



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, MARCH 24, 2025
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 WORK SESSION TO ORDER Mayor calls the Work Session to order, states the date and time, states Councilmembers present, and declares a quorum present.**

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

1. Discussion and review of the timeline for a Certificate of Obligation issuance for a Wastewater Treatment Plant Project.
2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items.

WORK SESSION ADJOURNMENT

PLEDGE OF ALLEGIANCE

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

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

RECOGNITION

3. Business of the Month - Borders and Long Oil, Inc.
4. Certified Government Finance Officer Designation - LaJohnna Wells
5. TEDC's Certificate of Achievement in Economic Excellence - Kaufman Economic Development Corporation

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the February 24, 2025, Tax Increment Reinvestment Zone #4 and Regular City Council meeting.
7. Consider and take appropriate action on Resolution R-03-25, a resolution of the City Council of the City of Kaufman, Texas, approving an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street, State Highway 34 (Washington Street) from SH-243 to E. Fair Street, and E. Fair Street from SH-34 bypass to Washington Street on Saturday, July 5, 2025, from 7:00 a.m. until 12:00 p.m. for the purpose of the 2025 Red, White, & BOOM Event and Parade; authorizing the City Manager to execute necessary documents; and providing for an effective date.
8. Consider and take appropriate action on Resolution R-06-25, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution F-08-22, which authorized the award of a professional service provider contract for the Texas Hazard Mitigation Assistance (HMA) project funded through the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB); and authorizing the City to publish an updated Request for Qualifications for the same.
9. Consider and take appropriate action on Resolution R-07-25, a resolution of the City Council of the City of Kaufman, approving an emergency purchase order from No-Digtec, LLC for a sewer line repair on N. Washington St. between E. 1st North St. and E. Elmo St. for an amount not to exceed \$70,000.00; and authorize the City Manager to execute necessary documents.
10. Consider and take appropriate action on Resolution R-08-25, a resolution of the City Council of the City of Kaufman, approving an emergency purchase order from J & K Excavation, LLC, for a sewer line repair on Adams Lane for an amount not to exceed \$100,000.00; and authorize the City Manager to execute necessary documents.

END OF CONSENT AGENDA

PRESENTATION/ACTION ITEM

11. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2023-2024 Financial Audit Report and discussion of the same.
 - a. Consider and take appropriate action on the acceptance of the Fiscal Year 2023-2024 Financial Audit Report.

PUBLIC HEARING

12. Conduct a public hearing, consider and take appropriate action on Ordinance O-07-25, 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 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to rezone an approximate 142.35-acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses with a base zoning district of Light Industrial (LI) District, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road. (Property IDs 5313, 5388, 49240, 178591, and 178592). (Case No: Z-02-25)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-07-25
13. Conduct a public hearing consider and take appropriate action on Ordinance O-08-25, 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 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-08-25

DISCUSSION/ACTION ITEMS

14. Consider and take appropriate action on Resolution R-04-25, a resolution of the City Council of the City of Kaufman, Texas, granting a petition requesting annexation by the Landowner, Tejas Wycliff Properties, LLC - 2727 Kaufman Series, a Texas limited liability company, of approximately 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner; and providing an effective date. (Case #A-01-25)
15. Consider and take appropriate action on Resolution R-05-25, a resolution of the City Council of the City of Kaufman, Texas, granting a petition requesting annexation by GSI Baylor L.L.C. a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, collectively the owner of approximately 59.02 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being a portion of a certain called 224-acre tract of land conveyed by deed and recorded in Volume 338, Page

324 of the Deed Records of Kaufman County; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner; and providing an effective date. (Case #A-02-25)

16. Consider and take appropriate action on the Final Plat for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: FP-01-25)
17. Consider and take appropriate action on the Site Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: SP-01-25)

APPOINTMENT

18. Consider and take appropriate action on the appointment of three (3) members to the Parks and Recreation Board for a two (2) year term to expire in March 2027.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

19. Receive an update and discussion regarding the following:
 - a. Easter Event - April 5
 - b. Council Retreat - April 14 & 15
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report - February 2025
 - e. Careflite Compliance Report - February 2025
 - f. Fire Department Monthly Report - February 2025
 - g. Police Department Monthly Report - February 2025
 - h. Development Services Monthly Report - February 2025
 - i. Monthly Calendars Attached

EXECUTIVE SESSION

20. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: Borders Circle

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

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

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, MARCH 21, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



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

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

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.



Meeting
Date: 3/24/2025

Date: 03/11/2025

Item #: 6.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the February 24, 2025, Tax Increment Reinvestment Zone #4 and Regular City Council meeting.

BACKGROUND:

The minutes from the February 24, 2025, TIRZ #4, and Regular City Council Meeting are attached for review.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the February 24, 2025, TIRZ #4, and Regular City Council Meeting.

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



**MINUTES OF THE
TAX INCREMENT REINVESTMENT ZONE #4 (TIRZ #4) - 6:00 PM
AND REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, FEBRUARY 24, 2025
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

CALL TIRZ #4 MEETING TO ORDER TIRZ #4: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

Chairman Jordan called the TIRZ #4 meeting to order at 6:00 P.M. Board Members present were Jeff Jordan, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Board Member Matt Phillips was absent. Chairman Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Cynthia Kirchoff, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, Fire Captain Ferris Watson, Fire Chief Ronnie Davis, Police Captain Colter Leftwich, and Police Chief Les Edwards.

TIRZ #4 ITEMS

1. Consider and take appropriate action on the Final Amended Project and Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code. (The Trails)

David Pettit, Project Manager with David Pettit Economic Development, LLC, presented the TIRZ #4 creation process, an overview of the Tax Reinvestment Zone, and the Final Project and Financing Plan. He reviewed the revenue summary for the TIRZ and the proposed project costs.

Board Member Nelson made a motion to approve the Final Amended Project and Financing Plan for Tax Increment Reinvestment Zone No. 4, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code. The motion was seconded by Board Member Gillenwater and passed 6/0.

TIRZ #4 ADJOURNMENT

There being no further business, Chairman Jordan adjourned the meeting at 6:05 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, Lisa Parker, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Jordan declared a quorum present. Also, present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney Cynthia Kirchoff, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, Fire Chief Ronnie Davis, Fire Captain Ferris Watson, 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.

PRESENTATION

2. Nash Elementary Robotics

Mayor Jordan, Councilmember Parker, and the City Council introduced and welcomed the Nash Elementary Robotics teams, The Waves and The Crazy Kraken, who each gave a presentation on their projects for this year.

RECOGNITION

3. Business of the Month - The Charter Room

Mayor Jordan, Mr. McGregor, and Anne Glasscock, Chief Executive Officer of the Kaufman Chamber of Commerce, presented The Charter Room with the February 2025 Business of the Month recognition.

4. Texas Municipal Clerks Certification - City Secretary - Jessie Hanks

Mayor Jordan recognized Ms. Hanks on completing her recertification as a Texas Registered Municipal Clerk.

REPORTS

5. Receive an update and discussion regarding the following:

- a. The Annual Report for the Kaufman Fire Department for the Calendar Year 2024.

Chief Davis presented the Kaufman Fire Department's 2024 annual report. He reviewed the various calls for service, and daily activities for the Fire Department in 2024. He compared the call numbers from 2022 to 2024, the calls for service from inside the city and out in the county, and reviewed the department highlights.

- b. The Annual Crime Report for the Kaufman Police Department for the Calendar Year 2024.

Chief Edwards presented the Kaufman Police Department's annual report for 2024. He outlined the Part 1 crime numbers, service activities and enforcement activities for 2024. He reviewed the 7-year comparison for part 1 crimes, CID cases filed with the District Attorney's office, the crime hot spots,

and the numbers for both animal control and code enforcement.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the January 27, 2025, TIRZ #1, TIRZ #2, TIRZ #3, TIRZ #4, and Regular City Council Meeting.
7. Consider and take appropriate action on a Service Contract with 4M Trucking, Inc. for aggregate construction material in an amount not to exceed \$6,200.00; and authorize the Mayor or designee to execute necessary documents.
8. Consider and take appropriate action regarding Resolution R-02-25, a resolution of the City Council of the City of Kaufman, Texas, authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of five cents (\$.05) per capita to the steering committee to fund regulatory and activities related to Atmos Energy Corporation.

Councilmember Parker made a motion to approve Consent Agenda items 6, 7, and 8. The motion was seconded by Councilmember Nelson and passed 7/0.

END OF CONSENT AGENDA

PUBLIC HEARING

9. Conduct a public hearing and consider and take appropriate action on Ordinance O-03-25, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning," of the Code of Ordinances, collectively "The Comprehensive Zoning Ordinance and the official Zoning Map" of the City, to approve Specific Use Permit No. Fifty-Eight (SUP-58) and site plan to permit an Automobile Repair Shop, Major, subject to conditions on approximately 3.577 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located at 3175 US Highway 175 (Property ID 5305). The property is zoned Highway Commercial (HC). (Case Z-01-25)

a. Presentation

Ms. Balthrop Mendoza presented the proposed Specific Use Permit (SUP) request for an automobile repair shop. She outlined the current zoning for the property and surrounding properties. She reviewed the proposed conditions for the SUP.

b. Public Hearing

Mayor Jordan opened the public hearing at 7:26 P.M.

Joshua Miller, 2165 Cross Creek Dr., Scurry Texas, 75158, informed the council about the previous business that was operating at the property. He requested a waiver from the conditions to alter the parking lot. He reviewed the reasons why and the history of his experience with the building.

There being no other speakers present, Mayor Jordan closed the public hearing at 7:41 P.M.

c. Consider and take appropriate action on Ordinance No. O-03-25

Councilmember Longenecker made a motion to approve Ordinance O-03-25 was presented. The motion was seconded by Mayor Pro-Tem Phillips and passed 6/1.

10. Conduct a public hearing, and consider and take appropriate action on Ordinance No. O-04-25, an ordinance of the City Council of the City of Kaufman, Texas, ordaining the City's participation in the Texas Enterprise Zone Program pursuant to the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code, providing tax incentives, designating a liaison for communication with interested parties, and nominating Agile Cold Dallas, LLC to the Office of the Governor Economic Development and Tourism through the Economic Development Bank as an enterprise project.

- a. Presentation

Mr. McGregor outlined the purpose of the participation in the Texas Enterprise Zone Program in regard to Agile Cold Dallas.

- b. Public Hearing

Mayor Jordan opened the public hearing at 7:45 P.M. Council inquired about the tax incentives for an enterprise zone. There being no other speakers present, Mayor Jordan closed the public hearing at 7:46 P.M.

- c. Consider and take appropriate action on Ordinance No. O-04-25

Councilmember Nelson made a motion to approve Ordinance No. O-04-25 as presented. The motion was seconded by Councilmember Borders and passed 7/0.

DISCUSSION/ACTION ITEMS

11. Consider and take appropriate action on Ordinance O-05-25, an ordinance of the City Council of the City of Kaufman, Texas, approving the Final Amended Project and Financing Plan of Tax Increment Reinvestment Zone Number Four, City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, and providing an effective date. (The Trails)

David Pettit, Project Manager with David Pettit Economic Development, LLC, presented the TIRZ #4 creation process, an overview of the Tax Reinvestment Zone, and the Final Project and Financing Plan. He reviewed the revenue summary for the TIRZ and the proposed project costs.

Councilmember Longenecker made a motion to approve Ordinance O-05-25, approving the Final Amended Project and Financing Plan for Tax Increment Reinvestment Zone No. 4, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code. The motion was seconded by Councilmember Nelson and passed 7/0.

12. Consider and take appropriate action on Risinger Ranch Development Agreement between Risinger Ranch, LLC and the City of Kaufman, Texas, for a development of the approximate 128.394 acre tract of land (Property ID 2236) situated in the in the Thomas Breedy Survey, Abstract Number 21, situated in the City's Extra Territorial Jurisdiction (ETJ), Kaufman County, Texas, generally located south of the intersection of S.H. 243 and C.R. 2727; and authorizing the Mayor or designee to execute necessary documents.

Ms. Balthrop Mendoza reviewed the location of the property, and the details of the development as well as the development agreement.

Councilmember Gillenwater made a motion to approve the Risinger Ranch Development Agreement between Risinger Ranch, LLC and the City of Kaufman, Texas, as presented. The motion was seconded by Councilmember Longenecker and passed 7/0.

13. Consider and take appropriate action regarding a Reimbursement Agreement between the City and the Enclave at Kings Fort Inc. providing reimbursement of certain costs associated with Kaufman Public Improvement District No. 6, the Enclave at Kings Fort development, and authorizing the Mayor or designee to execute necessary documents.

Mr. Holder informed the Council about the City and Developer desire to enter into a reimbursement agreement to reflect the amount of reimbursement due to the Developer for the costs of the authorized improvements pursuant to the proposed Service and Assessment Plan (SAP) and to express the City's intent to reimburse the Developer for certain costs of the authorized improvements for Public Improvement District (PID) No. 6 (Enclave at Kings Fort).

Councilmember Borders made a motion to approve a Reimbursement Agreement between the City and the Enclave at Kings Fort Inc. providing reimbursement of certain costs associated with Kaufman Public Improvement District No. 6, the Enclave at Kings Fort development, and authorizing the Mayor or designee to execute necessary documents. The motion was seconded by Councilmember Nelson and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:
 - a. 2025 TxDOT Transportation Alternatives (TA) Call for Projects Update
 - b. Kaufman Chamber of Commerce Business Expo and Banquet - February 25
 - c. Council Retreat - April 14 & 15
 - d. Discussion Items Report (DIR)
 - e. STAR Transit Ridership Report – January 2025
 - f. Careflite Compliance Report – January 2025
 - g. Fire Department Monthly Report – January 2025
 - h. Police Department Monthly Report – January 2025
 - i. Development Services Monthly Report – January 2025
 - j. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 8:02 P.M.

15. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.074. PERSONNEL MATTERS; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Performance Evaluation - City Manager; Development Services Director; Fire Chief

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 8:23 P.M.

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

There was no action required from items in executive session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:24 P.M.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 3/24/2025

Date: 03/11/2025

Item #: 7.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-03-25, a resolution of the City Council of the City of Kaufman, Texas, approving an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street, State Highway 34 (Washington Street) from SH-243 to E. Fair Street, and E. Fair Street from SH-34 bypass to Washington Street on Saturday, July 5, 2025, from 7:00 a.m. until 12:00 p.m. for the purpose of the 2025 Red, White, & BOOM Event and Parade; authorizing the City Manager to execute necessary documents; and providing for an effective date.

BACKGROUND:

The City of Kaufman will be hosting the Annual Independence Celebration Parade on Saturday, July 5, 2025, beginning at 9:00 a.m. This resolution is for the purpose of requesting permission for TxDOT to close SH 34 and E Fair Street for the Red, White, & Boom Parade. The Independence Parade will begin at the Civic Center, head down Washington St, and end at Shannon Park. Registration is REQUIRED this year to assist staff with the crowd and traffic. In addition, we will hold a Stars & Stride Strolling Parade on the downtown square immediately following the Independence Parade. This will include inviting the public to deck out their bikes, scooters, wagons, self, and more to walk around the interior of the square and show off their patriotic creations.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-03-25 as presented.

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

RESOLUTION NO. R-03-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO TEMPORARILY CLOSE STATE HIGHWAY 243 FROM JEFFERSON STREET TO WASHINGTON STREET, STATE HIGHWAY 34 FROM SH-243 TO E. FAIR STREET, AND EAST FAIR STREET FROM SH-34 BYPASS TO WASHINGTON STREET ON JUNE 29, 2024, FROM 7:00 A.M. UNTIL 12:00 P.M. FOR THE PURPOSE OF THE 2024 RED, WHITE & BOOM PARADE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to formally enter into an agreement with the Texas Department of Transportation to temporarily close portions of SH-243, SH-34, and East Fair Street (one-way traffic operation around the Kaufman County Courthouse, Washington Street, and East Fair Street) in Kaufman for the Red, White & BOOM parade; and

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

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

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

SECTION 1. The City Council does hereby authorize the City Manager to enter into an agreement with the Texas Department of Transportation for the Temporary Closure of State Right-of-Way to temporarily close State Highway 243 from Jefferson Street to Washington Street, Business Highway 34 (Washington Street) from SH-243 to East Fair Street, and East Fair Street from SH-34 bypass to Washington Street on Saturday, July 5, 2025, for the Red, White & BOOM parade.

SECTION 2. The Agreement of the Temporary Closure of State Right-of-Way is hereby attached as "Exhibit A".

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

PASSED AND APPROVED on this the 24th day of March 2025.

JEFF JORDAN
MAYOR

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**CYNTHIA KIRCHOFF
CITY ATTORNEY**



Meeting
Date: 3/24/2025

Date: 03/18/2025

Item #: 8.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-06-25, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution F-08-22, which authorized the award of a professional service provider contract for the Texas Hazard Mitigation Assistance (HMA) project funded through the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB); and authorizing the City to publish an updated Request for Qualifications for the same.

BACKGROUND:

On February 28, 2022, the City approved Resolution R-08-22, which awarded a professional service provider contract to Schaumburg & Polk, Inc. (SPI) for project-related engineering services for the Hazard Mitigation Assistance Grant for lift station generators and the 10th & Clay drainage project. An updated RFQ will be published for pre- and post-award engineering service contracts related to the same project.

Author:
Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-06-25 as presented.

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

RESOLUTION R-06-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, REPEALING RESOLUTION R-08-22, WHICH AUTHORIZED THE AWARD OF A PROFESSIONAL SERVICE PROVIDER CONTRACT FOR THE TEXAS HAZARD MITIGATION ASSISTANCE (HMA) PROJECT FUNDED THROUGH THE TEXAS DIVISION OF EMERGENCY MANAGEMENT (TDEM) AND/OR TEXAS WATER DEVELOPMENT BOARD (TWDB); AUTHORIZING THE CITY TO PUBLISH AN UPDATED REQUEST FOR QUALIFICATIONS FOR THE SAME; PROVIDING FOR INCORPORATION OF THE PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 28, 2022, the City Council of the City of Kaufman ("City Council") approved Resolution R-08-22, which awarded a professional service provider contract to Schaumburg & Polk, Inc. (SPI) for the Texas Hazard Mitigation Assistance (HMA) project funded through the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB);

WHEREAS, the City of Kaufman ("City") has not yet entered into a professional service provider contract with SPI and desires to repeal Resolution R-08-22; and

WHEREAS, the City wishes to publish an updated Request for Qualifications for pre-award and post-award engineering services for Hazard Mitigation Assistance (HMA) contract(s), if awarded, from the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB).

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

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

Section 2. That the City Council hereby repeals Resolution R-08-22, which authorized the award of a professional service provider contract to Schaumburg & Polk, Inc. for the Texas Hazard Mitigation Assistance (HMA) project funded through the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB).

Section 3. That the City Council hereby authorizes the City to publish an updated Request for Qualifications for pre-award and post-award engineering services for Hazard Mitigation Assistance (HMA) contract(s), if awarded, from the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB).

Section 4. This Resolution shall become effective immediately upon its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
KAUFMAN, TEXAS ON THE 24TH DAY OF MARCH, 2025.**

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**CYNTHIA KIRCHOFF
CITY ATTORNEY**

EXHIBIT A

Resolution R-08-22

RESOLUTION R-08-22

A RESOLUTION OF THE CITY OF KAUFMAN, TEXAS, AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICE PROVIDER CONTRACT FOR THE TEXAS HAZARD MITIGATION ASSISTANCE ("HMA") PROJECT FUNDED THROUGH THE TEXAS DIVISION OF EMERGENCY MANAGEMENT ("TDEM") AND/OR TEXAS WATER DEVELOPMENT BOARD ("TWDB"); PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Kaufman seeks assistance in pre-award and post-award engineering services, if awarded an HMA Mitigation Grant; and

WHEREAS, in order to identify qualified and responsive providers for these services, a Request for Qualifications (RFQ) process for engineering services has been completed in accordance with Texas HMA requirements;

WHEREAS, the proposal received by the due date have been reviewed to determine the most qualified and responsive provider for professional services;

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

- Section 1.** That Schaumburg & Polk, Inc. be awarded a contract to provide Texas HMA Application and project-related **professional engineering services** for the Hazard Mitigation Assistant Grant project.
- Section 2.** That any and all contracts or commitments made with the above-named service providers are dependent on the successful negotiation of a contract with the service provider.
- Section 3.** This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, on this 28th day of February, 2022.



JEFF JORDAN
MAYOR

ATTEST:

Jessie Hanks
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO LEGAL FORM:

Patricia A. Adams on behalf of
PATRICIA A. ADAMS
CITY ATTORNEY





Meeting
Date: 3/24/2025

Date: 03/11/2025

Item #: 9.

Dept.: Public Works

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-07-25, a resolution of the City Council of the City of Kaufman, approving an emergency purchase order from No-Digtec, LLC for a sewer line repair on N. Washington St. between E. 1st North St. and E. Elmo St. for an amount not to exceed \$70,000.00; and authorize the City Manager to execute necessary documents.

BACKGROUND:

On January 27, 2025, the City of Kaufman was notified of an unforeseen sewer line break on North Washington Street, between East 1st North Street and East Elmo Street. The damage was determined to be an emergency, requiring immediate action to protect public health and safety. In compliance with state law, the City finds it in the best interest to approve a purchase order for sewer repairs with No-Digtec, LLC, in an amount not to exceed \$70,000.

Author:

Tim Hopwood, Public Works Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-07-25 as presented.

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

RESOLUTION NO. R-07-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING AN EMERGENCY PURCHASE ORDER FROM NO-DIGTEC, LLC FOR A SEWER REPAIR ON NORTH WASHINGTON STREET BETWEEN EAST 1ST NORTH STREET AND EAST ELMO STREET FOR AN AMOUNT NOT TO EXCEED \$70,000.00; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS REGARDING THE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 27, 2025, a sewer line collapse occurred and was found to affect a two-block area of irreparable pipe; and

WHEREAS, Section 252.022(a)(3) of the Texas Local Government Code provides that competitive bidding does not apply to “a procurement necessary because of unforeseen damage to public machinery, equipment, or other property”; and

WHEREAS, the City of Kaufman, Texas (“City”) has identified the need for an emergency repair to the sewer line located on N. Washington St. between E. 1st North St. and E. Elmo St. due to damage caused on January 27, 2025; and

WHEREAS, the City Council has determined the damage to the sewer line constitutes an emergency that was unforeseen and must be addressed immediately to protect the public health, safety, and welfare of the citizens of Kaufman; and

WHEREAS, City staff obtained a purchase order from No-Digtec, LLC for the emergency repair in an amount not to exceed \$70,000.00: and

WHEREAS, the City Council finds that, due to the emergency and in compliance with state law, it is in the best interest of the City to approve the purchase order from No-Digtec, LLC for the sewer repair.

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

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

SECTION 2. The City Council hereby approves an emergency purchase order from No-Digtec, LLC for the emergency sewer repair on N. Washington St. between E. 1st North St. and E. Elmo St. in an amount not to exceed \$70,000.00, as set forth in Exhibit “A,” attached hereto and incorporated herein.

SECTION 3. The City Manager is authorized to execute the emergency purchase order and take any and all necessary actions to ensure the timely completion of the emergency repair and to fulfill the obligations of this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on this the 24th day of March 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

CYNTHIA KIRCHOFF
CITY ATTORNEY

EXHIBIT "A"



CITY OF KAUFMAN
PO Box 1168
Kaufman, TX 75142
972-932-2216

PURCHASE ORDER

P.O. No.: 38815

Date: 03/12/25

This is a confirmation: ☐
This is an order: ☐

VENDOR INFORMATION:

JOHN L NEWELL

415 EWING BLVD
FERRIS, TX 75125

DELIVERY ADDRESS:

ADMIN
CITY OF KAUFMAN
209 S WASHINGTON ST
KAUFMAN, TX 75142

Vendor No.: 3740

Delivery Date:

ITEM NO.	QTY	DESCRIPTION	ACCOUNT NO.	UNIT AMOUNT	TOTAL AMOUNT
1	400	BURST EXISTING 8" IPS SDR 19	215346000WAELMO	125.00	50,000.00
2	6	EXTERNAL RECONNECT 8'	215346000WAELMO	1750.00	10,500.00
3	2	ACCESS PIT 8'	215346000WAELMO	2750.00	5,500.00
4	1	MOBILIZATION	215346000WAELMO	4000.00	4,000.00
TOTAL					70,000.00

CONDITIONS OF PURCHASE

THE CITY OF KAUFMAN IS A POLITICAL SUBDIVISION OF THE STATE OF TEXAS AND IS EXEMPT FROM PAYMENT OF FEDERAL EXCISE TAXES AND STATE AND LOCAL SALES TAXES. PLEASE DO NOT INCLUDE TAXES IN YOUR BILLING. THEY WILL NOT BE PAID. EXEMPTION CERTIFICATE FURNISHED UPON REQUEST

THE PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, AND CORRESPONDENCE.

PURCHASING TECHNICIAN

VENDOR COPY



CITY OF KAUFMAN
PO Box 1168
Kaufman, TX 75142
972-932-2216

PURCHASE ORDER

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JOHN L NEWELL

415 EWING BLVD
FERRIS, TX 75125

DELIVERY ADDRESS:

ADMIN
CITY OF KAUFMAN
209 S WASHINGTON ST
KAUFMAN, TX 75142

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TOTAL					70,000.00

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DEPARTMENT COPY



CITY OF KAUFMAN
PO Box 1168
Kaufman, TX 75142
972-932-2216

PURCHASE ORDER

P.O. No.: 38815

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VENDOR INFORMATION:

JOHN L NEWELL

415 EWING BLVD
FERRIS, TX 75125

DELIVERY ADDRESS:

ADMIN
CITY OF KAUFMAN
209 S WASHINGTON ST
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TOTAL					70,000.00

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PURCHASING TECHNICIAN

PURCHASING COPY



Meeting
Date: 3/24/2025

Date: 03/18/2025

Item #: 10.

Dept.: Public Works

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-08-25, a resolution of the City Council of the City of Kaufman, approving an emergency purchase order from J & K Excavation, LLC, for a sewer line repair on Adams Lane for an amount not to exceed \$100,000.00; and authorize the City Manager to execute necessary documents.

BACKGROUND:

On December 4, 2024, an unforeseen failure of the sewer main occurred on Adams Lane. The damage was determined to be an emergency, requiring immediate action to protect public health and safety. In compliance with state law, the City finds it in the best interest to approve a purchase order for sewer repairs with J & K Excavation, LLC, in an amount not to exceed \$100,000.00.

Author:

Tim Hopwood, Public Works Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-08-25 as presented.

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

RESOLUTION NO. R-08-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING AN EMERGENCY PURCHASE ORDER FROM J & K EXCAVATION, LLC FOR SEWER REPAIR ON ADAMS LANE FOR AN AMOUNT NOT TO EXCEED \$100,000.00; AUTHORIZING THE CITY MANAGER TO TAKE ALL NECESSARY ACTIONS REGARDING THE SAME; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 4, 2024, an unforeseen failure of the sewer main occurred at this location;

WHEREAS, Section 252.022(a)(3) of the Texas Local Government Code provides that competitive bidding does not apply to “a procurement necessary because of unforeseen damage to public machinery, equipment, or other property”; and

WHEREAS, the City of Kaufman, Texas (“City”) has identified the need for an emergency repair to the sewer line located on Adams Lane due to damage caused on December 4, 2024; and

WHEREAS, the City Council had determined the damage to the sewer line constitutes an emergency that was unforeseen and must be addressed immediately to protect the public health, safety, and welfare of the citizens of Kaufman; and

WHEREAS, City staff obtained a purchase order from J & K Excavation, LLC for the emergency repair in an amount not to exceed \$100,000.00; and

WHEREAS, the City Council finds that, due to the emergency and in compliance with state law, it is in the best interest of the City to approve the purchase order from J & K Excavation, LLC for the sewer repair.

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

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

SECTION 2. The City Council hereby approves an emergency purchase order from J & K Excavation, LLC for the emergency sewer repair on Adams Lane in an amount not to exceed \$100,000.00, as set forth in Exhibit “A,” attached hereto and incorporated herein.

SECTION 3. The City Manager is authorized to execute the emergency purchase order and take any and all necessary actions to ensure the timely completion of the emergency repair and to fulfill the obligations of this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on this the 24th day of March 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

CYNTHIA KIRCHOFF
CITY ATTORNEY

EXHIBIT "A"



CITY OF KAUFMAN
PO Box 1168
Kaufman, TX 75142
972-932-2216

PURCHASE ORDER

P.O. No.: 38835

Date: 03/18/25

This is a confirmation: ☐
This is an order: ☐

VENDOR INFORMATION:

J & K EXCAVATION, LLC

PO BOX 886
ITALY, TX 76651

DELIVERY ADDRESS:

ADMIN
CITY OF KAUFMAN
209 S WASHINGTON ST
KAUFMAN, TX 75142

Vendor No.: 3858

Delivery Date:

ITEM NO.	QTY	DESCRIPTION	ACCOUNT NO.	UNIT AMOUNT	TOTAL AMOUNT
1	277	8" SDR 35 SEWER	215403000ADAMS*	120.00	33,240.00
	Asset#	870			
2	1	SAW CUT ASPHALT	215403000ADAMS*	2000.00	2,000.00
	Asset#	870			
3	1	HAUL OFF	215403000ADAMS*	2500.00	2,500.00
	Asset#	870			
4	1	ROAD BASE 88 TONS	215403000ADAMS*	4260.00	4,260.00
	Asset#	870			
5	1	13' X 4' MANHOLE	215403000ADAMS*	9500.00	9,500.00
	Asset#	870			
6	1	4'X4' MANHOLE	215403000ADAMS*	6500.00	6,500.00
	Asset#	870			
7	1	MOBILIZATION	215403000ADAMS*	3000.00	3,000.00
	Asset#	870			
8	4	4" SERVICES WITH	215403000ADAMS*	1980.00	7,920.00
		CLEANOUT			
	Asset#	870			
TOTAL					68,920.00

CONDITIONS OF PURCHASE

THE CITY OF KAUFMAN IS A POLITICAL SUBDIVISION OF THE STATE OF TEXAS AND IS EXEMPT FROM PAYMENT OF FEDERAL EXCISE TAXES AND STATE AND LOCAL SALES TAXES. PLEASE DO NOT INCLUDE TAXES IN YOUR BILLING. THEY WILL NOT BE PAID. EXEMPTION CERTIFICATE FURNISHED UPON REQUEST

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PURCHASING TECHNICIAN

VENDOR COPY



CITY OF KAUFMAN
PO Box 1168
Kaufman, TX 75142
972-932-2216

PURCHASE ORDER

P.O. No.: 38835

Date: 03/18/25

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VENDOR INFORMATION:

J & K EXCAVATION, LLC

PO BOX 886
ITALY, TX 76651

DELIVERY ADDRESS:

ADMIN
CITY OF KAUFMAN
209 S WASHINGTON ST
KAUFMAN, TX 75142

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7	1	MOBILIZATION	215403000ADAMS*	3000.00	3,000.00
	Asset#	870			
8	4	4" SERVICES WITH	215403000ADAMS*	1980.00	7,920.00
		CLEANOUT			
	Asset#	870			
TOTAL					68,920.00

CONDITIONS OF PURCHASE

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THE PURCHASE ORDER NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, AND CORRESPONDENCE.

PURCHASING TECHNICIAN

DEPARTMENT COPY



CITY OF KAUFMAN
PO Box 1168
Kaufman, TX 75142
972-932-2216

PURCHASE ORDER

P.O. No.: 38835

Date: 03/18/25

This is a confirmation: ☐
This is an order: ☐

VENDOR INFORMATION:

J & K EXCAVATION, LLC

PO BOX 886
ITALY, TX 76651

DELIVERY ADDRESS:

ADMIN
CITY OF KAUFMAN
209 S WASHINGTON ST
KAUFMAN, TX 75142

Vendor No.: 3858

Delivery Date:

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7	1	MOBILIZATION	215403000ADAMS*	3000.00	3,000.00
	Asset#	870			
8	4	4" SERVICES WITH	215403000ADAMS*	1980.00	7,920.00
		CLEANOUT			
	Asset#	870			
TOTAL					68,920.00

CONDITIONS OF PURCHASE

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PURCHASING TECHNICIAN

PURCHASING COPY



Meeting
Date: 3/24/2025

Date: 03/11/2025

Item #: 11.

Dept.: Finance

Presentation

SUBJECT:

Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2023-2024 Financial Audit Report and discussion of the same.

BACKGROUND:

The Home Rule Charter for the City of Kaufman, Section 7.19 - Independent Audit, says that annually "the City Council shall call for an independent audit to be made of all accounts of the City by a certified public accountant." This presentation is for the Fiscal Year 2023 Consolidated Annual Financial Report.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends acceptance of the 2023-2024 Financial Audit Report.

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



Meeting
Date: 3/24/2025

Date: 03/11/2025

Item #: 12.

Dept.: Administration

Ordinance

SUBJECT:

Conduct a public hearing, consider and take appropriate action on Ordinance O-07-25, 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 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to rezone an approximate 142.35-acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses with a base zoning district of Light Industrial (LI) District, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road. (Property IDs 5313, 5388, 49240, 178591, and 178592). (Case No: Z-02-25)

BACKGROUND:

See the attached March 4, 2025 Planning and Zoning Commission Report and attachments.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On March 4, 2025, the Planning and Zoning Commission held a public hearing, and recommended approval by a vote of 5-1, of Z-02-25 to rezone approximately 142.35-acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road. (Property IDs 5313, 5388, 49240, 178591, and 178592). Staff recommends approval of Ordinance O-07-25 as presented.

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



Planning and Zoning Commission Report

Meeting Date: March 4, 2025

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request to rezone an approximate 142.35-acre tract of land out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road. (Property IDs 5313, 5388, 49240, 178591, 178592). (Case No: Z-02-25)

BACKGROUND/SUMMARY:

The subject property consists of approximately 142.35 acres situated on Highway 175. The property is currently vacant and zoned Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI). The applicant is requesting to rezone the property to a Planned Development (PD) to accommodate a mixture of industrial uses.

Development Standards:

The development standards are found in Exhibit B.

Concept Plan:

A concept plan has been provided showing one of two possible layouts of the development and are found in the attachment Exhibit C.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	HC;	Kaufman County courthouse, jail, and animal shelter; commercial antenna
West:	ETJ;	Vacant property in the county
South:	C; ETJ	Kaufman Lumber; Residential property located in the county (across Fair Road) C&C and vacant land;
East:	A-O; HC; PD;	Auto repair & sales, Pro-Line, feed store, church, Clear Film, former Don Nations; residential, and vacant land; Single-family residences (Highway 175)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject as Future Industrial and Future Commercial. The proposed zoning is going to limit some of the industrial uses while increasing some of the commercial uses.

Thoroughfare Plan:

The Thoroughfare Plan shows:

- Highway 175 as a Type AA, is major regional arterial / bypass with 240 feet of ROW allowing the pavement width of 84 feet with 4 lanes and a center median.
- There is also a Type B for a proposed minor arterial street, which is with 100 feet of ROW allowing the pavement width of 66 feet with 4-6 lanes and a center median.
- There is also a Type C for a proposed major collector street, which is with 80 feet of ROW allowing the pavement width of 44 feet with 4 lanes and no center median.
- Any required right-of-way dedications are provided during the platting process.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 27 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 = 27

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-02-25, a request for a change of zoning approximate 142.35-acre tract of land out of the D. Falcon Survey, Abstract No. 151, from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial District (LI) to Planned Development-31 ("PD-31") for light industrial uses, said property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road.

ATTACHMENTS:

Location Map

Exhibit A – Property Description/Survey

Exhibit B – Development Standards

Exhibit C – Concept Plan 1

Exhibit D - Concept Plan 2

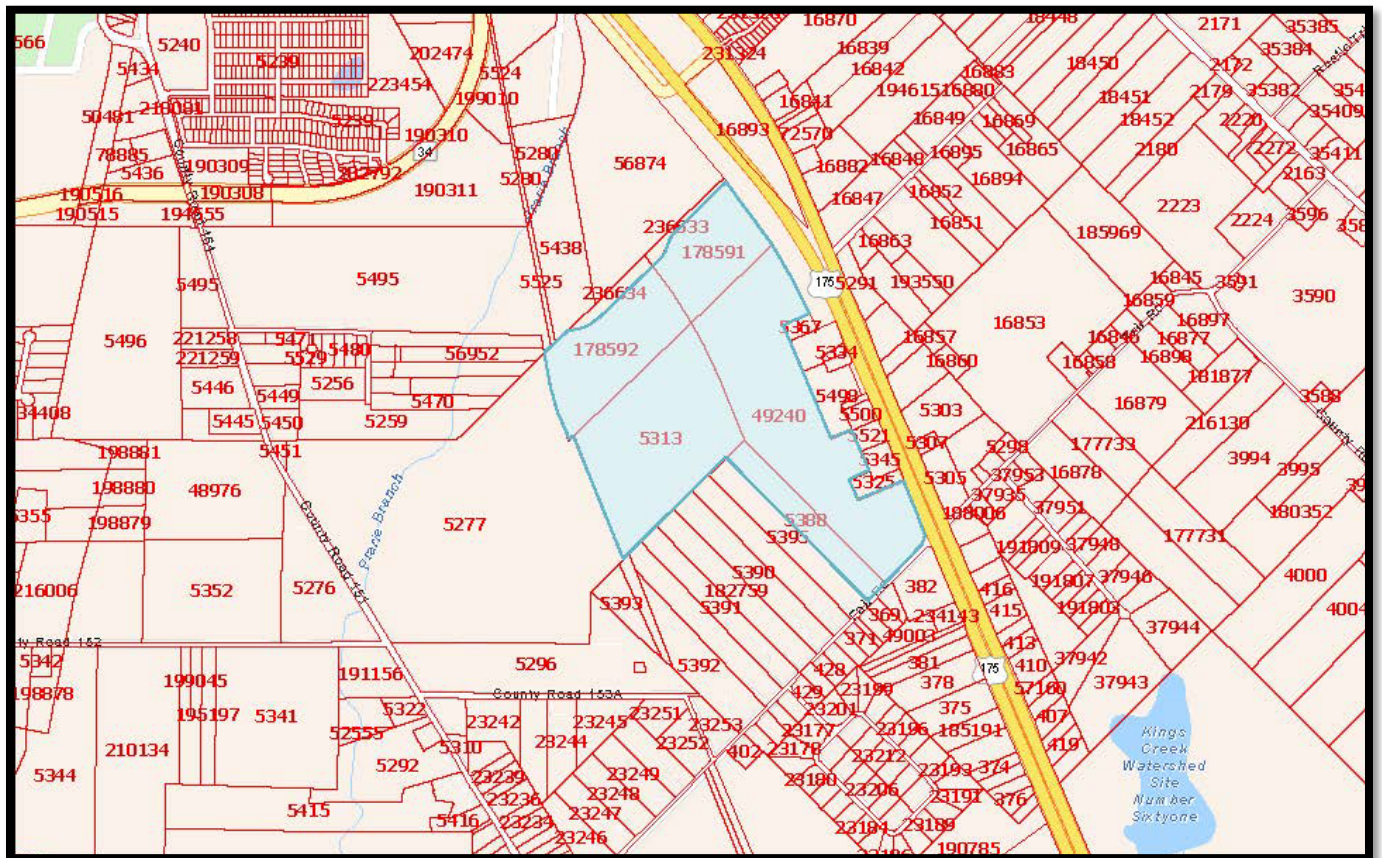
Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map



[illegible]

Exhibit B –Development Standards

**“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

Exhibit B –Development Standards

- 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

Exhibit B –Development Standards

- 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.

Page 3 of 7

Exhibit B –Development Standards

- 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.

Exhibit B –Development Standards

- 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

Exhibit B –Development Standards

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

Exhibit B –Development Standards

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.

[illegible]

SITE KEY

- 1 LIGHT INDUSTRIAL BUILDING
± 250,000 SQ FT
PARKED AT 1 SPACE PER 1,000 SQ FT
- 2 LIGHT INDUSTRIAL BUILDING
± 250,000 SQ FT
PARKED AT 1 SPACE PER 1,000 SQ FT
- 3 LIGHT INDUSTRIAL BUILDING
± 250,000 SQ FT
PARKED AT 1 SPACE PER 1,000 SQ FT
- 4 LIGHT INDUSTRIAL BUILDING
± 250,000 SQ FT
PARKED AT 1 SPACE PER 1,000 SQ FT
- 5 LIGHT INDUSTRIAL BUILDING
± 250,000 SQ FT
PARKED AT 1 SPACE PER 1,000 SQ FT
- 6 LIGHT INDUSTRIAL BUILDING
± 250,000 SQ FT
PARKED AT 1 SPACE PER 1,000 SQ FT
- 7 LIGHT INDUSTRIAL BUILDING
± 250,000 SQ FT
PARKED AT 1 SPACE PER 1,000 SQ FT

SEE BOUNDARY ± 16.4 ACRES
ROW DEDICATION ± 16.4 AC
OVERHEAD ELECTRICAL POWER LINES

NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE.
2. ALL DIMENSIONS ARE APPROXIMATE.
3. ALL DIMENSIONS ARE APPROXIMATE.
4. ALL DIMENSIONS ARE APPROXIMATE.
5. ALL DIMENSIONS ARE APPROXIMATE.
6. ALL DIMENSIONS ARE APPROXIMATE.
7. ALL DIMENSIONS ARE APPROXIMATE.

CONCEPTUAL SITE PLAN
KAUFMAN 145 - KAUFMAN ECONOMIC DEVELOPMENT CORPORATION
THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

ORDINANCE O-07-25

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 142.35 ACRE TRACT OF LAND (PROPERTY IDs 5313, 5388, 49240, 178591, AND 178592) FROM HIGHWAY COMMERCIAL DISTRICT (HC), SINGLE-FAMILY RESIDENTIAL-6 DISTRICT (SF-6), RETAIL DISTRICT (R), AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT-31 ("PD-31") FOR A MIXTURE OF LIGHT INDUSTRIAL USES WITH A BASE ZONING DISTRICT OF LIGHT INDUSTRIAL (LI) DISTRICT, THE PROPERTY BEING GENERALLY LOCATED ON THE WEST SIDE OF US HIGHWAY 175, THE SOUTH SIDE OF WAYNE GENT DRIVE, AND THE NORTH SIDE OF FAIR ROAD, BEING A TRACT OF LAND SITUATED IN THE D. FALCON SURVEY, ABSTRACT NO. 151, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND DEPICTED IN EXHIBIT "A," ATTACHED HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; PROVIDING FOR PLANNED DEVELOPMENT STANDARDS IN EXHIBIT "B" ATTACHED HERETO; PROVIDING FOR A CONCEPT PLAN IN EXHIBIT "C," ATTACHED HERETO; PROVIDING FOR 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 March, 2025, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to rezone an approximate 142.35-acre tract of land (Property IDs 5313, 5388, 49240, 178591, and 178592) from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial (LI) District to Planned Development-31 ("PD-31") for a mixture of industrial uses with a base zoning district of Light Industrial (LI) District, the property being generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road, such tract being a part of the D. Falcon Survey, Abstract No. 151, 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, the request to rezone to PD-31 includes the Development Standards in **Exhibit “B”** and a Concept Plan in **Exhibit “C,”** each of which are attached hereto and incorporated herein, and reviewed as part of Case No. Z-02-25 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 24th day of March, 2025, the City Council held a public hearing for the proposed request to rezone the Property from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial (LI) District to Planned Development-31 (“PD-31”) with a base zoning district of Light Industrial (LI) District, which includes the Development Standards and Concept Plan; and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendation of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed PD-31 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 and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public.

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

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

SECTION 2. AMENDMENT. That Ordinance No. O-02-07, as amended, and Chapter 118, “Zoning” of the Code of Ordinances of the City of Kaufman, Texas, collectively, “The Comprehensive Zoning Ordinance and The Official Zoning Map,” are hereby amended to reflect the change in zoning from Highway Commercial District (HC), Single-Family Residential-6 District (SF-6), Retail District (R), and Light Industrial (LI) District to Planned Development-31 (“PD-31”) for a mixture of light industrial uses with a base zoning of Light Industrial (LI) District for an approximate 142.35 acre tract of land (Property IDs 5313, 5388, 49240, 178591, and 178592), generally located on the west side of US Highway 175, the south side of Wayne Gent Drive, and the north side of Fair Road, such tract being a part of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit “A,”** attached hereto and incorporated herein (the “Property”). The Property shall be developed and uses shall be allowed in accordance with the Development Standards in **Exhibit “B”** and in accordance with the Concept Plan as depicted on **Exhibit “C”** 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 of the zoning classification and establishment of the new zoning classification of the Property as Planned Development-31 ("PD-31"), 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 24th day of March, 2025.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

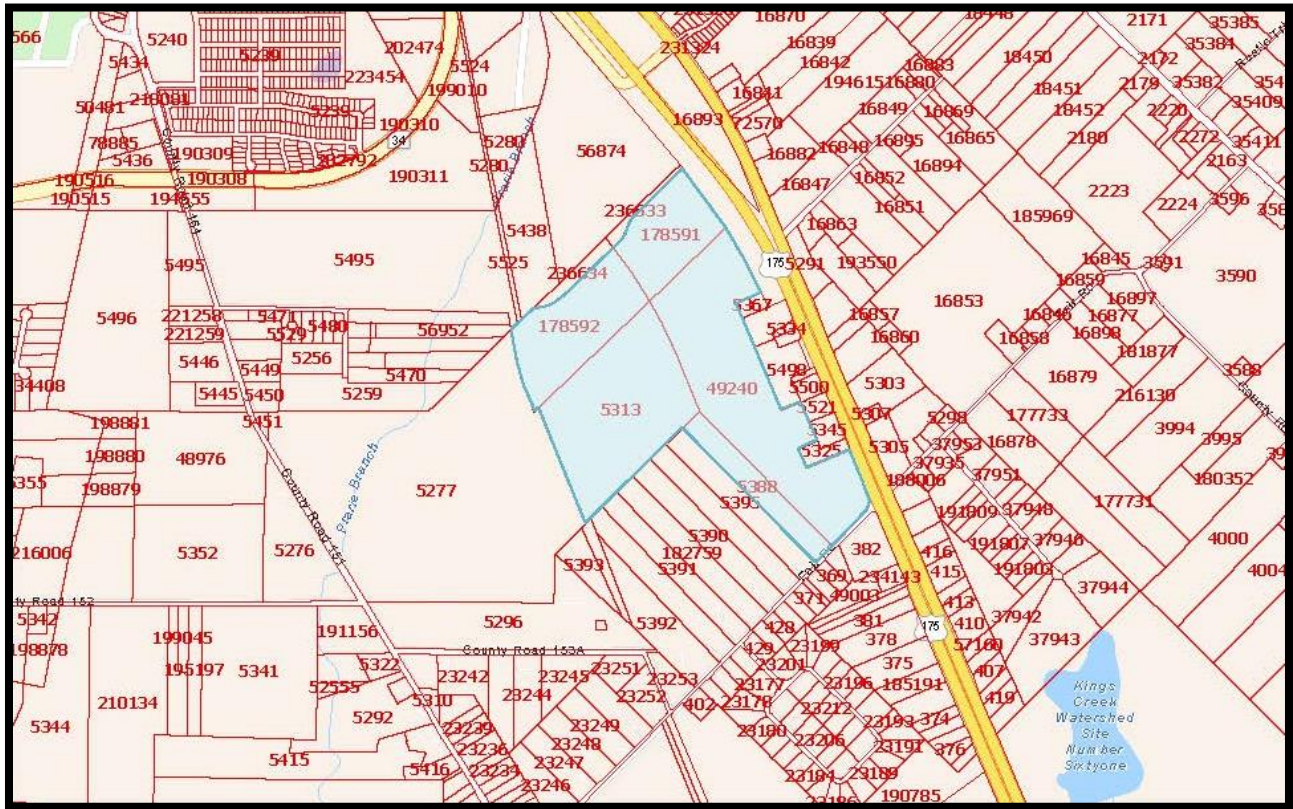
**CYNTHIA KIRCHOFF
CITY ATTORNEY**

“Exhibit A” Property Description/Survey

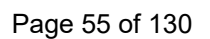
Z-02-25

Property IDs 5313, 5388, 49240, 178591, and 178592

Location Map



Z-02-25
Property IDs 5313, 5388, 49240, 178591, and 178592
Survey



“Exhibit B”
Development Standards

Kaufman Commerce Park
Z-02-25
Planned Development-31 (PD-31)
Development Standards

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 base zoning district is Light Industrial (LI) District as set forth in the City of Kaufman Zoning Ordinance O-02-07 in Chapter 118 “Zoning” of the Code of Ordinances, as amended (“Zoning Ordinance”). PD-31 provides flexibility to accommodate a wide array of land uses and allow for potential market opportunities as the local industrial market evolves. These Development Standards (“Development Standards”) 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 (“Property”).

3. Zoning Controls

- a. Conflict: If there is a conflict between these Development Standards and the Concept Plan attached to Ordinance No. O-07-25, then these Development Standards shall control.
- b. Base Zoning: The base zoning of the Property is **Light Industrial (LI) District**. If there is a conflict between these Development Standards and the Zoning Ordinance, these Development Standards shall control. The Concept Plan attached to Ordinance No. O-07-25 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” in the Zoning Ordinance 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. Indoor Farming facilities.

“Exhibit B”
Development Standards

- h. Laboratory Equipment Manufacturing.
 - i. Light manufacturing and assembly processes.
 - j. Low-risk industrial manufacturing wholly enclosed within a building.
 - k. Office showroom/warehouse.
 - l. Industrial, Manufacturing (no high-risk materials).
 - m. Sewage pumping station (public).
 - n. Storage or wholesale warehouse (mini-warehouses are prohibited).
 - o. Water pumping station (public)
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 that are 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 - limited to the business operator and shall not be visible from a public street. No commercial maintenance facilities are permitted.
 - i. Dedicated utility infrastructure needs that are accessory to the main use.
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. Building or other structural height more than 100 feet.
 - b. Communications antennas and support structures/towers.
 - c. Electrical energy generating plant.
 - d. Electrical substation (high voltage bulk power).
 - e. Electrical transmission line (high voltage).
 - f. Gas line and regulating station.
 - g. Heavy Industrial Manufacturing wholly enclosed within a building.
 - h. Laboratory, Scientific or Research.
 - i. Medical Laboratory Facility.
 - j. Noise generation systems that exceed ordinance limits.
 - k. Office Center.

“Exhibit B”
Development Standards

- l. Open Storage of equipment or materials accessory to a principal permitted use. Open storage shall be fully screened from public view.
 - m. Open Storage of equipment or materials accessory to a Heavy Industrial Manufacturing use greater than the permitted 15 percent outlined in “Definitions and Interpretations” in Section 7 shall require an SUP. Open storage shall be fully screened from public view.
 - n. Radio or television towers.
 - o. Scientific and Industrial Research Laboratories.
 - p. Smokestacks or other emission structures accessory to a principal permitted use.
 - q. Solar Panel Systems accessory to a principal permitted use.
 - r. Storage Tanks accessory to a principal permitted use.
7. Definitions and Interpretations:
- a. 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.
 - b. 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.
 - c. 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.
 - d. Indoor Farming – An indoor facility where the practice of growing food crops vertically and/or horizontally through controlled environment agriculture (CEA).
 - 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 or designee. 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

“Exhibit B” Development Standards

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. Solar Panel Systems – A combination of equipment and/or controls, accessories, interconnection means, and terminal elements for the collection, storage, and distribution of solar energy. Solar panel systems may be ground-mounted or roof mounted. Solar panel systems do not include individually-powered outdoor solar lights such as garden lights, accent lights, security lights, or flood lights.
- h. Other Definitions – Other uses not defined in Definitions and Interpretation in Section 7 shall comply with the Zoning Ordinance.

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.

“Exhibit B”
Development Standards

- 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.

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.
- b. 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 minimum eight (8) foot 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.
- c. Gated entry points are allowed subject to meeting City requirements for stacking, escape/turnaround area, and emergency access.
- d. 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 these Development Standards. The applicant may also appeal a decision made by the Director to City Council.
- e. 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.
- f. 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.
- g. 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.
- h. 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.
- i. Open storage shall be screened from public view.

13. Architectural Requirements

- a. Buildings shall include primarily concrete tilt-wall or masonry construction. Glass, metal, EIFS, cementitious fiber, and wood-like material may be used as accent materials.

“Exhibit B” Development Standards

Primary uses requiring alternative building materials such as, but not limited to, food grade buildings, refrigeration, electrical substations and power plants may request industry standard materials for approval by the City Council through the Site Plan review process.

- 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 shall comply with 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, monument signs shall be limited to 15 feet in height, a maximum of 150 square feet in area, and 75 square feet of sign 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 shall be limited to two (2) signs at each entrance. Each entryway sign shall be limited to a maximum sign area of 50 square feet, and a maximum height of eight (8) feet. Unless placed in an entryway median, entryway signage shall be set back 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

“Exhibit B”
Development Standards

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 sign area shall be 100 square feet. No electronic display shall be permitted.

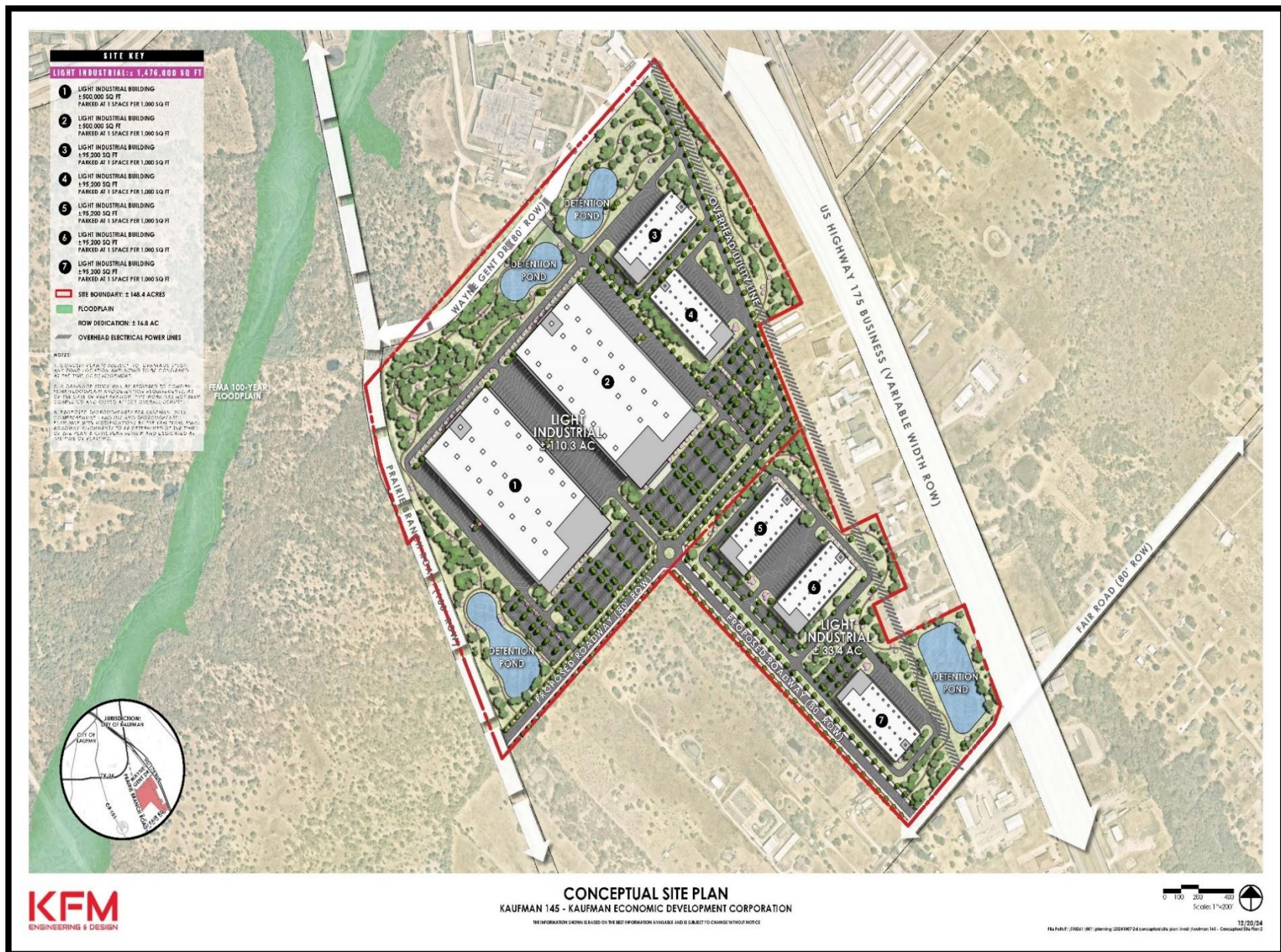
15. Lighting, Ground-Mounted Equipment, Wall-Mounted Equipment, and Trash Enclosures

- 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 materials of the building or a solid evergreen shrubbery screen may be used.
- c. All wall-mounted equipment shall be screened from public view with walls that match the materials of the building or a solid evergreen shrubbery screen may be used.
- d. 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.

“Exhibit C” Concept Plan



“Exhibit C” Concept Plan





Meeting
Date: 3/24/2025

Date: 03/11/2025

Item #: 13.

Dept.: Administration

Action Item

SUBJECT:

Conduct a public hearing consider and take appropriate action on Ordinance O-08-25, 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 9A, "Zoning Ordinance" of the City of Kaufman's Code of Ordinances, and the official Zoning Map for a request to zone approximately 132.1 acres (Property IDs 2199, 213257, 213258, and 2206) as Planned Development-28 (PD-28) for single-family residential uses contingent on annexation (Case No. A-01-25). The property is known as The Trails and is generally located on the west side of FM 2727, approximately 1,170 feet south of County Road 143 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-03-25)

BACKGROUND:

Staff requests this item be tabled to a date certain of April 28, 2025 to account for the completion of the annexation process.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff requests this item be tabled to a date certain of April 28, 2025 to account for the completion of the annexation process.

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



Meeting
Date: 3/24/2025

Date: 03/11/2025

Item #: 14.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-04-25, a resolution of the City Council of the City of Kaufman, Texas, granting a petition requesting annexation by the Landowner, Tejas Wycliff Properties, LLC - 2727 Kaufman Series, a Texas limited liability company, of approximately 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner; and providing an effective date. (Case #A-01-25)

BACKGROUND:

Tejas Wycliff Properties, LLC - 2727 Kaufman Series, has submitted a petition for voluntary annexation to incorporate approximately 73.09 acres of land, known as Tract 1 of The Trails Development, into the city limits of Kaufman. This parcel is located on the west side of Farm-to-Market Road 2727, roughly 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive.

This resolution will set the public hearing for considering the annexation of the parcel and will direct staff to issue public notices as required. Additionally, the resolution will authorize staff to prepare and execute a written service agreement with the developer to ensure the proper provision of services to the newly annexed area.

Author:
Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-04-25, a resolution of the City Council of the City of Kaufman, Texas, granting a petition requesting annexation by the Landowner, Tejas Wycliff Properties, LLC - 2727 Kaufman Series, a Texas limited liability company, of approximately 73.09 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner.

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

RESOLUTION NO. R-04-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, GRANTING A PETITION REQUESTING ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF KAUFMAN BY LANDOWNER, TEJAS WYCLIFF PROPERTIES, LLC - 2727 KAUFMAN SERIES, A TEXAS LIMITED LIABILITY COMPANY, OF APPROXIMATELY 73.09 ACRES OF LAND SITUATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, AS DESCRIBED AND SHOWN IN MORE DETAIL IN EXHIBIT "A," ATTACHED HERETO; PROVIDING FOR INCORPORATION OF PREMISES; SETTING A PUBLIC HEARING FOR THE ANNEXATION; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO HAVE NOTICES OF SUCH PUBLIC HEARING BE PROVIDED AS PRESCRIBED LAW; DIRECTING THE PREPARATION AND EXECUTION OF A WRITTEN SERVICES AGREEMENT WITH THE LANDOWNER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about June 3, 2024, Tejas Wycliff Properties, LLC - 2727 Kaufman Series, a Texas limited liability company (the "Owner"), the Owner of an area of land described herein below (the "Property") filed a written petition (the "Petition") with the City of Kaufman, Texas (the "City), to have the Property annexed into and become a part of the City; and

WHEREAS, the City Council of the City ("City Council") has found and determined that the Petition is appropriate and that it is in the best interest of the City to grant the Petition; and

WHEREAS, pursuant to Section 43.0672 of the Local Government Code, the City must first negotiate and enter into a written agreement with the Owner which must include: (1) a list of each service the City will provide on the effective date of the annexation; and (2) a schedule that includes the period within which the City will provide each service that is not provided on the effective date of the proposed annexation ("Written Services Agreement").

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

SECTION 1. The recitals and findings set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. A true and correct copy of the Petition is attached hereto as **Exhibit "A."**

SECTION 3. The City Council hereby grants the Petition requesting the annexation by the City of the following described property being:

Being a 73.09 acres of lane located in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas and being part of the

property described in warranty deed recorded in Volume 2583, Page 440, official public records of Kaufman County, Texas, and all of the property described in warranty deed recorded in Volume 6568, Page 353, official public records of Kaufman County, Texas, more particularly described in Exhibit “A-1” and being depicted in Exhibit “A-2,” each of which are attached to the petition for annexation and attached and incorporated into this Resolution.

SECTION 4. On **April 28, 2025, at 6:30 p.m.**, at the Kaufman City Hall, located at 209 S. Washington Street, Kaufman, Texas 75142, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of the property described in Section 3 of this Resolution.

SECTION 5. The City Secretary is hereby authorized and directed to cause notice of such public hearing to be: (a) posted on the City’s posted; (b) published once in a newspaper having general circulation in the city and in the above-described territory not more than twenty (20) days nor less than ten (10) days prior to the date of such public hearing; and (c) mailed to interested parties, including the Owner and any school district or public entities providing services to the Property, on or after the 20th day but before the 10th day before the date of the public hearing, in accordance with the Chapter 43 of the Texas Local Government Code.

SECTION 6. Prior to the institution of annexation, City staff is hereby authorized and directed to negotiate and enter into a Written Services Agreement with Owner for the extension of municipal services into the proposed area of annexation. The City Manager, or his designee, is hereby authorized to execute said Agreement.

SECTION 7. The City Council hereby finds, determines and declares that the meeting, at which this Resolution is passed, approved and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

SECTION 8. This Resolution shall be effective from and after its passage as provided by law.

PASSED AND APPROVED this 24th day of March, 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

**CYNTHIA KIRCHOFF
CITY ATTORNEY**

Exhibit "A"
Voluntary Annexation Petition

Voluntary Annexation Petition (C-3)

TO: THE MAYOR AND CITY COUNCIL MEMBERS OF THE CITY OF KAUFMAN, TEXAS:

Tejas Wycliff Properties, LLC – 2727 Kaufman Series, a Texas limited liability company, owner of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petitions the City Council of the City of Kaufman, Texas, to annex the Property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Kaufman, Texas, the Property, containing approximately 73.09 acres of land, described as follows:

BEING 73.09 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS AND BEING PART OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2583, PAGE 440, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND ALL OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6568, PAGE 353, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BELOW IN EXHIBIT A:

I desire to enter into a written agreement for municipal services with the City of Kaufman pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Kaufman, Texas, and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

OWNER

Tejas Wycliff Properties, LLC – 2727 Kaufman
Series, a Texas limited liability company

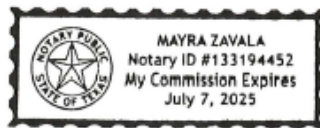
By: _____

By: _____

Name: Naor Shimon
Its: owner

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 3 day of June,
2024 by Naor Shimon, Tejas Wycliff Properties, LLC – 2727 Kaufman Series,
a Texas limited liability company, on behalf of said company.



M. Zavala
Notary Public, State of Texas

My commission expires: July 7, 2025

Exhibit "A-1"

EXHIBIT A
Property Legal Description and Depiction/Map

BEING 73.09 ACRES OF LAND LOCATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS AND BEING PART OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2583, PAGE 440, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND ALL OF THE PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6568, PAGE 353, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTH CORNER OF SAID 138.451 ACRE TRACT RECORDED IN VOLUME 2583, PAGE 440, AT THE EAST CORNER OF THE DAVID NALLS TRACT RECORDED IN VOLUME 3395, PAGE 289 AND IN THE NORTHWEST R.O.W. OF FARM TO MARKET 2727;

THENCE NORTH 47 DEGREES 11 MINUTES 43 SECONDS WEST, 1346.01 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD;

THENCE SOUTH 44 DEGREES 07 MINUTES 47 SECONDS WEST, 517.35 FEET TO A FOUND 3/8 INCH IRON ROD;

THENCE NORTH 47 DEGREES 09 MINUTES 56 SECOND WEST, 1463.96 FEET TO A 8 INCH POST FOR CORNER;

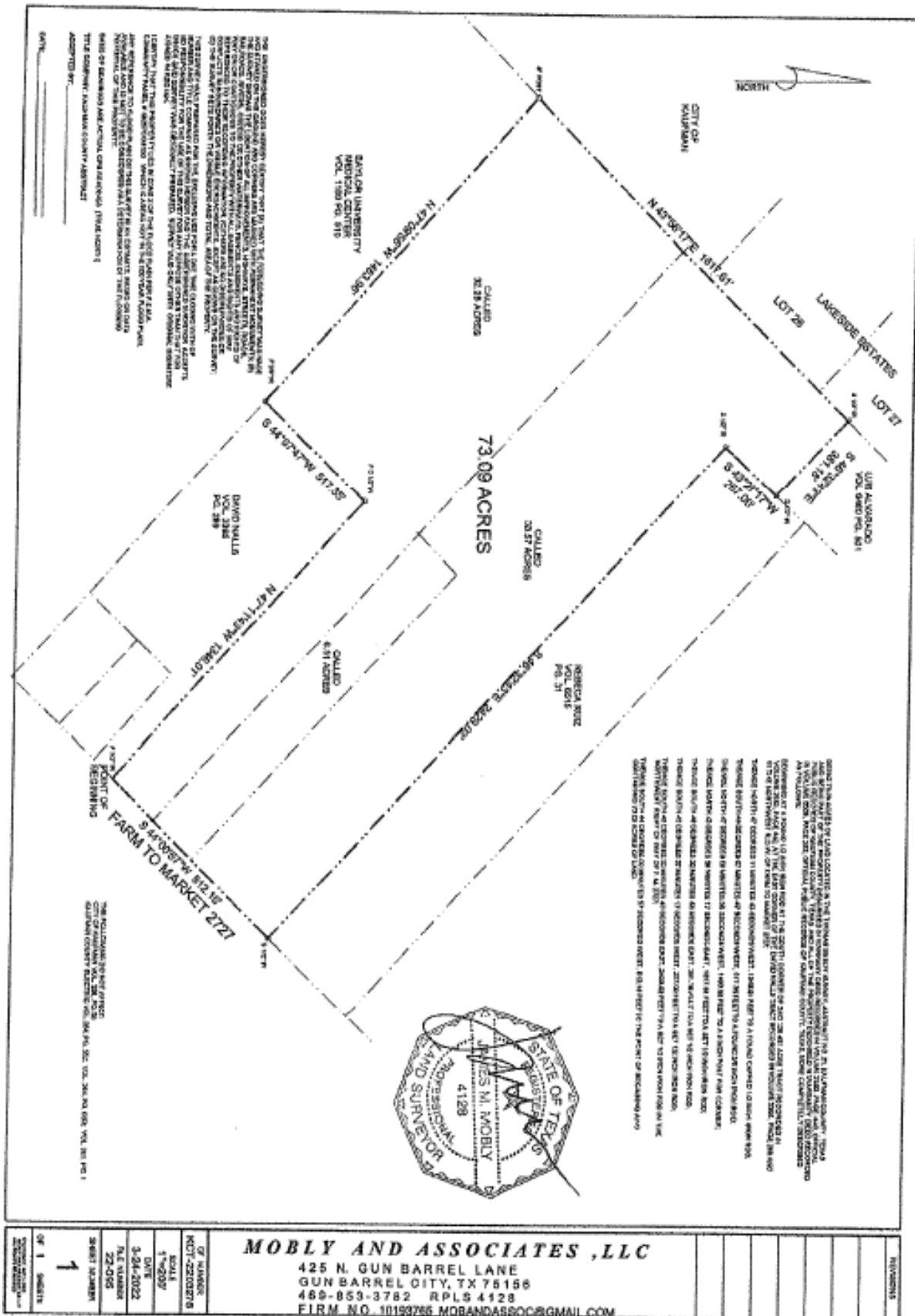
THENCE NORTH 43 DEGREES 56 MINUTES 17 SECONDS EAST, 1617.61 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 381.18 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 43 DEGREES 27 MINUTES 17 SECONDS WEST, 257.00 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 46 DEGREES 32 MINUTES 43 SECONDS EAST, 2429.02 FEET TO A SET 1/2 INCH IRON ROD IN THE NORTHWEST RIGHT OF WAY OF F.M. 2727;

THENCE SOUTH 44 DEGREES 00 MINUTES 57 SECONDS WEST, 812.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 73.09 ACRES OF LAND.





Meeting
Date: 3/24/2025

Date: 03/13/2025

Item #: 15.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-05-25, a resolution of the City Council of the City of Kaufman, Texas, granting a petition requesting annexation by GSI Baylor L.L.C. a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, collectively the owner of approximately 59.02 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being a portion of a certain called 224-acre tract of land conveyed by deed and recorded in Volume 338, Page 324 of the Deed Records of Kaufman County; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner; and providing an effective date. (Case #A-02-25)

BACKGROUND:

GSI Baylor L.L.C. a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, have submitted a petition for voluntary annexation to incorporate approximately 59.02 acres of land, known as Tract 2 of The Trails Development, into the city limits of Kaufman. This parcel is located on the west side of Farm-to-Market Road 2727, roughly 1,200 feet south of County Road 143 and 1,100 feet north of Summerville Drive.

This resolution will set the public hearing for considering the annexation of the parcel and will direct staff to issue public notices as required. Additionally, the resolution will authorize staff to prepare and execute a written service agreement with the developer to ensure the proper provision of services to the newly annexed area.

Author:
Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-05-25, granting a petition requesting annexation by GSI Baylor L.L.C. a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, collectively the owner of approximately 59.02 acres of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being a portion of a certain called 224-acre tract of land conveyed by deed and recorded in Volume 338, Page 324 of the Deed Records of Kaufman County; authorizing and directing publication of notice of a public hearing; directing the preparation and execution of a written services agreement with Landowner.

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

RESOLUTION NO. R-05-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, GRANTING A PETITION REQUESTING ANNEXATION INTO THE CORPORATE LIMITS OF THE CITY OF KAUFMAN BY LANDOWNER, GSI BAYLOR L.L.C. A TEXAS LIMITED LIABILITY COMPANY, EZONYA INCORPORATED, A CALIFORNIA CORPORATION, AND SAM GOLDMAN, AN INDIVIDUAL, OF APPROXIMATELY 59.02 ACRES OF LAND SITUATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF A CERTAIN CALLED 224-ACRE TRACT OF LAND CONVEYED BY DEED AND RECORDED IN VOLUME 338, PAGE 324 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AS DESCRIBED AND SHOWN IN MORE DETAIL IN EXHIBIT "A," ATTACHED HERETO; PROVIDING FOR INCORPORATION OF THE PREMISES; SETTING A PUBLIC HEARING FOR THE ANNEXATION; AUTHORIZING AND DIRECTING THE CITY SECRETARY TO HAVE NOTICES OF SUCH PUBLIC HEARING BE PROVIDED AS PRESCRIBED BY LAW; DIRECTING THE PREPARATION AND EXECUTION OF A WRITTEN SERVICES AGREEMENT WITH THE LANDOWNER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on or about December 9, 2024, GSI Baylor L.L.C. a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, collectively the owner (the "Owner"), the Owner of an area of land described herein below (the "Property") filed a written petition (the "Petition") with the City of Kaufman, Texas (the "City"), to have the Property annexed into and become a part of the City; and

WHEREAS, the City Council of the City ("City Council") has found and determined that the Petition is appropriate and that it is in the best interest of the City to grant the Petition; and

WHEREAS, pursuant to Section 43.0672 of the Texas Local Government Code, the City must first negotiate and enter into a written agreement with the Owner which must include: (1) a list of each service the City will provide on the effective date of the annexation; and (2) a schedule that includes the period within which the City will provide each service that is not provided on the effective date of the proposed annexation ("Written Services Agreement").

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

SECTION 1. The recitals and findings set forth above are true and correct and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. A true and correct copy of the Petition is attached hereto as **Exhibit "A."**

SECTION 3. The City Council hereby grants the Petition requesting the annexation by the City of the following described property being:

Being a 59.02 acres of land located situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being a portion of a certain called 224-acre tract of land conveyed by deed and recorded in Volume 338, Page 324 of the Deed Records of Kaufman County, more particularly described in Exhibit "A-1" and being depicted in Exhibit "A-2," each of which are attached to the petition for annexation and attached and incorporated into this Resolution.

SECTION 4. On **April 28, 2025, at 6:30 p.m.**, at the Kaufman City Hall, located at 209 S. Washington Street, Kaufman, Texas 75142, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City the property described in Section 3 of this Resolution.

SECTION 5. The City Secretary is hereby authorized and directed to cause notice of such public hearing to be: (a) posted on the City's website, (b) published once in a newspaper having general circulation in the City and in the above-described territory not more than twenty (20) days nor less than 10 days prior to the date of such public hearing, and (c) mailed to interested parties, including the Owner and any school district or public entities providing services to the Property, on or after the 20th day but before the 10th day before the date of the public hearing, in accordance with the Chapter 43 of the Texas Local Government Code.

SECTION 6. Prior to the institution of annexation, City staff is hereby authorized and directed to negotiate and enter into a Written Services Agreement with Owner for the extension of municipal services into the Property. The City Manager, or his designee, is hereby authorized to execute said Agreement.

SECTION 7. The City Council hereby finds, determines and declares that the meeting, at which this Resolution is passed, approved and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

SECTION 8. This Resolution shall be effective from and after its passage as provided by law.

PASSED AND APPROVED this 24th day of March, 2025.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

CYNTHIA KIRCHOFF
CITY ATTORNEY

Exhibit "A"
Voluntary Annexation Petition

Voluntary Annexation Petition (C-3)

TO: THE MAYOR AND CITY COUNCIL MEMBERS OF THE CITY OF KAUFMAN, TEXAS:

GSI Baylor L.L.C., a Texas limited liability company, Ezonya Incorporated, a California corporation, and Sam Goldman, an individual, collectively the owner of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petitions the City Council of the City of Kaufman, Texas, to annex the Property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Kaufman, Texas, the Property, containing approximately 59.02 acres of land, described as follows:

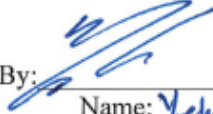
ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 224.00 ACRE TRACT CONVEYED TO RUTH JACKSON BY EMMETT A. CARLISLE, ET UX ON JANUARY 8, 1951 AND RECORDED IN VOLUME 338, PAGE 324, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS in Exhibit A

I desire to enter into a written agreement for municipal services with the City of Kaufman pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Kaufman, Texas, and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

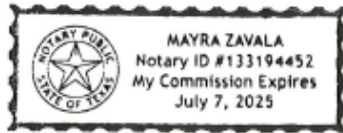
OWNER

GSI Baylor LLC, a Texas limited liability company

By: 
Name: Yehuda Goldman
Its: Authorized Member

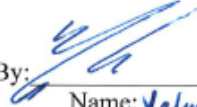
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of December, 2024 by Yehuda Goldman, GSI Baylor LLC, a Texas limited liability company, on behalf of said company.




Notary Public, State of Texas

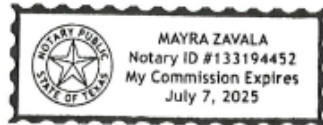
Ezonya Incorporated,
a California corporation

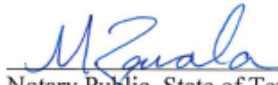
By: 

Name: Yehuda Goldman
Its: Vice President.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of December,
2024 by Yehuda Goldman, Ezonya Incorporated, a California corporation, on behalf
of said company.





Notary Public, State of Texas

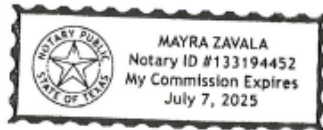
Sam Goldman, an individual

By: 

Name: Yehuda Goldman as agent
and Attorney in Fact.

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of December,
2024 by Yehuda Goldman.



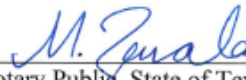

Notary Public, State of Texas

EXHIBIT A
Property Legal Description and Depiction/Map

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 224.00 ACRE TRACT CONVEYED TO RUTH JACKSON BY EMMETT A. CARLISLE, ET UX ON JANUARY 8, 1951 AND RECORDED IN VOLUME 338, PAGE 324, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT T POST FOR CORNER IN THE SOUTHWEST LINE OF THE ABOVE MENTIONED 224.00 ACRE TRACT, IN THE SOUTHWEST LINE OF THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21 AND BEING AT THE INTERSECTION OF SAME WITH THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2727;

THENCE NORTH 46 DEGREES 15 MINUTES 26 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID TRACT AND WITH SAID SURVEY LINE, PASSING AT POST AT 2472.30 FEET AND CONTINUING FOR A TOTAL OF 2820.14 FEET TO A POINT IN KAUFMAN CITY LAKE;

THENCE NORTH 43 DEGREES 41 MINUTES 58 SECONDS EAST, 887.96 FEET TO A POINT IN KAUFMAN CITY LAKE;

THENCE SOUTH 47 DEGREES 12 MINUTES 40 SECONDS EAST, PASSING A FENCE POST AT 200.57 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,821.84 FEET TO A FENCE CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2727;

THENCE SOUTH 43 DEGREES 46 MINUTES 55 SECONDS WEST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 934.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 59.01 ACRES OF LAND.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 224.00 ACRE TRACT CONVEYED TO RUTH JACKSON BY EMMETT A. CARLISLE, ET UX, ON JANUARY 8, 1951 AND RECORDED IN VOLUME 338, PAGE 324, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING A 20.00 FOOT ROAD EASEMENT, MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2727 AND BEING NORTH 43 DEGREES 46 MINUTES 55 SECONDS EAST, 22.55 FEET FROM THE INTERSECTION OF SAID

RIGHT-OF-WAY LINE WITH THE SOUTHWEST LINE OF ABOVE MENTIONED 224.00 ACRE TRACT AND THE SOUTHWEST LINE OF THE THOMAS BEEDY SURVEY.

THENCE NORTH 44 DEGREES 07 MINUTES 37 SECONDS WEST, A DISTANCE OF 1,743.13 FEET TO A POINT FOR CORNER.

THENCE NORTH 47 DEGREES 13 MINUTES 29 SECONDS WEST, A DISTANCE OF 164.70 FEET TO A POINT FOR CORNER.

THENCE NORTH 38 DEGREES 28 MINUTES 44 SECONDS WEST, A DISTANCE OF 94.65 FEET TO A POINT FOR CORNER.

THENCE NORTH 35 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 307.79 FEET TO A POINT FOR CORNER IN THE SOUTHEAST LINE. OF A CERTAIN 2.08 ACRE TRACT AND BEING NORTH 46 DEGREES 33 MINUTES 18 SECONDS EAST, 59.98 FEET.

THENCE NORTH 46 DEGREES 33 MINUTES 18 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID 2.028 ACRE TRACT. A DISTANCE OF 20.28 FEET TO A POINT FOR CORNER.

THENCE SOUTH 35 DEGREES 09 MINUTES 36 SECONDS EAST, A DISTANCE OF 310.29 FEET TO A POINT FOR CORNER.

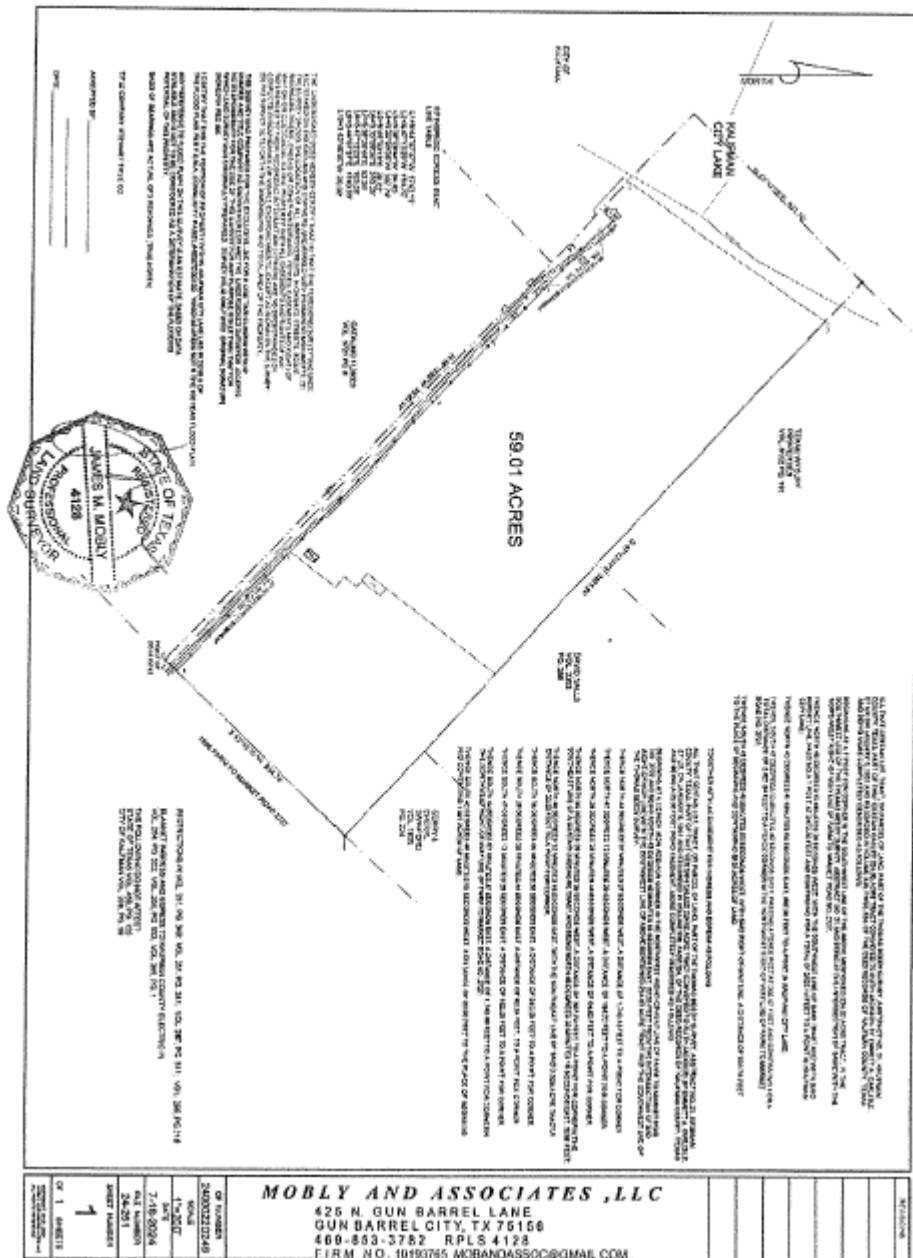
THENCE SOUTH 38 DEGREES 28 MINUTES 44 SECONDS EAST, A DISTANCE OF 92.39 FEET, TO A POINT FOR CORNER.

THENCE SOUTH 47 DEGREES 13 MINUTES 29 SECONDS EAST, A DISTANCE OF 163.58 FEET TO A POINT FOR CORNER.

THENCE SOUTH 44 DEGREES 07 MINUTES 37 SECONDS EAST, A DISTANCE OF 1,743.99 FEET TO A POINT FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2727.

THENCE SOUTH 43 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.061 ACRES OF LAND.

Exhibit “A-2”





Meeting
Date: 3/24/2025

Date: 03/11/2025

Item #: 16.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the Final Plat for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: FP-01-25)

BACKGROUND:

See the attached March 4, 2025 Planning and Zoning Commission report and attachments.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Final Plat of Lot 1, Block 1, of Agile Cold Storage located at the corner of State Highway 34 and Rand Road.

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



Planning and Zoning Commission Report

Meeting Date: March 4, 2025

SUBJECT: Consider and make a recommendation to City Council on the Final Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: FP-01-25)

BACKGROUND/SUMMARY:

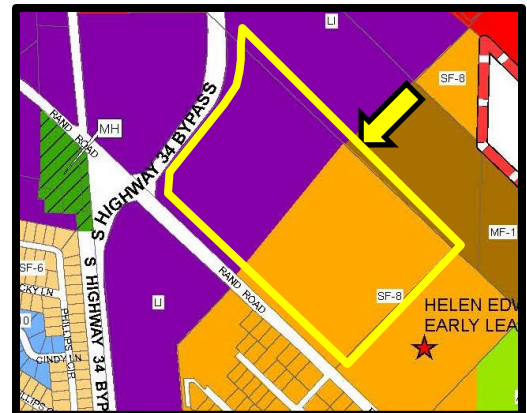
The applicant is requesting a final plat of Lot 1, Block 1, of Agile Cold Storage to accommodate the development of cold storage warehouse and distribution facility on the property, as well as a ground-mounted solar panel system as an accessory use on 43.757 acres. The proposed site plan will be presented as the next agenda item. The subject property is located at the northeast corner of State Highway 34 (SH 34) and Rand Road (FM 1836).

The lot meets the minimum area and setback requirements for the zoning district and the Planned Development-29 (PD-29) zoning was approved at the August 2024 City Council meeting.

A 20' water easement and a 15' electric easement is located on the west side of the property along State Highway 34. A 30' utility easement is located on the south side of the property along Rand Road. Water and wastewater services to the property will be provided by the City of Kaufman. An 80' x 1064.88' right-of-way dedication is located on the east side of the property. This will allow for the future development of a street to be built.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	LI & MF-1	Vacant land
West:	LI (across SH 34)	Vacant land
South:	LI & SF-8	Mica Steel Works & single-family residences
East:	SF-8	Helen Edwards School



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject as mostly Future Multi-Family (Low-Density), with some area of Commercial along SH 34. While the requested light industrial zoning is not in conformance with the Future Land Use Plan, it is consistent with the existing zoning on the western portion of the property and the land uses to the north (Trinity Valley Electric) and south (Mica Steel Works). The requested PD-29 zoning also limits the light industrial uses to cleaner and less-intensive uses that would not adversely impact surrounding properties.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a minimum right-of-way width of 120 feet. Rand Road (FM 1836) is designated as a minor arterial (Type B; 3 – 4 lanes), with a minimum right-of-way width of 100 feet. The necessary right-of-way for SH 34 and Rand Road (FM 1836) already exists.

In addition, a Type C future north-south collector (with a minimum right-of-way width of 80 feet) to connect Rand Road and SH 243 is shown through the property. The future right-of-way for this collector is shown along the east property line, to be dedicated at the time of platting.

RECOMMENDATION:

Staff recommends approval of the Final Plat of Lot 1, Block 1, of Agile Cold Storage located at the corner of State Highway 34 and Rand Road.

ATTACHMENTS:

- Location Map
- Exhibit A – Final Plat (Page 1)
- Exhibit A – Final Plat (Page 2)

Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map

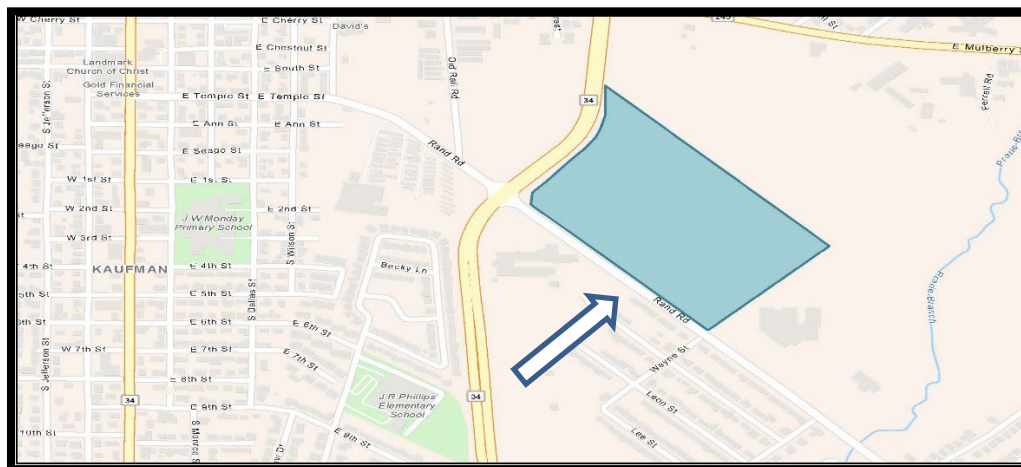
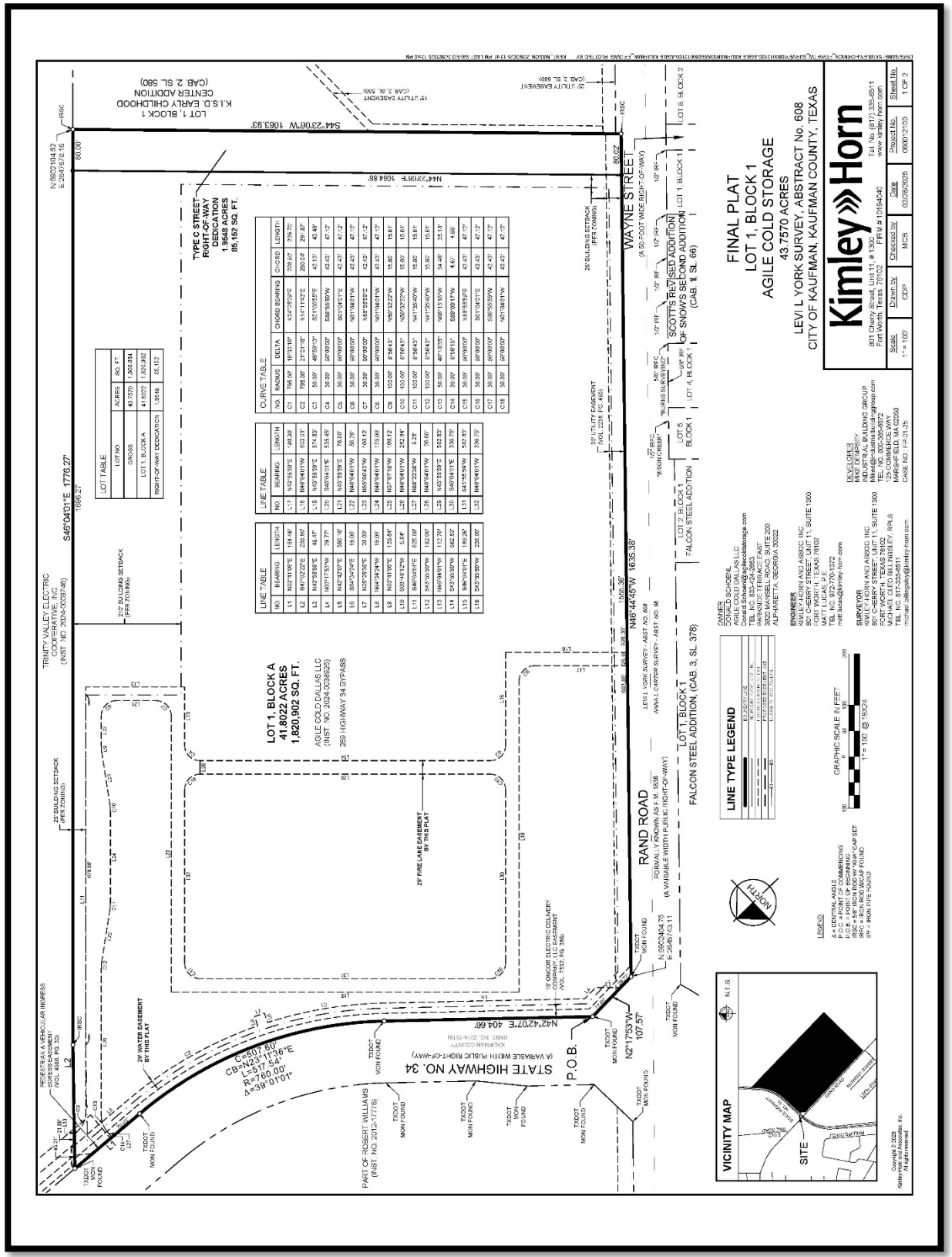


Exhibit A – Final Plat (Page 1)





Meeting
Date: 3/24/2025

Date: 03/11/2025

Item #: 17.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the Site Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: SP-01-25)

BACKGROUND:

See the attached March 4, 2025 Planning and Zoning Commission report and attachments.

Author:

Rachel Balthrop Mendoza, Assistant City
Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Site Plan for Agile Cold Storage located at the corner of State Highway 34 and Rand Road.

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



Planning and Zoning Commission Report

Meeting Date: March 4, 2025

SUBJECT: Consider and make a recommendation to City Council on the Site Plan for Agile Cold Storage situated on 43.757-acre of land (Property ID 16826) out of the Levi L. York Survey, Abstract No. 608, City of Kaufman, Kaufman County, Texas, said property being generally located at 269 State Highway 34 at the corner of Rand Road. (Case No: SP-01-25)

BACKGROUND/SUMMARY:

The subject property consists of 43.757 acres located at the northeast corner of State Highway 34 (SH 34) and Rand Road (FM 1836). The developer plans to develop a cold storage warehouse and distribution facility on the property, as well as a ground-mounted solar panel system as an accessory use. The Planned Development-29 (PD-29) zoning allows for those uses, as well as other similar light industrial uses. In addition, PD-29 provides for development standards that allows an increase in building height, specific parking requirements, minimum architectural requirements, appropriate signage standards, and some relief from some of the landscaping and screening requirements that also ensure adequate tree plantings and screening of parking areas and solar panel systems from the streets.

Site Plan

A Site Plan has been provided, which shows the general intended location of the building on the west-central portion of the property, with the parking area on the west side of the building (facing SH 34), the truck docks on the north side of the building, and full driveway access around the building, with access points on SH 34 and Rand Road. The future potential expansion of the building, future secondary parking lot, and the relocation of driveways is also shown. In addition, the solar panel system is generally shown to be along the southern portion of the property along Rand Road. A detention pond and right-of-way dedication for a future north-south collector to connect Rand Road and SH 243 are shown on the eastern portion of the property.

Two access points, one on SH 34 and one on Rand Road, will provide primary access to the site. The access point, from SH 34, will have a guard gate to regulate the vehicles entering and exiting the property. The 26' wide fire lane will wrap around the building. The fire lane located at the back of the building is a temporary fire lane the will be moved once the new expansion is developed.

The building is approximately 125,000 sq. ft. in size, with the main public entrances and exits located at the front of the building. The building height is 76 feet above the finished floor area. The manufacturing, maintenance, and delivery entrances are located on the side and rear of the building.

Off-Street Parking, Loading, and Access:

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

- 54 parking spaces (4 of which are ADA-accessible) are provided, which exceeds the 40 spaces that are required.
- Parking requirement based on use: 1 space per every 1 employee during peak operating shift.
- Screening of truck docks adjacent to residential districts: Screening is not required on the north side of the truck docks since the adjacent property is already zoned or expected to be rezoned for commercial/industrial uses. Screening is not required on the east side of the truck docks since there is adequate distance and a future thoroughfare will buffer the truck docks from the residential-zoned school property.

Landscaping:

The landscaping requirements generally follow the regulations stated in Section 36 of the Zoning Ordinance as applicable to light industrial uses, with the following exceptions:

- Landscape Area Percentage: The full requirements, as stated in the Zoning Ordinance, shall only apply to the front yard located between the building and the right-of-way line of SH 34. Outside this area, only grass or turf shall be required, along with the Required Trees as stated in the Zoning Ordinance.
- Required Shrubs: This requirement shall only apply to the front yard between the building and the right-of-way of SH 34.
- Parking Lots and Vehicular Use Area Landscaping: The requirement to screen parking and vehicular use areas from all abutting properties and rights-of-way shall only apply to such areas facing SH 34.
- Solar Panel System Screening: For areas containing the solar panel system within 100' of a public right-of-way, a buffer area shall be placed adjacent to the roadway which shall include a minimum 3'-tall solid shrub hedge, berm, or combination of these, but not to exceed 5' in height. In no case, shall the slope of a berm exceed a ratio of 3:1 unless it is being retained on the private property side of the berm.

Screening:

Given the development's adjacency to commercial/industrial uses to the north, the planned shrub screening along SH 34, the planned solar panel system screening, and the building's distance from Rand Road and the future thoroughfare to the east, no perimeter fencing or screening shall be required.

The property owner may install decorative black, metal, and open-style fencing to provide security. In addition, the property owner may install additional solid screening around the truck dock area (in the form of a masonry or concrete wall that matches the building). The final location and design specifications for all optional fencing is subject to approval by the Director of Development Services or their designee.

Architectural Design Standards:

- The building shall include primarily concrete tilt-wall and insulated metal panel construction. Masonry, metal, and cementitious fiber may be used as accent materials.
- Horizontal banding (change in color) shall be provided across the top of the building.

- Vertical banding (change in color) shall be provided at a minimum of 100' intervals.
- Screening of roof-mounted equipment shall be required for the office portion of the building only.

Signage:

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

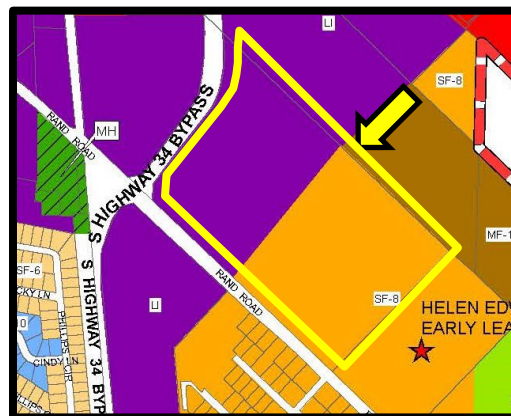
- Pole/pylon signs are prohibited.
- In lieu of pole/pylon signs being prohibited, monument signs may be allowed to go up to 15' in height and up to 150 sq. ft. in area. Monument signs shall not encroach any easement.

Lighting, Ground-Mounted Equipment, and Trash Enclosures:

- Lighting requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- All ground equipment shall be screened by walls that match the building or dense evergreen shrubs. For clarity, this requirement shall not apply to the Solar Panel Systems, since addressed in the landscaping regulations of the PD.
- All dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the building) with opaque metal or wood gates that completely conceal the dumpsters. A proper loading area for the trash truck shall be provided.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	LI & MF-1	Vacant land
West:	LI (across SH 34)	Vacant land
South:	LI & SF-8	Mica Steel Works & single-family residences
East:	SF-8	Helen Edwards School



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject as mostly Future Multi-Family (Low-Density), with some area of Commercial along SH 34. While the requested light industrial zoning is not in conformance with the Future Land Use Plan, it is consistent with the existing zoning on the western portion of the property and the land uses to the north (Trinity Valley Electric) and south (Mica Steel Works). The requested PD-29 zoning also limits the light industrial uses to cleaner and less-intensive uses that would not adversely impact surrounding properties.

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA, 6 lanes), with a minimum right-of-way width of 120 feet. Rand Road (FM 1836) is designated as a minor arterial (Type B; 3 – 4 lanes), with a minimum right-of-way width of 100 feet. The necessary right-of-way for SH 34 and Rand Road (FM 1836) already exists.

In addition, a Type C future north-south collector (with a minimum right-of-way width of 80 feet) to connect Rand Road and SH 243 is shown through the property. The future right-of-way for this collector is shown along the east property line, to be dedicated at the time of platting.

RECOMMENDATION:

Staff recommends approval of the Site Plan for Agile Cold Storage at the corner of SH 34 and Rand Road.

ATTACHMENTS:

- Location Map
- PD-29 Regulations
- Exhibit A – Property Description/Survey
- Exhibit B – Site Plan
- Exhibit C –Building Elevations
- Exhibit D – Landscape Plan

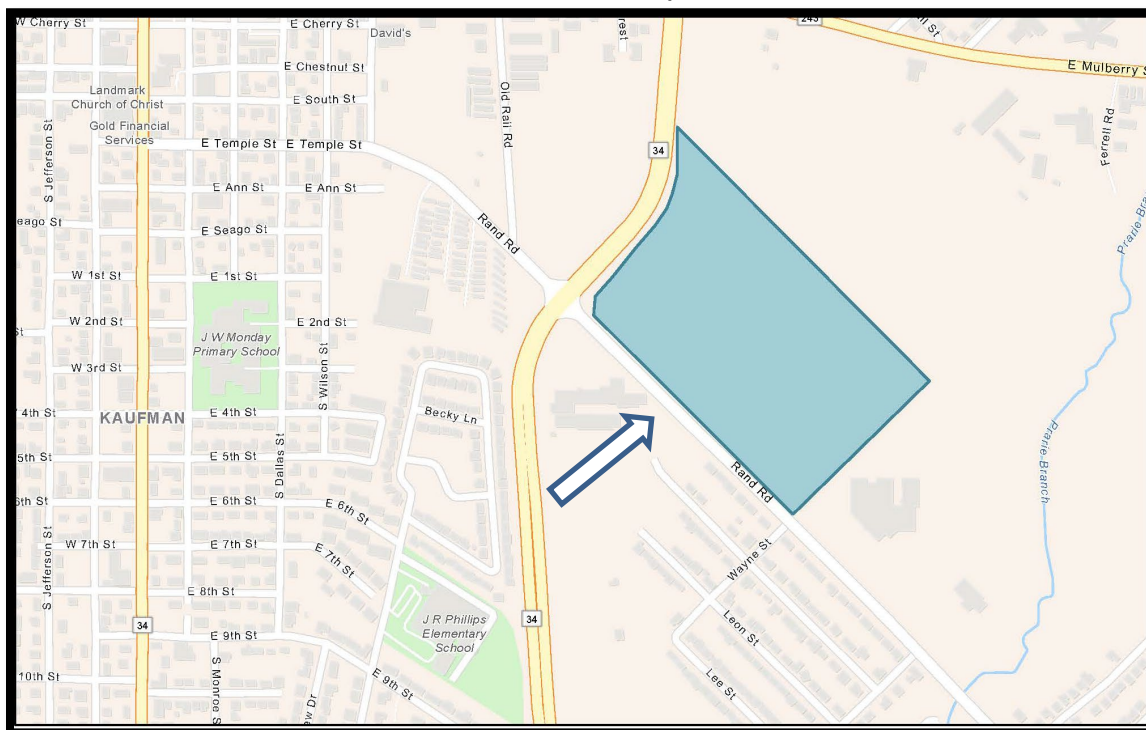
Joy Henderson

Planner

972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map



PD-29 Regulations

“Exhibit B” Planned Development Standards

“Exhibit B” Development Standards Z-07-24 Planned Development-29 (PD-29)

1. Purpose

The purpose of this Planned Development-29 (PD-29) is to provide for a light industrial development, principally a cold storage facility with a ground-mounted solar panel system as an accessory use, while also allowing for other similar light industrial uses to ensure continuous use of the property should the intended use change in the future. These PD regulations will also allow for increased building height, some flexibility in landscaping and screening, and some assurance as it relates to building architecture, among other considerations.

2. Property Location and Size

The property consists of approximately 43.757 acres generally located at the northeast corner of State Highway 34 and Rand Rd. (FM 1836) as more particularly described in “**Exhibit A**” of this Ordinance.

3. Zoning Controls

- a. If there is a conflict between the PD-29 regulations (“**Exhibit B**”), the concept plan (“**Exhibit C**”), and the conceptual elevations (“**Exhibit D**”), the PD-29 regulations (“**Exhibit B**”) shall control.
- b. Base Zoning: For regulations not expressly identified in this PD-29, 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-29 and the regulations in the City of Kaufman Zoning Ordinance, the regulations in this PD-29 shall control.
- c. The concept plan and conceptual elevations shall serve as a general guide for use and development of the property. The details concerning 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. Definitions and Interpretations

- a. **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, loading areas.
- b. **Solar Panel System** – A combination of equipment and/or controls, accessories, interconnection means, and terminal elements for the collection, storage, and distribution of solar energy. Solar panel systems may be ground-

PD-29 Regulations

“Exhibit B” Planned Development Standards

mounted or roof-mounted. Solar panel systems do not include individually-powered outdoor solar lights such as garden lights, accent lights, security lights, or flood lights.

- c. **Other Definitions** – All other definitions shall be as defined in the City of Kaufman Zoning Ordinance.

5. Primary Uses Permitted

- a. Cold storage facility
- b. Distribution center
- c. Laboratory, scientific or research
- d. Light manufacturing and assembly processes
- e. Low risk industrial manufacturing wholly enclosed within a building
- f. Office showroom/warehouse
- g. Offices, general business and professional
- h. Storage or wholesale warehouse

6. Permitted Accessory Uses

- a. Accessory building – commercial (business or industry)
- b. Outside storage of equipment or materials (fully screened from public view)
- c. Seasonal and temporary uses (only with approval of a Temporary Use Permit)
- d. Temporary field office or construction yard or office (only with approval of a Temporary Use Permit)
- e. Solar panel system

7. Height Regulations

- a. Maximum Height for all structures: 80 feet

8. 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.

9. 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. Cold Storage Facility: 1 space per every 1 employee during peak operating shift.
- b. Screening of truck docks adjacent to residential districts: Screening is not required on the north side of the truck docks since the adjacent property is

"Exhibit B" Planned Development Standards

already zoned or expected to be rezoned for commercial/industrial uses. Screening is not required on the east side of the truck docks since adequate distance and a future thoroughfare will buffer the truck docks from the residential-zoned school property.

10. 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. Landscape Area Percentage: The requirement as defined in the Zoning Ordinance shall only apply to the front yard located between the building and the right-of-way line of Highway 34 (see Figure 1 below with area highlighted in yellow). For portions of the front yard located outside this area, only grass or turf shall be required, along with the Required Trees as stated in the Zoning Ordinance.
- b. Required Shrubs: The required shrub requirement shall only apply to the front yard located between the building and the right-of-way line of Highway 34 (see Figure 1 below with area highlighted in yellow).

The figure is a site plan diagram for a proposed cold storage building. It shows the building footprint, parking lots, and various easements. A specific area between the building and the street (Robert Williams St) is highlighted in yellow, indicating where landscaping requirements like percentage coverage and shrub planting apply. Other areas are outlined in green. Various utility and easement lines are also shown and labeled.

Figure 1

- c. Parking Lots and Vehicular Use Area Landscaping:
 - i. The requirement to screen parking and vehicular use areas from all abutting properties and rights-of-way shall only apply to the area shaded in yellow in Figure 1 above, as well as additional areas outlined in green in Figure 1 above.

Z-07-24 PD-29 Page 3 of 5

Ordinance O-20-24 Page 9 of 15

PD-29 Regulations

“Exhibit B” Planned Development Standards

- d. Solar Panel System Screening: For areas containing the Solar Panel System accessory use located within 100' of a public right-of-way, a buffer area shall be placed adjacent to the roadway which shall include a minimum three-foot-tall (3'-tall) solid shrub hedge, berm, or combination of these, but not to exceed five feet (5') in height. In no case, shall the slope of a berm exceed a ratio of 3:1 unless it is being retained on the private property side of the berm.

11. Fencing, Walls, and Screening Requirements

Given the development's adjacency to commercial and industrial uses to the north, the planned shrub screening along Highway 34, the planned solar panel system screening, and the building's distance from Rand Road and the future thoroughfare to the east, no perimeter fencing or screening shall be required. The property owner may install decorative black, metal, open-style fencing to provide for security, with the final location, design, and specifications to be approved by the Director of Development Services or their designee. In addition, the property owner may install additional solid screening around the truck dock area (in the form of a masonry or concrete wall that matches the building), with the final location and design specifications to be approved by the Director of Development Services. In no case, shall fencing exceed eight feet (8') in height without City Council approval.

12. Architectural Requirements

- a. The building shall include primarily concrete tilt-wall and insulated metal panel construction. Masonry, metal, and cementitious fiber may be used as accent materials.
- b. Building design shall generally be consistent with the conceptual elevations provided in Exhibit D, with the final details to be determined during the Site Plan review process.
- c. Horizontal banding (change in color) shall be provided across the top of the building.
- d. Vertical banding (change in color) shall be provided a minimum of every 100-feet.
- e. Screening of roof-top mounted equipment shall be required for the office portion of the building only.

13. 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 may be allowed to go up to 15 feet in height and up to 150 square feet in area. Monument signs shall not encroach any easement.

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

PD-29 Regulations

“Exhibit B” Planned Development Standards

- a. Lighting Requirements shall be in accordance with Section 42 of the Zoning Ordinance.
- b. All ground equipment shall be screened by walls that match the building or dense evergreen shrubs. For clarity, this requirement shall not apply to the Solar Panel Systems since addressed by Section 10.d.
- c. All dumpsters or trash containers shall be screened by a masonry trash enclosure (designed to match or complement the building) with opaque metal or wood gates that completely conceal the dumpsters. A proper loading area for the trash truck shall be provided.

t:\dev services\planning & zoning\p&z reports\2025 pz reports\sp-01-25 agile cold storage 269 hwy 34 3-4-25\sp-01-25 p2r agile cold storage.docx

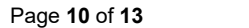
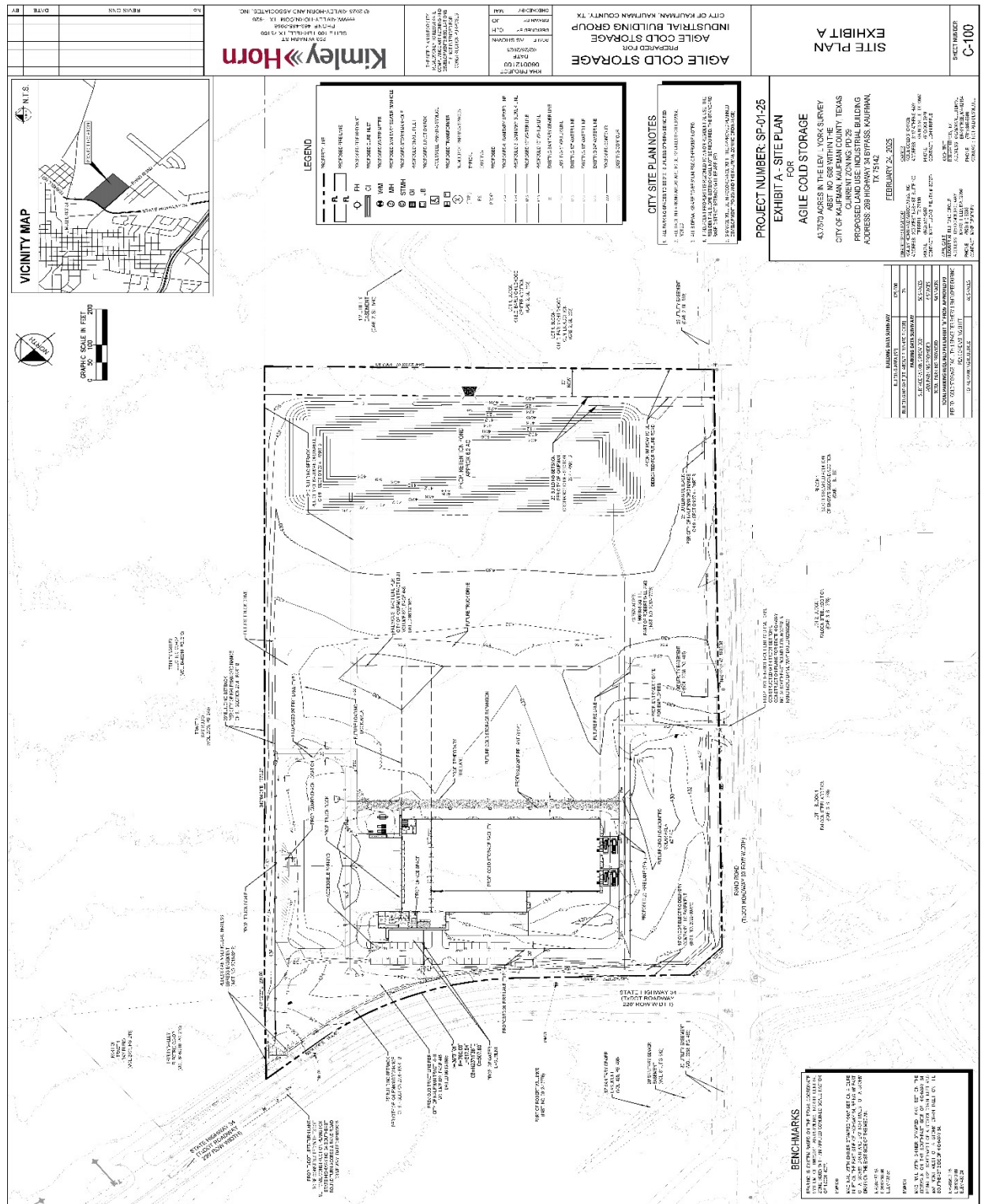


Exhibit B – Site Plan



EXTERIOR COLOR NOTES

1. PARALLEL WALLS: PARALLEL WALLS ARE THE WALLS OF ROOMS, HALLS, ETC.
2. EXTENSION WALLS: WALLS EXTENDING OUT TO BE PAINTED. NOTE
3. FACTORY WALLS: WALLS OF FACTORY BUILDINGS. NOTE
4. BRICK WALLS: WALLS OF BRICK BUILDINGS. NOTE
5. CONCRETE WALLS: WALLS OF CONCRETE BUILDINGS. NOTE
6. STONE WALLS: WALLS OF STONE BUILDINGS. NOTE
7. PLASTER WALLS: WALLS OF PLASTER BUILDINGS. NOTE
8. ALUMINUM WALLS: WALLS OF ALUMINUM BUILDINGS. NOTE
9. STEEL WALLS: WALLS OF STEEL BUILDINGS. NOTE
10. GLASS WALLS: WALLS OF GLASS BUILDINGS. NOTE
11. WOOD WALLS: WALLS OF WOOD BUILDINGS. NOTE
12. OTHER WALLS: WALLS OF OTHER BUILDINGS. NOTE
13. WALLS OF FACTORY BUILDINGS: WALLS OF FACTORY BUILDINGS. NOTE
14. WALLS OF BRICK BUILDINGS: WALLS OF BRICK BUILDINGS. NOTE
15. WALLS OF CONCRETE BUILDINGS: WALLS OF CONCRETE BUILDINGS. NOTE
16. WALLS OF STONE BUILDINGS: WALLS OF STONE BUILDINGS. NOTE
17. WALLS OF PLASTER BUILDINGS: WALLS OF PLASTER BUILDINGS. NOTE
18. WALLS OF ALUMINUM BUILDINGS: WALLS OF ALUMINUM BUILDINGS. NOTE
19. WALLS OF STEEL BUILDINGS: WALLS OF STEEL BUILDINGS. NOTE
20. WALLS OF GLASS BUILDINGS: WALLS OF GLASS BUILDINGS. NOTE
21. WALLS OF WOOD BUILDINGS: WALLS OF WOOD BUILDINGS. NOTE
22. WALLS OF OTHER BUILDINGS: WALLS OF OTHER BUILDINGS. NOTE

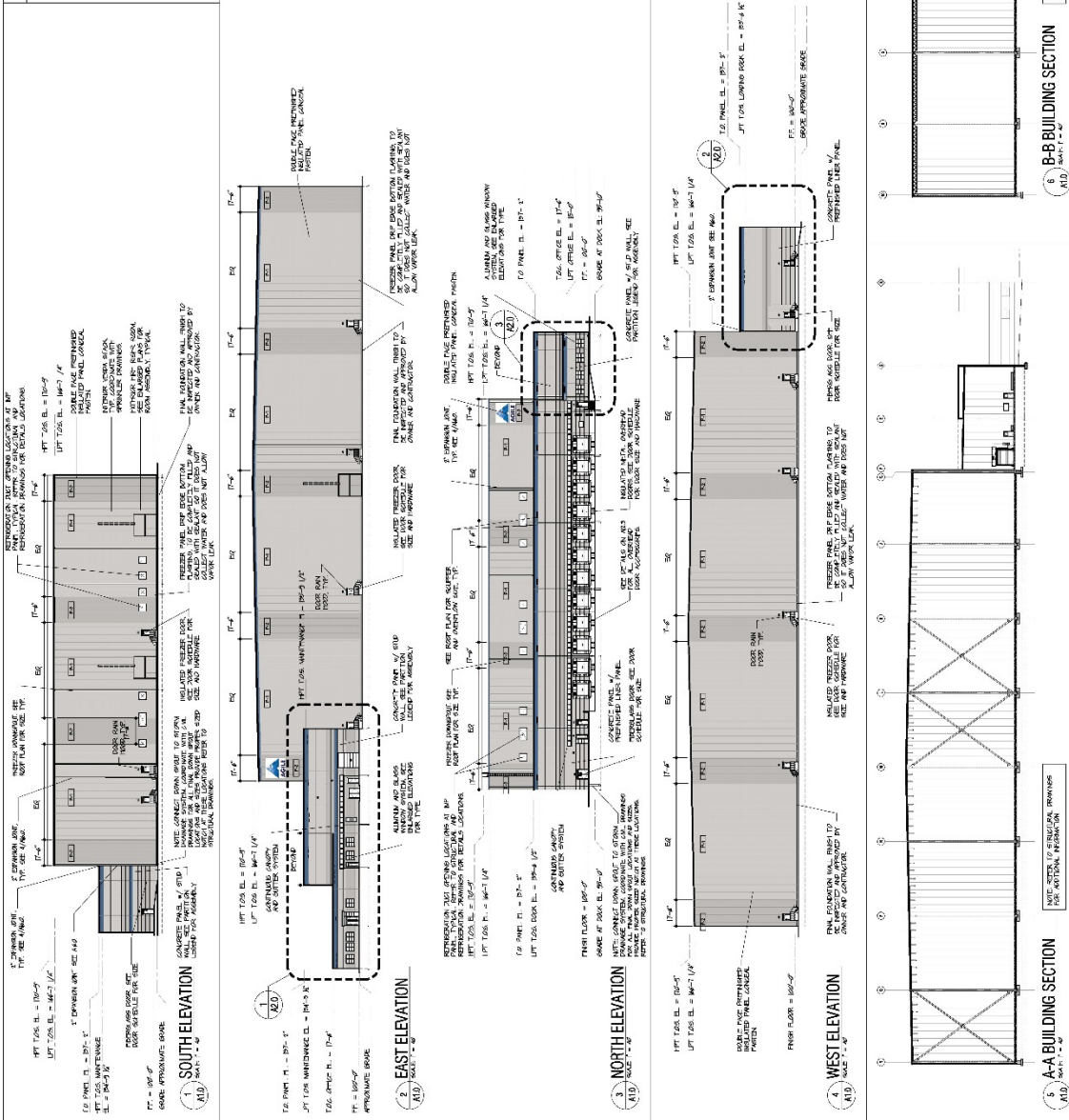
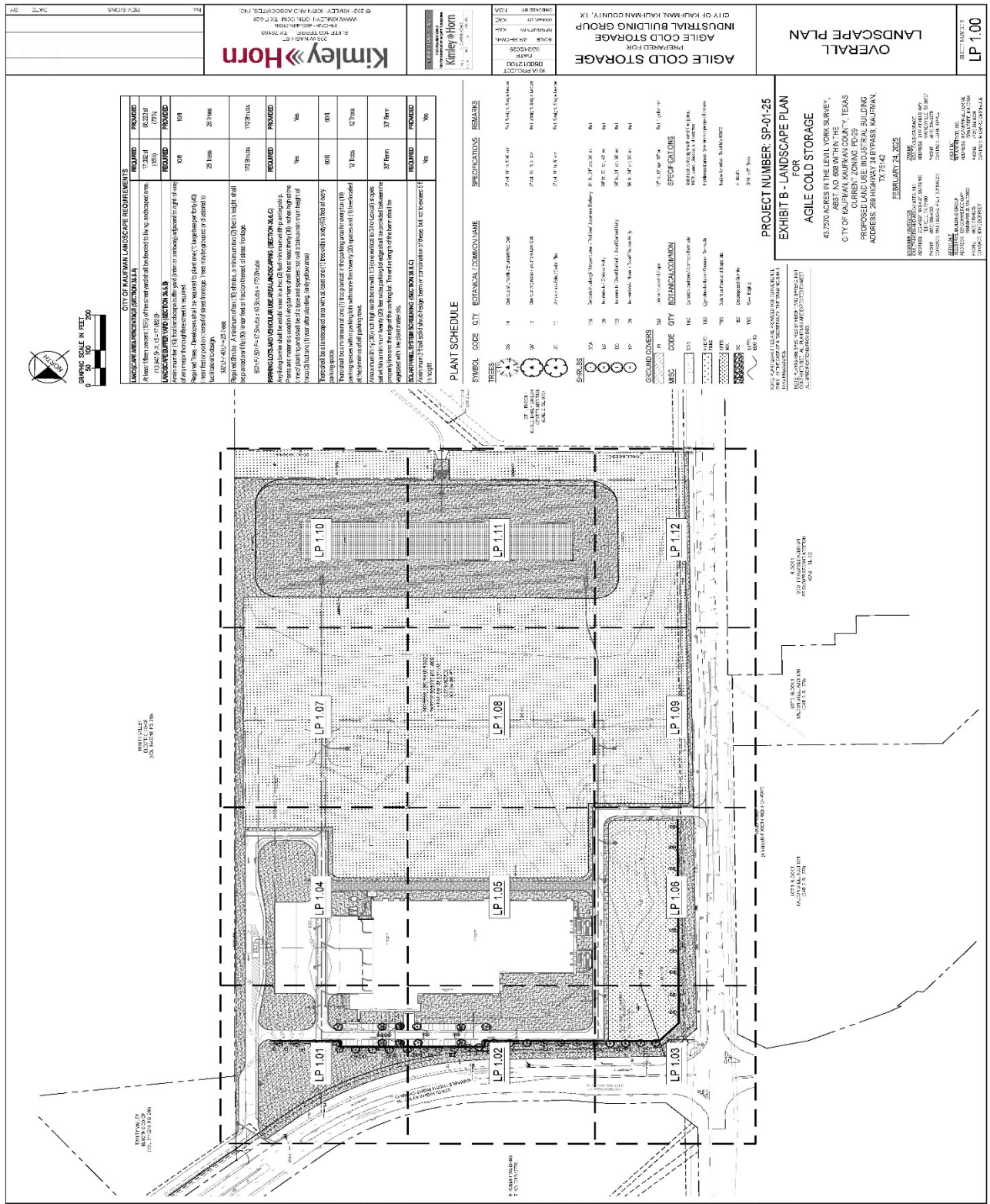


Exhibit D – Landscape Plan





Meeting
Date: 3/24/2025

Date: 03/11/2025

Item #: 18.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of three (3) members to the Parks and Recreation Board for a two (2) year term to expire in March 2027.

BACKGROUND:

There are three members of the Parks and Recreation Board whose terms are expiring. Robert Williams, Tori Hitzfeld, and JoAnn Ford all expressed interest in being reappointed to the board. Staff has not received any other applications for appointments.

Therefore, the procedure for considering the appointment of a Parks and Recreation Board member is as follows: A simple majority of the Council, four votes, is necessary to make a nomination for the appointment of a prospective member. Any member of the Council may make a nomination for appointment.

Procedurally, the Council should adhere to the process as outlined below:

- Council will vote for the appointment of a member to the Parks and Recreation Board for an unexpired term to expire in March 2027.
- If the nominee does not attain a simple majority of the Council (four votes), they will not serve as a member.
- Any Council Member can make a nomination for consideration.
- If the nominee then receives a simple majority of the votes by the Council (four votes), that individual will be appointed to serve as a member.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends re-appointing Robert Williams, Tori Hitzfeld, and JoAnn Ford for a two (2) year term to expire in March 2027.

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



YOU'RE INVITED

14TH ANNUAL EASTER EGG HUNT

20,000 STUFFED EGGS | BALLOON ARTIST
COLORING CONTEST | RAFFLE | FREE
POPCORN | PICTURES | BUBBLES | KONA ICE
PRIZES | MUSIC & MORE!

APRIL 5TH 2025 | 10AM - NOON
KAUFMAN SPORTS COMPLEX
THE EASTER BUNNY WILL BE PRESENT



SPONSORS: MCDONALD'S, RAISING CANE'S, & U RENT IT
HOSTED BY: KAUFMAN PARKS AND RECREATION BOARD
FOR INFORMATION CALL: 972-962-8007

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
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	Pusing 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
Connector Road	Admin		4/29/2021	County project underway	2,3,5
Northeast Utility Project	Admin/PW		9/17/2021	Phase 1 Constructed	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
Crestview/Royal Reconstruction	Public Works		9/1/2023	NTP January 27, 2025	5
Phillip's Drainage	Public Works		9/1/2023	NTP January 27, 2025	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
Public Works Facility	Admin		7/16/2024	Working on Site Plan	5
WWTP	PW/Admin		7/16/2024	Schneider IGA approved June 2024	2,4,5
TxDOT Property	Admin/EDC		1/30/2024	City closed on the property and working with developer	2,5
Heritage Park	Admin	TBD	1/23/2025	Possible City Park	2,3

Discussion Item Report (DIR)
Completed

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	01/28/2019 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 O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2

Discussion Item Report (DIR
Completed

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
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	1,2,5
E. 1st North	Public Works		9/1/2023	Complete	5
South Pointe	Development Serv		2/3/2021	City recovered the property	2,3,4



DATE: March 5, 2025

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: February 2025 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	2,211	2,072	2,187							14,204
Days of Service	20	23	19	20	19	19							120
Avg. Daily Trips	124	126	124	112	112	112							118
Elderly & Disabled Trips	2,038	2,457	1,979	1,867	1,776	1,787							11,904
E&D Percentage	82%	85%	84%	84%	86%	82%							84%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	56	102	96	57	49	59							419
Forney	832	994	769	694	647	721							4,657
Kaufman	325	392	269	315	302	300							1,903
Kemp	51	47	30	37	50	59							274
Mabank	17	35	14	18	14	12							110
Scurry	15	7	14	5	10	12							63
Terrell	1,184	1,316	1,169	1,085	1,001	1,024							6,779

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	1,611	1,755	2,001	1,901	1,908	1,939							11,115
Days of Service	20	23	19	20	21	19							122
Avg. Daily Trips	81	76	105	95	91	102							91
Median Wait Time (mins)	17.96	16.33	13.35	15.83	17.12	17.58							16.36

Total Requested Boardings 2535 Completed Boardings 1939 Avg. Boardings Per Service Hr. 1.16 Boarding Cancellations 591 Boarding Cancellations (No-Show) 55 Cancellation Percentage 23.36 % Cancellation Percentage (No Show) 2.17 % Total Requests 2334 Completed Requests 1784 No Drivers Available Requests 5

Request Cancellations 545 Request Cancellations (No Show) 48 Avg. # of Requests per Rider 7.85 Avg. Travel Duration 13.35 min Avg. Travel Distance 4.72 mi Mean Wait Time 32.41 min Median Wait Time 17.58 min Bookings from Admin Panel 32.54 % Bookings from Rider Mobile App 67.35 % Bookings from Rider Web 0 % Flag Down Bookings 0 %

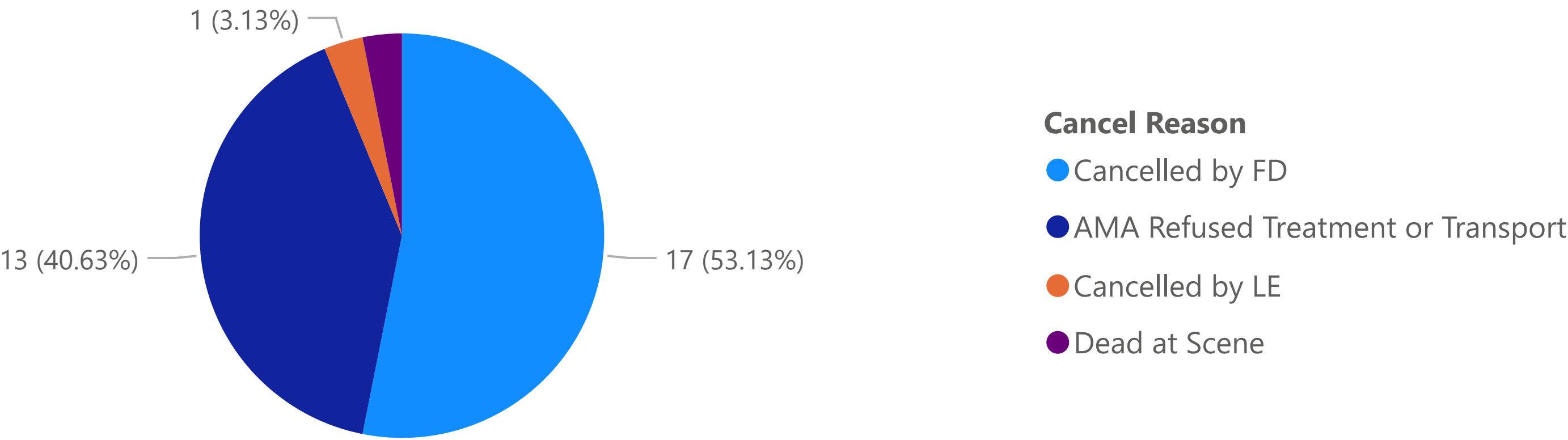
Bookings from IVR 0 % Bookings from AI Voice 0.1 % Bookings from AI Chat 0 % Avg. # Riders per Request 1.09

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	67	72	57	116	82	81							475
Forney	773	993	1,120	1,145	1,094	1,132							6,257
Terrell	670	690	620	624	732	726							4,062

City of Kaufman Compliance

Priority▲	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P1	27	20	1	96%	74%
City of Kaufman P2	66	37	6	91%	56%
City of Kaufman P3	18	10	1	94%	56%
Total	111	67	8	93%	60%

Cancel Reason



Dropoff Facilities

Dropoff Fac	Count of Transport▼	% of Destination
Texas Health Kaufman (KAUF)	52	78%
Dallas Regional Medical Center (MDR1)	5	7%
Texas Health Dallas (DPMC)	3	4%
Baylor Scott & White - Dallas (DBMC)	2	3%
Children's Medical Ctr (DCMC)	2	3%
Non Facility	2	3%
Texas Health Rockwall (RKPH)	1	1%
Total	67	100%

Fractile

Fractile Bin	Count of Transport
	14
1) <5 minutes	48
2) 5 to 10 Minutes	36
3) 10 to 20 minutes	10
4) 20 to 30 minutes	2
5) over 30 minutes	1
Total	111

Average Response Time

Average Response Time

00:07:12



TransferID	Date of Service	Status	Tags	Cancel Reason	Exception	Pickup Address
2489394	Saturday, February 01, 2025	Complete			Exception	15225 Bridges Ln,Mabank,TX,75147
2489544	Saturday, February 01, 2025	Cancelled: Open		ETA Too Long	Exception	757 E US Highway 80,Forney,TX,75126-8701
2489727	Saturday, February 01, 2025	Cancelled: Open		ETA Too Long	Exception	757 E US Highway 80,Forney,TX,75126-8701
2489775	Saturday, February 01, 2025	Complete			Exception	757 E US Highway 80,Forney,TX,75126-8701
2489813	Saturday, February 01, 2025	Complete			Exception	850 Ed Hall Dr,Kaufman,TX,75142
2490070	Saturday, February 01, 2025	Complete			Exception	1002 Concan Dr,Forney,TX,75126
2490183	Saturday, February 01, 2025	Cancelled: Open		ETA Too Long	Exception	757 E US Highway 80,Forney,TX,75126-8701
2490340	Saturday, February 01, 2025	Complete	OLOS, Over 350 lbs, PCS Received		Exception	850 Ed Hall Dr,Kaufman,TX,75142
2490552	Saturday, February 01, 2025	Complete			Exception	850 Ed Hall Dr,Kaufman,TX,75142
2490632	Saturday, February 01, 2025	Complete	Late Notification Made, Late-Extended Distance		Exception	850 Ed Hall Dr,Kaufman,TX,75142
2490647	Saturday, February 01, 2025	Complete	Late Notification Made		Exception	850 Ed Hall Dr,Kaufman,TX,75142
2490650	Saturday, February 01, 2025	Complete			Exception	7726 County Road 151,Kaufman,TX,75142
2490694	Saturday, February 01, 2025	Complete			Exception	10590 Estate Ln,Terrell,TX,75161
2490871	Saturday, February 01, 2025	Cancelled: Open		ETA Too Long	Exception	757 E US Highway 80,Forney,TX,75126-8701
2491044	Saturday, February 01, 2025	Cancelled: After Scene		Dead at Scene	Exception	730 S Bois D Arc St,Forney,TX,75126
2491214	Sunday, February 02, 2025	Complete			Exception	Us-175 EB / Fm 1390,Kaufman,TX,75142
2491234	Sunday, February 02, 2025	Cancelled: Open		ETA Too Long	Exception	757 E US Highway 80,Forney,TX,75126-8701
2491354	Sunday, February 02, 2025	Complete	Late Notification Made		Exception	850 Ed Hall Dr,Kaufman,TX,75142
2491367	Sunday, February 02, 2025	Complete			Exception	1524 Vega Dr,Forney,TX,75126
2491472	Sunday, February 02, 2025	Complete			Exception	1900 E Highway 175,Kaufman,TX,75142-8859
2491796	Sunday, February 02, 2025	Complete			Exception	250 W British Flying School Blvd,Terrell,TX,75160-0043
2492228	Sunday, February 02, 2025	Complete			Exception	3005 Winecup Ct,Forney,TX,75126
2492512	Sunday, February 02, 2025	Complete	OLOS, PCS Received, Under 350 lbs		Exception	850 Ed Hall Dr,Kaufman,TX,75142
2492648	Sunday, February 02, 2025	Cancelled: Open		ETA Too Long	Exception	757 E US Highway 80,Forney,TX,75126-8701
2492711	Sunday, February 02, 2025	Complete			Exception	2619 Pinkey Ct,Forney,TX,75126
2493056	Monday, February 03, 2025	Complete			Exception	I-20 / 490 RAMP,Forney,TX,75126
2493145	Monday, February 03, 2025	Complete	Patient Not Ready (Pt. Care)		Exception	106 Parrot St,Rosser,TX,75157
2494978	Tuesday, February 04, 2025	Open			Exception	250 W British Flying School Blvd,Terrell,TX,75160-0043
2495009	Monday, February 03, 2025	Complete	Mutual Aid - Received		Exception	617 Fountain Dr,Seagoville,TX,75159-1868
2495121	Monday, February 03, 2025	Complete	Extended Wall Time, Level 0		Exception	600 N Nash St,Kaufman,TX,75142
2495196	Monday, February 03, 2025	Complete	OLOS, PCS Received, Under 350 lbs		Exception	850 Ed Hall Dr,Kaufman,TX,75142

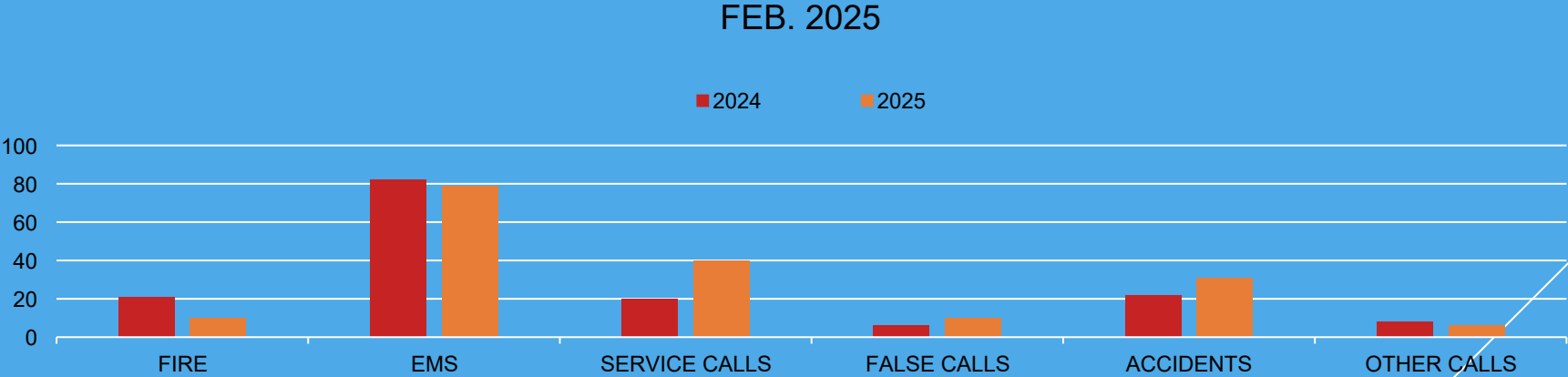


KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT FEB. 2025

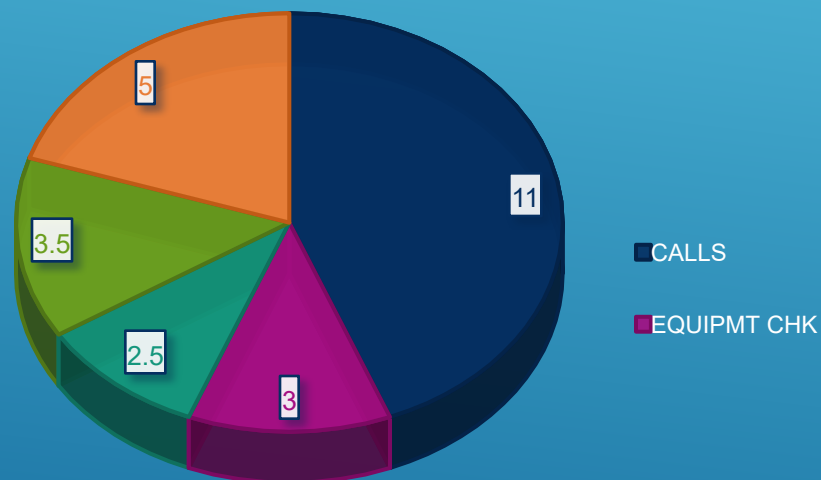
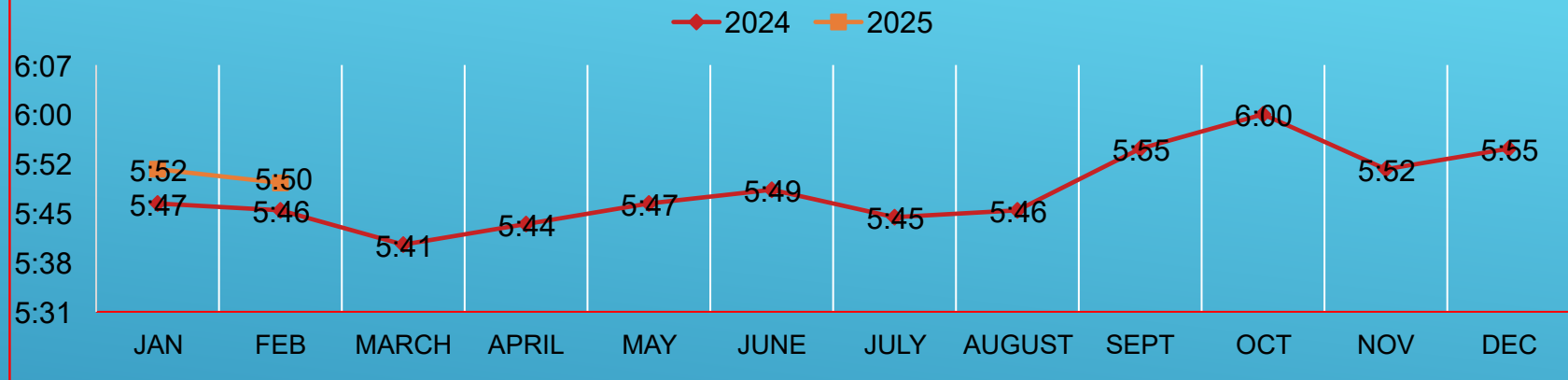




	24-Feb	25-Feb	MONTHLY INCREASE / DECREASE %	FISCAL YTD OCT. 23 TO FEB 24	FISCAL YTD OCT. 24 TO JAN 25	FISCAL YTD INCREASE DECREASE %
FIRE CALLS	21	10	21%	73	91	25%
RESCUE & EMERGENCY MEDICAL SERVICES	82	79	-10%	500	499	0%
HAZARDOUS CONDITIONS	15	14	0%	86	83	-4%
SERVICE /INSP/ GOOD INTENT CALLS	20	40	181%	108	225	52%
FALSE ALARMS & FALSE CALLS	6	10	3%	40	69	42%
ACCIDENTS	22	31	1%	142	167	15%
OTHER INCIDENTS	8	6%	1%	35	30	-17%
TOTAL CALLS	174	190	18%	1086	1131	4%



MONTHLY RESPONSE TIMES



SHIFT HOURLY UTILIZATION 43 %

NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

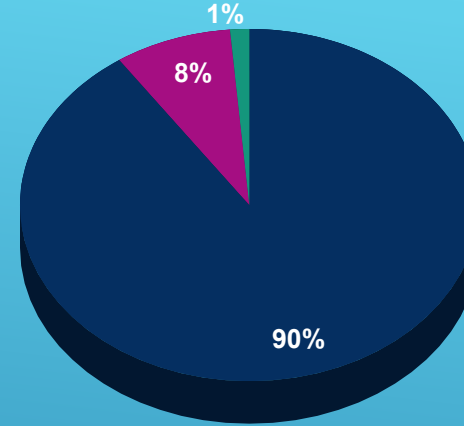
FEBRUARY PREVENTION REVIEW

3 DEVELOPMENT PLANS REVIEWED

CONDUCTED 40 FIRE SAFETY INSPECTIONS

CONDUCTED FIRE PREVENTION PRESENTATIONS FOR 200 KIDS AND CITIZENS

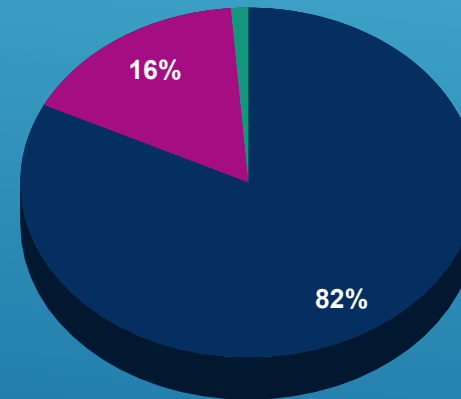
YEARLY 2024



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



FEB 25



■ PUBLIC EDUCATION
■ INSPECTIONS
■ PLAN REVIEW

PERSONNEL CONTINUING EDUCATION

FIRE

Hose line advancement (saving our own)and pump ops

EMS

Cardiac related emergencies

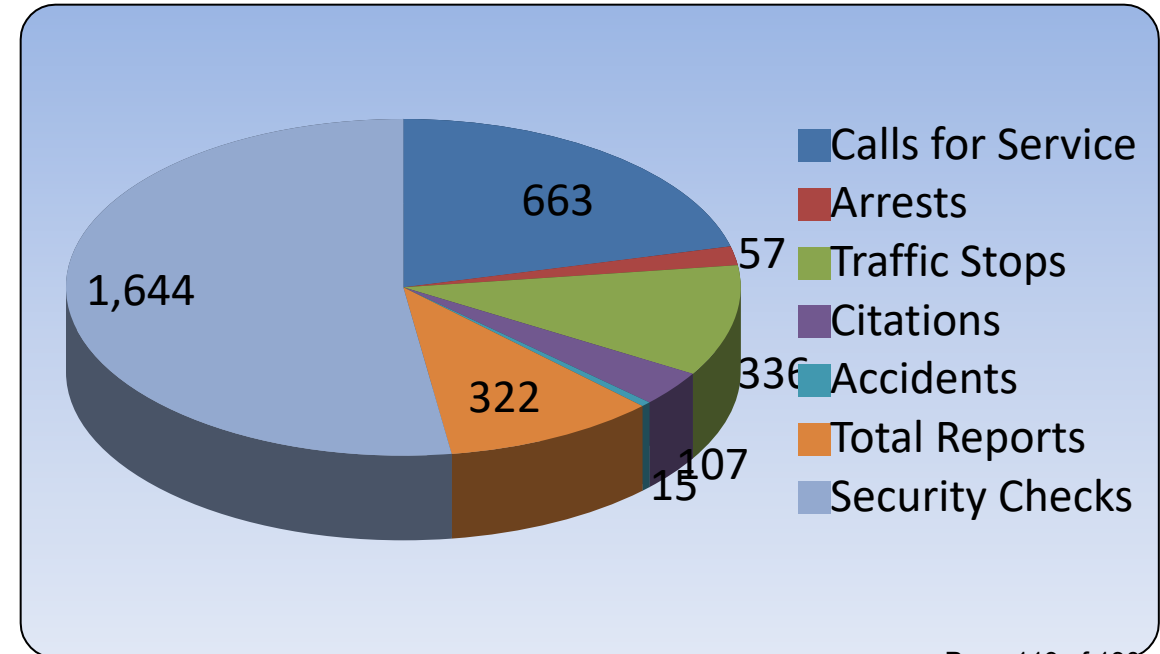
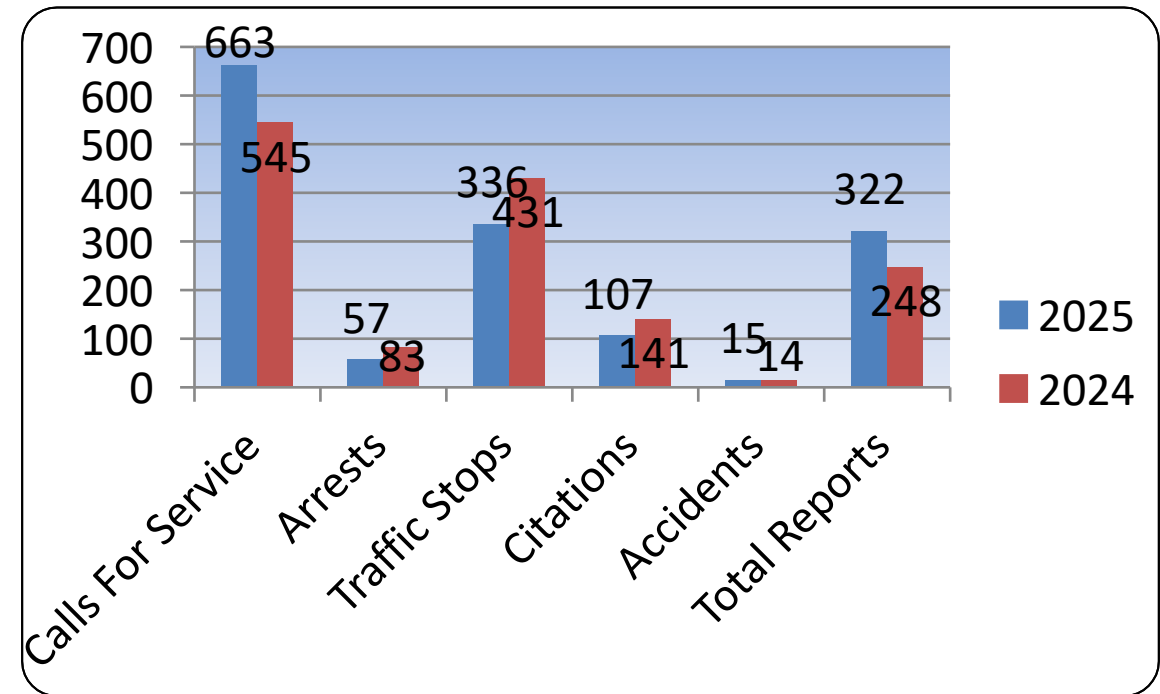


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY FEBRUARY 2025

February 2025, Kaufman Police Department's Patrol Division Activity:

- **663** Calls For Service, Including Accidents
- **15** Traffic Accidents
- Completed **1,644** Homes, Parks, & Business Checks
- Completed **336** Traffic Stops
- Completed **48** Offense Reports
- Completed **274** Incident Reports
- Completed **322** Reports
- Made **57** Arrests
- Average monthly response time to calls is **4:09** minutes.



Community Engagement February 2025

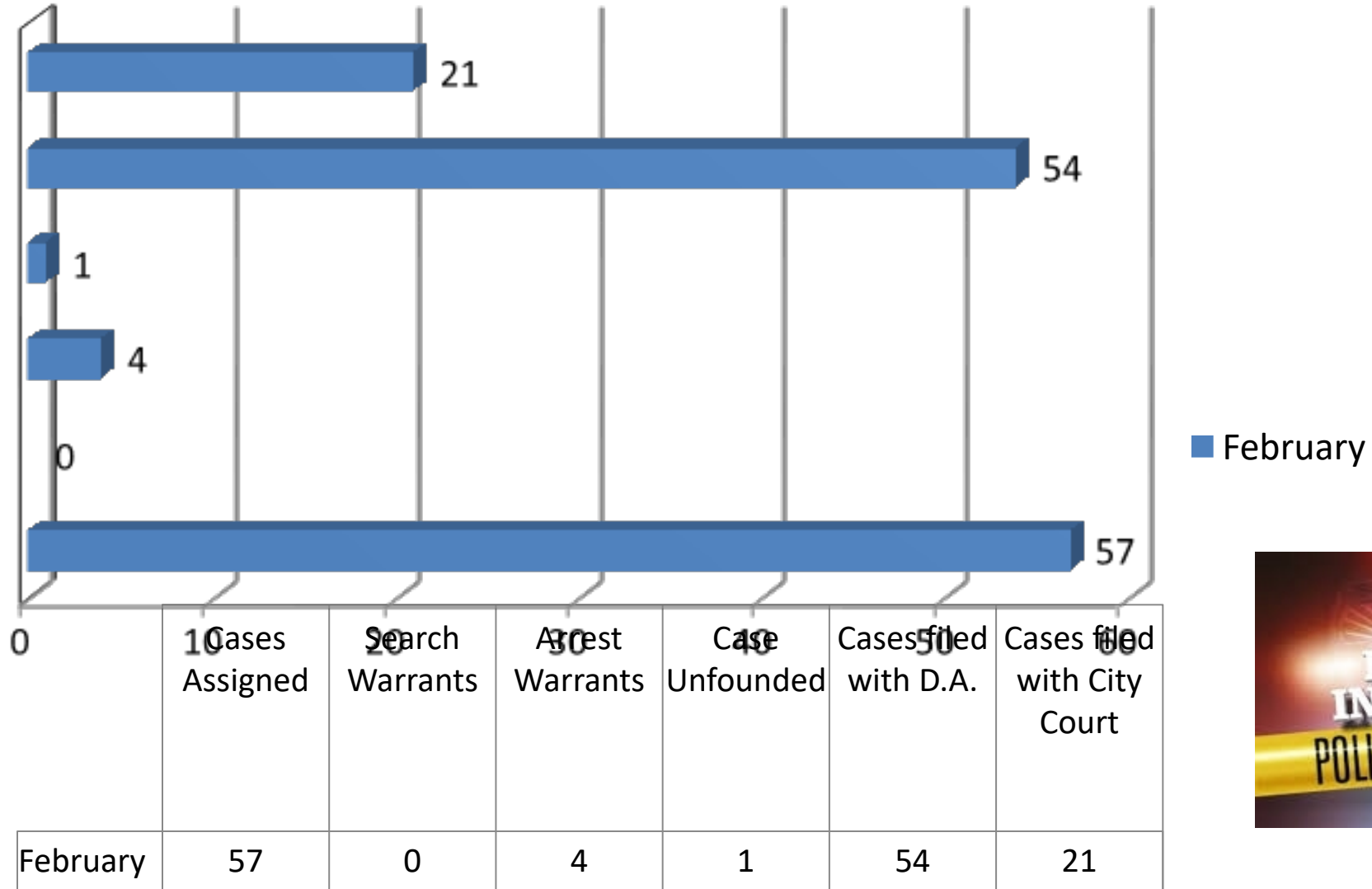


Events attended by Kaufman Police Department employees:

- KPD attended the Homeless Coalition Action meeting.
- Chief Edwards attended the Lions Club meetings.
- Captain Leftwich attended Leadership Kaufman County Day in Austin.
- Captain Leftwich and Stephen Mendoza attended Hispanic community meeting at First Baptist Church.
- Chief Edwards and Captain Leftwich attended Chamber Banquet and Business Expo.
- Captain Leftwich attended meetings with Axon, Flock, and Point Blank.

Training:

- Kaufman Police Department Captain Leftwich assisted in ALERRT Training.
- Sergeant Stastny completed Background Investigations certification.
- Sergeant Stastny completed Interview Strategies for the ICAC Investigator course.
- Officer Buccafurno completed Advanced Human Trafficking course.
- Recruits J. Polley and Z. Dick started the Regional Police Academy.

Kaufman Criminal Investigations Division
February 2025



Year to Date Comparison Report

Printed On: 03/10/2025

Page 1 of 3

Beginning Date: 01/01/2025

Ending Date: 02/28/2025

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	4	4	0.40	13	-69.23%
Aggravated Assault	0	0	0.00	1	-100.00%
Intimidation	2	2	0.20	0	-
Simple Assault	2	2	0.20	12	-83.33%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	0	0	0.00	3	-100.00%
Counterfeiting/Forgery, Total	1	0	0.10	1	0.00%
Destruction/Damage/Vandalism of Property, Total	3	0	0.30	9	-66.67%
Drug/Narcotic Offenses, Total	14	14	1.41	56	-75.00%
Drug Equipment Violations	6	6	0.61	14	-57.14%
Drug/Narcotic Violations	8	8	0.81	42	-80.95%
Embezzlement, Total	0	0	0.00	0	-
Extortion/Blackmail, Total	0	0	0.00	0	-
Fraud Offenses, Total	1	1	0.10	2	-50.00%
False Pretense/Swindle/Confidence Game	0	0	0.00	2	-100.00%
Credit Card/Automatic Teller Machine Fraud	0	0	0.00	0	-
Welfare Fraud	0	0	0.00	0	-
Wire Fraud	0	0	0.00	0	-
Hacking/Computer Invasion	0	0	0.00	0	-
Identity Theft	0	0	0.00	0	-
Impersonation	1	1	0.10	0	-
Gambling Offenses, Total	0	0	0.00	0	-
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	0	0	0.00	0	-
Sports Tampering	0	0	0.00	0	-



Year to Date Comparison Report

Printed On: 03/10/2025

Beginning Date: 01/01/2025

Ending Date: 02/28/2025

Page 2 of 3

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	0	-
Larceny/Theft Offenses, Total	6	3	0.61	22	-72.73%
Motor Vehicle Theft, Total	0	0	0.00	1	-100.00%
Pornography/Obscene Material, Total	0	0	0.00	0	-
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	0	0	0.00	0	-
Sex Offenses, Total	0	0	0.00	0	-
Fondling	0	0	0.00	0	-
Rape	0	0	0.00	0	-
Sexual Assault with an Object	0	0	0.00	0	-
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Statutory Rape	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	0	0	0.00	2	-100.00%
Weapons Law Violations, Total	1	1	0.10	8	-87.50%
Group A Offense, Total	30	23	3.03	117	-74.36%



Year to Date Comparison Report

Printed On: 03/10/2025

Page 3 of 3

Beginning Date: 01/01/2025

Ending Date: 02/28/2025

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	4	4	0.40	13	-69.23%
Crimes Against Property, Total	11	4	1.11	40	-72.50%
Crimes Against Society, Total	15	15	1.52	64	-76.56%
Officers Killed or Assaulted YTD	0			0	-

KAUFMAN POLICE DEPARTMENT CODE COMPLIANCE FEBRUARY 2025

February 2025, Kaufman Code Compliance Located or Responded To-

- Total Violations – 72
- Cases Opened/First Notice Sent – 53
- Second Notice of Violation Sent – 0
- Cases Sent To Court – 20
- Cases Closed – 48
- Current Active Cases - 55



February 2025, Kaufman Animal Services Responded To-

- Calls For Service - 54
- Follow-up Calls - 2
- Warnings Issued – 20
- Citations Issued – 2
- Traps Set – 5

Animals Captured

On Calls – 8

On View – 0

Animals Turned Over

To Owner – 0

To Humane Society – 6

Dead Animals Recovered: - 6

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.





**DEVELOPMENT SERVICES
MONTHLY BUILDING REPORT
FEBUARY 2025**

	# PERMITS ISSUED	PERMIT FEES	CONSTRUCTION VALUATION
<u>NEW RESIDENTIAL</u>			
Single Family Dwelling	7	\$37,702.59	\$2,542,000.00
Multi-Family			
<u>OTHER RESIDENTIAL</u>			
Residential Alteration / Remodel	4	\$630.60	\$55,100.00
Residential Addition			
Electrical	1	\$103.00	\$1,200.00
Mechanical			
Plumbing	1	\$103.00	\$500.00
Irrigation			
Fence	1	\$103.00	\$2,000.00
Swimming Pool			
Accessory Structures			
Demolition			
<u>NEW COMMERCIAL</u>			
New Commercial Building			
<u>OTHER COMMERCIAL</u>			
Commercial Alteration / Remodel	2	\$2,227.92	\$2,292,000.00
Commercial Addition			
Signs			
Electrical			
Mechanical			
Plumbing	1	\$103.00	\$1,100.00
Irrigation	2	\$1,504.31	\$174,615.00
Demolition			
Swimming Pool	1	\$2,128.08	\$230,000.00
Fence/Screening Wall			
Certificate Of Occupancy	2	\$412.00	
Temporary Use Permit			
TOTALS	22	\$45,017.50	\$5,298,515.00

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

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

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