



**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**MONDAY, JUNE 27, 2022 - 6:00 PM**  
**CITY HALL COUNCIL CHAMBERS**  
**209 S. WASHINGTON STREET**  
**KAUFMAN, TEXAS 75142**  
**AND VIA VIDEOCONFERENCE/TELECONFERENCE**

**This meeting will be held using  
videoconferencing/teleconferencing  
technology with public access via:  
[WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR  
(888)788-0099 (TOLL-FREE)  
MEETING/WEBINAR ID: 870 3436 0003  
PASSWORD: 270462**

**PLEDGE OF ALLEGIANCE**

**CALL MEETING TO ORDER** The 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.**

**PUBLIC HEARING**

1. Conduct a public hearing and consider and take appropriate action on Ordinance O-15-22, an ordinance of the City Council of the City of Kaufman, Texas, on a request by Eric Bowman of Cope Equities to rezone approximately 99.520 acres (Property ID 54862 & 54860) from Planned Development (PD-3) for Retail, Office, and Multi-Family Residential uses to **Planned Development (PD-22)** for Commercial uses on approximately 17.06 acres (Sub-District "A"), High-Density Multi-Family Residential uses on approximately 18.01 acres (Sub-District "B"), Low-Density Multi-Family Residential (Build-to-Rent) uses on approximately 10.16 acres (Sub-District "C"), Townhouse Residential uses on approximately 12.57 acres (Sub-District "D"), and Single-Family Residential uses on approximately 40.40 acres (Sub-District "E"). The proposed development is known as **Five Points** and is generally located northwest of S. Washington St. at Five Points Dr. in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX. (Case No. Z-04-22)
- a. Presentation.
- b. PUBLIC HEARING.

- c. Consider and take appropriate action on Ordinance O-15-22.

### **PLANNING & ZONING ITEMS**

2. Consider and take appropriate action on the **Land Study and Preliminary Plat of Windsor Park 2**, being a tract of land containing approximately 134.12 acres (Property IDs 5270 & 198786), situated in the D. Falcon Survey, Abstract No. 151, Kaufman County, Texas. The property is generally located on the south side of SH 34 and the west side of FM 1388 (S. Houston St.) within the City of Kaufman's Extra-Territorial Jurisdiction (ETJ). The preliminary plat is for 447 residential lots and 11 common area lots. (Case No. PP-01-22)
3. Consider and take appropriate action on the **Land Study and Preliminary Plat of the Enclave at Kings Fort**, being a tract of land containing 41.00 acres (Property ID 57208), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-7 ("PD-7") and is generally located on the east side of Tabor Parkway, approximately 1,300 feet south of Kings Fort Parkway and 850 feet north of Dillard Lane. The preliminary plat is for 215 residential lots and 6 common area lots. (Case No. PP-03-22)
4. Consider and take appropriate action on the **Final Plat of South Pointe at Kaufman Sports Village Addition**, being a tract of land containing 51.824 acres (Property ID 56876), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-18 ("PD-18") and is generally located on the north side of SH 34, the west side of FM 1388 (S. Houston St.), and the southeast side of S. Washington St. The final plat is for 2 lots and 10 blocks. (Case No. FP-07-22)

### **DISCUSSION/ACTION ITEMS**

5. Consider and take appropriate action regarding Georgetown Phases 2A and 2B Facilities Agreement
6. Consider and take appropriate action regarding a Texas Local Government Code Chapter 380 Agreement with Cedar Crest Development Company, LLC, a Texas limited liability company, for acquisition of land; and authorizing the Mayor or his designee to sign the agreement and any necessary documents.
7. Consider and take appropriate action on the Highland Meadow Development Incentive Agreement between Williamsburg Construction Services, Inc., a Texas corporation, and the City of Kaufman, for the development of the approximate 106 acre tract of land located in the extraterritorial jurisdiction of the City; and authorizing the Mayor or designee to execute necessary documents.
8. Consider and take appropriate action on Ordinance O-16-22, 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 Revenue Certificates of Obligation, Series 2022; and ordaining other matters relating to the subject.

9. Consider and take appropriate action on Ordinance O-17-22, an ordinance of the City Council of the City of Kaufman, Texas, providing for the sale and issuance of the City of Kaufman, Texas General Obligation Refunding Bonds, Series 2022; and ordaining other matters relating to the subject.
10. Consider and take appropriate action on Resolution R-21-22, a resolution of the City Council of the City of Kaufman, Texas, accepting the preliminary service and assessment plan for authorized improvements within the Kaufman Public Improvement District No. 2 (Prairie Creek); setting a date for a public hearing on the proposed levy of assessments; authorizing notice; and enacting other provisions relating thereto.
11. Consider and take appropriate action on Resolution R-22-22, a resolution of the City Council of the City of Kaufman, Texas, designating certain officials as being responsible for and acting for, and on behalf of, the City of Kaufman in connection with the Texas Parks & Wildlife Department for the purpose of participating in the Local Park Grant Program; certifying that the City of Kaufman is eligible to receive program assistance; certifying that the City of Kaufman matching share is readily available; and dedicating the proposed site for permanent public park and recreational uses.
12. Consider and take appropriate action on a Jurisdictional Memorandum of Understanding between the City of Kaufman Police Department and the Kaufman Independent School District Police Department.
13. Consider and take appropriate action on the minutes from the May 23, 2022, Regular City Council and Joint TIRZ #2 meeting.

#### **ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER**

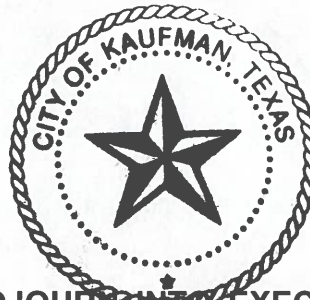
14. Receive an update and discussion regarding the following:
  - a. Future Water Planning Update
  - b. Careflite Update
  - c. 2022 TML Conference- San Antonio- October 5-7, 2022
  - d. Discussion Items Report (DIR)
  - e. STAR Transit Ridership Report- May 2022
  - f. Careflite Compliance Report- May 2022
  - g. Fire Department Monthly Report- May 2022
  - h. Police Department Monthly Report- May 2022
  - i. Development Services Monthly Report- May 2022

j. Monthly Calendars Attached

### **ADJOURNMENT**

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, JUNE 24, 2022, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED 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: 870 3436 0003 PASSWORD: 270462**

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.