDITING (32-5363-000)		
Website	\$ 3,000.00	
Audit	\$ 7,700.00	
Item Total - Professional/Technical & Auditing	\$ 10,700.00	
PROMOTIONAL MATERIALS (32-5214-000)		
Miscellaneous Promotional Items	\$ 1,404.34	
Aerial Map Service Subscription	\$ 2,500.00	
Printed Maps (*biennial expense)	\$ -	
Business Retention Monthly Recognition	\$ 900.00	
Item Total - Promotional Materials	\$ 4,804.34	
MISCELLANEOUS/OFFICE SUPPLIES (32-5203-000)		
Office Furniture	\$ -	

Wall Map (*biennial expense)	\$	-	
Misc. Office Supplies	\$	900.00	
Logoed Shirts	\$	500.00	
Item Total - Miscellaneous/Office Supplies	\$	1,400.00	
POSTAGE (32-5302-000)			
Postage	\$	500.00	
Item Total - Postage	\$	500.00	
ADVERTISING (32-5303-000)			
Publication/Digital Advertising	\$	10,000.00	
Chamber Banquet Sponsorship	\$	800.00	
Chamber Golf Tournament Sponsorship	\$	300.00	
Chamber Auction Sponsor	\$	360.00	
Economic Summit	\$	2,000.00	
KISD Education Foundation Gala Table Sponsorship	\$	1,250.00	
Johnny Countryman Memorial Scholarship	\$	1,000.00	
Kaufman Herald Ads	\$	500.00	
Item Total - Advertising	\$	16,210.00	
DUES & SUBSCRIPTIONS (32-5305-000)			
TEDC Membership	\$	1,100.00	
Chamber Membership	\$	450.00	
KCLC Dues	\$	350.00	
ICSC Membership (up to 3 memberships)	\$	375.00	
IEDC Membership	\$	455.00	
Dallas Morning News	\$	400.00	
Dallas Business Journal	\$	210.00	
Kaufman Herald	\$	35.00	
North Texas Commercial Association of Realtors (NTCAR)	\$	-	
Texas Downtown Association	\$	350.00	
Downtown Merchants Association	\$	-	
Kaufman Lion's Club	\$	400.00	
Team Texas	\$	3,500.00	
Item Total - Dues & Subscriptions	\$	7,625.00	
UTILITIES (32-5306-000)			
Business Park Utilities	\$	550.00	
Item Total - Utilities	\$	550.00	
NON-CAPITAL MINOR TOOLS/SOFTWARE (32-5220-000)			
Computer	\$	-	
Avenu Subscription	\$	3,000.00	
ESRI Business Analyst	\$	-	
CRM System	\$	-	
Resimplifi Website Real Estate Tool	\$	3,150.00	
Retail Lease Trac	\$	900.00	

PDF Suite	\$	-	
Item Total - Non-Capital Minor Tools/Software	\$	7,050.00	
INSURANCE (32-5309-000)			
Insurance	\$	600.00	
Item Total - Insurance	\$	600.00	
TUITION & EDUCATION (32-5322-000)			
TEDC Sales Tax Training	\$	400.00	
ICSC Registration	\$	650.00	
TEDC Annual Conference	\$	1,300.00	
TEDC Legislative Conference	\$	450.00	
TEDC Mid-Year Conference	\$	1,000.00	
TEDC Board Retreat	\$	300.00	
TEDC Basic Economic Development Course	\$	800.00	
IEDC CEcD Continuing Education	\$	600.00	
Webinars	\$	300.00	
Kaufman County Day at the Capitol (3 people)	\$	525.00	
Item Total - Tuition & Education	\$	6,325.00	
TRAVEL (32-5330-000)			
TEDC Annual Conference (Addison)	\$	900.00	
TEDC Sales Tax Training	\$	-	
ICSC - Dallas	\$	100.00	
TEDC Legislative Conference (Austin)	\$	900.00	
TEDC Mid-Year Conference (Rockwall)	\$	-	
TEDC Board Retreat Hotel & Parking (Sherman)	\$	250.00	
TEDC Basic Economic Development Course	\$	900.00	
Kaufman County Day at the Capitol (3 people)	\$	1,900.00	
Industry Trade Shows/Broker Events/BRE	\$	2,000.00	
Long Range Mileage/Transportation	\$	2,000.00	
Meals	\$	500.00	
Item Total - Travel	\$	9,450.00	
HIGHWAY 34 BYPASS FUNDING (32-5507-000)			
Highway 34 Bypass Annual Commitment	\$	100,000.00	
Item Total - Highway 34 Bypass Funding	\$	100,000.00	
MAINTENANCE (32-5352-000)			
Business Park Mowing	\$	8,000.00	
Item Total - Maintenance	\$	8,000.00	
MATCHING GRANTS (32-5500-000)			
Matching Grants (Façade + Destination)	\$	100,000.00	
Item Total - Matching Grants	\$	100,000.00	
INCENTIVES/INTERGOVERNMENTAL (32-5501-000)			
	\$	-	
Item Total - Incentives/Intergovernmental			

PRINCIPAL & INTEREST (AWAITING GL #)		
KEDC 175 Land Debt Service Payment	\$ 182,000.00	
Item Total - Principal & Interest	\$ 182,000.00	
TOTAL EXPENSES	\$ 720,000.00	



Meeting Date: 3-11-2025	Date: 3-7-2025	Item #: 6	Dept.: KEDC
(Check one) ☐ Consent ☐ Action ☒ Discussion			
SUBJECT: Staff presentation and discussion regarding economic development legislative issues during the 89 th Texas Legislative Session and the legislative agenda for the Texas Economic Development Council.			
BACKGROUND: As the Texas Legislature begins voting on bills, there have been several items tracked by the Texas Economic Development Council that are pertinent to local economic development issues. Further, there may be opportunities for the KEDC to voice support/opposition to certain issues that affect economic development. Several issues on the radar of the TEDC include: - HB 4022 (JETI Act Reforms) - SB 878 (Chapter 380/381 Reforms) - HB 3291 (Type A tax-exempt status codification) - HJR 5/HJR 5 (TSTC Training Endowment Fund) - HB 14 (Nuclear Power) - HJR 7/SJR 66 (Water Infrastructure Fund) KEDC Staff will present issues for further discussion with the KEDC Board.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: N/A	Funds Available: N/A	Source: N/A	
Recommendation: Discussion & Direction			

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

89TH TEXAS LEGISLATURE



Since 1961

The Texas Economic Development Council is our state's leading advocate for public policies related to economic development. TEDC is dedicated to working closely with lawmakers to support legislation that will promote a positive business environment and pro-economic development initiatives to enhance Texas' ability to compete for jobs and investment.

TEDC'S LEGISLATIVE PRIORITIES

- ✓ **Maintain and Enhance Existing Economic Development Tools**
- ✓ **Protect the Economic Development Sales Tax for Economic and Community Development Purposes**
- ✓ **Preserve Chapter 380/381 Agreements for Economic Development Projects**
- ✓ **Maintain Funding for Existing Economic Development Tools**
- ✓ **Support Workforce Development Programs**
- ✓ **Enhance Infrastructure Investments for Continued Business Growth**



MAINTAIN AND ENHANCE EXISTING ECONOMIC DEVELOPMENT TOOLS

Improve the efficiency and effectiveness of the JETI Act

- The Jobs, Energy, Technology & Innovation (JETI) Act (Chapter 403) was passed last session with overwhelming support. Its purpose is to create a competitive and transparent tool to attract large capital investments that may not otherwise locate in Texas. The program supports both rural and urban business location projects in dispatchable energy, advanced manufacturing, technology, R&D, and critical infrastructure projects.
- TEDC supports updates to the program to make it more competitive and effective for Texas to attract more large-scale investments and high-paying jobs.

Extend Research & Development Tax Credit

- Research and development (R&D) is the first phase in pioneering the products and solutions that power the Texas economy.
- The Texas Legislature created our current franchise tax credit for R&D in 2013, which will expire on December 31, 2026.
- TEDC supports extending the R&D tax credit to ensure that a company currently searching for an R&D location for 2027 and beyond will consider and choose Texas.



PROTECT THE ECONOMIC DEVELOPMENT SALES TAX FOR ECONOMIC AND COMMUNITY DEVELOPMENT PURPOSES

Allow communities to continue to use the **Type A/Type B Economic Development Sales Tax** for primary job creation and community development investments.

This economic development tool is an indispensable local asset that can help keep Texas at the forefront of economic development success.

Over 700 communities across Texas collect the local option economic development sales tax.

Impact: The Economic Development Sales Tax has supported approximately 1.2 million jobs across Texas, more than 20% of net new jobs created in the State more than 30 years. (*Three Decades of Prosperity: The Impact of Projects Facilitated by the Texas Sales Tax for Economic Development*, The Perryman Group, 2020)



PRESERVE CHAPTER 380/381 AGREEMENTS FOR ECONOMIC DEVELOPMENT PROJECTS

Chapter 380/381 Agreements are flexible, transparent tools that allow local governments to create customized incentive programs that retain and expand small and large businesses.

These programs will enable communities to respond to business growth by tailoring incentives to the needs of prospective companies while also diversifying the local tax base.

The TEDC supports retaining Chapter 380/381 as currently reflected in the statute.



MAINTAIN FUNDING FOR EXISTING ECONOMIC DEVELOPMENT TOOLS

Texas Enterprise Fund (TEF)

- The TEF is a deal-closing fund for economic development projects that must prove competition with another state or country, significant job creation, above-average wages, substantial capital investment, and community involvement.
- Since 2004, the TEF has awarded more than \$679 million toward projects, creating nearly 110,000 direct jobs and more than \$53 billion in capital investment.

Cancer Prevention & Research Institute of Texas (CPRIT)

CPRIT is a hub that connects universities, researchers, physicians, companies, hospitals, and clinics across Texas to form a critical infrastructure of distinguished cancer-fighting talent. This connectivity creates high-quality jobs, supports critical lab assets, and drives innovation in cancer research to reduce the burden of cancer for all Texans.

Governor's University Research Initiative (GURI)

- The GURI was enacted in 2015 to bring the best and brightest researchers from around the world to Texas colleges and universities. Through the GURI program, Texas welcomes transformative researchers who will, in turn, serve as economic catalysts for the Texas economy for years to come.
- TEDC supports the funding of GURI to help attract the best researchers from around the world.

Other Important Economic Development Tools and Programs

- Maintain funding for film & music incentive programs
- Support continued funding of programs that provide resources to enhance rural economic development opportunities
- Support continued funding for the Data Center Sales Tax Exemption so Texas can remain a national leader in the technology and artificial intelligence industries
- Support continued funding for the Texas CHIPS Program & Texas Space Commission



SUPPORT WORKFORCE DEVELOPMENT PROGRAMS

A talented and highly skilled workforce is vital to compete for jobs and investment for continued economic development success.

Support continued funding of workforce development programs such as:

- Skills Development Fund
- High-Demand Job Training Program
- Jobs and Education for Texans Program and Skills for Small Business Programs facilitated by the Texas Workforce Commission
- Support programs that Texas Workforce Development Boards facilitate to upskill, retrain, and educate the labor force
- Outcomes-based skills training funding for community colleges and state training institutions

Childcare initiatives—The high cost and limited availability of childcare have always been hurdles for parents who want to work. These problems existed before the pandemic and continue to make it hard for parents to fully join the workforce.

- TEDC supports policies and funding for programs that invest in community-based programs supporting childcare.



Enhance Infrastructure Investments for Continued Business Growth

Energy

- A reliable, cost-effective electric grid is necessary to continue to attract businesses from all industries.
- Support the “all the above and below” energy strategy, which strengthens our electric grid’s reliability and capacity while encouraging more investment in electric generation resources.
- Support increased investment in generation and transmission capacity, prioritizing dispatchable power and affordability.
- Support continued funding for the Texas Energy Fund

Water

- Access and availability of water resources are vital to the continued success of economic development opportunities in Texas.
- Support additional funding to develop water infrastructure projects.

Broadband

- Access to affordable broadband internet is necessary for all Texans and communities across the state to educate the future workforce and ensure the connectivity and success of businesses.
- Support initiatives to fund broadband expansion to underserved areas of the state.



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