



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, JUNE 23, 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 regarding the Film Friendly Texas (FFTX) community certification requirements and benefits to the City of Kaufman as outlined by the Texas Film Commission.
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 - Kaufman Family Dentistry

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the May 14, 2025, Special City Council meeting.
5. Consider and take appropriate action on the minutes from the May 19, 2025, Work Session and Regular City Council meeting.
6. Consider and take appropriate action on the minutes from the June 16, 2025, Special City Council meeting.
7. Consider and take appropriate action on Resolution R-17-25, a resolution of the City Council of the City of Kaufman, Texas, authorizing the award for engineering services provider for the 2022 Texas Hazard Mitigation Assistance Grant application and project implementation; and providing an effective date.

END OF CONSENT AGENDA

PUBLIC HEARING

8. Second Reading: Conduct a public hearing, consider and take appropriate action on Ordinance O-06-25, an ordinance of the City Council of the City of Kaufman, Texas, granting to Oncor Electric Delivery Company LLC, its successors and assigns, a non-exclusive electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways and other public property of the City of Kaufman, Texas; providing conditions of franchise authority; providing for indemnification by the company; providing for compensation therefor; providing for an effective date and a term of said franchise; providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, its predecessors and assigns; providing a severability clause; providing for written acceptance of this franchise; and finding that the meeting at which this ordinance is passed is open to the public.
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-06-25
9. Conduct a public hearing, consider and take appropriate action on Ordinance O-16-25, an ordinance of the City Council of the City of Kaufman, Texas, amending the Zoning Ordinance to provide a request for a **Specific Use Permit (SUP-59)** for alcoholic beverage sales in conjunction with a restaurant (Morita's Brunch) on approximately **0.5142 acres of land**, located at 300 East Cherry Street, Suite A, being Lot 1, Block 39 of the Fantasy Plaza Addition, City of Kaufman, Kaufman County, Texas (Parcel ID 177708). (Case No. Z-07-25)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-16-25

10. Conduct a public hearing, consider, and take appropriate action to on Ordinance O-17-25, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance O-15-17 for **Planned Development-15 Highway Commercial (PD-15 HC)**, an amendment to the Zoning Ordinance of the City, by adding a 15-foot side yard setback requirement to Tract 6 and amending Exhibit G. The subject property is located south of E. U.S. Highway 175 between Old Kemp Highway (C.R. 151) and the Highway 34 Bypass on land out of the D. Falcon Survey, Abstract 151, City of Kaufman, Kaufman County, Texas. (Case No. Z-05-25)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance O-17-25

DISCUSSION/ACTION ITEMS

11. Consider and take appropriate action on a **Site Plan for Brakes Plus**, being a portion of Lot 2, Block F of Kings Fort Addition, situated on .845 acres of land (Property ID 202753) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located in the 900 Block of Kings Fort (Case No. SP-02-25).
12. Consider and take appropriate action on a **Replat for Kings Fort Addition, Block F, Lots 4R & 5R (Brakes Plus)**, being a replat of a portion of Lot 2, Block F of Kings Fort Addition, situated on 3.845 acres of land (Property ID 202753) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being generally located in the 900 Block of Kings Fort Parkway. (Case No. R-01-25)
13. Consider and take appropriate action on a **Site Plan for Tabor Plaza**, Block A, Lot 3, situated on 2.145 acres of land (Property ID 190309) out of the D. Falcon Survey A-151, City of Kaufman, Kaufman County, Texas, said property being generally located at the northeast corner of Tabor Parkway and State Highway 34. (Case No. SP-04-25)
14. Consider and take appropriate action on a **Final Plat for Tabor Plaza, Block A, Lots 1, 2, 3, and 4** situated on 4.792 acres of land (Property ID 190309) out of the D. Falcon Survey A-151, City of Kaufman, Kaufman County, Texas, said property being generally located at the northeast corner of Tabor Parkway and State Highway 34. (Case No. FP-04-25)
15. Consider and take appropriate action on Ordinance O-15-25, an ordinance of the City Council of the City of Kaufman, Texas, providing for the sale and issuance of the City of Kaufman, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2025 in the amount of \$5,000,000 for improvements to the Wastewater Treatment Plant, extension of a water line of Highway 34 adjacent to the Agile development, and several water and sewer repairs throughout the City; and ordaining other matters relating to the subject.
16. Consider and take appropriate action on Resolution R-18-25, a resolution of the City Council of the City of Kaufman, setting a public hearing for July 28, 2025, to receive public input on the advisability of the adoption of Land Use Assumptions and a Capital Improvements Plan under which wastewater impact fees may be imposed.

17. Consider and take appropriate action on Resolution R-19-25, a resolution of the City Council of the City of Kaufman, Texas, approving the submission to the Economic Development Administration's Fiscal Year 2025 Disaster Supplemental Grant; and providing an effective date.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

18. Receive an update and discussion regarding the following:
- a. Kaufman Police Association Fishing Tournament - June 28
 - b. Kaufman Red, White & BOOM Event - July 5
 - c. Budget Work Session Meetings - August 4 & August 11 (if needed)
 - d. Special City Council Meeting - September 8
 - e. 2025 TML Conference - Fort Worth - October 29-31, 2025
 - f. Discussion Items Report (DIR)
 - g. STAR Transit Ridership Report - May 2025
 - h. Careflite Compliance Report - May 2025
 - i. Fire Department Monthly Report - May 2025
 - j. Police Department Monthly Report - May 2025
 - k. Development Services Monthly Report - May 2025
 - l. Monthly Calendars Attached

EXECUTIVE SESSION

19. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
- a. Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Project AC/DC and Project Jersey

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

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

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON FRIDAY, JUNE 20, 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.