



AGENDA
WORK SESSION AND
REGULAR CITY COUNCIL MEETING
MONDAY, MARCH 27, 2023 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
WWW.ZOOM.US/JOIN OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 883 6927 8412
PASSWORD: 562304**

CALL 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. Presentation and discussion regarding the Special Election pertaining to the Street Maintenance Sales Tax Reallocation.
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- Paul Murrey Ford

PRESENTATION/ACTION ITEM

4. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2021-2022 Financial Audit Report and discussion of the same.
 - a. Consider and take appropriate action on the acceptance of the Fiscal Year 2021-2022 Financial Audit Report.

REPORTS

5. Receive an update and discussion regarding the following:
 - a. The Annual Report for CareFlite for the Calendar Year 2022.
 - b. The Annual Report for the Kaufman Fire Department for the Calendar Year 2022.
 - c. The Annual Crime Report for the Kaufman Police Department for the Calendar Year 2022.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the February 27, 2023, TIRZ #1, TIRZ #2, and Regular City Council meeting.
7. Consider and take appropriate action on Resolution R-04-23, a resolution of the City Council of the City of Kaufman, Texas, adopting a policy implementing the Public Information Act; appointing and publicly identifying a Public Information Officer to serve as the point of contact for members of the public in requesting disclosure of public records and to oversee the City's compliance with the Public Information Act; providing for the incorporation of premises; and providing an effective date.
8. Consider and take appropriate action on Resolution R-08-23, 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 34 and E Fair Street on Saturday, July 1, 2023, from 7:00 a.m. until 11:00 a.m. for the purpose of the 2023 Red White & BOOM Parade; authorizing the City Manager to execute necessary documents; and providing for an effective date.
9. Consider and take appropriate action on Resolution R-09-23, 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 on Saturday, July 1, 2023, from 7:00 a.m. until 1:00 p.m. for the 2023 Red White & BOOM Event; authorizing the City Manager to execute necessary documents; and providing an effective date.

10. Consider and take appropriate action on Resolution R-11-23, a resolution of the City Council of the City of Kaufman, Texas, approving an amendment to the City of Kaufman Purchasing Policy Guidelines ("Purchasing Policy"); and providing an effective date.
11. Consider and take appropriate action to update the designation of authorized signatories on City depository accounts to remove the previous City Manager as an authorized signer and to designate the City Secretary as an authorized signer for the City of Kaufman depository accounts.
12. Consider and take appropriate action on Resolution R-12-23, a resolution of the City Council of the City of Kaufman, Texas opposing developer's special districts in Kaufman County.

END OF CONSENT AGENDA

PUBLIC HEARING

13. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-05-23, an ordinance of the City Council of the City of Kaufman, Texas, **annexing** the hereinafter described property of approximately **105.923 acres**, generally located on the south side of SH 243 at Ola Road (Property IDs 2252, 2267, 2269, and 2270), situated in the Thomas Beedy Survey, Abstract No. 21, into the City of Kaufman, Kaufman County, Texas and extending the boundary limits of said City so as to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City, adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-01-23)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-05-23
14. Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-06-23, 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, Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **approve the zoning of a newly annexed property to Planned Development-23 (PD-23) for single-family residential uses**. The property is known as **Highland Meadows** and consists of approximately 105.923 acres generally located on the south side of SH 243 at Ola Road (Property IDs 2252, 2267, 2269, and 2270), said property being situated in Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Case No: Z-02-23)
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Ordinance No. O-06-23

DISCUSSION/ACTION ITEMS

15. Consider and take appropriate action on Ordinance No. O-07-23, an ordinance of the City Council of the City of Kaufman, Texas, providing for the **release of a portion of the City's Extra-Territorial Jurisdiction ("ETJ")** and reduction thereof to exclude parcels identified in Exhibits "A-1", "A-2", "A-3", "A-4", and "A-5" of the Ordinance, consisting of **49.181 acres generally located at 7325 S. SH 34, Scurry, TX**, situated in the J.C. Cortez Survey, Abstract No. 80, the A. Chivino Survey, Abstract No. 80, the A. Cherino Survey, Abstract No. 81, and the J. Trevino Survey, Abstract No. 533 (Property IDs 59602, 73049, 194580, and a portion of Property ID 191163), updating the official City Boundary Map to reflect the reduction in ETJ.
16. Consider and take appropriate action on the **Preliminary Plat of the Kaufman ISD Addition**, being 85.234 acres situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Property ID 187223 & 51233), zoned A-O Agriculture-Open District and located on the north side of SH 243 and the west side of FM 2727. The preliminary plat is for 2 non-residential lots and 2 open space lots. (Case No. PP-02-23)
17. Consider and take appropriate action on the **Final Plat of the Kaufman ISD Addition**, being 85.234 acres situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Property ID 187223 & 51233), zoned A-O Agriculture-Open District and located on the north side of SH 243 and the west side of FM 2727. The final plat is for 2 non-residential lots, 2 open space lots, and right-of-way. (Case No. FP-03-23)
18. Consider and take appropriate action on the **Preliminary Plat of Steve's Diesel Addition**, being a partial tract of land containing 15.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas, zoned Light Industrial ("LI") and generally located 3736 East Highway 175. The preliminary plat is for 2 non-residential lots. (Case No. PP-03-23)
19. Consider and take appropriate action on the **Site Plan of Eleanor's Coffee Shop**, situated on 0.1920 acres out of the Kaufman Original, Block 19, City of Kaufman, Kaufman County, Texas, located at 303 W. Mulberry St. (Property ID 28506). The property is zoned Commercial (C) for retail uses. (Case No. SP-02-23)
20. Consider and take appropriate action on Resolution R-10-23, a resolution of the City Council of the City of Kaufman, Texas, in support of the 2023 Blue Cross Blue Shield Texas Campaign Grant for a National Fitness Campaign Grant; and authorizing the Mayor or his designee to execute necessary documents.
21. Consider and take appropriate action on a letter of support for the replacement of Terrell State Hospital.
22. Consider and take appropriate action on a Memorandum of Understanding between the City of Kaufman and the Kaufman County Sheriff's Department for the use and payment of the Flock cameras located in the downtown City of Kaufman Square and the old Kaufman County Courthouse; and authorizing the Mayor or his designee to execute necessary documents.

APPOINTMENT

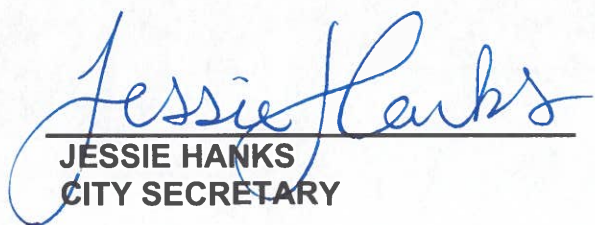
23. Consider and take appropriate action on the appointment of three (3) members to the Parks and Recreation Board for a two (2) year term to expire March 2025 and four (4) members to the Parks and Recreation Board for a one (1) year term to expire March 2024.
24. Consider and take appropriate action on the appointment of three (3) members to the Keep Kaufman Beautiful Board for a two (2) year term to expire March 2025 and three (3) members to the Keep Kaufman Beautiful Board for a one (1) year term to expire March 2024.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

25. Receive an update and discussion regarding the following:
 - a. Council Retreat- April 10 & 11 at 6 PM
 - b. Easter Event- April 1
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report- February 2023
 - e. Careflite Compliance Report- February 2023
 - f. Fire Department Monthly Report- February 2023
 - g. Police Department Monthly Report- February 2023
 - h. Development Services Monthly Report- February 2023
 - i. 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, MARCH 24, 2023, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.


JESSIE HANKS
CITY SECRETARY



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

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

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



Meeting
Date: 3/27/2023

Date: 03/21/2023

Item #: 4.

Dept.: Finance

Presentation

SUBJECT:

Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2021-2022 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 account." This presentation is for the Fiscal Year 2022 Consolidated Annual Financial Report.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends acceptance of the 2021-2022 Financial Audit Report.

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



CareFlite

Kaufman County Updates



Volume

- 3,221 Responses (2022)
 - City of Kaufman 911 (1,505)
 - Texas Health Transfers (1,716)
- Maintaining compliance
 - 96.7%
- Staffing
 - Reallocating personnel from Balch Springs and Ferris
- Adapting to growth



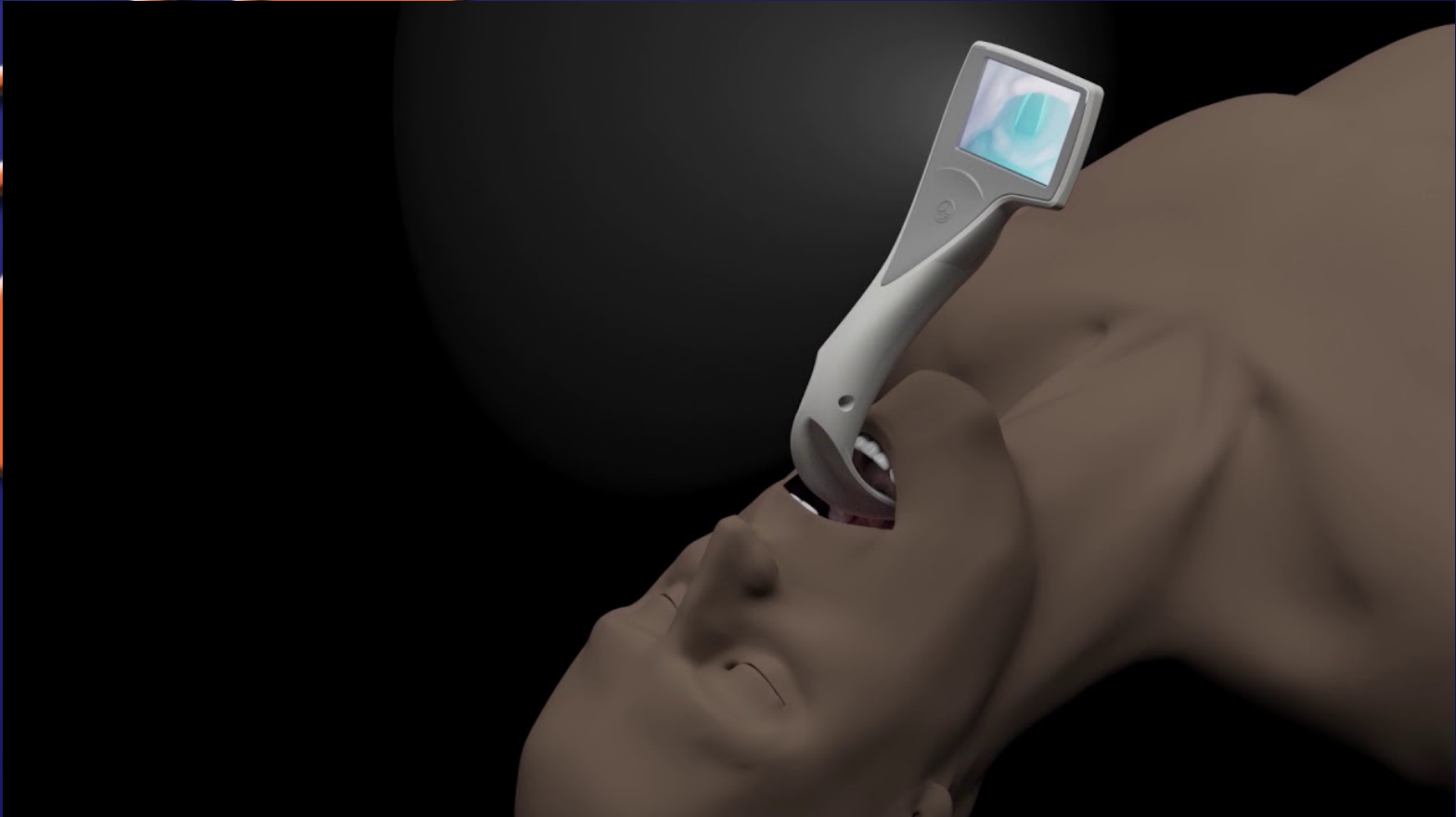
Growth

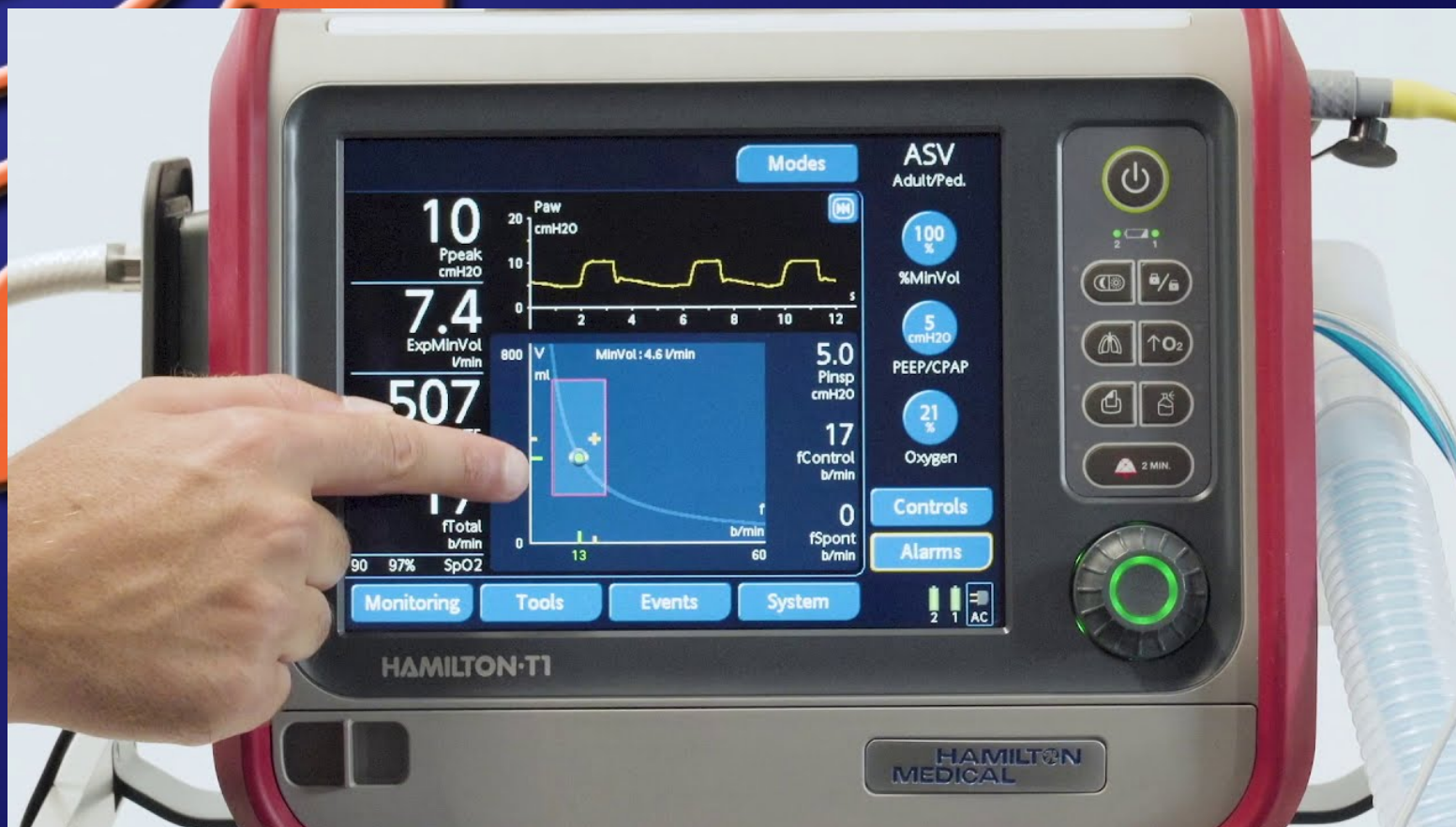
- Increasing unit hours
 - ALS Supervisor in Kaufman 5 days a week and responding to numerous calls.
- Additional Units
 - 9420 Training Truck
- Additional Management
 - 3-24 hour Supervisors
 - 1-Day Supervisor M-F
 - 1-Operations Manager
 - Numerous Shift Supervisors

A large, stylized orange graphic on the left side of the slide, resembling a flame or a stylized letter 'M' with a drop shadow.

Technology

- Video Laryngoscopy
- Hamilton Ventilator
- iGel Airway
- Styker Stretchers
- RQI Training
- HyFin Chest Seal
- CPR-2+ Adult BVM





 i-gel[®]
Training & Guidance







CPR-2+™
Adult BVM
With Tidal Volume Markings





First Response

- 2022 CE hours
 - Kaufman County: 6373hrs
 - Kaufman FD: 160hrs
- 2023 EMR Course
 - Coming in Fall in Kaufman
- 2023 EMT Course
 - Currently being held at Kaufman EOC
 - 22 First Responders
 - Graduating June 2023



Thank You



2022

ANNUAL COUNCIL UPDATE



2,437 CALLS FOR SERVICE

3,703 DAILY ACTIVITIES



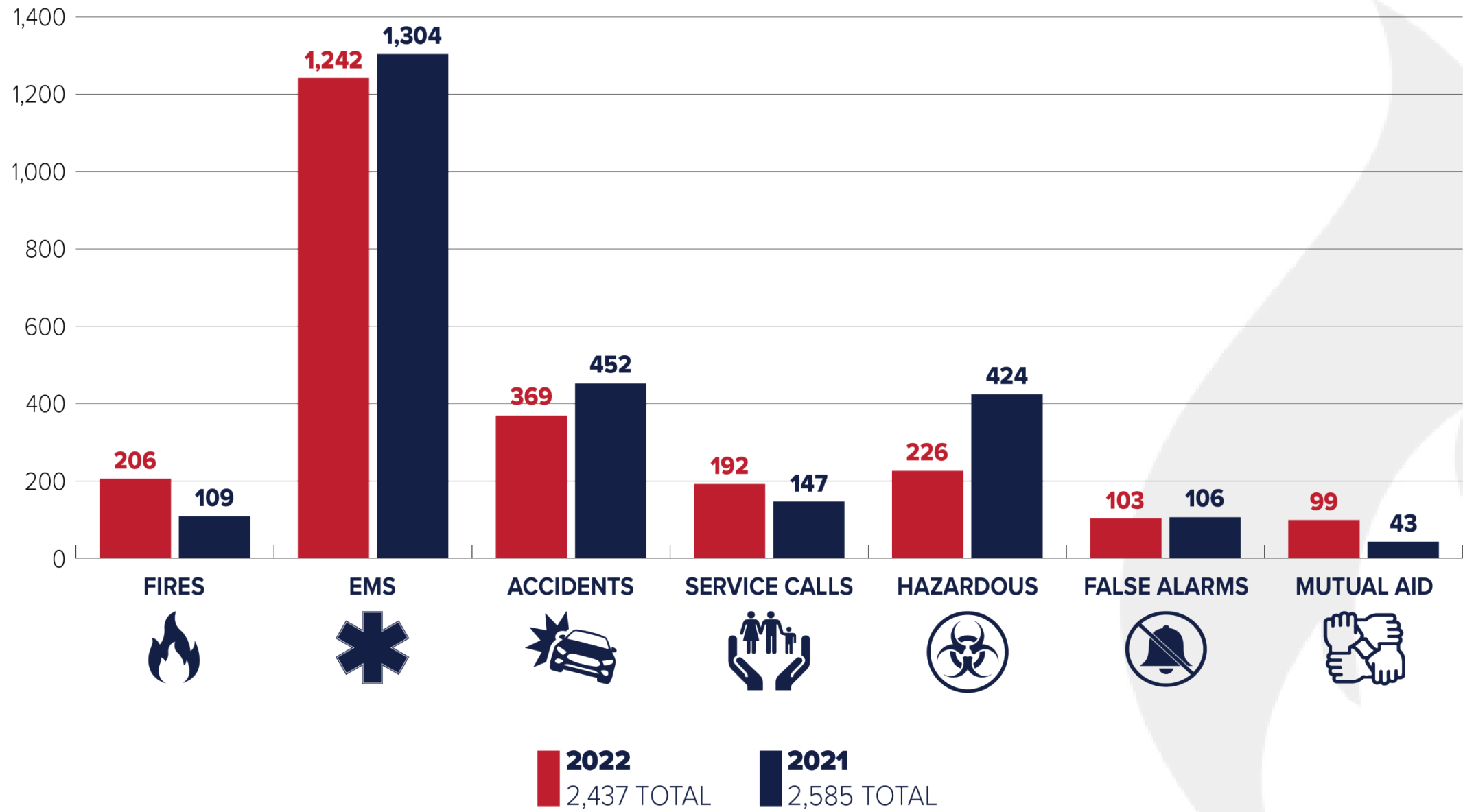


*5.23% Overall Decrease in
Average Response Time Over 2021*

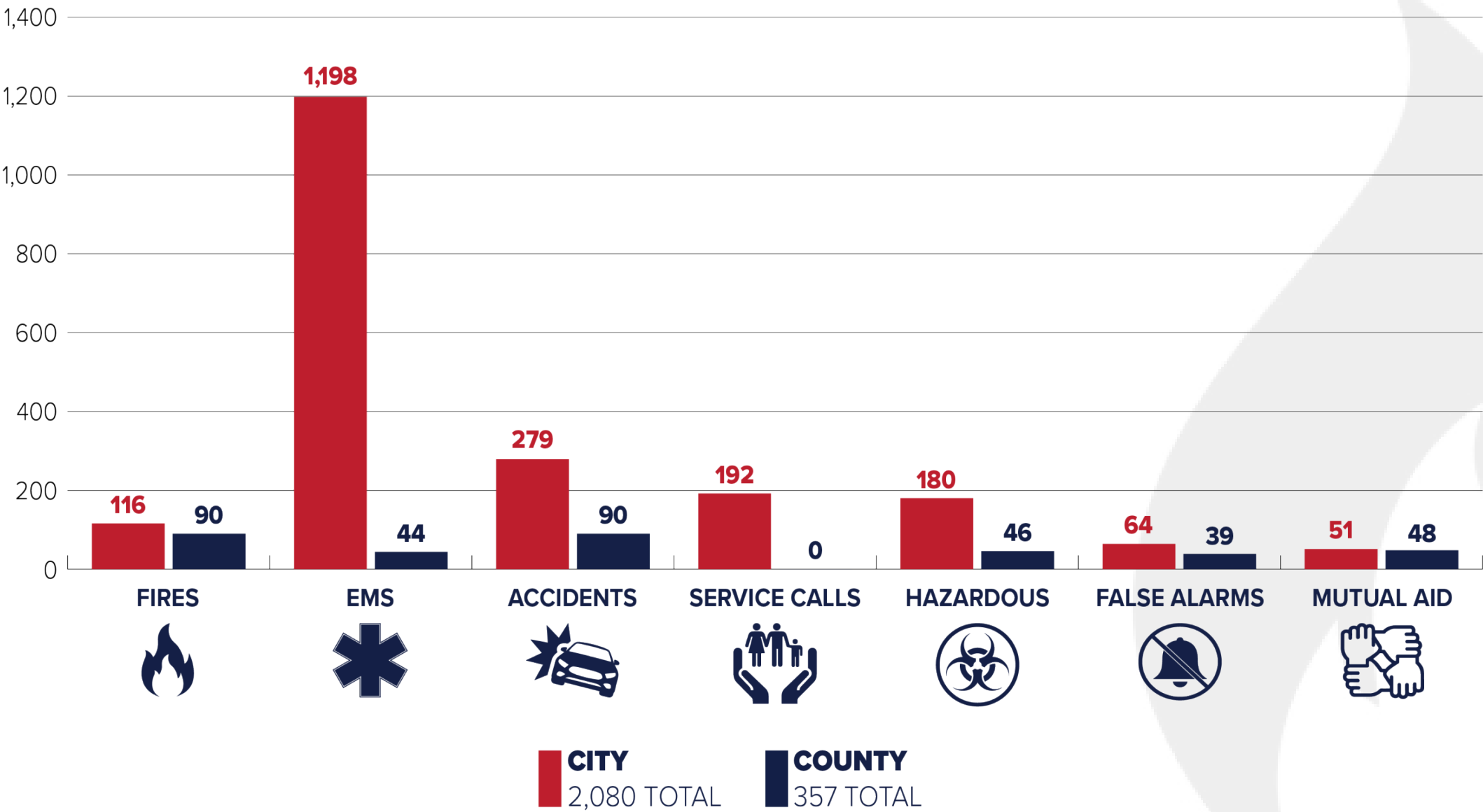
**2021
AVERAGE
RESPONSE TIME
6:03**

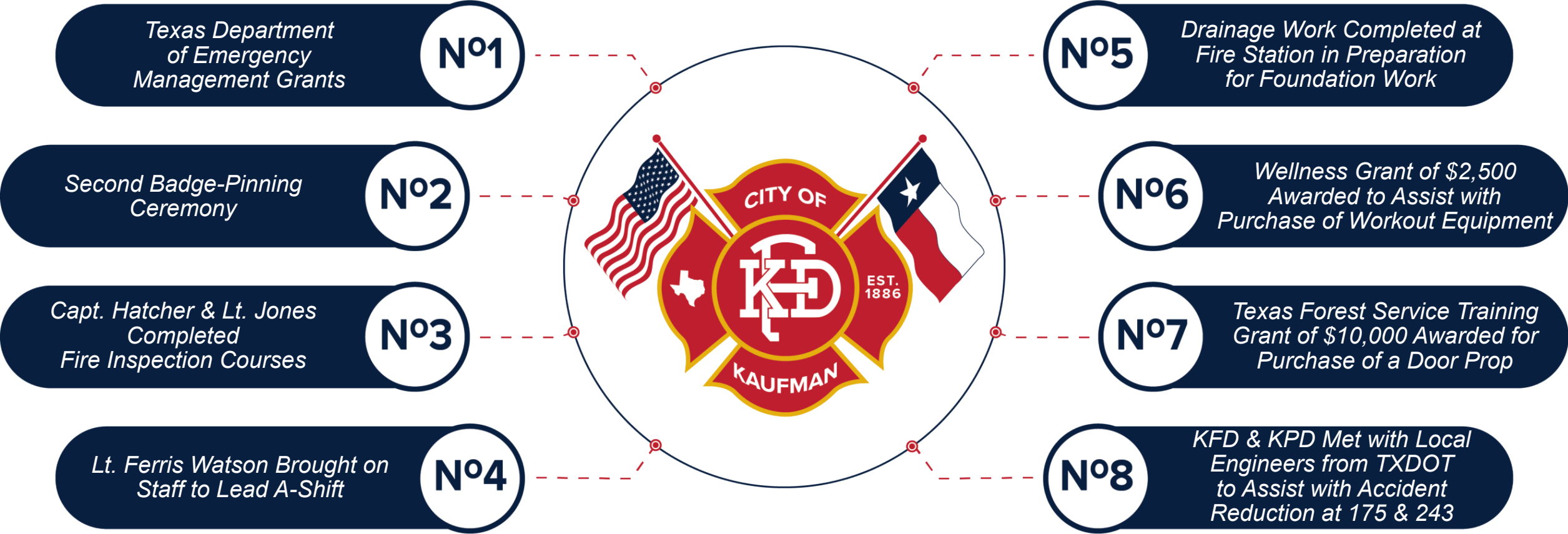
**2022
AVERAGE
RESPONSE TIME
5:44**

INCIDENTS BY MAJOR CATEGORY



BREAKDOWN OF INCIDENTS BY MAJOR CATEGORY
CITY VERSUS COUNTY





KAUFMAN FIRE RESCUE STAFF



CHIEF RONNIE DAVIS



CAPT. JEREMY HATCHER

A SHIFT



LT. FERRIS WATSON



ENG. GRADY CAMPBELL

B SHIFT



LT. WADE BALLARD



ENG. CHRIS McCARTER

C SHIFT



LT. TANNER JONES



ENG. RUSTY BATEMAN

2022 HIGHLIGHTS IN PICTURES



2022 HIGHLIGHTS IN PICTURES





KAUFMAN POLICE DEPARTMENT 2022 CRIME REPORT

February 14, 2023
Les Edwards - Chief of Police

2022 Part 1 Crime Report

OFFENSE	YTD 2022	YTD 2021	# Change +/-	% Change +/-
MURDER	0	0	=	0%
RAPE	1	2	-1	-100%
ROBBERY	3	0	+3	+300%
AGG. ASSAULT	20	14	+6	42.86%
BURGLARY	6	10	-4	-40.00%
THEFT	57	77	-20	-25.97%
AUTO THEFT	7	10	-3	-30%
TOTAL PART 1 OFFENSES	94	113	-19	-16.81

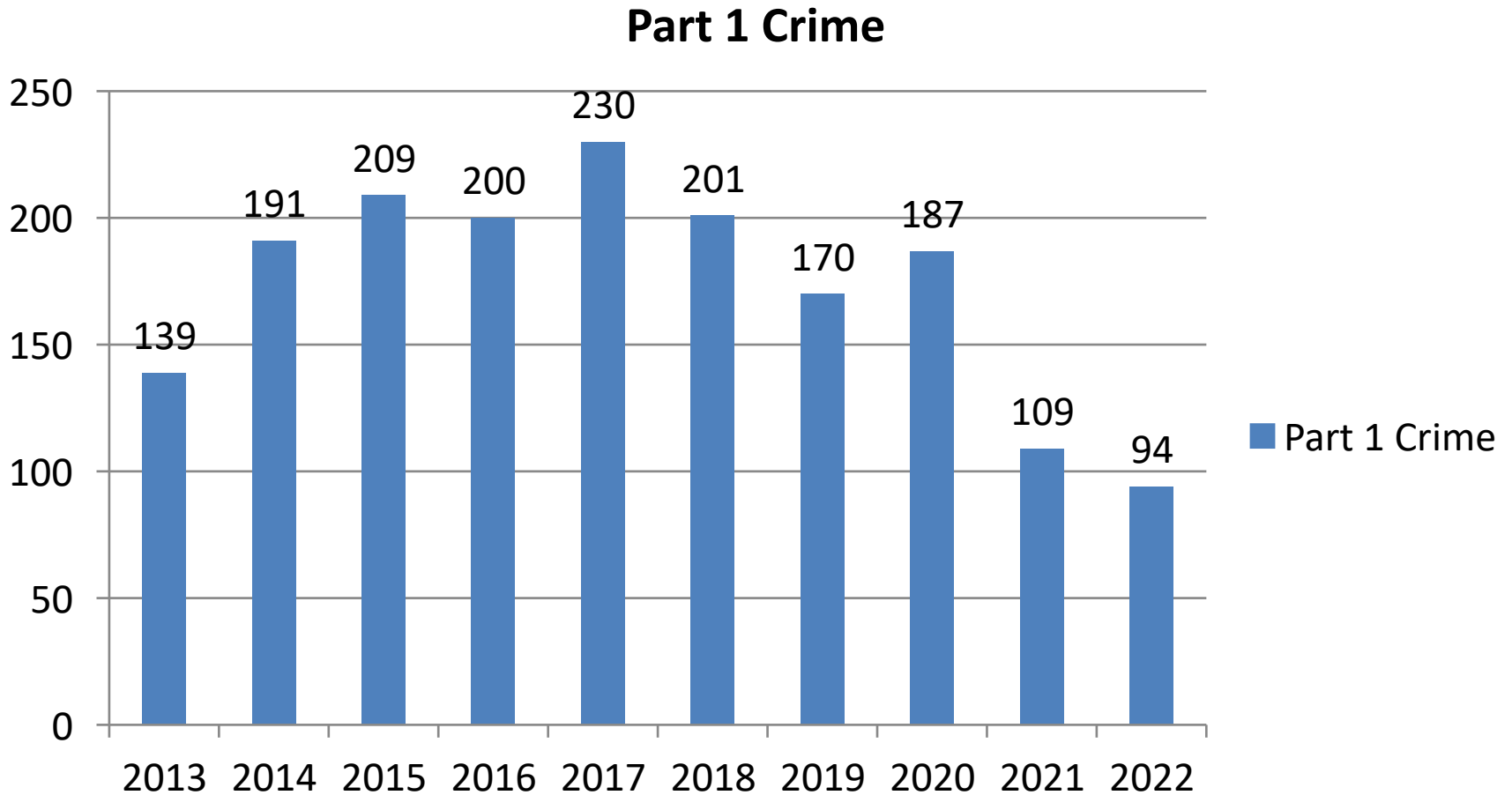
Service Activity

Activity	2022	2021	# Change +/-
Calls for Service	6,488	5,965	+523
Accidents	260	246	+14

Enforcement Activity

Activity	2022	2021	# Change +/-
Arrests	531	492	+13
Traffic Stops	4073	2,199	+1874
DWI Arrests	35	34	+1
Drug Arrests	181	122	+59

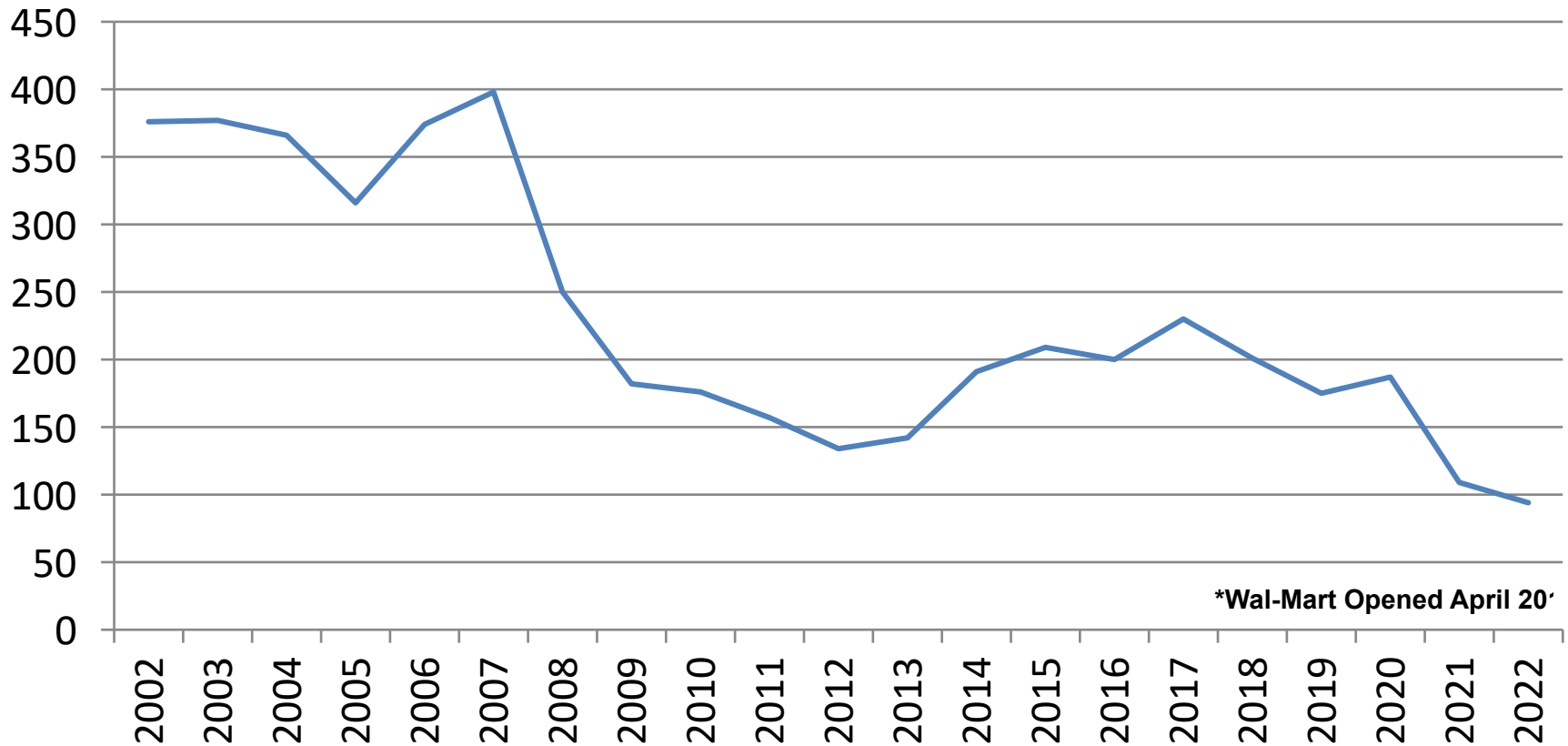
10 Year Part 1 Comparison



CID CASES FILED WITH DISTRICT ATTORNEY'S OFFICE

2017	760	*
2018	552	-208
2019	495	-57
2020	520	+25
2021	500	-20
2022	423	-77

City Of Kaufman 20 Year Crime Trends



Kaufman Police Department

2022 Heat Map

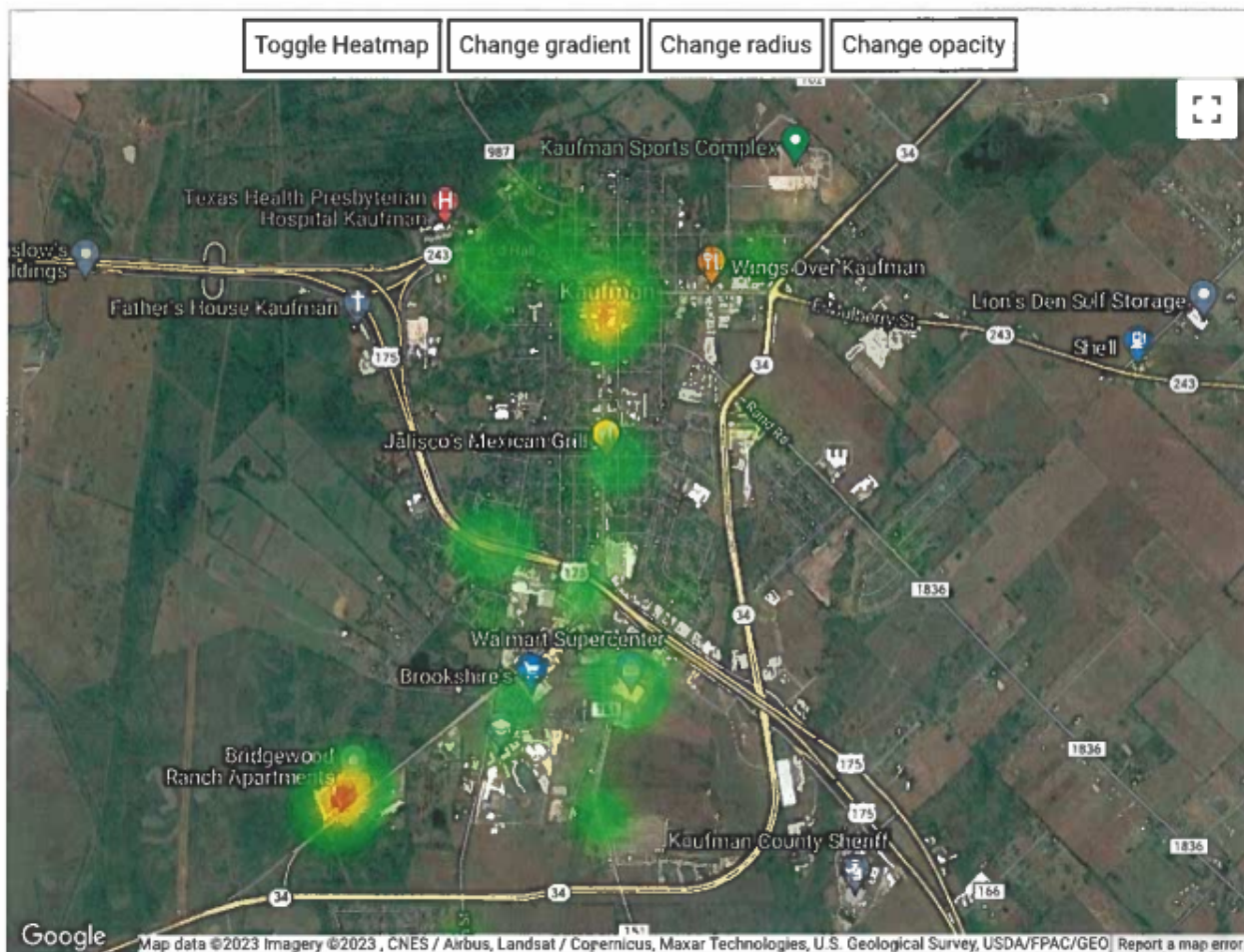
Kaufman Police Department

Group A Crimes

01/01/2022 - 12/31/2022

Hot Spot Location List:

- 100 & 300 Blk. E. Mulberry St.
- Kaufman PD (Reporting Location)
- Briarwood Apartments (500 BLK E. 6th)
- 1200 Blk. FM 1836 (Rand Rd.)
- Denny's
- Vista Lane Apartments (Primary Spots)
- Plum Tree Apartments (Primary Spots)
- Wal-Mart
- 1000 Blk. E/B Hwy 175
- Cates Drive



2022

Kaufman Police Department Community Contacts

- Serving our Kaufman family of citizens our members serve in many organizations. Here are some you may not know about.
- Children' Advocacy Center
- Genesis Women's Shelter
- Kaufman County Texas Child Fatality Team.
- Kaufman Pastors and Friends Fellowship
- The Help Center, active board member and Donated food Baskets for people in need
- Kaufman Lions Club
- Kaufman County Crime Stoppers and Most Wanted publication
- Kaufman County Leadership Council
- Homeless Coalition Group
- Numerous Funeral Escorts for the families of Kaufman

We also sponsored and or participated in the following 2022 City events in Kaufman

- July 2nd Kaufman Red White and Boom Event at the Sports Complex and Parade.
- National Night Out "Back Home 2022" .
- Kaufman Harvest Fest Events and Parade 2022.
- Halloween on Houston Street 2022.
- Kaufman Turkey Trot 2022.
- Kaufman Lighted Christmas Parade, Christmas tree lighting and Christmas on the Square 2022.

We are also very connected to Local, State and Federal Law Enforcement Organizations to gather information on current crime trends to keep the citizens of Kaufman safe.

- Regional Organized Crime Information Center (ROCIC)
- North Texas Joint Terrorism Task Force (NTJTTF)
- Leads on Line, Pawn Shop database
- Dallas Police Department Fusion Center
- Texas Joint Crime Information Center (TXJCIC)
- Texas Organized Retail Crime Association
- Texas Police Chiefs Organization
- North and East Texas Police Chiefs Organization
- National Computer Forensics Institute, overseen by the United States Secret Service
- Electronic Crimes Task Force, overseen by the United States Secret Service
- ETRACE, overseen by the Bureau of Alcohol Tobacco and Firearms (ATF)
- KCHF, Kaufman County Heroes Foundation
- ICAC, Internet Crimes Against Children, overseen by North Texas HIDTA
- TRACKIT, Texas Sexual Assault Evidence Tracking Program, overseen by Texas DPS
- ZETX, “TRAX” Cell Phone Investigations Solutions Team, overseen by ZetX Corporation
- Drug Enforcement Agency Drug Take Back Program and a CVS medication disposal box is in our lobby so our citizens can get unwanted prescription drugs off our streets.

2022 ANIMAL CONTROL REPORT

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022	2022
CALLS FOR SERVICE	56	67	74	73	71	76	61	71	73	55	50	59	786
FOLLOW UP CALLS	0	2	1	5	2	4	3	4	3	3	2	5	34
SPECIAL ASSIGNMENTS	5	4	5	2	7	6	9	2	2	2	2	2	48
EXTRA PATROL	8	11	15	2	7	16	9	20	16	3	6	7	120
ANIMALS CAPTURED:													
ON CALLS	3	17	15	18	27	16	11	10	17	10	18	21	183
ON VIEW	0	0	0	1	0	0	1	0	3	4	0	1	10
NON-DOMESTIC ANIMALS	2	1	1	2	0	0	0	11	1	4	0	0	22
ANIMALS TURNED OVER:													
TO OWNER	1	1	1	2	3	0	0	5	5	5	2	4	29
HUMANE SOCIETY	5	21	16	19	28	14	12	9	13	4	14	15	170
DEAD ANIMAL RECOVERED	3	3	1	2	5	5	3	2	6	3	4	0	37
NEW TRAPS SET OUT	1	1	3	3	0	2	1	0	1	3	1	0	16
ENFORCEMENT ACTIONS													
WARNINGS ISSUED	5	7	3	8	16	6	4	5	9	10	5	5	83
CITATIONS ISSUED	0	3	0	0	0	0	0	0	4	0	2	1	10

YEARLY ANIMAL CONTROL EXPENSE

FISCAL YEAR	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
TOTAL AMOUNT PAID TO HUMANE SOCIETY											
	\$4,900	\$9,192.50	\$12,060	\$10,350	\$10,755	\$14,123	\$20,970	\$24,200	\$28,238	\$28,237	\$28,237

- Cost went from \$17.50 to \$45.00 per animal on January 1, 2014.
- Cost went from \$45.00 per animal to flat fee of \$1,495.00 a month October 1, 2017.
- Cost went from \$1,495.00 a month to \$2,000.00 a month April 1, 2018.
- Note: October 2021 \$5,000.00 from Emergency ARPA Funds given to the Humane Society.



Meeting
Date: 3/27/2023

Date: 03/06/2023

Item #: 6.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the February 27, 2023, TIRZ #1, TIRZ #2, and Regular City Council meeting.

BACKGROUND:

Author:

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation:

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



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, FEBRUARY 27, 2023 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

PLEDGE OF ALLEGIANCE

CALL TIRZ #1 MEETING TO ORDER TIRZ #1: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

Vice Chairman Phillips called the TIRZ #1 meeting to order at 6:03 PM. Board members present were Jeff Jordan, Matt Phillips, Charles Gillenwater, and Mike Hunt. Board Member Barry Ratcliffe was absent. Vice Chairman Phillips declared a quorum present.

TIRZ #1 ITEMS

1. Consider and make a recommendation to the City Council on the FY-22 Tax Increment Reinvestment Zone #1 Annual Report.

Josh Arendt, TIRZ Manager with Municap, Inc., presented the FY-22 Tax Increment Reinvestment Zone #1 annual report.

Board member Gillenwater made a motion to recommend approval of the FY-22 Tax Increment Reinvestment Zone #1 annual report. The motion was seconded by Board member Hunt and passed 4/0.

TIRZ #1 ADJOURNMENT

Vice Chairman Phillips adjourned the TIRZ #1 meeting at 6:10 PM.

CALL TIRZ #2 MEETING TO ORDER TIRZ #2: Chairman calls the Meeting to order, states the date and time, state members present, and declares a quorum present.**

Vice Chairman Phillips called TIRZ #2 meeting to order at 6:10 PM. Board members present were Jeff Jordan, Matt Phillips, Charles Gillenwater, Carole Aga, Patty Patterson, Quattro Borders and Mike Hunt. Board members Lisa Parker, and Ray Raymond were absent. Vice Chairman Phillips declared a quorum present.

TIRZ #2 ITEMS

2. Consider and make a recommendation to the City Council on the FY-22 Tax Increment Reinvestment Zone #2 Annual Report.

Josh Arendt, TIRZ Manager with Municap, Inc., presented the FY-22 Tax Increment Reinvestment Zone #2 annual report.

Board member Aga made a motion to recommend approval of the FY-22 Tax Increment Reinvestment Zone #2 annual report. The motion was seconded by Board member Patterson and passed 7/0.

TIRZ #2 ADJOURNMENT

Vice Chairman Phillips adjourned the TIRZ #2 meeting at 6:15 PM.

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

Mayor Pro-Tem Phillips called the City Council meeting to order at 6:15 PM. Councilmembers present were Matt Phillips, Patty Patterson, Quattro Borders, Carole Aga, Charles Gillenwater and Jeff Jordan. Councilmember Lisa Parker was absent. Mayor Pro-Tem Phillips declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Economic Development Director Stewart McGregor, Development Services Director Andrew Bogda, Fire Captain Jeremy Hatcher, Fire Chief Ronnie Davis, Police Sergeant Jason Stastny, Police Sergeant Colter Leftwich, and Police Chief Les Edwards.

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

No comments were given.

RECOGNITION

3. Business of the Month- Kaufman Chiropractic

Mayor Pro-Tem Phillips, Mr. McGregor, and Anne Glasscock, CEO of the Kaufman Chamber of Commerce, presented and recognized Kaufman Chiropractic as the February Business of the Month.

4. Kaufman Economic Development Corporation- Certificate of Achievement for Economic Excellence

Mayor Pro-Tem Phillips recognized Mr. McGregor for receiving the Certificate of Achievement for Economic Excellence from the Texas Economic Development Council. Dr. Joe Darragh, co-owner of Kaufman Chiropractic, thanked the Council for the recognition. He gave a brief summary of the business's history and impact on the community.

CONSENT AGENDA

5. Consider and take appropriate action on the minutes from January 23, 2023, Regular City Council meeting.
6. Consider and take appropriate action on Resolution R-05-23, 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 Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.

7. Consider and take appropriate action on Resolution R-06-23, a resolution of the City Council of the City of Kaufman, Texas, accepting a donation of an ambulance from CareFlite, and authorizing the City Manager to execute all documents and take necessary action to transfer title to the ambulance.
8. Consider and take appropriate action on Resolution R-07-23, a resolution of the City Council of the City of Kaufman, Texas, repealing Resolution R-40-22, providing a list of approved Cooperative Purchasing Programs for City participation, and adopting an updated list of Cooperative Purchasing Programs for City use.
9. Consider and take appropriate action on the award of bid and contract for the Landscape Maintenance Services (mowing) for Fiscal Year 2023 to 5 Star Tree & Lawn and authorizing the Mayor or his designee to execute necessary documents.
10. Consider and take appropriate action on the award of bid and contract for the Landscape Maintenance Services (herbicide & pesticide, and pest control) for Fiscal Year 2023 to Fleming Brothers Inc. dba Southern Roots Lawn Care and authorizing the Mayor or his designee to execute necessary documents.
11. Consider and take appropriate action on a contract between the City of Kaufman and Kaufman County Tax Assessor/Collector to assess and collect ad valorem property taxes on all properties subject to the City of Kaufman's taxing jurisdiction; and authorizing the Mayor or designee to execute necessary documents.
12. Consider and take appropriate action on a Non-Exclusive Use Agreement between the City of Kaufman and the Kaufman Youth Football Association for use of the football fields at the Kaufman Sports Complex; and authorizing the mayor or his designee to execute necessary documents.
13. Consider and take appropriate action on an amendment to the existing professional services agreement between Bureau Veritas North America, Inc. and the City of Kaufman dated January 1, 2018 to provide for a revised cost of services for backup plan review and building inspection services.

Councilmember Gillenwater made a motion to approve Consent Agenda items 5 - 13 as presented. The motion was seconded by Councilmember Borders and passed 6/0.

END OF CONSENT AGENDA

PUBLIC HEARING

14. Second Reading: Consider and take appropriate action on Ordinance O-03-23, an ordinance of the City Council of the City of Kaufman, Texas, approving an amendment to the exclusive franchise agreement for solid waste collection with Republic Waste Services of Texas, LTD., ("original agreement"), in accordance with state law and city charter; providing for the

incorporation of premises; approving an amendment to provide for an updated polycart schedule and bulk pickup services; authorizing the mayor to execute the amended agreement; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

a. Presentation

Mr. Holder gave a brief summary of the proposed amendment.

b. Public Hearing

Mayor Pro-Tem Phillips opened the public hearing at 6:26 PM. There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 6:26 PM.

c. Consider and take appropriate action on the second and final reading of Ordinance O-03-23

Councilmember Aga made a motion to approve the second and final reading of Ordinance O-03-23 as presented. The motion was seconded by Councilmember Patterson and passed 6/0.

15. Conduct a public hearing, consider and take appropriate action on the **Final Plat of Joshua Pope Addition, Block A, Lots 1 – 3**, being a replat of a portion of Block A of the Allen Addition (unrecorded) to create 3 residential lots and a requested variance to lot depth. The subject property consists of 0.456 acres situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, generally located on the west side of N. Wilson St., the south side of E. Hickory St., and the north side of E. Oak St. (Parcel ID 18401 & 18403). (Case No. FRP-01-23)

a. Presentation.

Mr. Bogda presented the proposed Final Plat of Joshua Pope Addition. He outlined the location, present zoning, and applicant request. He reviewed the requested variance and the reason for the variance request.

b. Public Hearing.

Mayor Pro-Tem Phillips opened the public hearing at 6:29 PM. There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 6:29 PM.

c. Consider and take appropriate action on the Final Plat of Joshua Pope Addition, Block A, Lots 1 - 3, being a replat of a portion of Block A of the unrecorded Allen Addition, and the variance to the lot depth as specified on the plat.

Councilmember Borders made a motion to approve the Final Plat of Joshua Pope Addition, Block A, Lots 1 - 3, being a replat of a portion of Block A of the unrecorded Allen Addition, and the variance to the lot depth as specified on the plat. The motion was seconded by Councilmember Aga and passed 6/0.

DISCUSSION/ACTION ITEMS

16. Consider and take appropriate action on the **Final Plat of Five Points Addition Phase 1A**, being a tract of land containing 3.6177 acres (Property ID 54862), situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The property is zoned Planned Development-22 ("PD-22") and is generally located on the northwest side of S. Washington St. at Five Points Dr. The final plat is for right-of-way for portions of Five Points Dr. and Roundup Dr. (Case No. FP-02-23)

Mr. Bogda presented the Final Plat for the Five Points Addition Phase 1A. He reviewed the approved land study and various development that will go onto the property.

Councilmember Gillenwater made a motion to approve the **Final Plat of Five Points Addition Phase 1A with the condition that the recording information be added to the plat prior to the plat being recorded**. The motion was seconded by Councilmember Patterson and passed 6/0.

17. Consider and take appropriate action on the **Site Plan of The Rivers at Five Points**, situated on 8.403 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, said property being located on the northwest side of S. Washington St. at Five Points Dr. (Property ID 54862). The property is zoned Planned Development-22, Subdistrict B ("PD-22-B") for MF-2 High-Density Multi-Family Residential uses. (Case No. SP-01-23)

Mr. Bogda presented the site plan for the Rivers at Five Points and reviewed the proposed use and phasing plan.

Councilmember Aga made a motion to approve the **Site Plan of The Rivers at Five Points** as presented. The motion was seconded by Councilmember Patterson and passed 6/0.

18. Consider and take appropriate action on the FY-22 Tax Increment Reinvestment Zone #1 Annual Report.

Councilmember Gillenwater made a motion to approve the FY-22 Tax Increment Reinvestment Zone #1 Annual Report as presented. The motion was seconded by Councilmember Borders and passed 6/0.

19. Consider and take appropriate action on the FY-22 Tax Increment Reinvestment Zone #2 Annual Report.

Councilmember Aga made a motion to approve the FY-22 Tax Increment Reinvestment Zone #2 Annual Report as presented. The motion was seconded by Councilmember Patterson and passed 6/0.

20. Consider and take appropriate action on Ordinance O-04-23, an ordinance of the City Council of the City of Kaufman, Texas, canceling the May 6, 2023, General Election for Mayor and City Council Members.

Ms. Hanks informed Council about the need to cancel the general election due to having uncontested races for Mayor and Councilmembers.

Councilmember Gillenwater made a motion to approve Ordinance O-04-23, canceling the May 6, 2023, General Election for Mayor and City Council Members, as presented. The motion was

seconded by Councilmember Patterson and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

21. Receive an update and discussion regarding the following:
- a. Police Chief Development Program Update
 - b. March City Council Meeting Update
 - c. Kaufman Sports Complex Improvement Update
 - d. Chamber Banquet- February 28th
 - e. Discussion Items Report (DIR)
 - f. STAR Transit Ridership Report- January 2023
 - g. Careflite Compliance Report- January 2023
 - h. Fire Department Monthly Report- January 2023
 - i. Police Department Monthly Report- January 2023
 - j. Development Services Monthly Report- January 2023
 - k. Monthly Calendars Attached

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

ADJOURNMENT

There being no further business, Mayor Pro-Tem Phillips adjourned the meeting at 6:55 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 3/27/2023

Date: 02/24/2023

Item #: 7.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-04-23, a resolution of the City Council of the City of Kaufman, Texas, adopting a policy implementing the Public Information Act; appointing and publicly identifying a Public Information Officer to serve as the point of contact for members of the public in requesting disclosure of public records and to oversee the City's compliance with the Public Information Act; providing for the incorporation of premises; and providing an effective date.

BACKGROUND:

This resolution would implement a Public Information Act Policy as well as designate the City Secretary as the City's Public Information Officer. This policy doesn't change how PIA requests are currently being handled but formalizes the process.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-04-23 as presented.

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

RESOLUTION NO. R-04-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ADOPTING A PUBLIC INFORMATION ACT POLICY; APPOINTING AND PUBLICLY IDENTIFYING A PUBLIC INFORMATION OFFICER TO SERVE AS THE POINT OF CONTACT FOR MEMBERS OF THE PUBLIC IN REQUESTING DISCLOSURE OF PUBLIC RECORDS AND TO OVERSEE THE CITY'S COMPLIANCE WITH THE PUBLIC INFORMATION ACT; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 552 of the Texas Government Code provides the statutory procedures associated with the release of public information, provides for exceptions to the mandatory disclosure of certain information held by governmental entities, and authorizes imposition of bonds and the collection of costs; and

WHEREAS, the City Council of the City of Kaufman has determined that it is in the best interest of the City of Kaufman to ensure uniformity in the application, operation, and access to public information by establishing a Public Information Act Policy; and

WHEREAS, the City Council desires to appoint and publicly identify a public information officer to serve as the point of contact for members of the public in requesting disclosure of public records and to oversee the city's compliance with the public information act, subject to section 552.201 of the Texas Government Code.

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

SECTION 1. That the foregoing recitals are true and correct and are incorporated herein.

SECTION 2. That the City Council of the City of Kaufman adopts the City of Kaufman Public Information Act Policy attached as "Exhibit A" and incorporated as if set forth fully herein, is hereby adopted in its entirety to be the official Public Information Act policy of the City of Kaufman, effective March 27, 2023.

SECTION 3. That the City Council hereby appoints and publicly identifies the City Secretary as the Public Information Officer for the City of Kaufman. The responsibility of the Public Information Officer is to serve as the point of contact for members of the public in requesting disclosure of public records and to oversee the city's compliance with the Public Information Act. The Public Information Officer shall be the City's authority for releasing records in accordance with the Act and other applicable statutes with the exception of the Police Department records. The City Secretary shall seek advice from the City Attorney as deemed necessary.

SECTION 4. This Resolution shall be cumulative of all other resolutions and shall not repeal any of the provisions of such resolutions except for those instances

where there are direct conflicts with the provisions of this Resolution. Resolutions or parts thereof in force at the time this Resolution shall take effect and that is inconsistent with this Resolution are hereby repealed to the extent that they are inconsistent with this Resolution. Provided, however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such resolution on the date of adoption of this Resolution shall continue to be governed by the provisions of that resolution and for that purpose the resolution shall remain in full force and effect.

SECTION 5. This Resolution becomes effective immediately upon its passage and approval.

PASSED AND APPROVED this 27th day of March 2023.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Exhibit A

PUBLIC INFORMATION ACT POLICY CITY OF KAUFMAN

I. POLICY

This policy is intended to comply with the Public Information Act as set forth in Chapter 552, Texas Government Code (the "Act" or "PIA"), as it exists, as it may be amended, and as it may be interpreted by Attorney General Rulings, Decisions, Opinions, and applicable law. The Attorney General has published a *Public Information Handbook* that provides guidance to both staff and citizens on the process and applicable rules. In accordance with the Act, all persons or entities requesting public information from the City shall be treated uniformly. All City employees and officials are advised to carefully read this policy to ensure awareness of the applicable law.

It is important to recognize that while virtually all records held by the City fall within the PIA's definition of "public information," that term is often misinterpreted. It does not mean that the City's records may always be released to the public. As used in the Act, the term "public information" is best viewed as meaning "the information is owned by the general public through a governmental entity," however, the Texas Legislature has determined it is in the public interest to establish numerous exceptions to mandatory public disclosure under the Act which restrict City employees and officials from releasing certain types of information. This policy sets forth the procedures used by the City to permit reasonable access to its records while simultaneously protecting the interests of the City's residents and the rights of persons whose information may appear in City records.

Questions regarding the scope and application of this policy should be directed to the Public Information Officer. City employees and officials should generally presume that any record relating to their functions within the City will be within the scope of the Act, but there may be exceptions to mandatory public disclosure which call for or allow withholding of the information from the public.

II. DEFINITIONS

Archival Box means a box that measures approximately 12.5"W x 15.5"L x 10" H, and on average contains 4000 pages. 1 TAC 70.2(10)

Department Contact means the director or supervisor over the department, or their designee to implement the policy in the department.

Normal Business Hours means between 8:30 a.m. and 5:00 p.m., Monday through Friday, except for City-observed holidays.

OAG means the Office of the Attorney General of the State of Texas.

PIA means the Texas Public Information Act (Texas Government Code Chapter 552, as amended).

Public Information Officer means the City Secretary or his/her designee.

Request or PIR means a properly submitted written request for information held by the City.

Requestor means the person or entity who submitted a Request.

Responsive Information means all of the City's information falling within the scope of a Request, including all forms of media (paper documents, electronic data files and emails, photos, audio/video recordings, etc.).

III. AUTHORITY

The City Secretary is the Public Information Officer for the City of Kaufman. The responsibility of the Public Information Officer is to serve as the point of contact for members of the public in requesting disclosure of public records and to oversee the city's compliance with the Public Information Act. The Public Information Officer shall be the City's authority for releasing records in accordance with the Act and other applicable statutes with the exception of the Police Department records. The City Secretary shall seek advice from the City Attorney as deemed necessary.

Any other requests that are not deemed routine shall be submitted to the City Secretary's office. The Police Department shall keep records of each request in accordance with the City's Record Retention Schedules and any other applicable statutes.

IV. ACCESS TO INFORMATION

1. Recognized Methods of Making Requests for City Records

It is important to remember that not every inquiry to the City seeking information triggers the duties described by this policy implementing the PIA. The PIA only applies to written requests for information received by certain methods specified by state law, which can also include methods approved by the City Council.

The only methods which are permissible for the submission of public information requests to the City of Kaufman are:

i. United States mail

Must be addressed to either the City Secretary or the City Secretary's designee for receipt of public information requests at the below address:

209 S. Washington St.
Kaufman, Texas 75142

For Police Department requests:

209 S. Washington St.
Kaufman, Texas 75142

ii. Electronic mail

Must be sent to the email address of either the City Secretary, the City Secretary's designee, or Police Department's designee for receipt of public information requests.

iii. Hand delivery

Must be hand-delivered to either the City Secretary, the City Secretary's designee, or Police Department's designee for receipt of public information requests.

These approved methods for submission of PIRs shall be published on the City's website, and they may also be listed on signs posted by the City in accordance with Texas Government Code § 552.205.

No other methods of submission have been approved by the City Council. As such, the following examples do not constitute Requests for purposes of the PIA and this policy, and matters should be handled according to the direction of the employee's Department Contact:

- Inquiry via telephone
- Verbal / walk-in inquiry
- Correspondence to City employees other than the City Secretary (email or paper)

- Submissions to any City website or social media account (other than GovQA)
- Fax

2. Information Subject to the PIA

The PIA defines "public information" as:

[I]nformation that is written, produced, collected, assembled, or maintained under a law or ordinance or in the connection with the transaction of official business. Tex. Gov't Code§ 552.002(a).

Information is in connection with the transaction of official business if the information is created by, transmitted to, received by, or maintained by an officer or employee of the governmental body in the officer's or employee's official capacity, or a person or entity performing official business or a governmental function on behalf of a governmental body, and pertains to the official business of a governmental body. Tex. Gov't Code § 552.002(a-1).

[Public information] applies to and includes any electronic communication transmitted, received, or maintained on any device if the communication is in connection with the transaction of official business. Tex. Gov't Code§ 552.002(a-2).

This definition is extremely broad and applies to all forms of media. NOTE: the physical location of the information is not dispositive of whether the information is considered to be the City's "public information." As such, City officials and employees should presume that all information relating to City business, even that held/maintained/created by outside entities (such as third-party contractors) is Responsive Information if within the scope of a Request. **In addition, City officials and employees should be mindful that any information on a personal device (smartphone or computer) or which is stored remotely, including off-site shared drives and/or cloud storage, could fall within the definition of "public information" for purposes of the PIA.**

City records do not include individual employee meeting/appointment schedules, notes memorializing contents of phone conversations or reminders to return calls, draft versions of unsent correspondence, outlines or preliminary versions of incomplete reports not yet shared with any other employees/officials or parties doing business with the City, or similar transitory information *unless written, produced, collected, assembled, or maintained under a law or ordinance or in connection with the transaction of official business of the City.*

Failure to comply with this policy could result in an employee/official being deemed a "temporary custodian" of City records under state law, imposing additional special duties regarding the preservation of the information. Any and all public information which is inadvertently created or stored on a privately-owned device shall be promptly forwarded or transferred to the City and/or a City server for preservation. Until such forwarding/transfer is accomplished, all record retention rules must be observed, and all public information must be preserved in its original form on the privately-owned device. **City employees and officials must surrender or return public information to the City no later than the 10th day after the date the Public Information Officer requests the information or be subject to disciplinary action and other penalties under state law.**

When a City employee or official no longer has an official capacity with the City (e.g., ends City employment/leaves office), they shall promptly forward or transfer any public information on a privately-owned device to the City. **Failure to comply with this requirement could lead to criminal or civil liability on the part of the former employee/official under state law.**

3. Information Which is Not Public Information Under the PIA

The PIA only applies to information which exists on or before the date a Request is received. Creation of new documents is not required in order to supply information in response to a Request, and City personnel are expressly instructed to refrain from creating new materials in relation to a Request without authorization from the City Secretary. Further, City personnel should be mindful that the PIA also does not require that the City answer questions or conduct legal research.

In addition, requests for certain kinds of records are not covered by the PIA, including records of the judiciary (including records relating to proceedings in the Kaufman Municipal Court).

V. STAFF PROCEDURES

1. The City's policy is to provide a suitable copy of public information, which is not subject to withholding under the PIA, without undue delay following receipt of a public information request.
2. If the requester asks that copies be provided a specific format (such as "paper" or designated electronic file type (e.g., "PDF")), the City shall accommodate such requests when practicable, but may seek reimbursement of associated expenses under appropriate circumstances.

3. Any staff member receiving a document which is expressly designated in writing as constituting a public information request (whether within the document body or cover letter/email) shall immediately reject the request and direct them to contact the Public Information Officer.
4. If a staff member is aware of any special City concerns relating to the potentially responsive materials (e.g., anticipated or pending litigation or litigation hold, especially sensitive information, the potential for damage to the City's business interests, etc.), they shall also ensure that the Public Information Officer is notified of those potential concerns. The staff member shall also notify the Public Information Officer of the identity of any third-parties likely to hold Responsive Information on behalf of the City, should any exist.
5. All written requests delivered to City personnel that are not the Public Information Officer, by means other than the exclusive delivery methods listed in Section III(A)(1)-(3) of this policy, should receive the following response, delivered via the same method the City received the correspondence if practicable:

"Please be advised that I have not been designated as an authorized recipient of public information requests to the City of Kaufman, and therefore I cannot respond to the request for records included in your correspondence of [month/date/year] to the extent that it was intended to be a request under the Texas Public Information Act. All requests for public information must be submitted in accordance with the City's Public Information Act Policy, Section III. This policy can be accessed at www.Kaufmantx.org or by sending a written request to the Public Information Officer. If you have any questions about this, please direct them to the Public Information Officer. Thank you for your cooperation."

6. If a request is received by one of the methods set forth in Section III(A)(1)-(3), the Public Information Officer may, in accordance with policy and in consultation with the City Attorney, engage in discussion with the sender as to the desired objective of the request. The requester's motivation or reasons for requesting public information will never be considered by the City in determining how it processes proper requests, but PIO should generally encourage requesters to draft their requests as narrowly as possible and avoid use of open-ended terms ("all documents re: __,

including _"; "files, pictures, videos, etc."; "records relating to _____ , such as").

7. Once it is determined that a submission constitutes a valid written request for public information subject to the PIA, the City is required to make a good faith effort to relate the language of a Request to the public information it holds. However, if a request is overly broad or vague, the requester may be asked to clarify the request. All requests for clarification must be in writing. All responses for clarification must be in writing or memorialized by the Public Information Officer in writing and kept as part of the PIA request.
8. If a large amount of information has been requested, the Public Information Officer may discuss with the requester how the scope of the request might be narrowed. All narrowing of the scope of the request shall be made in writing or memorialized by the Public Information Officer in writing.
9. **Basic Requests:** The Public Information Officer is authorized to treat requests for the following types of information as "basic requests", and so long as no other information is within the scope of a request, may release the Responsive Information held by the City without redaction or request for an Attorney General decision:
 - i. Official and final versions of City documents which were previously made public, such as:
 1. City ordinances and resolutions passed by the City Council;
 2. Notices of public meetings;
 3. Approved minutes of public meetings;
 4. Official maps of the City limits;
 5. Approved/adopted financial audits and budget; and
 6. Any documents properly published on the City's website.
 - ii. Copies of documents obtained by the City from outside private parties (but not other government agencies) through any means generally accessible to the public (e.g., downloads from websites), unless related to ongoing or anticipated litigation matters.
 - iii. For non-PD records, basic requests which involve a cost of response for the City of less than \$40.00 shall be fulfilled without seeking to recover said costs from the requester. In other cases, the preferred method of response shall be to notify the requester that copies of the

requested information may be picked up at City Hall upon payment of the applicable charges.

10. The Public Information Officer will consult with the City Attorney to determine whether the Responsive Information sought by a non-basic request is open to the public. If some or all of the information is determined to be public, the Public Information Officer should arrange for the information to be made available to the requester without undue delay.
11. Public information must be provided in the format requested so long as (a) the City is technically capable of providing the data in the requested format and (b) the requester is willing to pay any applicable charges. In some instances, programming and manipulation of data may be necessary to comply with the request. In such cases, additional charges will be assessed to the requester in accordance with the cost provisions of the Act.
12. The Act calls for the information be provided promptly. If the information cannot be provided within ten (10) business days after the date the information is requested, the City must notify the requester in writing of that fact and set a date and hour within a reasonable time when the information will be available for inspection or copying. This written notice will typically be sent to the requester within 10 business days after receiving the request.
 - i. Each department contact should notify the Public Information Officer within three (3) days of receipt of the request if additional time is necessary and include an estimate of when the information can be made available to the requester.
 - ii. When necessary, the Public Information Officer will send the written notice to the requester if additional time is necessary to provide the information.
13. All official notifications and responses shall come from the Public Information Officer or the City Attorney's office (or their authorized designees).
14. After the information is provided to the requester, the Public Information Officer shall attach a copy of the information to the request for inclusion in the City's official record. Requests for public information are considered public information.
15. If it appears that the information falls within one of the mandatory or permissive exceptions to public disclosure, the request should immediately

be forwarded to the City Attorney, upon the Public Information Officer's discretion. A copy of the Responsive Information sought shall also be sent to the City Attorney. If the request is for a large volume of information, the City Attorney may ask to review the information, or to receive representative samples of the documentation. All communication with the City Attorney must be coordinated with the Public Information Officer.

16. The City will typically only have ten (10) business days after the date the request is received to prepare and submit a request to the Attorney General for a ruling. Any delay in providing the Public Information Officer and/or City Attorney with the request and/or Responsive Information may affect the ability of the City Attorney to submit a complete and accurate request for Attorney General decision. The City Attorney will coordinate with the Public Information Officer to prepare and send the proper notifications to the requester.
17. If the City determines that it is appropriate to ask a requester to clarify, narrow, or pay costs associated with a request, the deadlines for requesting an Attorney General decision or providing access to responsive materials may be extended in accordance with applicable law.
18. Requests implicating the privacy or property interests of third parties other than the City: The Public Information Officer shall determine whether the Responsive Information includes materials subject to exceptions to mandatory public release under the applicable sections of the Public Information Act. In such cases, the Public Information Officer shall supply a copy of the request and a statement (in the form prescribed by the Texas Attorney General), notifying the third party of the receipt of the request and the opportunity to submit arguments against disclosure, not later than the 10th business day after the City received the request. NOTE: The requirement described in this paragraph is cumulative with all other responsibilities of the Public Information Officer imposed by this policy and applicable law.

VI. MUNICIPAL COURT

Records of the judiciary, such as the information relating to the proceedings of the Kaufman Municipal Court, are not subject to the Act, but may be obtained by members of the general public under certain circumstances. Release of court records is a matter controlled by the Texas Supreme Court for all courts in the state. City staff is not provided any discretion over what materials may or may not be released.

The Court Clerk shall process all requests for public information for court

records under the guidance of the Municipal Court Judge and the City Attorney, in consultation with the Public Information Officer as necessary.

VII. GENERAL GUIDELINES REGARDING AVAILABILITY OF INFORMATION

1. Upon a determination by the Public Information Officer that the information is available for release, the information should be made available during regular business hours at City Hall. Once notified that the information is available for inspection, requesters shall have ten (10) business days to contact the Public Information Officer and schedule a time for inspection.
2. Generally, a requester may choose to inspect or to copy public information, or to both inspect and copy public information. When copies are requested, the City department that has custody of the information shall make the copies and provide the same to the Public Information Officer.
3. Whenever practical, copies of original records should be made available to the requester for review. Original records may not be removed from the offices of the City. Requesters may be allowed to review original records under the supervision of a City employee.
4. The examination of information by a requester may be interrupted if the information is needed for use by the City.
5. The department contact and any City employee dealing with requests for public information shall treat all requests for information uniformly without regard to the position or occupation of the requester, the person on whose behalf the request is made, or the status of the individual as a member of the media.
6. The City is not required to provide a copy of information in a commercial book or public purchased or acquired by the City for research purposes if the book or publication is commercially available to the public.
7. The City shall allow the inspection of information in a book or publication that is made part of, incorporated into, or referred to in a rule or policy of the City.
8. The Act does not require the City to comply with standing requests for documents that may be created in the future. Due to the limited availability of City resources, the City shall decline any such requests to provide records on an ongoing basis or to provide periodic updates.

9. Once the information is provided, the Public Information Officer or department contact, shall document that the requester has received the information by one of the following methods:
 - i. The requester should be asked to sign and date the City's copy of the request or suitable acknowledgment form if the information is picked up in person.
 - ii. If the information is faxed to the requester, the fax transmittal sheet along with the confirmation showing date and time should be kept and attached to the request.
 - iii. If the information is e-mailed to the requester, a copy of the email shall be printed out or converted to PDF for separate archiving, showing the date and time the email was sent.
 - iv. If the information is mailed, the sender shall use certified mail, return receipt requested, and ensure that the tracking number and postmarked date are recorded for future reference.
 - v. No matter which delivery method is used, a complete copy of the contents of each item of correspondence sent to a requester shall be retained (electronic format is acceptable) and kept with the City's other records relating to the request.
10. The City may require that any person seeking to inspect or to pick up copies of information assembled pursuant to a public information request establish proper identification. The preferred method of establishing proper identification is by provision of a driver's license, but other materials might be acceptable as determined by the City Attorney. The City will make copies of all proofs of proper identity offered for this purpose. Failure to establish proper identification may result in a delay or denial of access to the requested information.

VIII. COSTS

The Public Information Officer shall ensure that costs assessed are consistent and in accordance with state law. The following guidelines are to be utilized in determining and collecting costs of providing information.

1. Each department contact should carefully document expenses related to producing the information for each request, including time spent collecting and locating information, supplies used, number of copies, etc. Time spent on the request as be documented in minutes, in accordance with the Act.

2. The City will charge for public information in accordance with the cost rules established by the Texas Attorney General, as such rules exist and as they may be amended, or as otherwise provided by state law.
3. Certain information developed by the City for the purposes of informing the public such as budgets, ordinances, brochures and pamphlets, may be provided at no cost if approved by Council as in the public interest. To the extent practicable, the City will endeavor to maintain its website up to date, including such documents of general interest such as ordinances, agendas, minutes or meetings, maps, budgets, etc.

4. **Bond**

- i. The City shall require a bond, prepayment, or a deposit if the estimated costs exceed \$100. The Public Information Officer shall notify requesters in writing of any bond, prepayment, or deposit requirements and the procedures for submission. If a required bond, prepayment, or deposit is not received within ten (10) business days, the request is considered to have been withdrawn. When a bond, prepayment, or deposit is provided by a requester, the date that it is received is considered to be the date the request is received by the City.

5. **Charges for Inspection**

- i. The Public Information Officer shall charge for copies of any page that must be copied so that confidential information may be redacted to enable the requester to inspect the information subject to release. Tex. Gov't Code, 552.271.
- ii. If the information requested exists only in an electronic medium and a copy is not requested, requesters may be subject to charges if compliance with the request will require programming or manipulation of data.
- iii. A deposit, bond, or prepayment of anticipated personnel costs will be required if only inspection is requested if the Public Information Officer estimates that it will require more than 5 hours to prepare the records for inspection (including the time required to locate and compile the records, redact confidential information and to make copies of pages requiring redaction), and:

1. The records sought to be inspected are older than 5 years; or

2. The records completely fill, when assembled, 6 or more archival boxes.
- iv. Personnel time spent responding to requests for inspection is included in the calculation of the requester's 36-hour per fiscal year threshold.

IX. MISCELLANEOUS

1. Department Contacts should address any questions regarding the policy and procedures for processing PIA requests to the Public Information Officer.
2. Any matters or issues not addressed by this Policy relative to public information shall be governed by the provisions of the PIA and any other applicable laws or policies.
3. The City Manager, in consultation with the City Attorney, is authorized to amend this policy as may be necessary or appropriate to conform to changes in law or availability of City resources. From time to time, as is administratively convenient in the discretion of the City Manager, the as-amended policy shall be subject to re-affirmation by the City Council.
4. Helpful information on the Public Information Act is available at:
 - i. Attorney General's Website: www.oag.state.tx.us
 - ii. Texas State Law Library: (512) 463-1722
 - iii. Cost Rules Manager (questions concerning charges):
 1. 888/672-6787 (888)0RCOSTS or
 2. (512) 475-2497
 - iv. Open Government Hotline:
 1. 512/478-OPEN (6736) or
 2. Toll Free at: 877-OPEN TEX or (877) 673-683



Meeting
Date: 3/27/2023

Date: 03/06/2023

Item #: 8.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-08-23, 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 34 and E Fair Street on Saturday, July 1, 2023, from 7:00 a.m. until 11:00 a.m. for the purpose of the 2023 Red White & BOOM 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 1st, 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 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.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-08-23 as presented.

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

RESOLUTION NO. R-08-23

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 34 AND EAST FAIR STREET ON JULY 1, 2023, FROM 7:00 A.M. UNTIL 11:00 A.M. FOR THE PURPOSE OF THE 2023 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-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 34 and East Fair Street on Saturday, July 1, 2023, for the Red, White & BOOM parade.

SECTION 2. The Agreement ~~foref~~ 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 27th day of March 2023.

JEFF JORDAN
MAYOR

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**



Meeting
Date: 3/27/2023

Date: 03/06/2023

Item #: 9.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-09-23, 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 on Saturday, July 1, 2023, from 7:00 a.m. until 1:00 p.m. for the 2023 Red White & BOOM Event; authorizing the City Manager to execute necessary documents; and providing an effective date.

BACKGROUND:

The City of Kaufman will be holding a car show on the square for the Red, White & BOOM event. The car show will begin setting up at 7:00 a.m. After the parade goes through the square, the car show will open to the public at 8:00 a.m. It will end at 12:00 p.m. This resolution is for the request to close SH 243 around the square from 7:00 am to 1: 00 pm.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-09-23 as presented.

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

RESOLUTION R-09-23

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 ON SATURDAY, JULY 1, 2023, FROM 7:00 A.M. UNTIL 1:00 P.M. FOR THE RED, WHITE & BOOM EVENT; 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 SH-243 one-way traffic operation around the Kaufman County Courthouse in Kaufman, Texas; and

WHEREAS, the event 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 on Saturday, July 1, 2023, for the Red, White & BOOM event.

SECTION 2. The Agreement ~~of~~for the Temporary Closure of State Right of Way is attached hereto and incorporated herein as "Exhibit A".

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

PASSED AND APPROVED on this the 27th day of March 2023.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

R-09-23

Page 1 of 2

APPROVED AS TO FORM:

**PATRICIA ADAMS
CITY ATTORNEY**



Meeting
Date: 3/27/2023

Date: 03/14/2023

Item #: 10.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-11-23, a resolution of the City Council of the City of Kaufman, Texas, approving an amendment to the City of Kaufman Purchasing Policy Guidelines ("Purchasing Policy"); and providing an effective date.

BACKGROUND:

The City of Kaufman's Finance Department strives to keep its policies and procedures current by periodically reviewing and updating documents. The Finance Department conducted an annual review of the City's Purchasing Policy in March 2023. At this time, the Finance Department proposed a few changes to the policy.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-11-23 as presented.

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

RESOLUTION NO. R-11-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING THE ANNUAL REVIEW OF THE CITY OF KAUFMAN PURCHASING POLICY GUIDELINES (“PURCHASING POLICY”); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to ensure that the City of Kaufman Purchasing Policy Guidelines (“Purchasing Policy”) governing City purchases are operationally functional and consistent with state law; and

WHEREAS, City Staff reviewed the current Purchasing Policy on March 1, 2023, and found that the Purchasing Policy was in need of updating and has provided updates to the Purchasing Policy as set forth in **Exhibit A** hereto; and

WHEREAS, the City Council hereby approves the amendments to the City’s Purchasing Policy.

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

SECTION 1. That the foregoing recitals are true and correct and are incorporated herein.

SECTION 2. That the City of Kaufman Purchasing Policy Guidelines (“Purchasing Policy”) has been reviewed by City Staff, and that review resulted in a conclusion that the current Purchasing Policy is in need of updates at this time, which are outlined in **Exhibit A**, and is hereby accepted by the City Council.

SECTION 3. This Resolution shall be cumulative of all other resolutions and shall not repeal any of the provisions of such resolutions except for those instances where there are direct conflicts with the provisions of this Resolution. Resolutions or parts thereof in force at the time this Resolution shall take effect and that is inconsistent with this Resolution are hereby repealed to the extent that they are inconsistent with this Resolution. Provided, however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such resolution on the date of adoption of this Resolution shall continue to be governed by the provisions of that resolution and for that purpose, the resolution shall remain in full force and effect.

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

PASSED AND APPROVED this 27th day of March 2023.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT A
PURCHASING POLICY GUIDELINES

City of Kaufman

General Guidelines for Purchasing

1. **All** purchases of goods or services must be appropriate for City use and be the best possible value for the public dollar.
2. Purchases of less than **\$250** do not require prior approval from the Finance Department. Department heads are responsible for compliance with Item 1 above. Splitting invoices to come under the \$250 cap is strictly prohibited; department heads are responsible for training and educating staff on these purchasing guidelines.
3. For purchases greater than or equal to \$250, appropriate paperwork, a purchase order form, must be completed and submitted for administrative approval **BEFORE** purchases and/or commitments are made. Purchase orders are for future purchases.
4. Purchase order requests greater than \$3,000 require price quotes from three or more vendors. If three prices are not available, note this on the purchase order with an explanation to avoid delays in approval. Supporting documentation for all quotes must be attached to the purchase order form. When using a government procurement service such as BuyBoard or HGACBuy, three quotes are not required but are recommended. Additionally, dual approval by the City Manager/designee and the Finance Director is required. If the Finance Director is not available, the ACM or City Secretary must approve.
5. Vendor information should be complete, including physical and 'remit to' address, contact name, phone number, website, email, and the total expected purchase price. If using a vendor for the first time, IRS form W-9 is required; the vendor must submit the W-9 before payment processing.
6. Emergency purchase order numbers will only be issued for true emergencies. A true emergency is defined as "life-threatening" or "a major disruption in services to our residents". Emergency requests less than \$3000 may be approved by the purchasing department. Emergency requests of \$3000 or more require prior approval from the City Manager, City Secretary, ACM, or Finance Director. (Paperwork for appropriate emergency purchases made outside of normal working hours such as weekends, evenings, and holidays may be submitted on the next regular business day.)
7. Allow ample time for approval when submitting purchase requisitions. Occasionally additional information is needed which may delay approval.
8. Invoices, packing slips, receipts, etc. with approval coding and signatures, should be forwarded promptly to the Finance Department (purchasing or accounts payable) for payment processing.
9. Invoices without supporting documentation (packing slip, etc.) that goods or services have been received must be initialed by the department head or supervisor to confirm receipt of goods or services.
10. Purchase orders for contractual items are not required (ex. Professional services). In addition, see attached list of approved exceptions that do not require a purchase order form.
11. Purchase requisitions for training & schools should include adequate information to determine the total cost to the city. Information about lodging, meals, and other travel expenses must first be submitted on the travel advance form and again on the reimbursement form upon return; see the travel form for a list of supporting documentation requirements.
12. Formal bids must be obtained for expenditures of \$50,000 and above and require City Council approval. All departments are encouraged to plan their purchases a minimum of six weeks in advance to allow time for the processing of complete bid specifications and meet the legal requirement for advertisements. Formal bids must be advertised in the City's designated local newspaper for two consecutive weeks and may be opened the following week.

13. Credit card purchases do not require a purchase order. However, a credit card pre-approval form must be submitted and approved by finance before obtaining a credit card from Administration for any purchases of any amount.
14. For purchasing matters not addressed in this policy, first consult with the Finance Director, City Manager, or City Secretary/ACM.

City of Kaufman
Purchasing Quick Reference Chart

Updated May, 2013

	Special Circumstances		Do Not Need Purchase Orders
x	travel reimb (most cases)**		Appraisal District (contract)
x	books **		animal disposal (contract)
x	dues & memberships **		building inspections (contract)
x	lodging/meals **		cleaning service (contract)
x	schools/training **		computer maint (contract)
			copier lease (contract)
			copier maint (contract)
x	**Special circumstances may require payment in advance. May be submitted on travel advance / check request form; however, proper approval is always required before making commitment.		Datamatic (maint agreement on handhelds)
			engineering (contract)
			Fed Express
			FETN training tapes (contract)
			filing fees at courthouse
x	Credit Card purchases at any cost (see line 13 on purchasing policy).		Fire Dept - monthly transfer
			flowers,etc ordered by City Sec for funerals, etc
x	Blanket POs preapproved by Council		folder/inserter (contract)
			food/health inspections (contract)
			forensic
			health insurance (contract) TML
			Hotel/Motel (Chamber of Commerce)
			IESI (garbage contract)
			Kaufman Herald (legal notices, etc.)
			KEDC - sales tax, etc
			legal expenses
			legal notices (Kaufman Herald, etc)
			North Texas Municipal Water (contract)
			cell phones
			payroll deductions
			petty cash
			phone - regular monthly bill
			physicals (pre-employment)
			postage
			refunds/reimbursements (need supporting documents)
			seized vehicles (towing, storage, etc)
			State Comptroller - fines, sales tax, etc
			Jantech-IT
			Texas Municipal Retirement System
			uniform rental (contract)
			utilities - regular monthly bill
			warrant collected for other agency
			annual software subscriptions/licenses for maintenance or continuation of existing agreements
			professional services (contracts/agreements) with prior approval by CM, Council, or approved bidding process
NOTE: Items marked with an "X" do not require City Manager's signature on purchase requisition or check request. Approval of Finance Director or City Secretary/ACM is still required.			



Meeting
Date: 3/27/2023

Date: 03/15/2023

Item #: 11.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action to update the designation of authorized signatories on City depository accounts to remove the previous City Manager as an authorized signer and to designate the City Secretary as an authorized signer for the City of Kaufman depository accounts.

BACKGROUND:

The bank needs Council action to remove Mr. Slye from the authorized signer list and add Jessie Hanks.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommended removing Mike Slye as a designated signer and adding Jessie Hanks as a designated signer for the City of Kaufman depository accounts.

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



Meeting
Date: 3/27/2023

Date: 03/23/2023

Item #: 12.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-12-23, a resolution of the City Council of the City of Kaufman, Texas opposing developer's special districts in Kaufman County.

BACKGROUND:

The County Judge and our State Representative have asked that we support this Resolution passed by the County Commissioner's Court opposing certain Special Districts. These are mainly Municipal Utility and Special Utility Districts that place an undue burden on city and county resources often without recourse or support. This item would authorize the Mayor to sign the Resolution.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost: **Funds Available:** **Source:**

Recommendation: Staff recommends approving the Resolution.

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



**RESOLUTION
OPPOSING DEVELOPERS' SPECIAL DISTRICTS**

WHEREAS, Kaufman County is currently the fastest growing county in the state and country as ranked by the US Census Bureau; and

WHEREAS, city government and county government should have the appropriate authority to regulate growth in their respective cities and counties; and

WHEREAS, Kaufman County has an ample supply of water and waste water disposal via already existing water districts, municipal utility districts, special utility districts, and water companies; and

WHEREAS, special districts have been improperly used by certain developers to avoid compliance with county and city infrastructure plans; and

WHEREAS, developments that overload existing infrastructure diminish the quality of life, and increase the financial burden for all citizens in Kaufman County;

NOW THEREFORE, BE IT RESOLVED, that the undersigned elected officials do oppose the formation, by a developer, of any and all special districts in Kaufman County.

PASSED AND APPROVED this ____th day of March 2023.

Jakie Allen
COUNTY JUDGE

Mike Hunt
COMMISSIONER PCT. #1

Skeet Phillips
COMMISSIONER PCT. #2

Terry Barber
COMMISSIONER PCT. #3

Tommy Moore
COMMISSIONER PCT. #4

ATTEST:

County Clerk, Laura Hughes

Bob Hall
Texas State Senator

Keith Bell
Texas State Representative

Amanda Lewis
Mayor of Forney

Rick Carmona
Mayor of Terrell

Jeff Jordan
Mayor of Kaufman

David Lindsey
Mayor of Crandall

Jeff Norman
Mayor of Mabank

Tim Ratcliff
Mayor of Combine

Frank Garrison
Mayor of Talty

Johnny Blazek
Mayor of Scurry

Jeff Davis
Mayor of Oak Grove

Lorenzo Garza, Jr.
Mayor of Grays Prairie

Shannon Corder
Mayor of Rosser

Karen Deloney
Mayor of Cottonwood

Christi Neal
Mayor of Kemp

Alison Novak
Mayor of Post Oak Bend

Al Rudin
Mayor of Oak Ridge

Tara Senkevech
Mayor of Poetry



Meeting
Date: 3/27/2023

Date: 03/10/2023

Item #: 13.

Dept.: Development
Services

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-05-23, an ordinance of the City Council of the City of Kaufman, Texas, **annexing** the hereinafter described property of approximately **105.923 acres**, generally located on the south side of SH 243 at Ola Road (Property IDs 2252, 2267, 2269, and 2270), situated in the Thomas Beedy Survey, Abstract No. 21, into the City of Kaufman, Kaufman County, Texas and extending the boundary limits of said City so as to include the described property within the City limits; granting to all the inhabitants of the Property all the rights and privileges of other citizens and binding the inhabitants by all of the ordinances, resolutions, acts and regulations of the City, adopting a written services agreement; providing instructions for correcting the official map and boundaries of said City; and providing an effective date. (Case No. A-01-23)

BACKGROUND:

The owner and developer of the subject property has been actively working with the City and Kaufman ISD on infrastructure planning related to the subject property and the 85-acre ISD property for the past two years. A development agreement was approved for the subject property in July 2022 and amended in January 2023. The most recent amendment to the agreement allowed the applicant to proceed with their annexation and zoning in a more timely manner. The applicant has submitted a voluntary annexation petition and application to annex the property into the City of Kaufman, together with a Planned Development zoning application to accommodate a single-family residential neighborhood with parks, trails, open space, and associated amenities, as well as a 1.1-acre future fire station site.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Case No. A-01-23, a petition requesting annexation by the landowner, Bill Wait of Kaufman One WW LLC, for approximately 105.923 acres, generally located on the south side of SH 243 at Ola Road (Property IDs 2252, 2267, 2269, and 2270), the Written Services Agreement, and Ordinance No. O-05-23.

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

ORDINANCE O-05-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ANNEXING AN APPROXIMATE 105.923 ACRE TRACT OF LAND (PROPERTY IDs 2252, 2267, 2269, 2270), LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF KAUFMAN, AND GENERALLY LOCATED ON THE SOUTH SIDE OF STATE HIGHWAY 243, BEING A TRACT OF LAND SITUATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, INTO THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF THE CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS; GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS, AND REGULATIONS OF THE CITY; ADOPTING A MUNICIPAL SERVICES AGREEMENT; PROVIDING FOR THE INCORPORATION OF PREMISES; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas, ("City"), is authorized, pursuant to Chapter 43 of the Texas Local Government Code, to annex property and extend the corporate limits of the City, subject to state law; and

WHEREAS, the City desires to annex the certain property described and depicted in Exhibits A-1 and A-2, attached hereto and incorporated as if set forth fully herein (the "Property"); and

WHEREAS, a voluntary annexation petition and voluntary annexation application have been submitted by Bill Wait of Kaufman One WW LLC, property owner of the described Property, requesting annexation into the City of Kaufman (A-01-23), (collectively the "Petition") such Petition attached hereto and incorporated herein as Exhibits B-1 and B-2; and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, all required notices, all public hearings, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a written services agreement for the area to be annexed was prepared and made available to the public and is attached hereto and incorporated herein as **Exhibit C**; and

WHEREAS, a development agreement pursuant to Section 43.016 and Section 212.172 of the Texas Local Government Code was approved by the City Council on January 23, 2023; and

WHEREAS, the City Council of the City of Kaufman finds and determines that annexation of the property hereinafter described as requested by the property owner is in the best interests of the citizens of the City of Kaufman and the owners and residents of the area.

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

SECTION 1. FINDINGS. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. ANNEXATION. That the following described property, to wit:

Kaufman CAD Property IDs 2252, 2267, 2269, and 2270, generally located on the south side of State Highway 243, being an approximate 105.923-acre tract of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, such tract being more particularly described in Exhibits “A-1” and “A-2,” each of which are attached to this Ordinance.

be and the same is hereby annexed into the City of Kaufman, Kaufman County, Texas, and that the boundary limits of the City of Kaufman, Texas, be and the same are hereby extended to include the above-described property within the city limits of the City of Kaufman, and that same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Kaufman, Texas, and shall be bound by the ordinances, resolutions, acts, and regulations of the City, including bearing their pro-rata share of the taxes levied by the City.

SECTION 3. WRITTEN SERVICES AGREEMENT. A Written Service Agreement and Municipal Services Plan prepared in accordance with the applicable provision of state law pertaining to annexation is attached hereto as **Exhibit C** and is hereby incorporated herein by reference and adopted as part of this Ordinance and the same shall govern the delivery of municipal services to the annexed property.

SECTION 4. OFFICIAL MAP. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City of

Kaufman. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 5. CITY MANAGER AUTHORIZATION. The City Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to effectuate this Ordinance, including any corrections to the official map of the City to add the Property hereby annexed as required by law.

SECTION 6. SEVERABILITY CLAUSE. It is hereby declared by the City Council of the City of Kaufman that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 7. CUMULATIVE CLAUSE. This Ordinance shall be cumulative of all provisions of ordinances of the City of Kaufman except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 8. PUBLIC MEETING. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

SECTION 9. FILING INSTRUCTIONS. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Kaufman County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 10. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Kaufman, Texas.

PASSED AND APPROVED this 27th day of March, 2023.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

Exhibit A-1
Legal Description
A-01-23

LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the THOMAS BEEDY SURVEY, ABSTRACT NO. 21, Kaufman County, Texas and being a part of a called 17.084 acre tract of land as conveyed to Eugen M. Walther and Gayle Howell recorded in Volume 558, Page 313 of the Deed Records of Kaufman County, Texas, (D.R.K.C.T.), and part of a called 15.00 acre tract Eugen M. Walther and Gayle Howell recorded in Volume 547, Page 519, D.R.K.C.T., and a called 78.821 acre tract conveyed to Eugen M. Walther and Carol Ann Walther recorded in Volume 1036, Page 146, D.R.K.C.T. and being more particularly described by metes and bounds to follow;

BEGINNING at a 3/4" iron pipe found at the West corner of said Walther 15.00 acre tract and at the Southwesterly corner of Walther 17.084 acre tract and at the Southeast corner of a called 6.728 acre tract conveyed to Kaufman County Electric Coop recorded in Volume 605, Page 364, D.R.K.C.T., and in the Northeasterly line of a called 23.656 acre tract conveyed to Trinity Valley Electric Cooperative, Inc. recorded in Volume 1984, Page 617, D.R.K.C.T.;

THENCE North 11 degrees 56 minutes 26 seconds East, with the West line of said 17.084 acre tract and the East line of said Kaufman County Electric tract a distance of 483.10 feet to a 3/8" iron rod with orange plastic cap stamped "5244" at the Southwest corner of a called 2.00 acre tract conveyed to Eugene M. Walther and Carol Ann Walther recorded in Volume 4007, Page 256, O.P.R.K.C.T.;

THENCE South 85 degrees 58 minutes 46 seconds East, with the South line of said Walther 2.00 acre tract and across the said 17.084 acre tract a distance of 453.80 feet to a 3/8" iron rod with orange plastic cap stamped "5244" found at the Southeast corner of said Walther 2.00 acre tract;

THENCE North 11 degrees 08 minutes 58 seconds West, with the East line of said Walther 2.00 acre tract and across the said 17.084 acre tract and a called 2.02 acre tract conveyed to Roy W. Ferrell recorded in Volume 645, Page 45, D.R.K.C.T. a distance of 517.18 feet to a point for corner at the Northeast corner of said Ferrell tract and in the South right-of-way line of F.M. 243 (a 120' right-of-way), from which a 3/8" iron rod with orange plastic cap stamped "5411" bears South 82 degrees 39 minutes 59 seconds West, a distance of 9.54 feet, a 3/8" iron rod found bears North 86 degrees 20 minutes 52 seconds West, a distance of 249.92 feet, a 3" brass monument disk stamped "Texas Department of Public Safety" found in concrete bears North 86 degrees 09 minutes 59 seconds West, a distance of 648.69 feet;

THENCE South 86 degrees 09 minutes 59 seconds East, with the North line of said 17.084 acre tract and the South right-of-way line of F.M. 243 a distance of 474.13 feet to a 3" brass monument disk stamped "Texas Department of Public Safety" found in concrete, from which a 1/2" iron rod with red plastic cap stamped "R.P.L.S. 6789" bears North 84 degrees 33 minutes 47 seconds West, a distance of 20.59 feet, said brass monument being at the beginning of a non tangent curve to the right having a Delta angle of 7 degrees 43 minutes 25 seconds, a Radius of 3759.72 feet, a chord bearing of South 82 degrees 10 minutes 23 seconds East, a chord distance of 506.44 feet

THENCE with curve to the said right and the North line of said 17.084 acre tract and the South right-of-way line of F.M. 243 an arc distance of 506.82 feet to a 1/2" iron rod with red plastic cap stamped "R.P.L.S. 6789" at the Northwest corner of a called 0.808 acre tract as conveyed to Gary Howell recorded in Volume 912, Page 169, D.R.K.C.T.;

Exhibit A-1
Legal Description
A-01-23

THENCE South 43 degrees 27 minutes 51 seconds West, with the Northwestern line of said Howell 0.808 acre tract a distance of 83.64 feet to a 3/8" iron rod found at the West corner of said Howell 0.808 acre tract;

THENCE South 48 degrees 27 minutes 57 seconds East, with the Southwesterly line of said Howell 0.808 acre tract a distance of 249.41 feet to a 3/8" iron rod found at the South corner of said Howell 0.808 acre tract and in the Northwestern line of said Walther 78.821 acre tract and in the Southeasterly line of said Walther 15.00 acre tract;

THENCE North 43 degrees 25 minutes 44 seconds East, with the Northwestern line of said Walther 78.821 acre tract and the Southeasterly line of Walther 15.00 acre tract and Howell 0.808 acre tract a distance of 155.84 feet to a 1/2" iron rod found for the North corner of said Walther 78.821 acre tract and being in the Southwesterly line of a called 33.307 acre tract conveyed to Susan Lea Burleson and Sharon Robertson recorded in Volume 3219, Page 306, Official Public Records of Kaufman County, Texas, (O.P.R.K.C.T.);

THENCE South 40 degrees 23 minutes 41 seconds East, with the Northeasterly line of said Walther 78.821 acre tract and the Southwesterly line of said Burleson tract and near a barbed wire fence line a distance of 2068.58 to the South corner edge of a square wood fence corner post at the South corner of said Walther 78.821 acre tract and being at the South corner of said Burleson tract;

THENCE North 44 degrees 29 minutes 49 seconds East, with a Northwestern line of said Walther 78.821 acre tract and a Southeasterly line of said Burleson tract and near a barbed wire fence line a distance of 213.94 feet to a 3/4" iron pipe found at a North corner of said Walther 78.821 acre tract and being at a West corner of a called 127.45 acre tract as conveyed to Robert Kyle Mitchell, Cathie Michelle Allen, Morgan Ashley Lambert and Mitchell Family Trust recorded in Volume 4263, Page 273, O.P.R.K.C.T.;

THENCE South 45 degrees 30 minutes 26 seconds East, with a Northeasterly line of said Walther 78.821 acre tract and a Southwesterly line of said Mitchell Family Trust 127.45 acre tract a distance of 105.42 feet to a 1/2" iron rod found at a East corner of said Walther 78.821 acre tract and at an ell corner of said Mitchell Family Trust 127.45 acre tract;

THENCE South 43 degrees 23 minutes 21 seconds West, with the Southeasterly line of said Walther 78.821 acre tract and the Northwestern line of said Mitchell Family Trust 127.45 acre tract a distance of 259.91 feet to a 3/8" iron rod found at a West corner of said Mitchell Family Trust 127.45 acre tract and at a North corner of a called 85.00 acre tract conveyed to Kutty Enterprises LLC recorded in Volume 3859, Page 416, O.P.R.K.C.T.;

THENCE South 43 degrees 14 minutes 04 seconds West, with the Southeasterly line of said Walther 78.821 acre tract and a Northwestern line of said Kutty tract near a barbed wire fence line a distance of 1422.52 feet to a 3/4" iron pipe found at the South corner of said Walther 78.821 acre tract and at the East corner of a called 9.994 acre tract conveyed to William A. Tackett Jr. recorded in Volume 577, Page 305, D.R.K.C.T.;

THENCE North 46 degrees 19 minutes 12 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and the Northeasterly line of said Tackett tract a distance of 192.15 feet to a 3/4" iron pipe found at the North corner of said Tackett tract and at the East corner of a called 10.00 acre tract conveyed to Robert Stanley Greenwood recorded in Volume 3601, Page 100, O.P.R.K.C.T.;

THENCE North 46 degrees 06 minutes 38 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and the Northeasterly line of said Greenwood tract passing at a called distance of 200.4

**Exhibit A-1
Legal Description
A-01-23**

feet the North corner of said Greenwood tract and being at the East corner of a called 10.00 acre tract conveyed to Joseph Ortillo and Emely Ortillo recorded in Volume 5222, Page 223, O.P.R.K.C.T., continuing with the Northeasterly line of said Ortillo tract a total distance of 401.45 feet to a 1/2" iron rod found at the North corner of said Ortillo tract and at the East corner of Lot 41 of Harmony Estates recorded in Cabinet 1, Envelope 652, O.P.R.K.C.T.;

THENCE North 47 degrees 07 minutes 24 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and with the Northeasterly line of said Lot 41 a distance of 29.88 feet to a 3/8" common lot corners of Lots 41 and 40 of said addition;

THENCE North 46 degrees 26 minutes 19 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and with the Northeasterly line of said Lots 40, 39, 38, 37, 36 and 35 a distance of 510.54 feet to a 1/2" iron rod found at the common lot corners of Lots 35 and 34 of said addition;

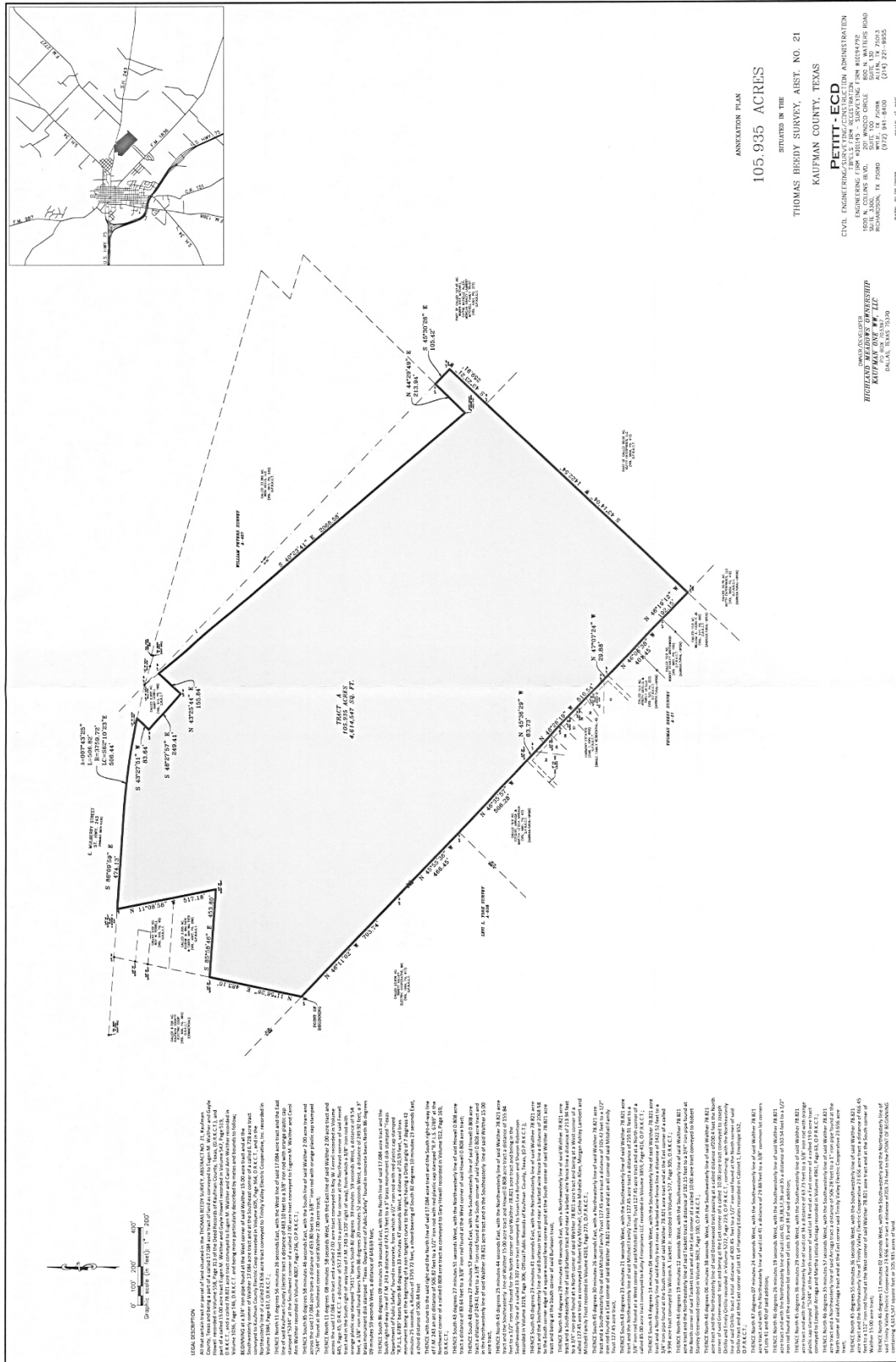
THENCE North 45 degrees 36 minutes 29 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and with the Northeasterly line of said Lot 34 a distance of 63.73 feet to a 3/8" iron rod with orange plastic cap stamped "5244" at the North corner of said Lot 34 and at a East corner of a called 19.0 acre tract conveyed to Ezequiel Arriaga and Martha Leticia Arriaga recorded in Volume 4961, Page 63, O.P.R.K.C.T.;

THENCE North 46 degrees 35 minutes 57 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and a Northeasterly line of said Arriaga tract a distance of 506.28 feet to a 1" iron pipe found at the North corner of said Arriaga tract and at the East corner said Trinity Valley Electric Cooperative 23.656 acre tract;

THENCE North 45 degrees 55 minutes 36 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and the Northeasterly line of Trinity Valley Electric Cooperative 23.656 acre tract a distance of 466.45 feet to a 1 1/2" iron rod found at the West corner of said Walther 78.821 acre tract and at the South corner of Walther 15.00 acre tract;

THENCE North 46 degrees 11 minutes 02 seconds West, with the Southwesterly and the Northeasterly line of said Trinity Valley Electric Cooperative 23.656 acre tract a distance of 703.74 feet to the POINT OF BEGINNING containing 4,614,547 square feet or 105.935 acres of land.

Exhibit A-2 Depiction A-01-23



**Exhibit B-1
Voluntary Annexation Petition
A-01-23**

Voluntary Annexation Petition (C-3)

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

I, Bill Wait of Kaufman One WW LLC, owner of the hereinafter described tract(s) or parcel(s) of land ("Property"), hereby voluntarily petition 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 105.923 acres of land, described as follows:

Being all that certain tract or parcel of land generally located on the south side of State Highway 243 and situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, within the City of Kaufman's extraterritorial jurisdiction (ETJ), containing 105.923 acres, more or less, being more particularly described in Exhibit A, attached hereto (Property IDs 2252, 2267, 2269, and 2270).

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(S):

Signature: _____

Print Name: _____

Acknowledgement Follows

**Exhibit B-1
Voluntary Annexation Petition
A-01-23**

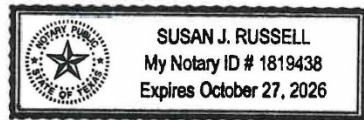
NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF Collin §

Bill C. Wirt BEFORE ME, the undersigned authority, on this day personally appeared
known to me to be the person whose name is subscribed to the
foregoing instrument and acknowledged to me that he executed the same for the purposes and
consideration therein expressed on behalf of the Owner.

Given under my hand and seal of office this 17th day of March, 2023.

(SEAL)



Susan J. Russell
NOTARY PUBLIC in and for the
STATE OF TEXAS

Susan J. Russell
Printed Name
My commission expires: 10-27-26

Exhibit B-2
Voluntary Annexation Application
A-01-23

Case Number: A- 01-23



VOLUNTARY ANNEXATION APPLICATION

1. **Site Location:**
General Street Location: Hwy 243 Across from KISD PID: 2249, 2252, 2267, 2270
Street Address: ETS - No address assigned. New School location (Proposed)
Lot, Block, & Subdivision Name: N/A
2. **Applicant:**
Name: Kaufman One NW LLC (Bill C. Wait) President
Address: 5920 New Haven Dr.
City/State: Plano, Tx Zip: 75093
Office #: _____ Cell #: 214 576 6633 Fax #: _____
Email Address: bwwburg@aol.com
3. **Property Owner:**
Name: Kaufman One NW LLC
Address: 5920 New Haven Dr.
City/State: Plano, Tx Zip: 75093
Office #: _____ Cell #: 214 576 6633 Fax #: _____
Email Address: bwwburg@aol.com

4. **Attach Exhibit:** Metes and bounds, a boundry map, and location map of the subject property.

I UNDERSTAND THAT IT IS NECESSARY FOR ME OR MY AGENT TO BE PRESENT AT THE CITY COUNCIL MEETING.

I hereby authorize the undersigned applicant to act as my agent for the representation and/or presentation of the request.

209 SOUTH WASHINGTON • PO Box 1168 • KAUFMAN, TEXAS 75142 • (972) 932-2216 • FAX (972) 932-8288
g:\development services\email & forms\originals for Inhouse use only\annexation application & guidelines.docx Updated: 3/26/2019

Exhibit B-2
Voluntary Annexation Application
A-01-23

The undersigned owners of the hereinafter described tract of land which is vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition your honorable body to extend the present municipal limits so as to include and annex as part of the City of Kaufman, Texas, the property described by metes and bounds on the attached Exhibit "A", which is incorporated herein for all purposes. We certify that this Petition is signed and acknowledged by each and every corporation and person owning said land or having an interest in any part thereof.

Applicant Name (print or type): Bill C. Wait

Applicant signature: [Signature]

Owner Name (print or type): Bill C. Wait

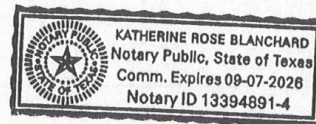
Owner signature: [Signature]

BEFORE ME, the undersigned, a Notary Public in and for said State of Texas, on this day personally appeared Bill Wait, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 3rd day of February, 2023

Katherine R. Blanchard
Notary Public

My Commission expires: Sept 7th, 2026



Date Received _____ Date Paid _____ Receipt Number _____

Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

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

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
MUNICIPAL SERVICES AGREEMENT

This Municipal Services Agreement ("Agreement") is entered into pursuant to Section 43.0672 of the Texas Local Government Code by and between the City of Kaufman, Texas (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property. City and Owner may be referred individually as a "Party" and collectively referred to as the "Parties."

WHEREAS, the Owner owns a parcel of real property (the "Property") in Kaufman County, Texas within the City's extraterritorial jurisdiction (ETJ) generally located on the south side of State Highway 243 (Property IDs 2252, 2267, 2269, and 2270), situated in the Thomas Beedy Survey, Abstract No. 21, and more particularly described in **Exhibit A** attached hereto; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to Section 43.0672 of the Texas Local Government Code in order to address the provision of municipal services to be offered to the Property on the date of annexation, and a schedule that includes the period within which the City will provide any municipal service that is not provided on the effective date of annexation, as shown in **Exhibit B** attached hereto; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Agreement is to be recorded in the Real Property Records of Kaufman County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

Section 1. The City acknowledges and agrees that it shall provide the municipal services listed in **Exhibit B** to the Property pursuant to Chapter 43 of Texas Local Government Code upon annexation of the Property.

Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

Section 2. The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and **the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement,** arising in any way from the City's reliance on this Agreement.

Section 3. The Owner agrees and stipulates that such annexation of the Property is voluntary, and the Owner has submitted a petition for such annexation to the City. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken. Owner acknowledges and stipulates that this Agreement is not a permit, as defined in Texas Local Government Code, Section 245.001(1), required by the City.

Section 4. The Parties acknowledge and agree that nothing in this Agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed Property, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of municipal service. Furthermore, the Parties acknowledge and agree that this Agreement will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

Section 5. The Owner acknowledges that the City's codes, ordinances, regulations and policies ("Regulations") that apply throughout the City, including the Property, may be reviewed at City Hall and at ecode360.com/KA6369 and shall apply to all such regulations in development of the Property.

Section 6. This Agreement shall be valid for a term of ten (10) years. Renewal of the Agreement shall be at the discretion of the City Council and must be approved by ordinance. The Owner agrees that this Agreement may be amended without the written consent or knowledge of the Owner if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Agreement unworkable or obsolete. Furthermore, the Owner acknowledges and agrees that the City Council may amend the services provided under this Agreement without the written consent of the Owner in order to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances existing pursuant to the Local Government Code or other Texas or Federal laws that make this Agreement unworkable, obsolete or unlawful.

Section 7. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via

Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

facsimile or a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

To City:
City of Kaufman
Attn: Andrew Bogda
209 S. Washington St.
Kaufman, TX 75142

With Copy to:
Messer, Fort & McDonald
Attn: Patricia Adams
6371 Preston Road, Suite 200
Frisco, TX 75034

To Owner:
Kaufman One WW LLC
Attn: Bill Wait
5920 New Haven Dr.
Plano, TX 75093

With Copy to:
Ferguson Braswell Fraser Kubasta PC
Attn: Robert Miklos
2500 Dallas Pkwy., Suite 600
Plano, TX 75093

Section 8. A certified copy of this Agreement shall be recorded in the real property records of Kaufman County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability. Owner acknowledges and agrees that the only recourse against the City for breach or

Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

default of the Agreement is disannexation for failure to provide services pursuant to Chapter 43 of the Texas Local Government Code.

Section 11. Owner and City acknowledge and expressly agree that no subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Kaufman County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, 4 and 10 herein.

Section 15. This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written, previous and contemporary agreements between the Parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the Parties to be attached to and made a part of this Agreement.

Section 16. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 17. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 18. To the extent that the provision of municipal services to the Property have been described and provided for in that Highland Meadows Amended Development Agreement dated March 9, 2023, those provisions control.

Entered into this ____ day of _____, 2023.

SIGNATURES ON FOLLOWING PAGE(S)

Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

CITY OF KAUFMAN TEXAS

By: _____
Name: Michael Holder
Title: City Manager
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

**This instrument was acknowledged before me on _____, 2023,
by Michael Holder, City Manager of the City of Kaufman, Texas on behalf of
said City.**

Notary Public in and for the State of TEXAS

KAUFMAN ONE WW, LLC

By: _____
Name: Bill Wait
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

**This instrument was acknowledged before me on _____, 2023,
by Bill Wait of Kaufman One WW, LLC, owner of said Property.**

Notary Public in and for the State of TEXAS

Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

EXHIBIT "A"
Property Description and Depiction

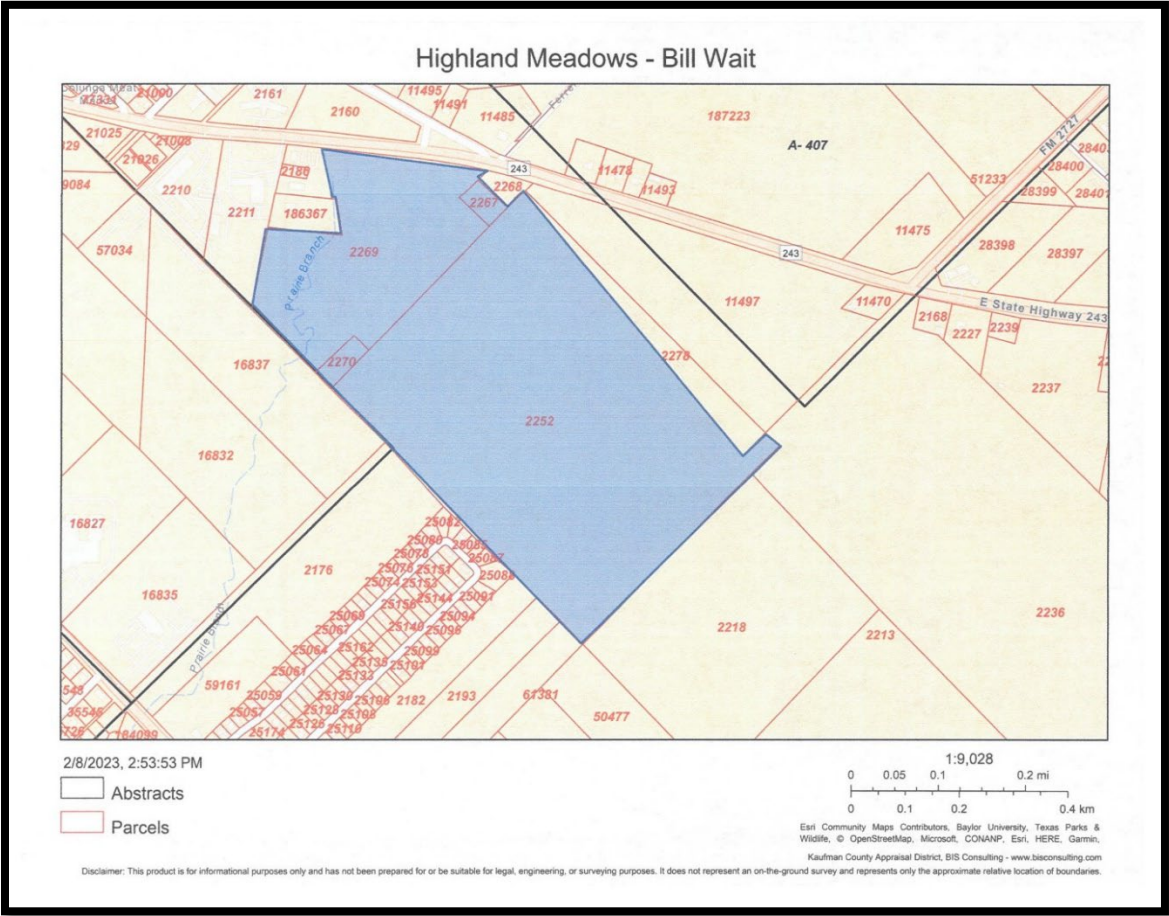


Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

EXHIBIT "A"
Property Description and Depiction

LEGAL DESCRIPTION

All that certain tract or parcel of land situated in the THOMAS BEEDY SURVEY, ABSTRACT NO. 21, Kaufman County, Texas and being a part of a called 17.084 acre tract of land as conveyed to Eugen M. Walther and Gayle Howell recorded in Volume 558, Page 313 of the Deed Records of Kaufman County, Texas, (D.R.K.C.T.), and part of a called 15.00 acre tract Eugen M. Walther and Gayle Howell recorded in Volume 547, Page 519, D.R.K.C.T., and a called 78.821 acre tract conveyed to Eugen M. Walther and Carol Ann Walther recorded in Volume 1036, Page 146, D.R.K.C.T. and being more particularly described by metes and bounds to follow;

BEGINNING at a 3/4" iron pipe found at the West corner of said Walther 15.00 acre tract and at the Southwesterly corner of Walther 17.084 acre tract and at the Southeast corner of a called 6.728 acre tract conveyed to Kaufman County Electric Coop recorded in Volume 605, Page 364, D.R.K.C.T., and in the Northeasterly line of a called 23.656 acre tract conveyed to Trinity Valley Electric Cooperative, Inc. recorded in Volume 1984, Page 617, D.R.K.C.T.;

THENCE North 11 degrees 56 minutes 26 seconds East, with the West line of said 17.084 acre tract and the East line of said Kaufman County Electric tract a distance of 483.10 feet to a 3/8" iron rod with orange plastic cap stamped "5244" at the Southwest corner of a called 2.00 acre tract conveyed to Eugene M. Walther and Carol Ann Walther recorded in Volume 4007, Page 256, O.P.R.K.C.T.;

THENCE South 85 degrees 58 minutes 46 seconds East, with the South line of said Walther 2.00 acre tract and across the said 17.084 acre tract a distance of 453.80 feet to a 3/8" iron rod with orange plastic cap stamped "5244" found at the Southeast corner of said Walther 2.00 acre tract;

THENCE North 11 degrees 08 minutes 58 seconds West, with the East line of said Walther 2.00 acre tract and across the said 17.084 acre tract and a called 2.02 acre tract conveyed to Roy W. Ferrell recorded in Volume 645, Page 45, D.R.K.C.T. a distance of 517.18 feet to a point for corner at the Northeast corner of said Ferrell tract and in the South right-of-way line of F.M. 243 (a 120' right-of-way), from which a 3/8" iron rod with orange plastic cap stamped "5411" bears South 82 degrees 39 minutes 59 seconds West, a distance of 9.54 feet, a 3/8" iron rod found bears North 86 degrees 20 minutes 52 seconds West, a distance of 249.92 feet, a 3" brass monument disk stamped "Texas Department of Public Safety" found in concrete bears North 86 degrees 09 minutes 59 seconds West, a distance of 648.69 feet;

THENCE South 86 degrees 09 minutes 59 seconds East, with the North line of said 17.084 acre tract and the South right-of-way line of F.M. 243 a distance of 474.13 feet to a 3" brass monument disk stamped "Texas Department of Public Safety" found in concrete, from which a 1/2" iron rod with red plastic cap stamped "R.P.L.S. 6789" bears North 84 degrees 33 minutes 47 seconds West, a distance of 20.59 feet, said brass monument being at the beginning of a non tangent curve to the right having a Delta angle of 7 degrees 43 minutes 25 seconds, a Radius of 3759.72 feet, a chord bearing of South 82 degrees 10 minutes 23 seconds East, a chord distance of 506.44 feet

THENCE with curve to the said right and the North line of said 17.084 acre tract and the South right-of-way line of F.M. 243 an arc distance of 506.82 feet to a 1/2" iron rod with red plastic cap stamped "R.P.L.S. 6789" at the Northwest corner of a called 0.808 acre tract as conveyed to Gary Howell recorded in Volume 912, Page 169, D.R.K.C.T.;

Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

EXHIBIT "A"
Property Description and Depiction

THENCE South 43 degrees 27 minutes 51 seconds West, with the Northwesterly line of said Howell 0.808 acre tract a distance of 83.64 feet to a 3/8" iron rod found at the West corner of said Howell 0.808 acre tract;

THENCE South 48 degrees 27 minutes 57 seconds East, with the Southwesterly line of said Howell 0.808 acre tract a distance of 249.41 feet to a 3/8" iron rod found at the South corner of said Howell 0.808 acre tract and in the Northwesterly line of said Walther 78.821 acre tract and in the Southeasterly line of said Walther 15.00 acre tract;

THENCE North 43 degrees 25 minutes 44 seconds East, with the Northwesterly line of said Walther 78.821 acre tract and the Southeasterly line of Walther 15.00 acre tract and Howell 0.808 acre tract a distance of 155.84 feet to a 1/2" iron rod found for the North corner of said Walther 78.821 acre tract and being in the Southwesterly line of a called 33.307 acre tract conveyed to Susan Lea Burleson and Sharon Robertson recorded in Volume 3219, Page 306, Official Public Records of Kaufman County, Texas, (O.P.R.K.C.T.);

THENCE South 40 degrees 23 minutes 41 seconds East, with the Northeasterly line of said Walther 78.821 acre tract and the Southwesterly line of said Burleson tract and near a barbed wire fence line a distance of 2068.58 to the South corner edge of a square wood fence corner post at the South corner of said Walther 78.821 acre tract and being at the South corner of said Burleson tract;

THENCE North 44 degrees 29 minutes 49 seconds East, with a Northwesterly line of said Walther 78.821 acre tract and a Southeasterly line of said Burleson tract and near a barbed wire fence line a distance of 213.94 feet to a 3/4" iron pipe found at a North corner of said Walther 78.821 acre tract and being at a West corner of a called 127.45 acre tract as conveyed to Robert Kyle Mitchell, Cathie Michelle Allen, Morgan Ashley Lambert and Mitchell Family Trust recorded in Volume 4263, Page 273, O.P.R.K.C.T.;

THENCE South 45 degrees 30 minutes 26 seconds East, with a Northeasterly line of said Walther 78.821 acre tract and a Southwesterly line of said Mitchell Family Trust 127.45 acre tract a distance of 105.42 feet to a 1/2" iron rod found at a East corner of said Walther 78.821 acre tract and at an ell corner of said Mitchell Family Trust 127.45 acre tract;

THENCE South 43 degrees 23 minutes 21 seconds West, with the Southeasterly line of said Walther 78.821 acre tract and the Northwesterly line of said Mitchell Family Trust 127.45 acre tract a distance of 259.91 feet to a 3/8" iron rod found at a West corner of said Mitchell Family Trust 127.45 acre tract and at a North corner of a called 85.00 acre tract conveyed to Kutty Enterprises LLC recorded in Volume 3859, Page 416, O.P.R.K.C.T.;

THENCE South 43 degrees 14 minutes 04 seconds West, with the Southeasterly line of said Walther 78.821 acre tract and a Northwesterly line of said Kutty tract near a barbed wire fence line a distance of 1422.52 feet to a 3/4" iron pipe found at the South corner of said Walther 78.821 acre tract and at the East corner of a called 9.994 acre tract conveyed to William A. Tackett Jr. recorded in Volume 577, Page 305, D.R.K.C.T.;

THENCE North 46 degrees 19 minutes 12 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and the Northeasterly line of said Tackett tract a distance of 192.15 feet to a 3/4" iron pipe found at the North corner of said Tackett tract and at the East corner of a called 10.00 acre tract conveyed to Robert Stanley Greenwood recorded in Volume 3601, Page 100, O.P.R.K.C.T.;

THENCE North 46 degrees 06 minutes 38 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and the Northeasterly line of said Greenwood tract passing at a called distance of 200.4

Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

EXHIBIT "A"
Property Description and Depiction

feet the North corner of said Greenwood tract and being at the East corner of a called 10.00 acre tract conveyed to Joseph Ortillo and Emely Ortillo recorded in Volume 5222, Page 223, O.P.R.K.C.T., continuing with the Northeasterly line of said Ortillo tract a total distance of 401.45 feet to a 1/2" iron rod found at the North corner of said Ortillo tract and at the East corner of Lot 41 of Harmony Estates recorded in Cabinet 1, Envelope 652, O.P.R.K.C.T.;

THENCE North 47 degrees 07 minutes 24 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and with the Northeasterly line of said Lot 41 a distance of 29.88 feet to a 3/8" common lot corners of Lots 41 and 40 of said addition;

THENCE North 46 degrees 26 minutes 19 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and with the Northeasterly line of said Lots 40, 39,38,37,36 and 35 a distance of 510.54 feet to a 1/2" iron rod found at the common lot corners of Lots 35 and 34 of said addition;

THENCE North 45 degrees 36 minutes 29 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and with the Northeasterly line of said Lot 34 a distance of 63.73 feet to a 3/8" iron rod with orange plastic cap stamped "5244" at the North corner of said Lot 34 and at a East corner of a called 19.0 acre tract conveyed to Ezequiel Arriaga and Martha Leticia Arriaga recorded in Volume 4961, Page 63, O.P.R.K.C.T.;

THENCE North 46 degrees 35 minutes 57 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and a Northeasterly line of said Arriaga tract a distance of 506.28 feet to a 1" iron pipe found at the North corner of said Arriaga tract and at the East corner said Trinity Valley Electric Cooperative 23.656 acre tract;

THENCE North 45 degrees 55 minutes 36 seconds West, with the Southwesterly line of said Walther 78.821 acre tract and the Northeasterly line of Trinity Valley Electric Cooperative 23.656 acre tract a distance of 466.45 feet to a 112" iron rod found at the West corner of said Walther 78.821 acre tract and at the South corner of Walther 15.00 acre tract;

THENCE North 46 degrees 11 minutes 02 seconds West, with the Southwesterly and the Northeasterly line of said Trinity Valley Electric Cooperative 23.656 acre tract a distance of 703.74 feet to the POINT OF BEGINNING containing 4,614,547 square feet or 105.935 acres of land.

EXHIBIT "A"
Property Description and Depiction

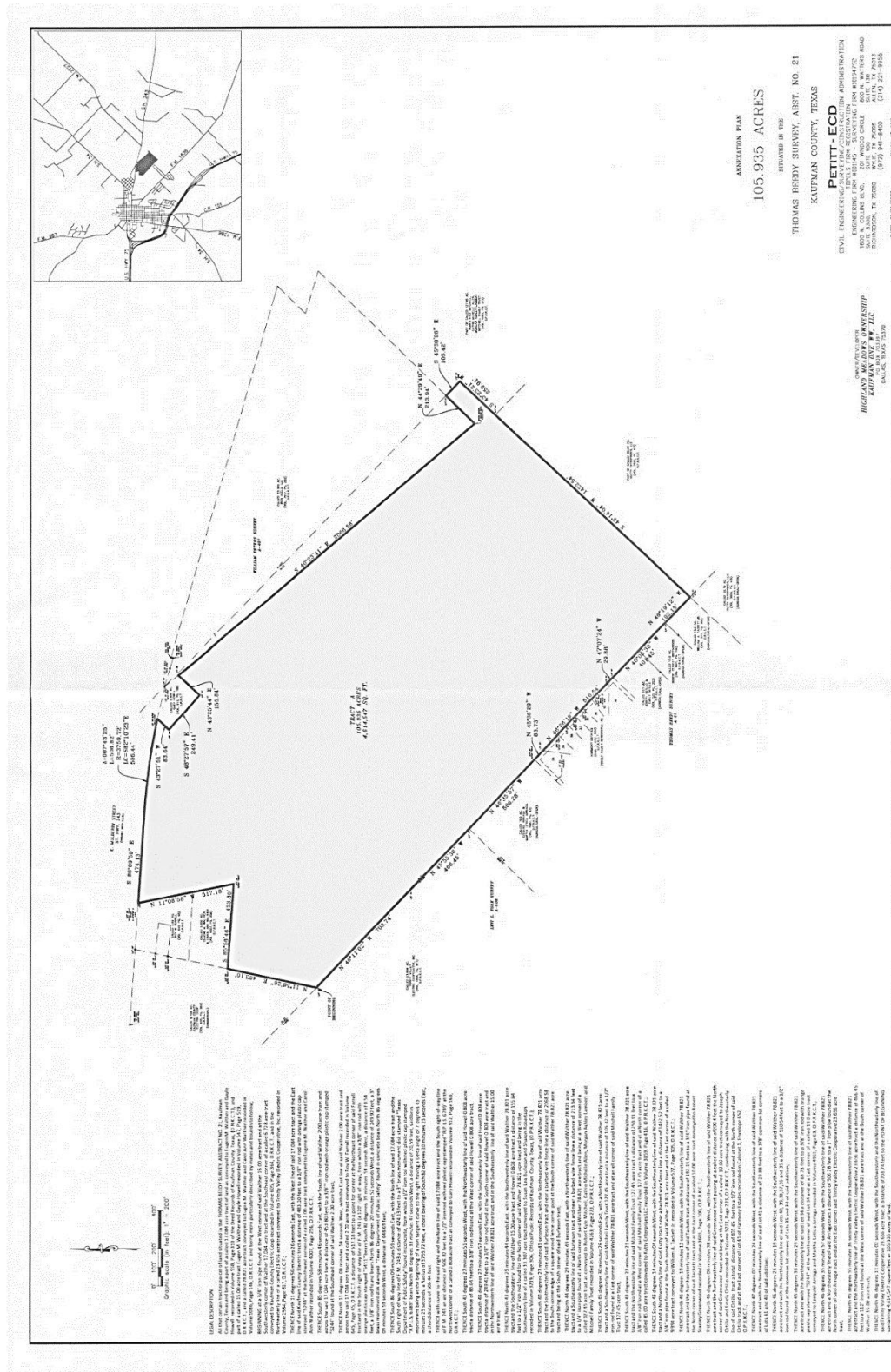


Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

EXHIBIT 'B'
Municipal Service Plan

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code ("LGC"), Section 43.0672. Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Kaufman (the "City") in accordance with the following plan. Unless otherwise indicated, the City will provide the following services to the annexed property within two and one-half years unless certain services cannot be reasonably provided within that time and the City proposes a schedule to provide services within four and one-half years. The City shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City with similar topography, land use, and population density.
- 2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Kaufman Police Department shall be immediately provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Routine patrol and responses;
 - ii) Dispatch responses to emergency and non-emergency service calls;
 - iii) Handling of complaints and incident reports;
 - iv) Special units, such as traffic enforcement and investigations;
 - v) Coordination with other public safety support agencies; and
 - vi) Animal control services.

Exhibit C
Written Service Agreement and Municipal Service Plan
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EXHIBIT 'B'
Municipal Service Plan

- b) As development commences in these areas, enough police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.
- 2) Fire Protection and Emergency Medical Services
- a) The City of Kaufman Fire Department will continue to provide emergency medical services and fire prevention services to the annexed area. These services include, but are not limited to:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Careflite EMS ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Constriction Plan Review and required inspections.
 - b) Fire protection and emergency medical services from the City shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient fire protection and emergency medical services, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City will be sufficient to serve the annexed area.
 - d) Upon ultimate development, fire protection and emergency medical services will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) The City will provide fee-based waste collection services to the Property, contracting with a provider. Notification to the provider to expand the service area will be made upon council approval of the annexation.

Exhibit C
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A-01-23

EXHIBIT 'B'
Municipal Service Plan

D) SANITARY SEWER

- 1) Sanitary sewer service to the area will be provided in the same manner that such service is provided to the other similarly situated areas within the corporate limits of the City and in accordance with applicable codes and departmental policy. As property develops in the area, sanitary sewer service shall be provided in accordance with the standard extension ordinances, regulations and rules, subject to and consistent with the City's participation policies.

E) WATER FACILITIES

- 1) Water service to the area will be provided by the CCN holder in the same manner that such service is provided to the other similarly situated areas within the corporate limits of the City.

F) ROAD AND STREETS

- 1) Maintenance of roads and streets, including street lighting, if any, will be maintained in the same manner as provided to other similarly situated areas within the corporate limits of the City.

G) CODE ENFORCEMENT & INSPECTION SERVICES

- 1) Code enforcement services will be available on the effective date of annexation. Code enforcement services include the response, investigation and potential abatement of property maintenance issues, nuisance issues, sanitation issues, illegal signs, abandoned or inoperable vehicles and other zoning violations.
- 2) Upon the effective date of annexation, the City will provide building permits and inspection services to the Property. This service will be made available to the Property on the same basis and at the same level of service as similar facilities throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

Exhibit C
Written Service Agreement and Municipal Service Plan
A-01-23

EXHIBIT 'B'
Municipal Service Plan

- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) The City is aware of a publicly owned facility associated with the Property and municipal services shall be provided to such facility immediately upon annexation of the Property.

K) OTHER SERVICES

- 1) Other services that may be provided by the City, such as municipal and general administration will be made available on the effective date of the annexation. The City shall provide levels of service, infrastructure, and infrastructure maintenance, enforcement of all zoning ordinances, building codes, and miscellaneous penal ordinances including but not limited to regulation of animals, roads and streets, fireworks, alcoholic beverages, firearms, littering and dumping that are comparable to the levels of services available in other parts of the City with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.



Meeting
Date: 3/27/2023

Date: 03/10/2023

Item #: 13.

Dept.: Development
Services

PZ Item

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance No. O-06-23, 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, Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **approve the zoning of a newly annexed property to Planned Development-23 (PD-23) for single-family residential uses**. The property is known as **Highland Meadows** and consists of approximately 105.923 acres generally located on the south side of SH 243 at Ola Road (Property IDs 2252, 2267, 2269, and 2270), said property being situated in Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Case No: Z-02-23)

BACKGROUND:

See the attached March 7, 2023 Planning and Zoning Commission Report and attachments.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: On March 7, 2023, the Planning and Zoning Commission recommended approval, by a vote of 6-1, of Z-02-23, a zoning request for Planned Development for single-family residential uses (PD-23) on the property known as Highland Meadows, 105.923 acres generally located on the south side of SH 243 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, TX, with the following condition:

1. Contingent on the property being annexed to the City of Kaufman

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



Planning and Zoning Commission Report

Meeting Date: March 7, 2023

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a request by Bill Wait of Kaufman One WW LLC to zone approximately 105.923 acres (Property IDs 2252, 2267, 2269 and 2270) as **Planned Development (PD-23)** for single-family residential uses contingent on annexation (Case No. A-01-23). The property is known as Highland Meadows and is generally located south of State Highway 243 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas. (Case No: Z-02-23)

BACKGROUND/SUMMARY:

In connection with the development of the 85-acre Kaufman ISD tract across SH 243, the City has been actively working with developer of the subject property on conceptual plans for a single-family residential neighborhood for the past two years. Both projects have been closely intertwined as it relates to infrastructure planning, including utilities, drainage, roadways, and parks & trails. A development agreement was approved for the subject property in July 2022 and amended in January 2023. The most recent amendment to the agreement allowed the applicant to proceed with their annexation and zoning in a more timely manner. The applicant has submitted a voluntary annexation petition as well as a Planned Development zoning application for the property.

The requested Planned Development zoning would provide for a single-family residential neighborhood with parks, trails, open space, and associated amenities, as well as a 1.1-acre future fire station site.

Development Standards:

The development standards allow for a minimum of 380 residential lots and a maximum of 447 residential lots.

The lot and structure standards are summarized as follows:

- Minimum lot area: 5,500 sq. ft.
- Minimum lot width: 50' (deviations allowed on cul-de-sacs or curves)
- Minimum lot depth: 110' (deviations allowed on cul-de-sacs or curves)
- Minimum front yard setback: 20'
- Minimum interior side yard setback: 5'
- Minimum exterior side yard setback: 15' (for corner lots)
- Minimum rear yard setback: 15'
- Minimum residential floor area: 1,200 sq. ft. for 30% of the homes; 1,600 sq. ft. for 70% of the homes

- Accessory Structure Standards: shall be in the rear yard only, max. area of 240 sq. ft., and subject to HOA regulations
- Maximum Lot Coverage (by principal and accessory structures): 55%
- Maximum Height: 35'

The residential design standards are summarized as follows:

- All homes will be front entry
- Two-car garages with a minimum 16'-wide driveway required for each house
- Two coach lights required on the front of each house
- Full gutters required around each house
- 6:12 roof pitch required on each house
- The same house elevation will not be repeated within a five-lot block on the same side of the street
- A minimum 6'-tall wooden privacy fence w/ galvanized posts is required on each lot

Concept Plans, Phasing, and Access & Circulation:

Exhibits have been provided showing the general planned distribution of the residential lots, streets, and open space in the development. It is currently anticipated that the development will include a total of 435 residential lots, divided into two phases, with Phase 1 comprising 220 lots on the west side of the property and Phase 2 comprising 215 lots on the east side of the property. The total lot count and distribution of lots across the phases is conceptual and subject to change at the time of preliminary platting, but will adhere to the Planned Development standards, which allow a minimum of 380 lots and maximum of 447 lots.

With the development, the developer will also be dedicating portions of right-of-way along the northern and eastern boundaries of the development to accommodate a minor arterial (Street A) and a major collector (Street B) as specified on the Thoroughfare Plan. With the acquisition of an off-site tract, the developer will be able to construct the full section for Street A from SH 243 to Street C, a divided boulevard that will serve as the main entrance to the development. East of Street C, the developer will construct half of the street section for Street A and half of the street section for Street B, with additional right-of-way being required by adjacent property owners when those tracts develop to construct the full street sections.

One access point into the development will be provided directly from SH 243, two access points will be provided off Street A (including the main entrance at Street C), and one access point will be provided off Street B. Excellent circulation is provided throughout the interior of the development and the applicant has worked with staff to provide a circulation plan that exceeded the concept plan associated with the development agreement.

A 1.1-acre site for a future fire station will be dedicated to the City near the intersection of SH 243 & Street A.

Open Spaces, Trails, and Amenities

Various areas of open space are shown on the concept plans, the largest being a 13.64-acre open space lot on the west side of the property, a 1.16-acre central park, and a 1.43-acre detention basin. The 13.64-acre lot will also include a detention pond and the preservation of existing floodplain and wetlands, in addition to a 10'-wide public trail with a trailhead and off-street parking. The developer will continue the 10' trail off-site south to Rand Road per the conditions

of the development agreement utilizing a series of off-site easements required for utilities. In addition, this 10'-wide trail will continue north through the development up to the intersection of SH 243 & Street A, using a mix of right-of-way and open space dedication. This trail connection will provide for a continuous hike-and-bike trail south to the Prairie Creek neighborhood, Kaufman Business Park, and eventually the future Kings Fort Park, as well as northward to the Kaufman ISD campus and City Lakes Park.

The 1.16-acre central park will include a playground; the developer is working with the City on the programming of additional amenities and off-street parking to be fully determined at the time of platting. Conceptual renderings of some of the amenities have been provided.

In addition to the 1.43-acre detention area in the south-central portion of the development, smaller open space areas will be provided at the end of some of the blocks as well as around the perimeter of the development and at the entryways in order to provide for perimeter landscaping & screening and entryway landscaping.

Landscaping and Screening:

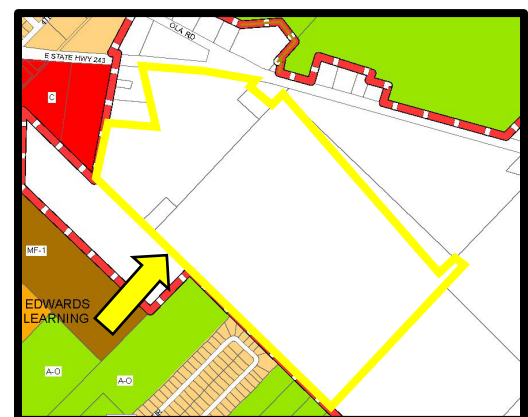
Per the conditions of the development agreement, the perimeter of the development (along SH 243, Street A, and Street B) will include 6'-tall wood fences with masonry columns as well as ornamental trees, grasses, and shrubs. Landscaping in the entryway median will also include grasses, shrubs, and canopy trees. Monument signage will also be located at the main entrance to the development as well as the entrance off SH 243. Any retaining walls will be of a masonry or stone variety. Each residential lot will include a canopy tree in the front yard and each corner residential lot will also include a canopy tree in the side yard. Full details for the perimeter landscaping, screening, and entryway landscaping will be provided at the time of preliminary platting.

Elevations:

Conceptual elevations have been provided for the proposed homes, which envision a mix of single-story and two-story single-family residential homes with mostly brick and stone architectural materials, front-facing garages, varied rooflines, a mix of front porch and covered entryway features, and paneled garage doors.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	SH 243, ETJ, A-O	Vacant land, school site, single-family residential
West:	ETJ & C	Self-storage & electric utility facilities
South:	ETJ, A-O, SF-6	Vacant land & single-family residential
East:	ETJ	Vacant land



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the future land use of the subject property primarily as Future Single-Family Residential (Low Density) with a strip of Future Park on the west side of the property. The requested Planned Development zoning for a single-family residential neighborhood with park and open space land is consistent with the Future Land Use Plan.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 243 as a “Type A” Major Arterial” requiring a right-of-way width of 120 feet. It is believed that the necessary right-of-way for SH 243 already exists at this location; if not, additional right-of-way will be dedicated at the time of platting.

Street A is designated as a “Type C” Major Collector requiring a right-of-way width of 80 feet. The developer is working to acquire a half-acre off-site tract to allow Street A to connect to SH 243. Upon acquisition of this off-site tract and prior to development of the subject property, the developer will dedicate the full right-of-way and construct the full street section for Street A from SH 243 to the main entrance to the development (Street C). East of Street C, Street A will taper to a half-street section and the developer will dedicate half the right-of-way east to Street B. The adjacent property owner will need to dedicate the other half and construct the other half of the street section when that property develops.

Street B is designated as a “Type B”, Minor Arterial, requiring a right-of-way width of 100 feet. The developer will be dedicating half the right-of-way for Street B and constructing half the street section and the adjacent property will be required to dedicate and pave the other half of the street section when that property develops.

Street C, the main entrance to the development, will include a divided boulevard with a right-of-way width of 70', with two 21'-wide paving sections in either direction. The remainder of streets in the development will include 50' right-of-way widths, with 31'-wide paving sections.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 35 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 = 35

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-02-23, a zoning request for Planned Development for single-family residential uses (PD-23) of the property known as Highland Meadows, 105.923 acres generally located on the south side of SH 243 in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, TX, with the following condition:

1. Contingent on the property being annexed to the City of Kaufman

ATTACHMENTS:

1. Location Map
2. Exhibit A – Property Description
3. Exhibit B – Planned Development Standards
4. Exhibit C – Concept Plans
5. Exhibit D – Illustrative Images for Amenities
6. Exhibit E – Concept Elevations

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

Location Map

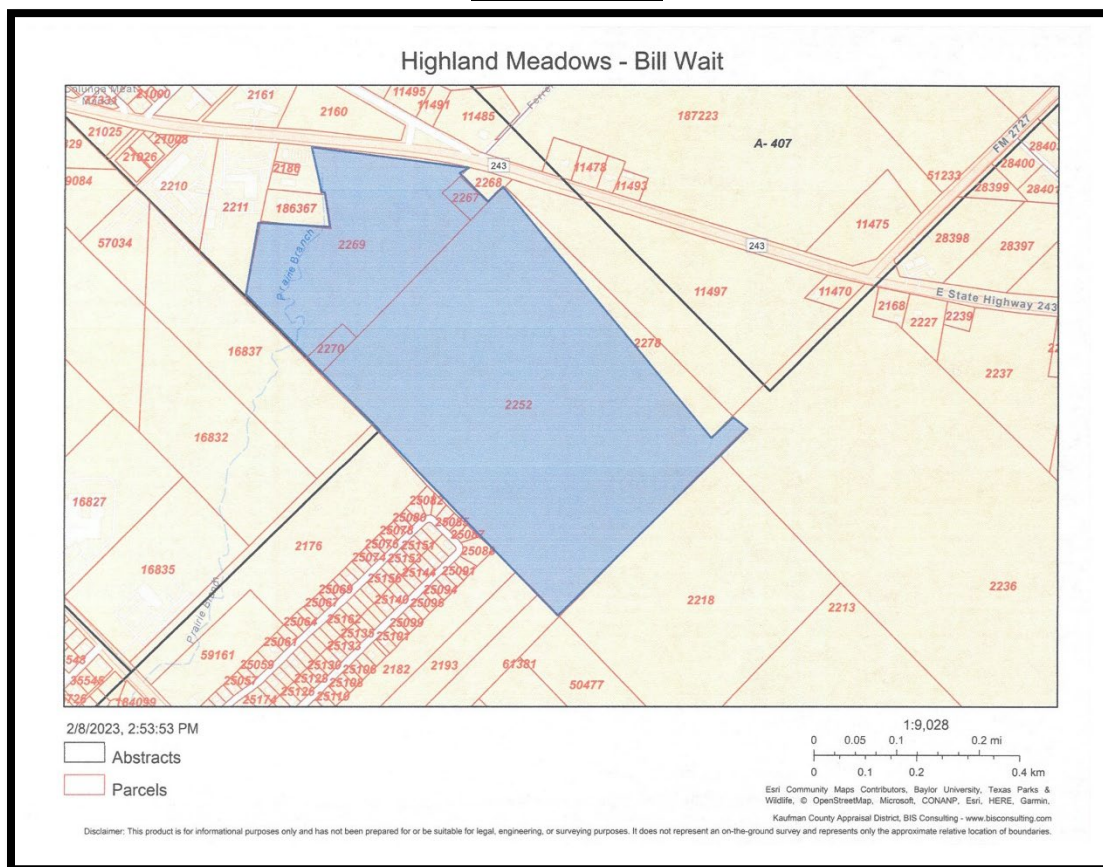


Exhibit A – Property Description

Description
105.923 Acres
Thomas Beedy Survey, Abstract No. 21
Kaufman County, Texas

BEING a tract or parcel of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being part of a called 17.084 acre tract of land described in Warranty Deed to Eugen M. Walther and Gayle Howell as recorded in Volume 558, Page 313, Deed Records of Kaufman County, Texas, (D.R.K.C.T.), and part of a called 15.00 acre tract described in Warranty Deed to Eugen M. Walther and Gayle Howell as recorded in Volume 547, Page 519, D.R.K.C.T., and a called 78.821 acre tract described in General Warranty Deed to Kaufman WW One, LLC, as recorded in Volume 7853, Page 589, D.R.K.C.T., and being more particularly described by metes and bounds to follow;

BEGINNING at a found 3/4-inch iron pipe for the most southerly corner of said Walther 15.00 acre tract and for the southwesterly corner of said Walther 17.084 acre tract, and the southeast corner of a called 6.728 acre tract described in a Warranty Deed to Kaufman County Electric Coop as recorded in Volume 605, Page 364, D.R.K.C.T., and bring in the northeasterly line of a called 23.656 acre tract described in Special Warranty Deed to Trinity Valley Electric Cooperative, Inc. as recorded in Volume 1984, Page 617, D.R.K.C.T.;

THENCE North 11°56'26" East with the west line of said 17.084 acre tract and the east line of said Kaufman County Electric tract, a distance of 483.07 feet to a 3/8-inch iron rod with orange plastic cap stamped "5244" for the southwest corner of a called 2.00 acre tract described in Warranty Deed to Eugene M. Walther and Carol Ann Walther as recorded in Volume 4007, Page 256, D.R.K.C.T.;

THENCE South 85°58'46" East with the south line of said Walther 2.00 acre tract, a distance of 453.80 feet to a 3/8-inch iron rod with orange plastic cap stamped "5244" found for the southeast corner of said Walther 2.00 acre tract;

THENCE North 11°08'58" West with the east line of said Walther tract and a called 2.02 acre tract described in a Warranty Deed to Roy W. Ferrell as recorded in Volume 645, Page 45, D.R.K.C.T., a distance of 517.18 feet to a point for the northeast corner of said Ferrell tract and in the south right-of-way line of State Farm to Market Highway 243 (FM. 243 - a variable width right-of-way), from which a found 3/8-inch iron rod with orange plastic cap stamped "5411" bears South 82°25' West, a distance of 9.6 feet.

THENCE South 86°09'59" East with the north line of said 17.084 acre tract and the south right-of-way line of FM. 243 a distance of 474.13 feet to a found 3-inch brass disk stamped "TXDOT" in concrete for being at the beginning of a non tangent curve to the right; having a delta angle of ;

THENCE continuing with said right of way and along said curve to the right, having a central angle of 7°43'25", a radius of 3759.72 feet, an arc distance of 506.82 feet, and a chord of South 82°10'23" East, 506.44 feet to a found 1/2" iron rod at the northwest corner of a called 0.808 acre tract as described in Special Warranty Deed to Gayle Howell as recorded in Volume 912, Page 169, D.R.K.C.T.;

THENCE South 43°27'51" West leaving said right of way and with the northwesterly line of said Howell tract a distance of 83.64 feet to a found 3/8-inch iron rod for the west corner of said Howell 0.808 acre tract;

Exhibit A – Property Description

THENCE South 48°27'57" East with the southwesterly line of said Howell 0.808 acre tract, a distance of 249.41 feet to a 3/8-inch iron rod found for the south corner of said Howell tract and in the northwesterly line of said Walther 78,821 acre tract and in the southeasterly line of said Walther 15.00 acre tract;

THENCE North 43°25'44" East with the northwesterly line of said Kaufman WW One, LLC, 78.821 acre tract and the southeasterly line of said Howell 0.808 acre tract, a distance of 155.84 feet to a found 1/2-inch iron rod for the north corner of said Kaufman WW One, LLC, 78.821 acre tract and being in the southwesterly line of that called 33.307 acre tract described in Warranty Deed with Vendors Lien to Iron Hills, LLC as recorded in Volume 7617, Page 232, Official Public Records of Kaufman County, Texas, (O.P.R.K.C.T.);

THENCE South 40°23'41" East with the northeasterly line of said Kaufman WW One, LLC, 78.821 acre tract and the southwesterly line of said Burleson tract and near a barbed wire fence line a distance of 2068.58 to the South corner edge of a square wood fence corner post at the south corner of said Kaufman WW One, LLC. tract and being at the south corner of said Iron Hills, LLC tract;

THENCE North 44°29'49" East with a northwesterly line of said Kaufman WW One, LLC, tract and a southeasterly line of said Iron Hills, LLC, tract and near a barbed wire fence, a distance of 213.94 feet to a found 3/4-inch iron pipe for a north corner of said Kaufman WW One, LLC, 78.821 acre tract and being at a West corner of a called 127.45 acre tract as described in General Warrant Deed to Robert Kyle Mitchell, Cathie Michelle Allen, Morgan Ashley Lambert and Mitchell Family Trust as recorded in Volume 4263, Page 273, O.P.R.K.C.T.;

THENCE South 45°30'26" East with a northeasterly line of said Kaufman WW One, LLC, tract and a southwesterly line of said Mitchell Family Trust tract a distance of 105.42 feet to a found 1/2-inch iron rod for a east corner of said Kaufman WW One, LLC. tract and an ell corner of said Mitchell Family Trust tract;

THENCE South 43°23'21" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Mitchell Family Trust tract a distance of 259.91 feet to a found 3/8-inch iron rod for a west corner of said Mitchell Family Trust tract and the north corner of a called 85.00 acre tract described in a Warranty Deed with Vendors Lien to Kutty Enterprises LLC as recorded in Volume 3859, Page 416, O.P.R.K.C.T.;

THENCE South 43°14'04" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Kutty tract, near a barbed wire fence, a distance of 1422.52 feet to a found 3/4-inch iron pipe for the south corner of said Kaufman WW One, LLC, tract, being the east corner of a called 9.994 acre tract described in Warranty Deed to William A. Tackett Jr. as recorded in Volume 577, Page 305, D.R.K.C.T.;

THENCE North 46°10'42" West with the southwesterly line of said Kaufman WW One, LLC, 78.821 acre tract and the northeasterly line of said Tackett tract, at a distance of 192.15 feet pass a found 3/4-inch iron pipe 0.4 feet south, continuing for a total distance of 593.60 feet to a 1/2-inch iron rod found for the north corner of a called 10.00 acre tract described in Warranty Deed to Joseph Ortillo and Emely Ortillo as recorded in Volume 5222, Page 223, O.P.R.K.C.T., same being the east corner of Harmony Estates, an Addition to Kaufman County as recorded in Cabinet 1, Envelope 652, O.P.R.K.C.T.;

THENCE North 46°23'06" West with the southwesterly line of said Kaufman WW One, LLC, tract and with the northeasterly line of said Addition, a distance of 604.14 feet to a found 3/8-inch iron rod with orange plastic cap stamped "5244" for the north corner of said Harmony Estates Addition and the east

Exhibit A – Property Description

corner of a called 19.0 acre tract described in Warranty Deed to Ezequiel Arriaga and Martha Leicia Arriaga as recorded in Volume 4961, Page 63 O.P.R.K.C.T.

THENCE North 46°35'57" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Arriaga tract, a distance of 506.28 feet to a found 1-inch iron pipe for the north corner of said Arriaga tract and the east corner the aforesaid Trinity Valley Electric Cooperative 23.656 acre tract;

THENCE North 45°55'36" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract, a distance of 466.45 feet to a found 1/2-inch iron rod for the west corner of said Kaufman WW One, LLC, 78.821 acre tract and the south corner of said Walther 15.00 acre tract;

THENCE North 46°11'02" West continuing with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract a distance of 703.61 feet to the POINT OF BEGINNING containing 105.923 acres of land, more or less.

Exhibit B – Planned Development Standards

Z-02-23

PD-23 - EXHIBIT B

Highland Meadows Development Standards

The below standards are effective for the Property:

- a) A minimum of 380 residential lots and a maximum of 447 residential lots.
- b) 31-foot street widths back to back. 50-foot street rights-of-way.
- c) Residential streets shall be a minimum of fifty-foot right of way with 31-foot paving (back-to-back)
- d) Maximum lot count is 447 lots with a typical lot size being 50-foot wide by 110 feet long. Lots on cul de sacs or curves shall have a minimum of 5500 square feet but may have smaller widths or lengths.
- e) All homes will be front entry.
- f) All thoroughfares will be paved according to the Concept Plan.
- g) Two car garages with a minimum 16-foot width driveway.
- h) Two coach lights on front of house.
- i) Full gutters around the house.
- j) Community Mailbox will be located per the US Postal Service
- k) Accessory structures are to be located in the back yard only if allowed by community covenants, conditions and restrictions.
- l) Carports are prohibited, as well as enclosing garages for additional living space.
- m) 20-foot front yard setbacks. Five-foot side yard setbacks. 15-foot side yard setbacks corner lots. 15-foot rear yard setbacks.
- n) The same house elevation may not be repeated within a five-lot block on the same side of the street.
- o) A minimum six-foot wooden privacy fence with galvanized posts shall be required on each lot.
- p) A stained six-foot wooden screening fence with six-foot masonry columns is required on thoroughfares, including FM 243. Exhibits show location of fence and columns.
- q) The six-foot stone or masonry with capped columns shall match the monument sign in appearance.
- r) 30% of the single-family homes shall have a 1200 square foot minimum living area for residences, and 70% shall have a 1600 square foot minimum for residences.
- s) Park to be fenced with a metal fence.
- t) Detention Pond will also be landscaped and fenced with a metal fence.
- u) 6/12 roof pitch required on all houses.
- v) Hike and bike trail shall be a minimum of 10-feet wide and concrete paved. There is a small area of approximately 4 lots where trail width will be 6' wide. See exhibit.
- w) If required, retaining walls shall be of masonry construction. Railroad ties and landscape timbers are prohibited.

4.1 Residential Landscapes

- (a) Turf- Front, side and rear yard shall be sodded and irrigated.
- (b) Trees. Homes shall have a minimum of one three-inch caliper hardwood

Exhibit B – Planned Development Standards

Z-02-23

PD-23 - EXHIBIT B

Highland Meadows Development Standards

canopy shade tree planted in the front yard. Corner lots shall have a minimum of two three-inch caliper canopy shade trees with one planted in the front yard, one planted in the side yard.

(c) Landscape Beds. Homes shall include a minimum of ninety square feet of landscape beds with plants which may be shrubs, perennials, ornamental grasses,

groundcovers, or accent trees along with hardwood mulch at least 2.5 inches in depth.

(d) All homes shall have a minimum 3' wide concrete walkway connecting the front door of the residence of the driveway or sidewalk described above.

(e) The entry road and collector roads throughout the development may be served by a single meandering concrete sidewalk/trail on one side of the street which shall be a minimum of six feet (6') wide, which shall include landscaping. A six foot stained wooden fence with masonry columns required where needed will be installed along the thoroughfares. This fence will include a cap.

(f) Off street walking paths and trails concrete but shall be maintained by the HOA, unless dedicated to the City.

4.2 Maintenance of the Common Areas

(a) Maintenance of the common areas will be the responsibility of the homeowners' association (HOA).

(b) Developer will be the contact entity with the City for all concerns regarding maintenance of Community Open Space until 100% of HOA control is turned over to the homeowner.

4.3 HOA Maintenance and Responsibilities of Amenities include:

(a) Clean up and litter removal.

(b) Landscaping, installation, care, and maintenance.

(c) Trimming, clearing, and removal of unwanted vegetation.

(d) Maintain irrigation system, pay for the water used in the system.

(e) Maintain entry feature and any other installed improvements, per Zoning Exhibit.

(f) Pay for the electricity used for the lighting for the entry features.

(g) Maintain Community Open Space, detention ponds, and sidewalks in the common areas.

(h) Maintain the Community Mail Box and surround area.

(i) Maintain the stoned capped monument signs and surrounding landscaped area.

(j) Maintain the stained six-foot screening fence with six-foot masonry columns. The six-foot stone capped columns shall match stone look and appearance of the monument signs.

(k) Maintain the appearance of and up keep and possible needed replacement of all subdivisions entrance and signage and lighting.

(l) The HOA amenity lot should be fenced (open-style wrought-iron design) and adequately parked if it is to remain an HOA lot. Alternatively, if it is to

Exhibit B – Planned Development Standards

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PD-23 - EXHIBIT B

Highland Meadows Development Standards

be made open and dedicated as a public park, it may be eligible for additional park fee credits.

4.4 Developers' Responsibility

(a) It is developers' responsibility to install irrigation systems, entry features, landscaping, and any other improvements included in this Planned Development.

4.5 Design Conditions

(a) Land Design Standards- New Residential Requirements

Desired Land Design requirements are achieved by projects in accordance with Zoning Exhibit and the following criteria: The project will be developed in several phases.

4.6 Street and Sidewalk Standards- New Residential Requirement

Desired street and sidewalk requirements are achieved in accordance with the following criteria:

(a) Street Treatments- Entry Features and Signage at Entries

- (i) The entryway median located at the entrance to the subdivision shall be landscaped and irrigated. Landscaping in the entryway median shall include grass, shrubs, and canopy trees.
- (ii) Two homebuilder signs will be allowed to be constructed on areas determined by the builder, including vacant lots. Signs will be removed at the conclusion of the marketing of homes.
- (iii) A stained six foot screening fence with six-foot masonry columns where needed on each side of the subdivision street entrance. The six-foot masonry columns shall match the stone look and appearance of the monument sign.

(b) Masonry Monument Signs

- (i) With landscaping and incorporated into the entryway located in the street entrance illuminated by means other than street-lights will be installed at the time of the development.
- (ii) Proposed monument sign shall be similar in the masonry look and appearance.

(c) Street Treatment- Street Name Signs

- (i) Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

(d) Pedestrian Sidewalk- Sidewalk Locations

- (i) Home builder to install five feet wide concrete pedestrian sidewalks which shall be located on both sides of the street, in the right-of-way of every internal street.
- (ii) Developer in the common areas to install 5 feet wide concrete pedestrian sidewalks at the time of the development.

(e) Community Open Space

- (i) Open space land and any detention pond area will be landscaped

Exhibit B – Planned Development Standards

Z-02-23

PD-23 - EXHIBIT B

Highland Meadows Development Standards

and irrigated.

(f) **Other Regulations**

- (i) All garage door panels shall contain decorative features such as window inserts, full paneled doors, or accent hardware.

4.7 **Homeowners Association (HOA)**

(a) The Developer shall establish a mandatory HOA prior to occupancy of any homes in the neighborhood. The development standards outlined herein shall be included in the recorded Covenants, Conditions, and Restrictions (CCRs) of the HOA.

(b) All common areas shall be dedicated to the HOA

(c) Easements for the HOA's maintenance of features in the public right of way such as entry monuments, screen walls, medians, concrete trails, lighting, and landscape shall be permitted by the City.

4.8 **Other Related Regulations**

(a) **Satellite Dishes.** Satellite Dishes, limited to eighteen inches diameter or smaller, mounted below the ridgeline on the roof, and not in public view from the front of the home are permitted.

(b) **Air Conditioners.** No window or wall air conditioning units will be permitted on homes or other structures. Outside condensing units (compressors) which are not located within a privacy fenced area shall be screened by shrubbery save and except access and service space to the condensing units which may not be visible from the street.

4.9 **Lots:**

(a) **Minimum Lot Area:** The minimum lot area shall be 5,500 square feet.

(b) **Minimum Lot Width:** The minimum lot width shall be 50 feet except on cul de sacs or curves.

(c) **Minimum Lot Depth:** The minimum lot depth shall be 110 feet, unless a cul de sac lot.

(d) **Dwelling Regulations:** 30% of the single-family homes shall have a 1200 square foot minimum living area for residences, and 70% shall have a 1600 square foot minimum for residences.

(e) A maximum of 55% of the total lot area shall be covered by the main house and accessory structures.

(f) **Accessory Structure Maximum:** The maximum accessory structure shall be 240 square feet.

(g) **Main Structure:** The main structure shall be a maximum of 35 feet in height.

All exhibits attached to this ordinance are for illustrative purposes only. Plans and diagrams are subject to change, and in any conflict between an illustrative plan and the Development Standards, these Development Standards control.

Exhibit C1 – Concept Plans



TALSON
DESIGN
Landscape Architecture
10000 Highway 101, Suite 100
San Diego, CA 92126
Tel: 619.481.1200
Fax: 619.481.1201
www.talsondesign.com

John Hall, AIA, LEED
Design Manager
Date: March 5, 2023

Scale: 1" = 100' 0"

Meritage Kaufman - Highland Meadows

Concept Site Plan

Exhibit C1

Exhibit C2 – Concept Plans

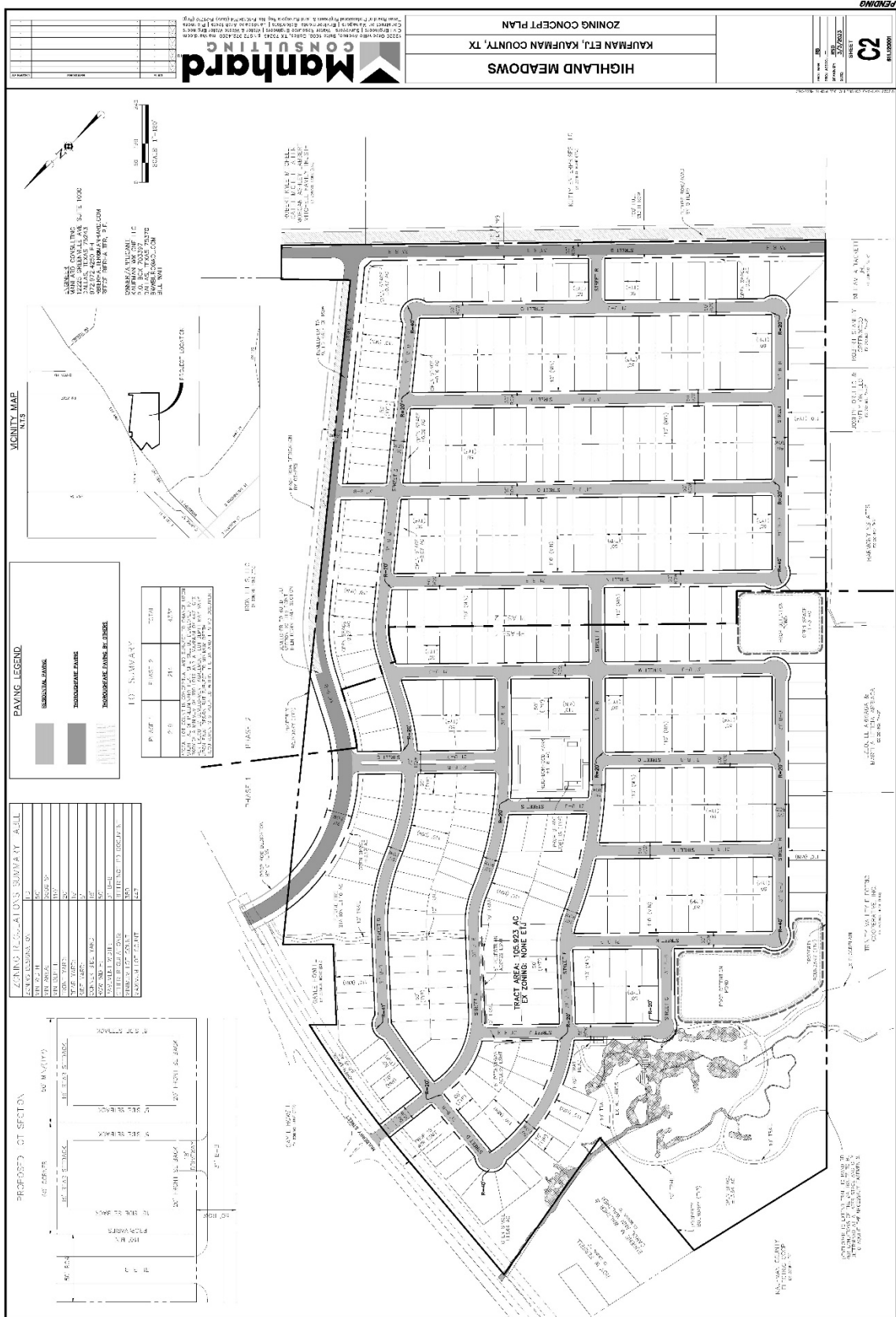


Exhibit D – Illustrative Images for Amenities



Trellis



Open Space Trails



Neighborhood Park



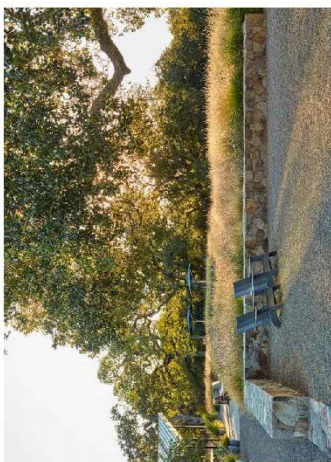
Open space Trails



Pergola Example



Neighborhood Park



Neighborhood Park



Entrance Monument Example



Playground Example



Playground Example

TALSON
DESIGN
ARCHITECTS
10000 W. 11th Avenue, Suite 100
Denver, CO 80202
303.755.1100
www.talsondesign.com

303.755.1100
Date: February 2023

Meritage Kaufman - Highland Meadows

Illustrative Images

Exhibit D

Exhibit E – Concept Elevations



Elevation Example 1



Elevation Example 2



Elevation Example 3



Elevation Example 4

TALSON
DESIGN
Landscape Architecture
10000 Highway 100
Suite 100
Dallas, Texas 75243
Phone: 972.411.1222
Email: info@talsondesign.com

Meritage Kaufman - Highland Meadows

Concept Elevations

Exhibit E

ORDINANCE O-06-23

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; ESTABLISHING THE ZONING CLASSIFICATION ON AN APPROXIMATE 105.923 ACRE TRACT OF LAND (PROPERTY IDs 2252, 2267, 2269, 2270), ANNEXED INTO THE CITY OF KAUFMAN BY ORDINANCE O-05-23, AS PLANNED DEVELOPMENT-23 (“PD-23”), THE PROPERTY BEING GENERALLY LOCATED ON THE SOTUH SIDE OF STATE HIGHWAY 243, BEING A TRACT OF LAND SITUATED IN THE THOMAS BEEDY SURVEY, ABSTRACT NO. 21, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND A ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, Chapter 118, “Zoning” of the Code of Ordinances of the City of Kaufman, the Comprehensive Zoning Ordinance O-02-07 requires the establishment of zoning on newly annexed territory within 120 days of annexation; and

WHEREAS, after City’s receipt of a petition requesting voluntary annexation of Property described in **Exhibit “A”** hereto, the City took appropriate action by providing public notices and public hearings to affect the annexation of the Property, and by adoption of Ordinance No. O-05-23 on March 27, 2023, the City Council annexed the Property; and

WHEREAS, in accordance with the requirement of the Comprehensive Zoning Ordinance mandating that a property be zoned within 120 days of annexation, at its regular meeting held on the 7th day of March, 2023, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval, contingent on annexation, of a request to establish Planned Development-23 (“PD-23”) zoning on the Property, an approximate 105.923 acre tract of land (Property IDs 2252, 2267, 2269, and 2270) generally located on the south side of State Highway 243, such tract being a part of the Thomas Beedy Survey, Abstract No. 21, 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, Planned Development-23 includes specific Planned Development Standards, as depicted on **Exhibit “B”**; the Concept Plans as depicted on **Exhibit “C”**; the Illustrative Images for Amenities as depicted on **Exhibit “D”**; and the Concept Elevations as depicted on **“Exhibit E”**; each of which are attached hereto and incorporated herein, and reviewed as part of Case No. Z-02-23 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 27th day of March, 2023, the City Council held a public hearing for the proposed request to establish Planned Development-23 (“PD-23”) zoning on the Property; and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed Planned Development-23 (“PD-23”) zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public;

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 establishment of Planned Development-23 (“PD-23”) zoning for the Property, an approximate 105.923 acre tract of land (Property IDs 2252, 2267, 2269, and 2270) generally located on the south side of State Highway 243, such tract being a part of the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit “A”**, “Property”. The Property shall be developed and uses shall be allowed in accordance with specific Planned Development Standards as depicted on **Exhibit “B”**, in accordance with the Concept Plans as depicted on **Exhibit “C”**, in accordance with the Illustrative Images for Amenities as depicted on **Exhibit “D”**, and in accordance with the Concept Elevations as depicted on **“Exhibit E”**. Each of the foregoing Exhibits are attached hereto and incorporated herein.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the

establishment of the zoning classification of the Property as Planned Development-23, ("PD-23"), 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 27th day of March, 2023.

JEFF JORDAN
MAYOR

ATTEST:

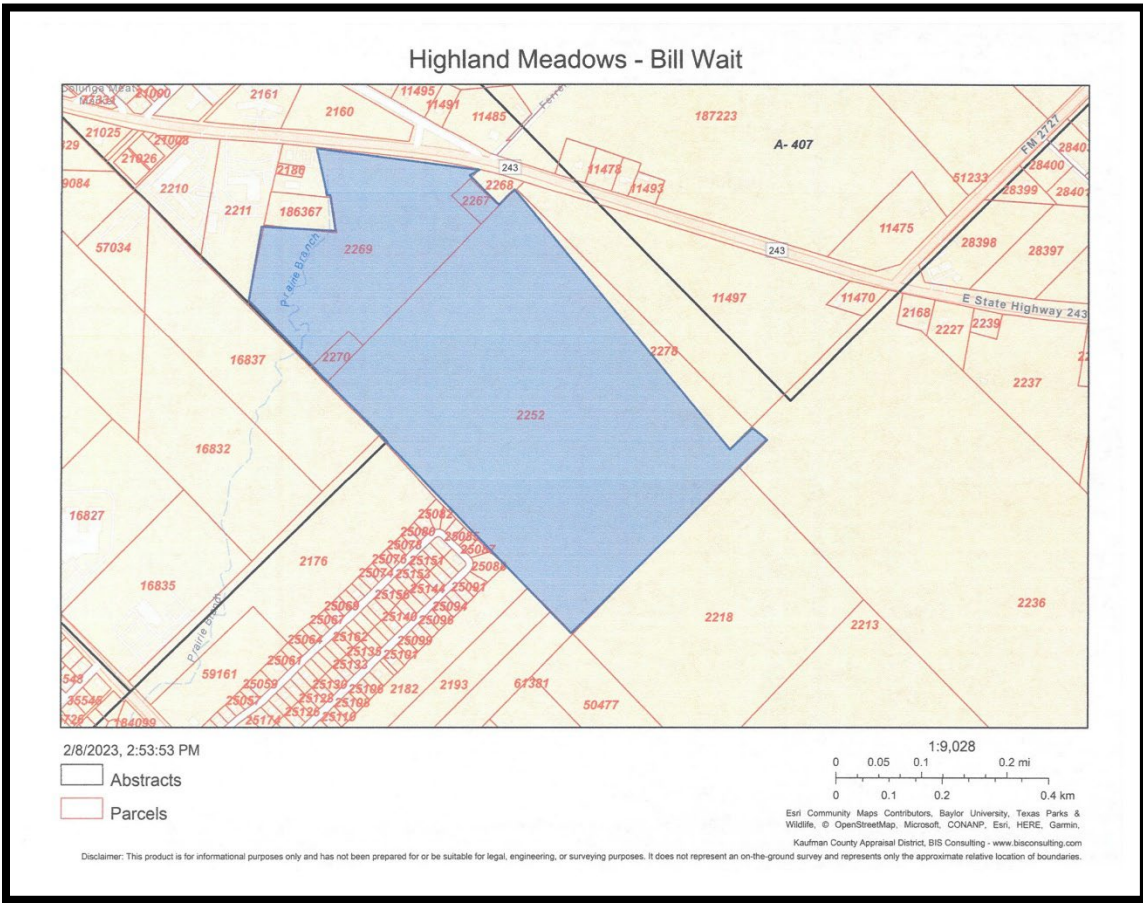
JESSIE HANKS

CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

“EXHIBIT A” Property
Z-02-23
Property IDs 2252, 2267, 2269, 2270
Location Map



Page 132 of 250



“EXHIBIT A” Property
Z-02-23
Property IDs 2252, 2267, 2269, 2270
Property Description

Description
105.923 Acres
Thomas Beedy Survey, Abstract No. 21
Kaufman County, Texas

BEING a tract or parcel of land situated in the Thomas Beedy Survey, Abstract No. 21, Kaufman County, Texas, being part of a called 17.084 acre tract of land described in Warranty Deed to Eugen M. Walther and Gayle Howell as recorded in Volume 558, Page 313, Deed Records of Kaufman County, Texas, (D.R.K.C.T.), and part of a called 15.00 acre tract described in Warranty Deed to Eugen M. Walther and Gayle Howell as recorded in Volume 547, Page 519, D.R.K.C.T., and a called 78.821 acre tract described in General Warranty Deed to Kaufman WW One, LLC, as recorded in Volume 7853, Page 589, D.R.K.C.T., and being more particularly described by metes and bounds to follow;

BEGINNING at a found 3/4-inch iron pipe for the most southerly corner of said Walther 15.00 acre tract and for the southwesterly corner of said Walther 17.084 acre tract, and the southeast corner of a called 6.728 acre tract described in a Warranty Deed to Kaufman County Electric Coop as recorded in Volume 605, Page 364, D.R.K.C.T., and bring in the northeasterly line of a called 23.656 acre tract described in Special Warranty Deed to Trinity Valley Electric Cooperative, Inc. as recorded in Volume 1984, Page 617, D.R.K.C.T.;

THENCE North 11°56'26" East with the west line of said 17.084 acre tract and the east line of said Kaufman County Electric tract, a distance of 483.07 feet to a 3/8-inch iron rod with orange plastic cap stamped “5244” for the southwest corner of a called 2.00 acre tract described in Warranty Deed to Eugene M. Walther and Carol Ann Walther as recorded in Volume 4007, Page 256, D.R.K.C.T.;

THENCE South 85°58'46" East with the south line of said Walther 2.00 acre tract, a distance of 453.80 feet to a 3/8-inch iron rod with orange plastic cap stamped “5244” found for the southeast corner of said Walther 2.00 acre tract;

THENCE North 11°08'58" West with the east line of said Walther tract and a called 2.02 acre tract described in a Warranty Deed to Roy W. Ferrell as recorded in Volume 645, Page 45, D.R.K.C.T., a distance of 517.18 feet to a point for the northeast corner of said Ferrell tract and in the south right-of-way line of State Farm to Market Highway 243 (FM. 243 - a variable width right-of-way), from which a found 3/8-inch iron rod with orange plastic cap stamped “5411” bears South 82°25' West, a distance of 9.6 feet.

THENCE South 86°09'59" East with the north line of said 17.084 acre tract and the south right-of-way line of FM. 243 a distance of 474.13 feet to a found 3-inch brass disk stamped “TXDOT” in concrete for being at the beginning of a non tangent curve to the right; having a delta angle of ;

THENCE continuing with said right of way and along said curve to the right, having a central angle of 7°43'25", a radius of 3759.72 feet, an arc distance of 506.82 feet, and a chord of South 82°10'23" East, 506.44 feet to a found 1/2" iron rod at the northwest corner of a called 0.808 acre tract as described in Special Warranty Deed to Gayle Howell as recorded in Volume 912, Page 169, D.R.K.C.T.;

THENCE South 43°27'51" West leaving said right of way and with the northwesterly line of said Howell tract a distance of 83.64 feet to a found 3/8-inch iron rod for the west corner of said Howell 0.808 acre tract;

“EXHIBIT A” Property
Z-02-23
Property IDs 2252, 2267, 2269, 2270
Property Description

THENCE South 48°27'57" East with the southwesterly line of said Howell 0.808 acre tract, a distance of 249.41 feet to a 3/8-inch iron rod found for the south corner of said Howell tract and in the northwesterly line of said Walther 78.821 acre tract and in the southeasterly line of said Walther 15.00 acre tract;

THENCE North 43°25'44" East with the northwesterly line of said Kaufman WW One, LLC, 78.821 acre tract and the southeasterly line of said Howell 0.808 acre tract, a distance of 155.84 feet to a found 1/2-inch iron rod for the north corner of said Kaufman WW One, LLC, 78.821 acre tract and being in the southwesterly line of that called 33.307 acre tract described in Warranty Deed with Vendors Lien to Iron Hills, LLC as recorded in Volume 7617, Page 232, Official Public Records of Kaufman County, Texas, (O.P.R.K.C.T.);

THENCE South 40°23'41" East with the northeasterly line of said Kaufman WW One, LLC, 78.821 acre tract and the southwesterly line of said Burleson tract and near a barbed wire fence line a distance of 2068.58 to the South corner edge of a square wood fence corner post at the south corner of said Kaufman WW One, LLC. tract and being at the south corner of said Iron Hills, LLC tract;

THENCE North 44°29'49" East with a northwesterly line of said Kaufman WW One, LLC, tract and a southeasterly line of said Iron Hills, LLC, tract and near a barbed wire fence, a distance of 213.94 feet to a found 3/4-inch iron pipe for a north corner of said Kaufman WW One, LLC, 78.821 acre tract and being at a West corner of a called 127.45 acre tract as described in General Warranty Deed to Robert Kyle Mitchell, Cathie Michelle Allen, Morgan Ashley Lambert and Mitchell Family Trust as recorded in Volume 4263, Page 273, O.P.R.K.C.T.;

THENCE South 45°30'26" East with a northeasterly line of said Kaufman WW One, LLC, tract and a southwesterly line of said Mitchell Family Trust tract a distance of 105.42 feet to a found 1/2-inch iron rod for a east corner of said Kaufman WW One, LLC. tract and an ell corner of said Mitchell Family Trust tract;

THENCE South 43°23'21" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Mitchell Family Trust tract a distance of 259.91 feet to a found 3/8-inch iron rod for a west corner of said Mitchell Family Trust tract and the north corner of a called 85.00 acre tract described in a Warranty Deed with Vendors Lien to Kutty Enterprises LLC as recorded in Volume 3859, Page 416, O.P.R.K.C.T.;

THENCE South 43°14'04" West with the southeasterly line of said Kaufman WW One, LLC, tract and the northwesterly line of said Kutty tract, near a barbed wire fence, a distance of 1422.52 feet to a found 3/4-inch iron pipe for the south corner of said Kaufman WW One, LLC, tract, being the east corner of a called 9.994 acre tract described in Warranty Deed to William A. Tackett Jr. as recorded in Volume 577, Page 305, D.R.K.C.T.;

THENCE North 46°10'42" West with the southwesterly line of said Kaufman WW One, LLC, 78.821 acre tract and the northeasterly line of said Tackett tract, at a distance of 192.15 feet pass a found 3/4-inch iron pipe 0.4 feet south, continuing for a total distance of 593.60 feet to a 1/2-inch iron rod found for the north corner of a called 10.00 acre tract described in Warranty Deed to Joseph Ortillo and Emely Ortillo as recorded in Volume 5222, Page 223, O.P.R.K.C.T., same being the east corner of Harmony Estates, an Addition to Kaufman County as recorded in Cabinet 1, Envelope 652, O.P.R.K.C.T.;

THENCE North 46°23'06" West with the southwesterly line of said Kaufman WW One, LLC, tract and with the northeasterly line of said Addition, a distance of 604.14 feet to a found 3/8-inch iron rod with orange plastic cap stamped "5244" for the north corner of said Harmony Estates Addition and the east

“EXHIBIT A” Property
Z-02-23
Property IDs 2252, 2267, 2269, 2270
Property Description

corner of a called 19.0 acre tract described in Warranty Deed to Ezequiel Arriaga and Martha Leicia Arriaga as recorded in Volume 4961, Page 63 O.P.R.K.C.T.

THENCE North 46°35'57" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Arriaga tract, a distance of 506.28 feet to a found 1-inch iron pipe for the north corner of said Arriaga tract and the east corner the aforesaid Trinity Valley Electric Cooperative 23.656 acre tract;

THENCE North 45°55'36" West with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract, a distance of 466.45 feet to a found 1/2-inch iron rod for the west corner of said Kaufman WW One, LLC, 78.821 acre tract and the south corner of said Walther 15.00 acre tract;

THENCE North 46°11'02" West continuing with the southwesterly line of said Kaufman WW One, LLC, tract and the northeasterly line of said Trinity Valley Electric Cooperative tract a distance of 703.61 feet to the POINT OF BEGINNING containing 105.923 acres of land, more or less.

“EXHIBIT B” Planned Development Standards

Z-02-23

PD-23 - EXHIBIT B

Highland Meadows Development Standards

The below standards are effective for the Property:

- a) A minimum of 380 residential lots and a maximum of 447 residential lots.
- b) 31-foot street widths back to back. 50-foot street rights-of-way.
- c) Residential streets shall be a minimum of fifty-foot right of way with 31-foot paving (back-to-back)
- d) Maximum lot count is 447 lots with a typical lot size being 50-foot wide by 110 feet long. Lots on cul de sacs or curves shall have a minimum of 5500 square feet but may have smaller widths or lengths.
- e) All homes will be front entry.
- f) All thoroughfares will be paved according to the Concept Plan.
- g) Two car garages with a minimum 16-foot width driveway.
- h) Two coach lights on front of house.
- i) Full gutters around the house.
- j) Community Mailbox will be located per the US Postal Service
- k) Accessory structures are to be located in the back yard only if allowed by community covenants, conditions and restrictions.
- l) Carports are prohibited, as well as enclosing garages for additional living space.
- m) 20-foot front yard setbacks. Five-foot side yard setbacks. 15-foot side yard setbacks corner lots. 15-foot rear yard setbacks.
- n) The same house elevation may not be repeated within a five-lot block on the same side of the street.
- o) A minimum six-foot wooden privacy fence with galvanized posts shall be required on each lot.
- p) A stained six-foot wooden screening fence with six-foot masonry columns is required on thoroughfares, including FM 243. Exhibits show location of fence and columns.
- q) The six-foot stone or masonry with capped columns shall match the monument sign in appearance.
- r) 30% of the single-family homes shall have a 1200 square foot minimum living area for residences, and 70% shall have a 1600 square foot minimum for residences.
- s) Park to be fenced with a metal fence.
- t) Detention Pond will also be landscaped and fenced with a metal fence.
- u) 6/12 roof pitch required on all houses.
- v) Hike and bike trail shall be a minimum of 10-feet wide and concrete paved. There is a small area of approximately 4 lots where trail width will be 6' wide. See exhibit.
- w) If required, retaining walls shall be of masonry construction. Railroad ties and landscape timbers are prohibited.

4.1 Residential Landscapes

- (a) Turf- Front, side and rear yard shall be sodded and irrigated.
- (b) Trees. Homes shall have a minimum of one three-inch caliper hardwood

“EXHIBIT B” Planned Development Standards

Z-02-23

PD-23 - EXHIBIT B

Highland Meadows Development Standards

canopy shade tree planted in the front yard. Corner lots shall have a minimum of two three-inch caliper canopy shade trees with one planted in the front yard, one planted in the side yard.

(c) Landscape Beds. Homes shall include a minimum of ninety square feet of landscape beds with plants which may be shrubs, perennials, ornamental grasses,

groundcovers, or accent trees along with hardwood mulch at least 2.5 inches in depth.

(d) All homes shall have a minimum 3' wide concrete walkway connecting the front door of the residence of the driveway or sidewalk described above.

(e) The entry road and collector roads throughout the development may be served by a single meandering concrete sidewalk/trail on one side of the street which shall be a minimum of six feet (6') wide, which shall include landscaping. A six foot stained wooden fence with masonry columns required where needed will be installed along the thoroughfares. This fence will include a cap.

(f) Off street walking paths and trails concrete but shall be maintained by the HOA, unless dedicated to the City.

4.2 Maintenance of the Common Areas

(a) Maintenance of the common areas will be the responsibility of the homeowners' association (HOA).

(b) Developer will be the contact entity with the City for all concerns regarding maintenance of Community Open Space until 100% of HOA control is turned over to the homeowner.

4.3 HOA Maintenance and Responsibilities of Amenities include:

(a) Clean up and litter removal.

(b) Landscaping, installation, care, and maintenance.

(c) Trimming, clearing, and removal of unwanted vegetation.

(d) Maintain irrigation system, pay for the water used in the system.

(e) Maintain entry feature and any other installed improvements, per Zoning Exhibit.

(f) Pay for the electricity used for the lighting for the entry features.

(g) Maintain Community Open Space, detention ponds, and sidewalks in the common areas.

(h) Maintain the Community Mail Box and surround area.

(i) Maintain the stoned capped monument signs and surrounding landscaped area.

(j) Maintain the stained six-foot screening fence with six-foot masonry columns. The six-foot stone capped columns shall match stone look and appearance of the monument signs.

(k) Maintain the appearance of and up keep and possible needed replacement of all subdivisions entrance and signage and lighting.

(l) The HOA amenity lot should be fenced (open-style wrought-iron design) and adequately parked if it is to remain an HOA lot. Alternatively, if it is to

“EXHIBIT B” Planned Development Standards

Z-02-23

PD-23 - EXHIBIT B

Highland Meadows Development Standards

be made open and dedicated as a public park, it may be eligible for additional park fee credits.

4.4 Developers' Responsibility

(a) It is developers' responsibility to install irrigation systems, entry features, landscaping, and any other improvements included in this Planned Development.

4.5 Design Conditions

(a) Land Design Standards- New Residential Requirements

Desired Land Design requirements are achieved by projects in accordance with Zoning Exhibit and the following criteria: The project will be developed in several phases.

4.6 Street and Sidewalk Standards- New Residential Requirement

Desired street and sidewalk requirements are achieved in accordance with the following criteria:

(a) Street Treatments- Entry Features and Signage at Entries

- (i) The entryway median located at the entrance to the subdivision shall be landscaped and irrigated. Landscaping in the entryway median shall include grass, shrubs, and canopy trees.
- (ii) Two homebuilder signs will be allowed to be constructed on areas determined by the builder, including vacant lots. Signs will be removed at the conclusion of the marketing of homes.
- (iii) A stained six foot screening fence with six-foot masonry columns where needed on each side of the subdivision street entrance. The six-foot masonry columns shall match the stone look and appearance of the monument sign.

(b) Masonry Monument Signs

- (i) With landscaping and incorporated into the entryway located in the street entrance illuminated by means other than street-lights will be installed at the time of the development.
- (ii) Proposed monument sign shall be similar in the masonry look and appearance.

(c) Street Treatment- Street Name Signs

- (i) Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

(d) Pedestrian Sidewalk- Sidewalk Locations

- (i) Home builder to install five feet wide concrete pedestrian sidewalks which shall be located on both sides of the street, in the right-of-way of every internal street.
- (ii) Developer in the common areas to install 5 feet wide concrete pedestrian sidewalks at the time of the development.

(e) Community Open Space

- (i) Open space land and any detention pond area will be landscaped

“EXHIBIT B” Planned Development Standards

Z-02-23

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Highland Meadows Development Standards

and irrigated.

(f) **Other Regulations**

- (i) All garage door panels shall contain decorative features such as window inserts, full paneled doors, or accent hardware.

4.7 **Homeowners Association (HOA)**

(a) The Developer shall establish a mandatory HOA prior to occupancy of any homes in the neighborhood. The development standards outlined herein shall be included in the recorded Covenants, Conditions, and Restrictions (CCRs) of the HOA.

(b) All common areas shall be dedicated to the HOA.

(c) Easements for the HOA’s maintenance of features in the public right of way such as entry monuments, screen walls, medians, concrete trails, lighting, and landscape shall be permitted by the City.

4.8 **Other Related Regulations**

(a) **Satellite Dishes.** Satellite Dishes, limited to eighteen inches diameter or smaller, mounted below the ridge line on the roof, and not in public view from the front of the home are permitted.

(b) **Air Conditioners.** No window or wall air conditioning units will be permitted on homes or other structures. Outside condensing units (compressors) which are not located within a privacy fenced area shall be screened by shrubbery save and except access and service space to the condensing units which may not be visible from the street.

4.9 **Lots:**

(a) **Minimum Lot Area:** The minimum lot area shall be 5,500 square feet.

(b) **Minimum Lot Width:** The minimum lot width shall be 50 feet except on cul de sacs or curves.

(c) **Minimum Lot Depth:** The minimum lot depth shall be 110 feet, unless a cul de sac lot.

(d) **Dwelling Regulations:** 30% of the single-family homes shall have a 1200 square foot minimum living area for residences, and 70% shall have a 1600 square foot minimum for residences.

(e) A maximum of 55% of the total lot area shall be covered by the main house and accessory structures.

(f) **Accessory Structure Maximum:** The maximum accessory structure shall be 240 square feet.

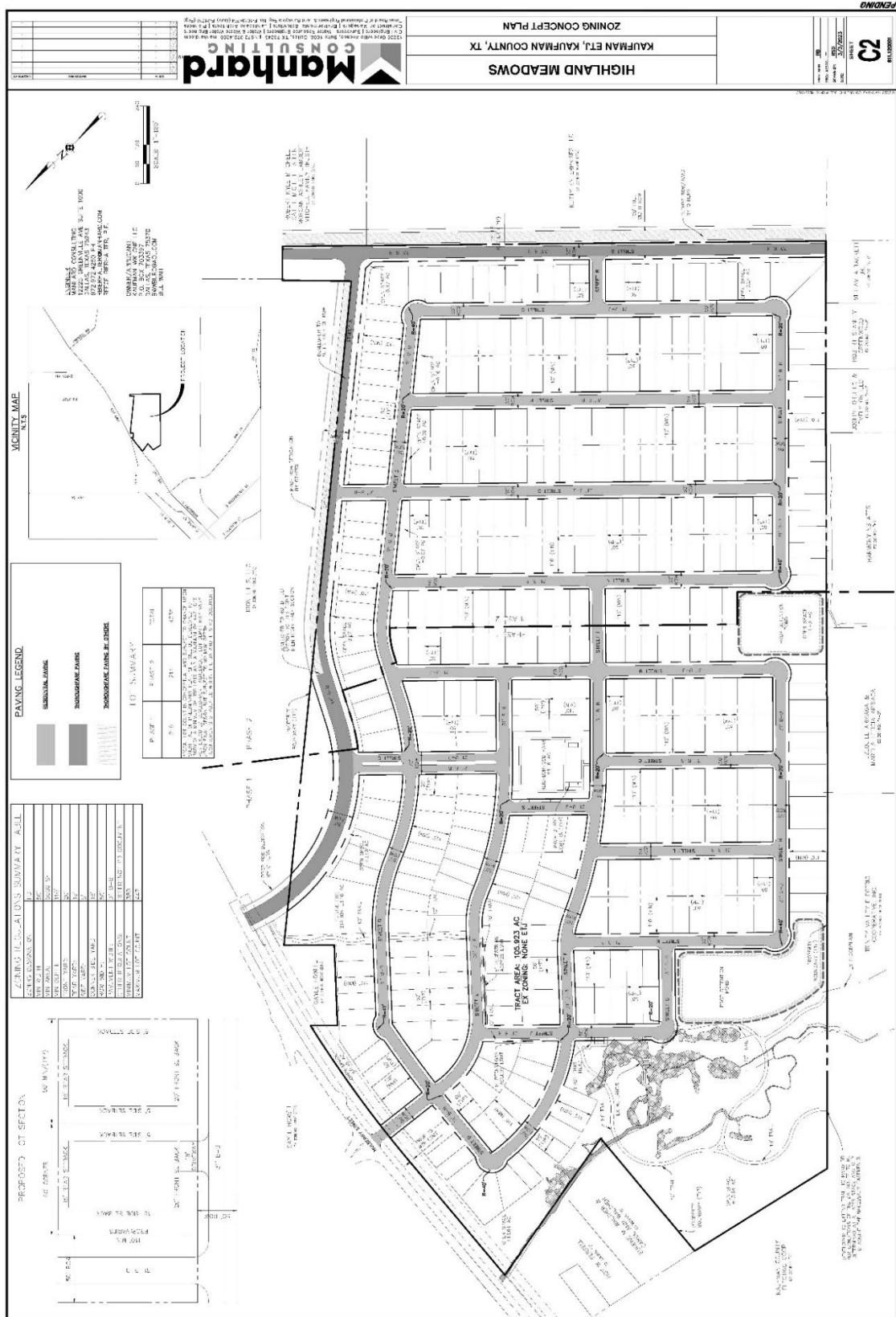
(g) **Main Structure:** The main structure shall be a maximum of 35 feet in height.

All exhibits attached to this ordinance are for illustrative purposes only. Plans and diagrams are subject to change, and in any conflict between an illustrative plan and the Development Standards, these Development Standards control.

Exhibit C1



“EXHIBIT C” Concept Plans



“EXHIBIT D” Illustrative Images for Amenities



Open space Trails



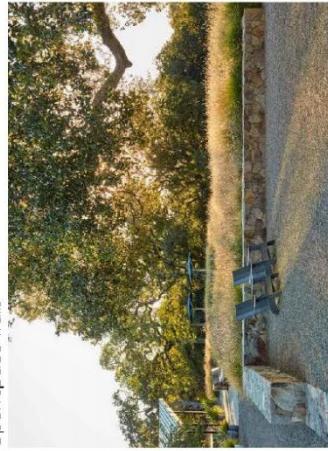
Neighborhood Park



Open Space Trails



Trellis



Neighborhood Park



Neighborhood Park



Pergola Example



Playground Example



Playground Example



Entrance Monument Example

Meritage Kaufman - Highland Meadows

Illustrative Images

Exhibit D

“EXHIBIT E” Concept Elevations



Elevation Example 1



Elevation Example 2



Elevation Example 3



Elevation Example 4

Meritage Kaufman - Highland Meadows

Concept Elevations

TALSON
DESIGN
11111 1st Avenue, Suite 100
San Diego, CA 92121
Tel: 619.444.1111
Fax: 619.444.1112
www.talsondesign.com



Meeting
Date: 3/27/2023

Date: 03/10/2023

Item #: 15.

Dept.: Development
Services

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance No. O-07-23, an ordinance of the City Council of the City of Kaufman, Texas, providing for the **release of a portion of the City's Extra-Territorial Jurisdiction ("ETJ")** and reduction thereof to exclude parcels identified in Exhibits "A-1", "A-2", "A-3", "A-4", and "A-5" of the Ordinance, consisting of **49.181 acres generally located at 7325 S. SH 34, Scurry, TX**, situated in the J.C. Cortez Survey, Abstract No. 80, the A. Chivino Survey, Abstract No. 80, the A. Cherino Survey, Abstract No. 81, and the J. Trevino Survey, Abstract No. 533 (Property IDs 59602, 73049, 194580, and a portion of Property ID 191163), updating the official City Boundary Map to reflect the reduction in ETJ.

BACKGROUND:

Victory Baptist Church of Kaufman County, the owner of four parcels totaling 49.181 acres has submitted a request to release the properties from the City of Kaufman's extra-territorial jurisdiction (ETJ) to allow for annexation into the Town of Scurry, which is closer in proximity to the properties and with which the church is more associated with. The owner has submitted a letter from the Town of Scurry indicating the Town's intent to approve annexation of the properties into the Town of Scurry if the City of Kaufman releases the properties from their ETJ.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-07-23 as presented.

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



To whom it may concern,

The Victory Baptist Church of Kaufman County would like to have all adjoining properties released from the Kaufman Extraterritorial Jurisdiction.

Kaufman County Appraisal District Parcels and recorded deed (pending parcel number):

- 73049
- 194580
- 59602
- Recorded Deed in Vol. 2524 Page 564 of the Deed Records of Kaufman County, Texas.
10.001 Acres (Exhibit 'A' attached to letter) file No: KCT-2203703 (PS)

We will be annexed into the Scurry City Limits.

Thank you for your attention to this request.

Todd A Peavy

A blue ink signature of Todd A Peavy, written in a cursive style.

Founding Pastor/ President

CITY OF SCURRY, TEXAS

7978 Hwy 34 / PO Box 575

Scurry, TX 75158

972-486-4489

March 16, 2023

This letter of intent is for Scurry to approve annexation of Victory Church into Scurry City limits once they have been released from Kaufman ETJ.

Thank you,
Carla York

ORDINANCE O-07-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, PROVIDING FOR THE RELEASE OF A PORTION OF ITS EXTRATERRITORIAL JURISDICTION AND REDUCTION THEREOF TO EXCLUDE THOSE ETJ PARCELS MORE SPECIFICALLY IDENTIFIED IN EXHIBITS “A-1”, “A-2”, “A-3”, “A-4”, AND “A-5”; UPDATING THE OFFICIAL CITY BOUNDARY MAP; MAKING FINDINGS RELATED THERETO; PROVIDING A SEVERABILITY CLAUSE; REPEALING ALL CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman (“City”) is a home rule municipality governed by its Charter, the Texas Constitution and the laws of the State with authority to adjust its extraterritorial boundaries in accordance therewith; and

WHEREAS, pursuant to Section 42.023 of the Texas Local Government Code, as amended, a municipality may reduce its extraterritorial jurisdiction (“ETJ”) by written consent of the governing body via the adoption of a resolution or; and

WHEREAS, the City has received a request from the owner of four (4) parcels of land located within the City’s ETJ, more particularly described in **Exhibits “A-1”, “A-2”, “A-3”, “A-4”, and “A-5”**, hereto (the “ETJ Parcels”), seeking a release of those parcels from the ETJ of the City; and

WHEREAS, the owner of the ETJ Parcels has indicated that the ETJ Property and associated church is more closely linked with the Town of Scurry and its community services; and

WHEREAS, the owner of the ETJ Parcels has indicated a desire to be annexed by the Town of Scurry and has provided a letter from the Town of Scurry indicating the Town’s intent to approve such annexation; and

WHEREAS, based upon the location of the ETJ Parcels and information provided by the property owners, Kaufman anticipates that upon its release of the ETJ Parcels, those ETJ Parcels will be located within the ETJ of Scurry and potentially annexed into Scurry; however, upon release, the City of Kaufman makes no representations regarding the future designation of those ETJ Parcels as being included within the ETJ or the corporate limits of any specific municipality; and

WHEREAS, based upon the records of Kaufman County, the City Council has determined that all of the ETJ Parcels to be released and reduced pursuant to this Ordinance are contiguous and generally adjacent to Kaufman’s existing municipal boundaries and located within the Kaufman ETJ; and

WHEREAS, the City Council desires to release, relinquish and discontinue the ETJ Parcels identified herein from its extraterritorial jurisdiction, as referenced in this Ordinance, and have determined that such action serves the public health, safety and welfare of the public.

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

SECTION 1. INCORPORATION OF PREMISES. All of the above findings are hereby found to be true and correct and are hereby incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2. RELEASE OF ETJ. The City of Kaufman hereby releases only the ETJ Parcels, more specifically described in **Exhibits “A-1”, “A-2”, “A-3”, “A-4”, and “A-5”**, attached hereto and incorporated, and upon by its release of the ETJ Parcels, the City reduces its extraterritorial jurisdiction to exclude only the ETJ Parcels described in **Exhibits Exhibits “A-1”, “A-2”, “A-3”, “A-4”, and “A-5”**.

SECTION 3. BOUNDARY MAP. The City Secretary is hereby directed to amend the City’s official boundary and extraterritorial jurisdiction map to incorporate the changes effected by this Ordinance and to file copies with the County Clerk of Kaufman County, Texas.

SECTION 4. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other ordinances of the City of Kaufman. Any and all ordinances, orders, resolutions, rules, regulations, policies or provisions in conflict with the provisions of this Ordinance are hereby repealed and rescinded to the extent of any conflict herewith.

SECTION 5. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or the 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 or provisions of this Ordinance, or the application thereof to any person or circumstances, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and adoption in accordance with state law and Charter.

PASSED AND APPROVED this 27th day of March, 2023.

JEFF JORDAN
MAYOR

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

EXHIBIT "A-1"

Release of ETJ Parcels

The properties in reference are:

- Parcel ID 59602: 1.61 acres out of the J. Trevino Survey, Abstract No. 533, Kaufman Extra-Territorial Jurisdiction, Kaufman County, Texas, being described as Lot 13 of a Replat of Farm Village, Phase 1, according to the plat recorded in Cabinet 3, Envelope 578 of the plat records of Kaufman County, Texas, owned by Victory Baptist Church of Kaufman County.
- Parcel ID 73049: 10.00 acres out of the A. Cherino Survey, Abstract No. 81, Kaufman Extra-Territorial Jurisdiction, Kaufman County, Texas, addressed as 7325 S. Hwy. 34, Scurry, TX 75158, owned by Victory Baptist Church of Kaufman County.
- Parcel ID 194580: 27.57 acres out of the J.C. Cortez Survey, Abstract No. 80, Kaufman Extra-Territorial Jurisdiction, Kaufman County, Texas, owned by Victory Baptist Church of Kaufman County.
- A 10.001 acre portion of Parcel ID 191163: 10.001 acres out of the A. Chivino Survey, Abstract No. 80, Kaufman Extra-Territorial Jurisdiction, Kaufman County, Texas, owned by Victory Baptist Church of Kaufman County.

Exhibit "A-2"
Legal Description – Parcel ID 59602

PARCEL 59602

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

Special Warranty Deed
(without title examination and survey)

Date: May 12, 2020

Grantor: Phillip R. Paramore, as attorney in fact for Mary Ellen Paramore, acting under the Durable Power of Attorney dated December 2, 2015

Grantor's Mailing Address:

Phillip R. Paramore
5411 Emerson Avenue
Dallas, Texas 75209

Grantee: Victory Baptist Church of Kaufman County, Texas, Inc., a Texas non-profit corporation

Grantee's Mailing Address:

Victory Baptist Church of Kaufman County, Texas, Inc.
7325 South Highway 34
Scurry, Texas 75158

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being all that certain lot, tract or parcel of land located in the J. Trevino Survey, A-533 and the J. Cortez Survey, A-80, Kaufman County, Texas, being described as Lot 13 of a Replat of Farm Village, Phase 1, according to the plat recorded in Cabinet 3, Envelope 578 of the plat records of Kaufman County, Texas

Exhibit "A-2"
Legal Description – Parcel ID 59602

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2020, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

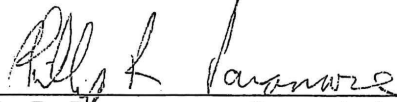
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. **THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.**

When the context requires, singular nouns and pronouns include the plural.

Exhibit "A-2"
Legal Description – Parcel ID 59602

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

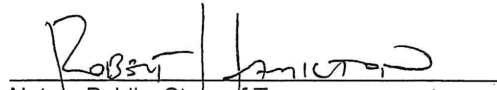
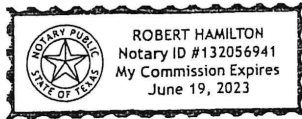


Phillip R. Paramore, as attorney in fact for
Mary Ellen Paramore, acting under the Durable
Power of Attorney dated December 2, 2015

STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged before me on 5/13/20,
2020, by Phillip R. Paramore, as attorney in fact for Mary Ellen Paramore, acting under
the Durable Power of Attorney dated December 2, 2015.


Notary Public, State of Texas
My commission expires: 6/19/23

PREPARED IN THE OFFICE OF:

Jon G. Burt
201 W. Mulberry
Kaufman, Texas 75142
Telephone: 972-962-6000
Telecopier: 972-962-3733
E-mail: jonburtlaw@gmail.com

AFTER RECORDING RETURN TO:

Victory Baptist Church of Kaufman County, Texas, Inc.
7325 South Highway 34
Scurry, Texas 75158

Exhibit "A-3"
Legal Description – Parcel ID 73049

PARCEL 73049

EXHIBIT 'A'

Property: 7325 S. HWY 34, Kaufman, TX 75142

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE A. CHERINO SURVEY, ABSTRACT NO. 81, KAUFMAN COUNTY, TEXAS AND BEING PART OF A 179.240 ACRE TRACT AS DESCRIBED IN DEED TO JOHN W. SULLIVAN RECORDED IN VOLUME 305, PAGE 33 OF THE DEED RECORDS KAUFMAN COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WOOD MONUMENT FOUND IN THE SOUTHEAST LINE OF STATE HIGHWAY 34 (120' ROW) AT THE WEST CORNER OF FARM VILLAGE PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 497 OF THE PRKCT, AND BEING THE NORTH CORNER OF THE SULLIVAN 179.240 ACRE TRACT;

THENCE, S 43° 16' 47" E, 1316.42 FEET ALONG THE SOUTHWEST LINE OF FARM VILLAGE AND BEING THE NORTHEAST LINE OF THIS TRACT PASSING THE WEST CORNER OF THE CHARLES R. PARAMORE 694.988 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 975, PAGE 412 OF THE DRKCT, TO A 5/8" IRON ROD SET AT THE EAST CORNER OF THIS TRACT;

THENCE, S 51° 45' 14" W, 341.23 FEET THROUGH THE SULLIVAN 179.240 ACRE TRACT TO THE NORTH LINE OF THE CALLED ABANDONED RAILROAD ROW (200' ROW), AS DESCRIBED IN ABOVE MENTIONED SULLIVAN 179.240 ACRE DEED, TO A 5/8" IRON ROD SET AT THE SOUTH CORNER OF THIS TRACT;

THENCE, N 43° 16' 47" W, 1246.42 FEET DEPARTING THE ABANDONED RAILROAD ROW, AND THROUGH THE SULLIVAN 179.240 ACRE TRACT TO A 5/8" IRON ROD SET IN THE SOUTHEAST LINE OF STATE HIGHWAY 34, AND BEING THE WEST CORNER OF THIS TRACT;

THENCE, N 39° 59' 54" E (REFERENCE BEARING), 342.26 FEET ALONG THE SOUTHEAST LINE OF STATE HIGHWAY 34, AND BEING THE NORTHWEST LINE OF THIS TRACT TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

INST # 2020-0024634
Filed for record in Kaufman County
On: 8/20/20 at 1:35 PM

Exhibit "A-4"
Legal Description – Parcel ID 194580

PARCEL 194580

FIELD NOTES

WBW HOLDINGS, LLC
TRACT 12
27.57 ACRES

J.C. CORTEZ SURVEY
ABSTRACT 80

KAUFMAN COUNTY

All that certain lot, tract, or parcel of land situated in the J.C. Cortez Survey Abstract 80, Kaufman County, Texas, and being part of a called 380.28 acre tract described by deed recorded in Volume 4886, Page 522 of the Deed Records of Kaufman County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a found 1/2" iron rod for the west corner of this tract and the most westerly corner of the above mentioned 380.28 acre tract located on the southwest line of the J.C. Cortez Survey A-80 and the northeast line of the A.C. Chirino Survey A-81;

THENCE with the southeast line of Farm Village, Phase I recorded in Cabinet 2, Slide 497, Plat Records of Kaufman County, Texas N47°11'04"E 278.31 feet to a found 1/2" iron rod for the beginning of a cul-de-sac curve to the left located on the southeast line of Village Glen;

THENCE with said curve to the left having a Delta Angle of 189°32'21", a Radius of 50.00 feet, a Chord of N47°11'05"E 99.65 feet for a Length of 165.40 feet to a found 1/2" iron rod for the end of this curve;

THENCE continuing with said southeast line of Farm Village N47°11'04"E 520.19 feet to a found 1/2" iron rod for the north corner of this tract;

THENCE S43°46'50"E 334.83 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE S45°35'03"E 1199.55 feet to a set 1/2" iron rod for the east corner of this tract;

THENCE S71°56'48"W 1057.83 feet to a set 1/2" iron rod for the south corner of this tract located on said common survey line;

THENCE with said common survey line and the line of directional control N42°52'37"W 1089.86 feet to the place of beginning and containing 27.57 acres of land.

SURVEYOR'S CERTIFICATION

I, Clark Fincher, Registered Professional Land Surveyor 5035, do hereby certify that the above field notes and plat of even date represent the results of an on the ground survey made under my direction and supervision and the dimensions shown are true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL, this the 10th day of September, 2015.

06/21/16

Clark Fincher
Registered Professional Land Surveyor
Number 5035
Firm No. 10019900



Exhibit "A-4" **Legal Description – Parcel ID 194580**

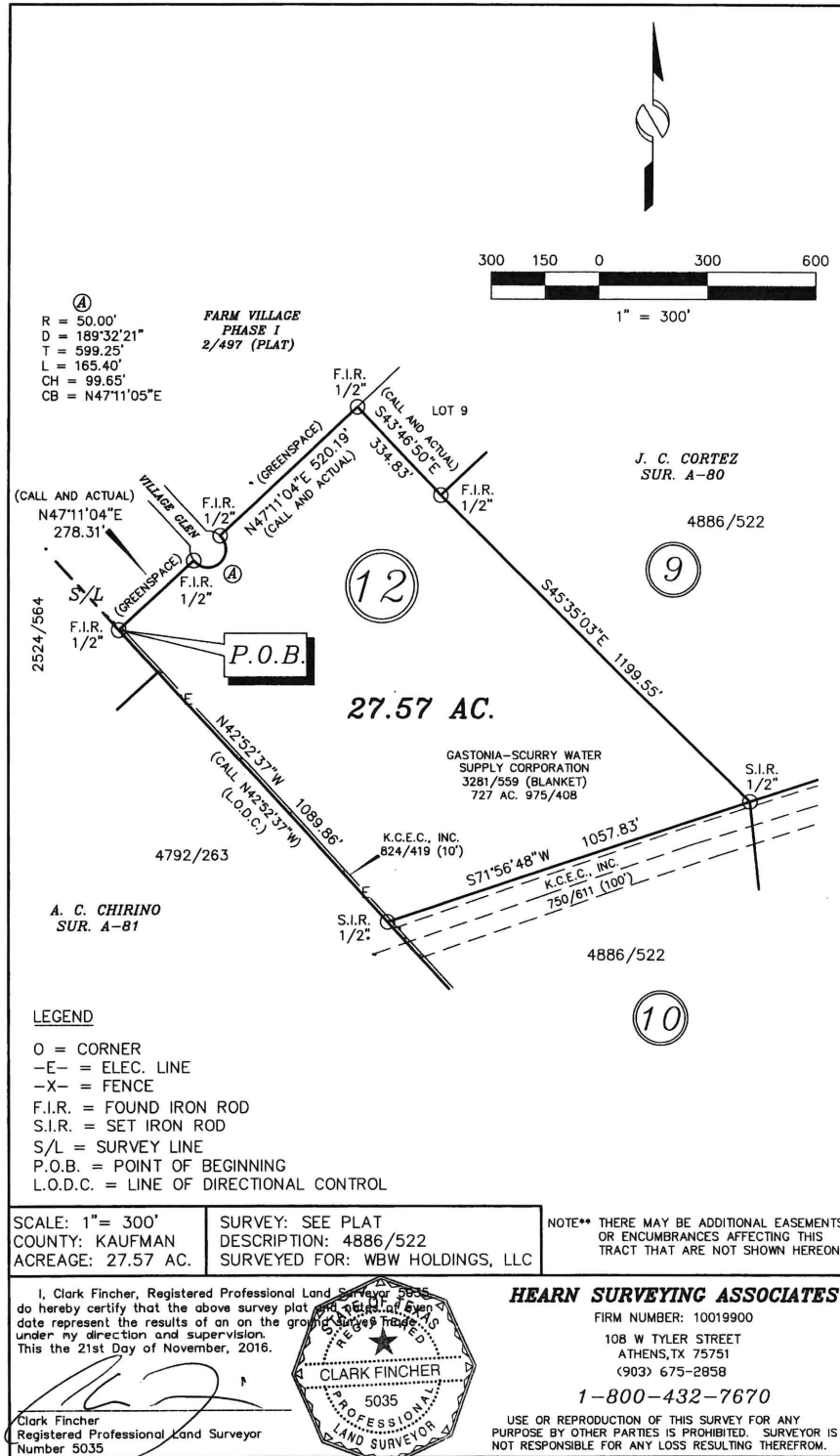


Exhibit "A-4"
Legal Description – Parcel ID 194580

EXHIBIT "A"

BEING all that certain lot, tract, or parcel of land situated in the J.C. Cortez Survey Abstract 80, Kaufman County, Texas, and being part of a called 380.28 acre tract described by deed recorded in Volume 4886, Page 522 of the Deed Records of Kaufman County, Texas, said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a found 1/2" iron rod for the west corner of this tract and the most westerly corner of the above mentioned 380.28 acre tract located on the southwest line of the J.C. Cortez Survey A-80 and the northeast line of the A.C. Chirino Survey A-81;

THENCE with the southeast line of Farm Village, Phase I recorded in Cabinet 2, Slide 497, Plat Records of Kaufman County, Texas N47° 11' 04" E 278.31 feet to a found 1/2" iron rod for the beginning of a cul-de-sac curve to the left located on the southeast line of Village Glen;

THENCE with said curve to the left having a Delta Angle of 189° 32' 21", a radius of 50.00 feet, a chord of N47° 11' 05" E 99.65 feet for a length of 165.40 feet to a found 1/2" iron rod for the end of this curve;

THENCE continuing with said southeast line of Farm Village N47° 11' 04" E 520.19 feet to a found 1/2" iron rod for the north corner of this tract;

THENCE S43° 46' 50" E 334.83 feet to a found 1/2" iron rod for an angle corner of this tract;

THENCE S45° 35' 03" E 1199.55 feet to a set 1/2" iron rod for the east corner of this tract;

THENCE S71° 56' 48" W 1057.83 feet to a set 1/2" iron rod for the south corner of this tract located on said common survey line;

THENCE with said common survey line and the line of directional control N42° 52' 37" W 1089.86 feet to the PLACE OF BEGINNING and containing 27.57 acres of land.

Exhibit "A-5"
Legal Description – A 10.001 acre portion of Parcel ID 191163

PARCEL TBD
(NEWLY PURCHASED)

EXHIBIT 'A'

File No.: **KCT-2203703 (PS)**
Property: **00 Hwy. 34, Scurry, TX 75158**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE A CHIVINO SURVEY, ABSTRACT NO. 81, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 54.500 ACRE TRACT CONVEYED TO JOHN WILLIAM SULLIVAN, JR. BY WAYNE SULLIVAN AND JOHN WILLIAM SULLIVAN, JR., CO-EXECUTORS ON MARCH 2, 2015, RECORDED IN VOL. 4792 PAGE 257 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/8" IRON ROD SET AT THE WEST CORNER OF THE ABOVE MENTIONED 54.500 ACRE TRACT, AT THE NORTH CORNER OF THE WAYNE SULLIVAN 101.155 ACRE TRACT, RECORDED IN VOL. 4792 PAGE 263 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING IN THE SOUTHEAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 34, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 44 DEG. 01 MIN. 06 SEC. E-4.09 FT.

THENCE N 38 DEG. 00 MIN. 33 SEC. E, WITH THE SOUTHEAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 34, A DISTANCE OF 413.26 FT. TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF THE VICTORY BAPTIST CHURCH OF KAUFMAN COUNTY 10.00 ACRE TRACT, RECORDED IN VOL. 2524 PAGE 564 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS.

THENCE S 45 DEG. 15 MIN. 08 SEC. E, WITH THE SOUTHWEST LINE OF SAID 10.00 ACRE TRACT, A DISTANCE OF 1033.41 FT. TO A 3/8" IRON ROD SET FOR CORNER, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 45 DEG. 15 MIN. 08 SEC. E-213 04 FT.

THENCE S 38 DEG. 00 MIN. 33 SEC. W, A DISTANCE OF 435.73 FT. TO A 3/8" IRON ROD SET IN THE NORTHEAST LINE OF THE ABOVE MENTIONED 101.155 ACRE TRACT.

THENCE N 44 DEG. 01 MIN. 06 SEC. W, WITH THE NORTHEAST LINE OF SAID 101.155 ACRE TRACT, A DISTANCE OF 1036.28 FT. TO THE POINT OF BEGINNING, CONTAINING 10.001 ACRES OF LAND.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

A.P.N. 191163

Exhibit "A-5"
A 10.001 acre portion of Parcel ID 191163

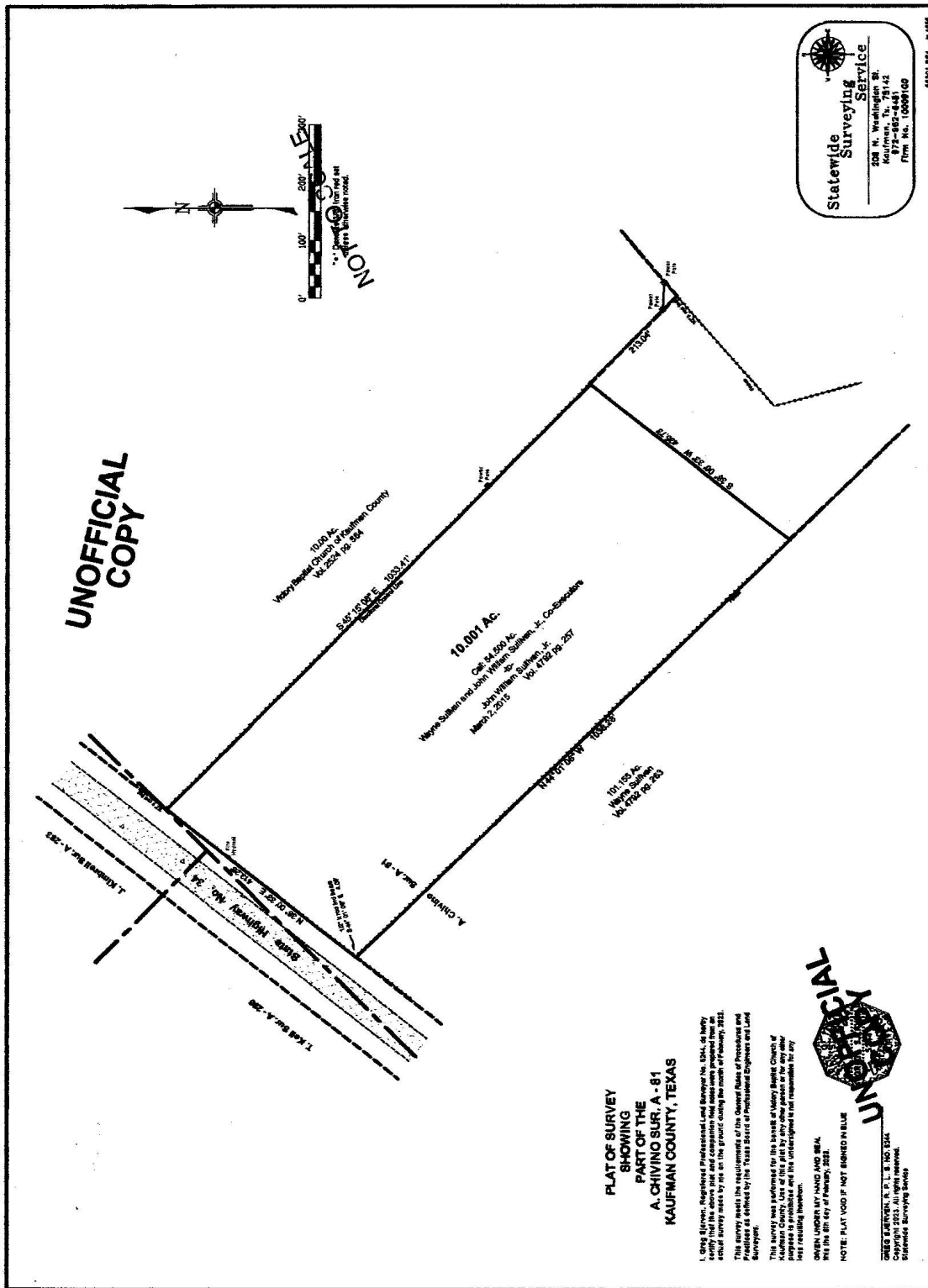
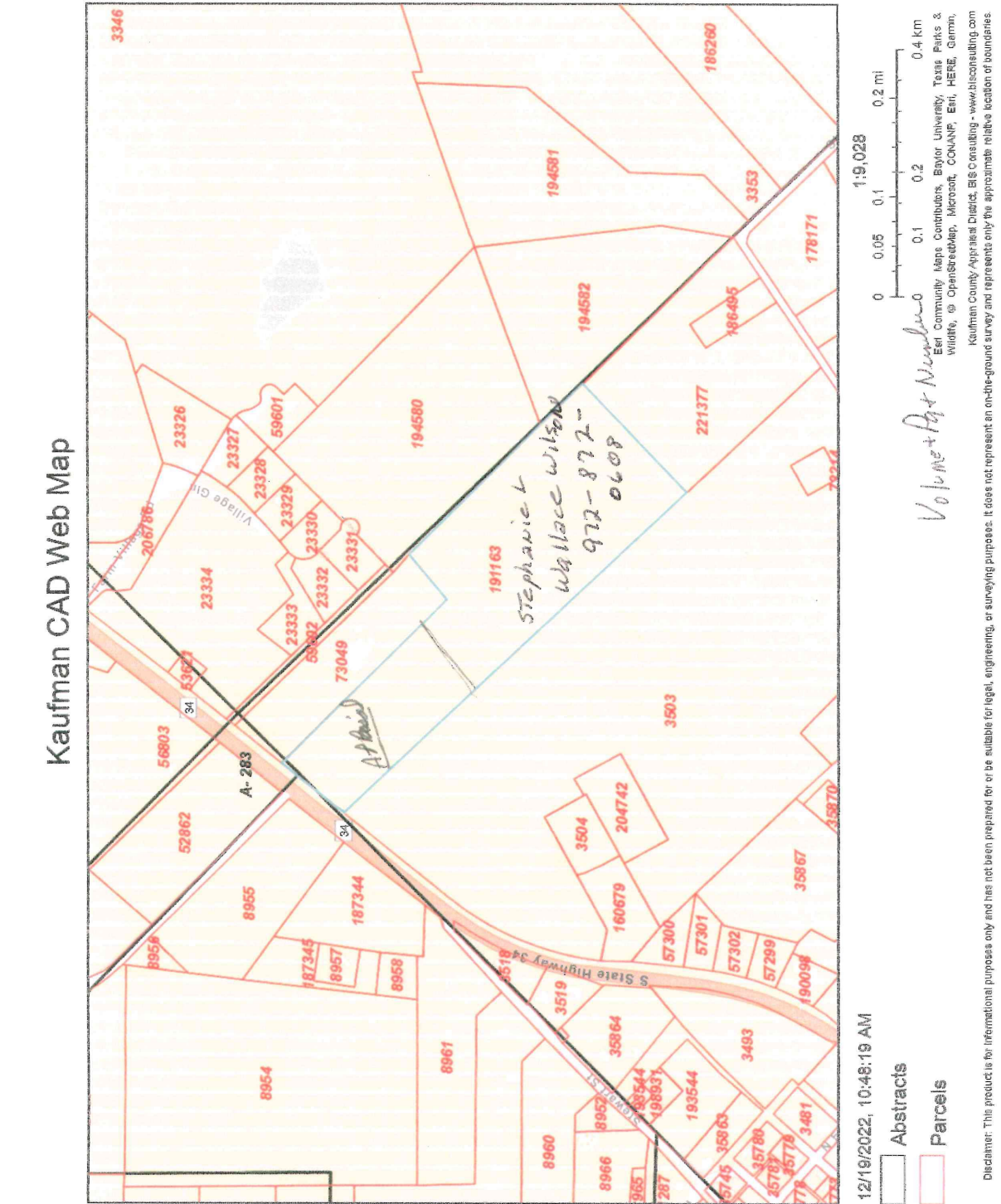


Exhibit "A-5"
A 10.001 acre portion of Parcel ID 191163





Meeting
Date: 3/27/2023

Date: 03/10/2023

Item #: 15.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Preliminary Plat of the Kaufman ISD Addition**, being 85.234 acres situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District and is located on the north side of SH 243 and the west side of FM 2727. The preliminary plat is for 2 non-residential lots and 2 open space lots. (Case No. PP-02-23)

BACKGROUND:

See the attached March 7, 2023 Planning and Zoning Commission Report and attachments.

Author:

Andrew Bogda, Director of Development Services

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On March 7, 2023, the Planning and Zoning Commission recommended approval, by a vote of 7-0, of the Preliminary Plat of the Kaufman ISD Addition with the following condition:

1. Street names for Streets A & B are added to the plat as approved by Kaufman ISD, the City of Kaufman, and Kaufman County 911 Addressing

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



Planning and Zoning Commission Report

Meeting Date: March 7, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Preliminary Plat of the Kaufman ISD Addition**, being 85.234 acres situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District and is located on the north side of SH 243 and the west side of FM 2727. The preliminary plat is for 2 non-residential lots and 2 open space lots. (Case No. PP-02-23)

SUMMARY:

The subject property includes 85.234 acres located on the north side of SH 243 and the west side of FM 2727. In May 2021, the property was annexed and zoned to accommodate future development of a school campus. Since that time, City staff have been working diligently with the applicant on plans to extend and improve off-site infrastructure to serve the property, as well as a nearby proposed residential development.

The largest lot, Lot 1 of Block B, is 72.822 acres and will be retained by Kaufman ISD for the development of schools and related facilities for the ISD. A site plan for Phillips Elementary School, to be located on the west side of Lot 1, was approved in October 2022. Future plans could include a middle school and other facilities. Lot 2 of Block B is 5.997 acres in size and could be sold for the development of another public facility. Lots 1X (1.490 acres) and 2X (0.109 acres) of Block A are open space lots located on the west side of Street A.

The site generally drains to the west. Detention facilities will be constructed on both Lot 1X of Block A and the southwest corner of Lot 1 of Block B.

The necessary right-of-way for the development of Street A along the west side of the property will be dedicated with the final plat. Street A is classified as a minor collector with a right-of-way width of 60'. Portions of this right-of-way will be off-site on City property and will be dedicated by separate instrument. The entire right-of-way for Street B will also be dedicated with the final plat. Street B is also a minor collector with a right-of-way width of 60'; this width expands to 100' as the street approaches FM 2727 to allow the street to potentially align with Jacobs Lane. The necessary right-of-way for SH 243 and FM 2727 already exists, so no right-of-way dedication along those thoroughfares will be required.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	ETJ	Vacant land
South:	ETJ	Single-family residential homes, vacant land
East:	ETJ	Single-family residential homes, convenience store/gas station
West:	A/O	Vacant parkland



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Low-Density Single-Family Residential. School campuses are generally allowed in any zoning district and elementary schools are generally most appropriate in residential areas. The proposed elementary school in an area designated for low-density single-family residential is therefore consistent with the 2014 Future Land Use Plan.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 243 as a “Type A” Major Arterial” requiring a right-of-way width of 120 feet. FM 2727 is designated as a “Type B” Minor Arterial” requiring a right-of-way width of 100 feet. Street A is designated as a “Type D”, Minor Collector, requiring a right-of-way width of 60 feet. An additional “Type D” Minor Collector (right-of-way width of 60 feet) between Street A and FM 2727 is shown on the Thoroughfare Plan and Street B provides for this connection.

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of the Kaufman ISD Addition with the following condition:

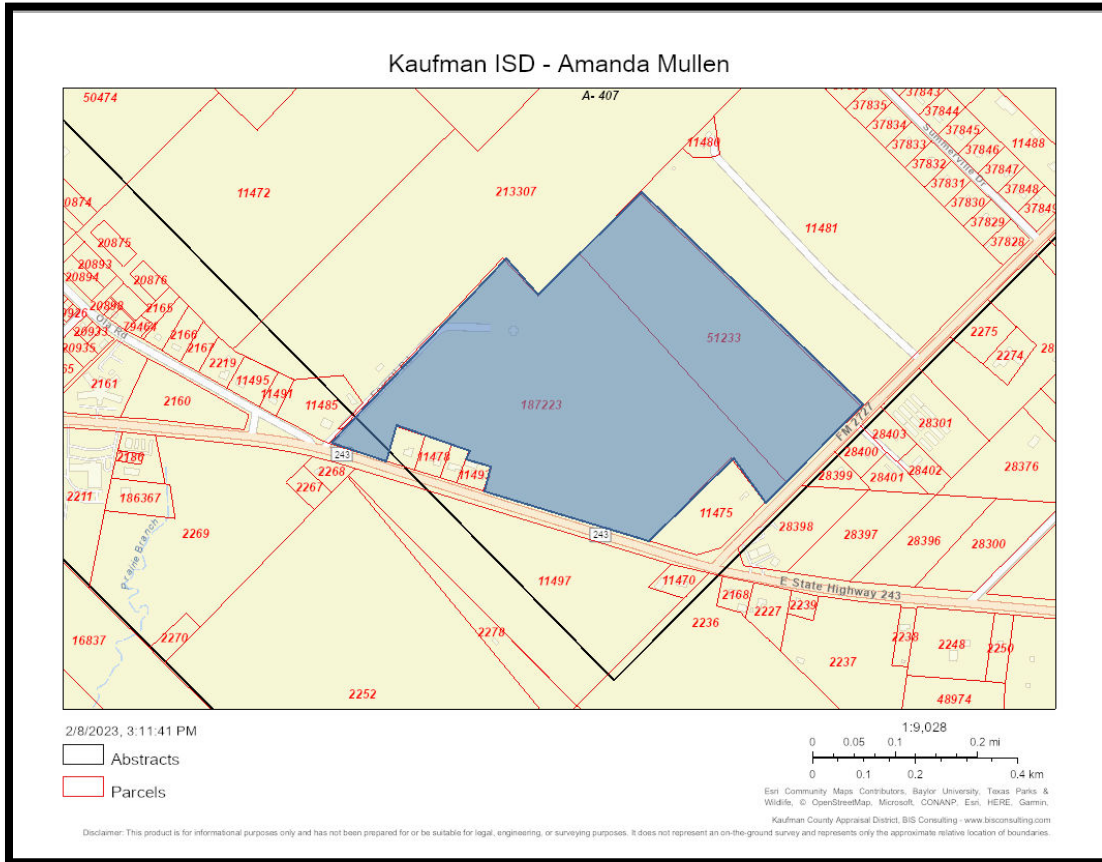
1. Street names for Streets A & B are added to the plat as approved by Kaufman ISD, the City of Kaufman, and Kaufman County 911 Addressing

ATTACHMENTS:

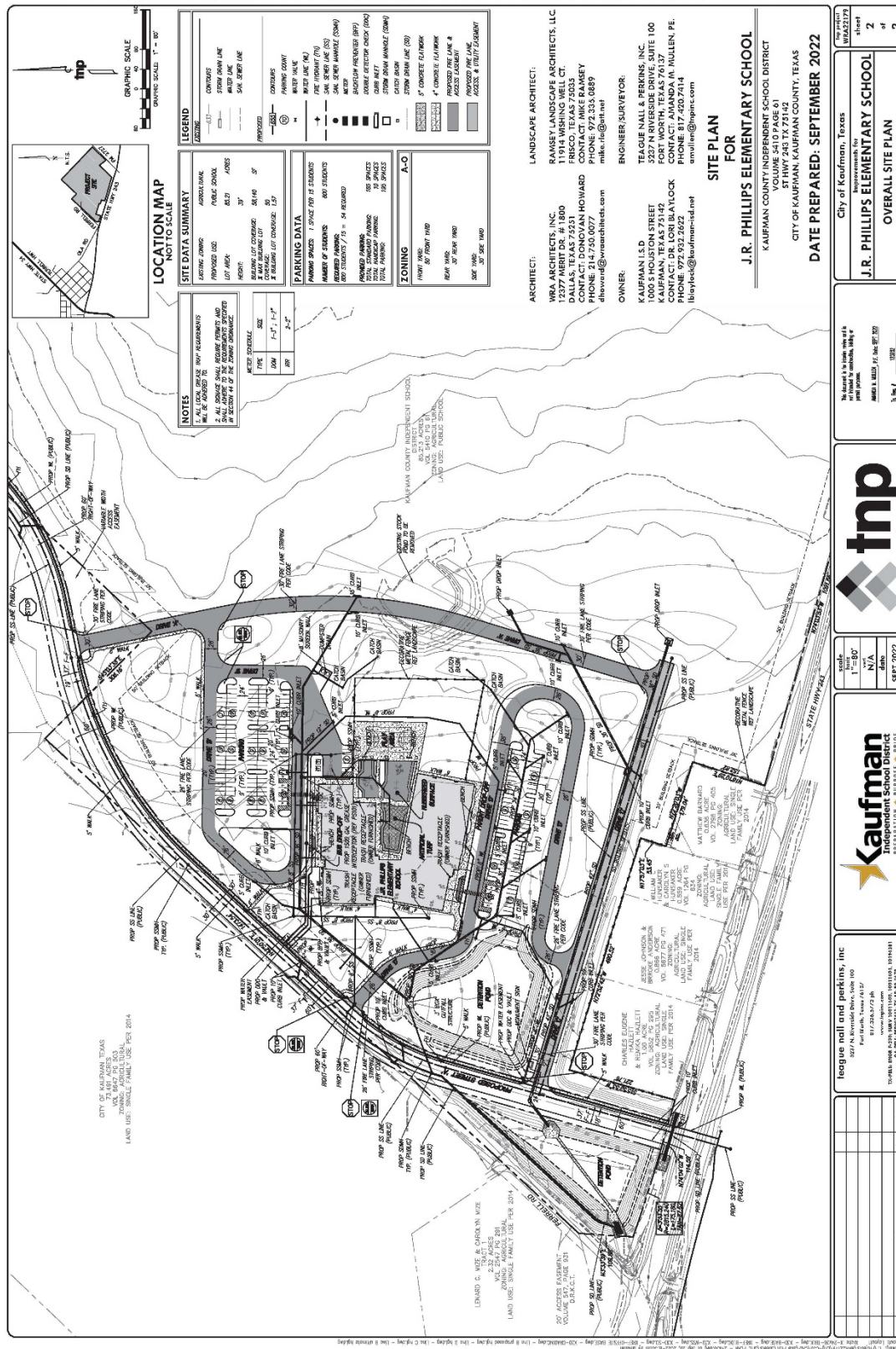
1. Location Map
2. Approved Site Plan of Phillips Elementary School
3. Preliminary Plat of Kaufman ISD Addition

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

Location Map



g:\development services\1 planning & zoning\p&z reports\2023 pz reports\1a pp-02-23 kaufman isd 03-07-23\pp-02-23 pzs kaufman isd.docx



g:\development services\1 planning & zoning\p&z reports\2023 pz reports\1a pp-02-23 kaufman isd 03-07-23\pp-02-23 pwr kaufman isd.docx



Meeting
Date: 3/27/2023

Date: 03/10/2023

Item #: 16.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Final Plat of the Kaufman ISD Addition**, being 85.234 acres situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District and is located on the north side of SH 243 and the west side of FM 2727. The final plat is for 2 non-residential lots, 2 open space lots, and right-of-way. (Case No. FP-03-23)

BACKGROUND:

See the attached March 7, 2023 Planning and Zoning Commission Report and attachments.

Author:

Andrew Bogda, Director of Development Services

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: On March 7, 2023, the Planning and Zoning Commission recommended approval, by a vote of 7-0, of the Final Plat of the Kaufman ISD Addition with the following conditions:

- 1. Street names for Streets A & B are added to the plat as approved by Kaufman ISD, the City of Kaufman, and Kaufman County 911 Addressing prior to plat recordation.**
- 2. Assigned addresses as approved by the City of Kaufman and Kaufman County 911 Addressing are added to the plat prior to plat recordation.**
- 3. The missing recording information for the easements and rights-of-way to be dedicated by separate instrument are added to the plat prior to plat recordation.**

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



Planning and Zoning Commission Report

Meeting Date: March 7, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Final Plat of the Kaufman ISD Addition**, being 85.234 acres situated in the William Peters Survey, Abstract No. 407, and the Thomas Beedy Survey, Abstract No. 21, City of Kaufman, Kaufman County, Texas (Property ID 187223 & 51233). The property is zoned A-O Agriculture-Open District and is located on the north side of SH 243 and the west side of FM 2727. The final plat is for 2 non-residential lots, 2 open space lots, and right-of-way. (Case No. FP-03-23)

SUMMARY:

The subject property includes 85.234 acres located on the north side of SH 243 and the west side of FM 2727. In May 2021, the property was annexed and zoned to accommodate future development of a school campus. Since that time, City staff have been working diligently with the applicant on plans to extend and improve off-site infrastructure to serve the property, as well as a nearby proposed residential development.

The largest lot, Lot 1 of Block B, is 72.822 acres and will be retained by Kaufman ISD for the development of schools and related facilities for the ISD. A site plan for Phillips Elementary School, to be located on the west side of Lot 1, was approved in October 2022. Future plans could include a middle school and other facilities. Lot 2 of Block B is 5.997 acres in size and could be sold for the development of another public facility. Lots 1X (1.490 acres) and 2X (0.109 acres) of Block A are open space lots located on the west side of Street A.

The site generally drains to the west. Detention facilities will be constructed on both Lot 1X of Block A and the southwest corner of Lot 1 of Block B.

The necessary right-of-way for the development of Street A along the west side of the property will be dedicated by this plat. Street A is classified as a minor collector with a right-of-way width of 60'. Portions of this right-of-way will be off-site on City property and will be dedicated by separate instrument. The entire right-of-way for Street B will also be dedicated by this plat. Street B is also a minor collector with a right-of-way width of 60'; this width expands to 100' as the street approaches FM 2727 to allow the street to potentially align with Jacobs Lane. The necessary right-of-way for SH 243 and FM 2727 already exists, so no right-of-way dedication along those thoroughfares will be required.

This plat will also include the dedication of the fire lane, access, and utility easements on Lot 1 of Block B to serve the elementary school, a 20' water easement on Lot 2 of Block B along the frontage of FM 2727, as well as a 3' trail easement on Lot 1X of Block A along the frontage of Street A to accommodate a portion of a public trail along Street A that cannot fit within the right-

of-way. Additional off-site easements to serve the development of the property will be dedicated by separate instrument.

Notes have been added to the plat requiring further site planning and re-platting prior to the development of any other facilities on the property other than the elementary school that already received site plan approval.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	ETJ	Vacant land
South:	ETJ	Single-family residential homes, vacant land
East:	ETJ	Single-family residential homes, convenience store/gas station
West:	A/O	Vacant parkland



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Low-Density Single-Family Residential. School campuses are generally allowed in any zoning district and elementary schools are generally most appropriate in residential areas. The proposed elementary school in an area designated for low-density single-family residential is therefore consistent with the 2014 Future Land Use Plan.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 243 as a “Type A” Major Arterial” requiring a right-of-way width of 120 feet. FM 2727 is designated as a “Type B” Minor Arterial” requiring a right-of-way width of 100 feet. Street A is designated as a “Type D”, Minor Collector, requiring a right-of-way width of 60 feet. An additional “Type D” Minor Collector (right-of-way width of 60 feet) between Street A and FM 2727 is shown on the Thoroughfare Plan and Street B provides for this connection.

RECOMMENDATION:

Staff recommends approval of the Final Plat of the Kaufman ISD Addition with the following conditions:

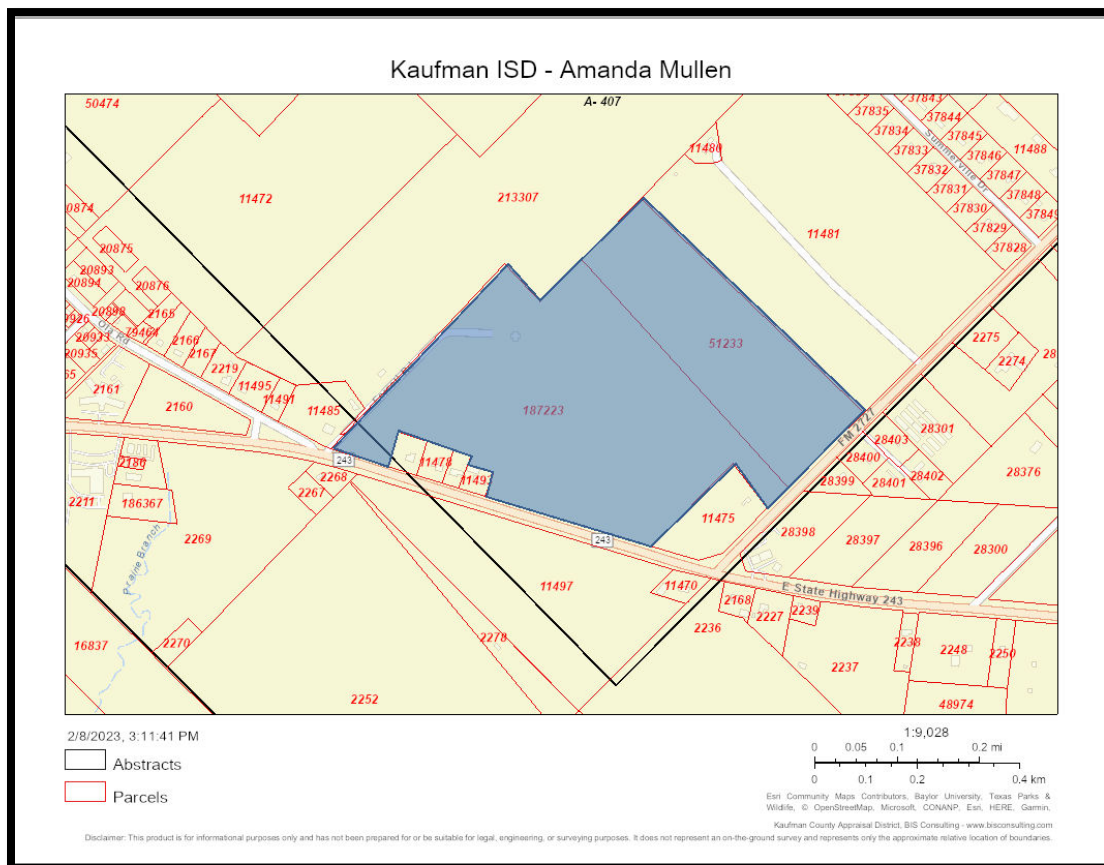
1. Street names for Streets A & B are added to the plat as approved by Kaufman ISD, the City of Kaufman, and Kaufman County 911 Addressing prior to plat recordation
2. Assigned addresses as approved by the City of Kaufman and Kaufman County 911 Addressing are added to the plat prior to plat recordation
3. The missing recording information for the easements and rights-of-way to be dedicated by separate instrument are added to the plat prior to plat recordation

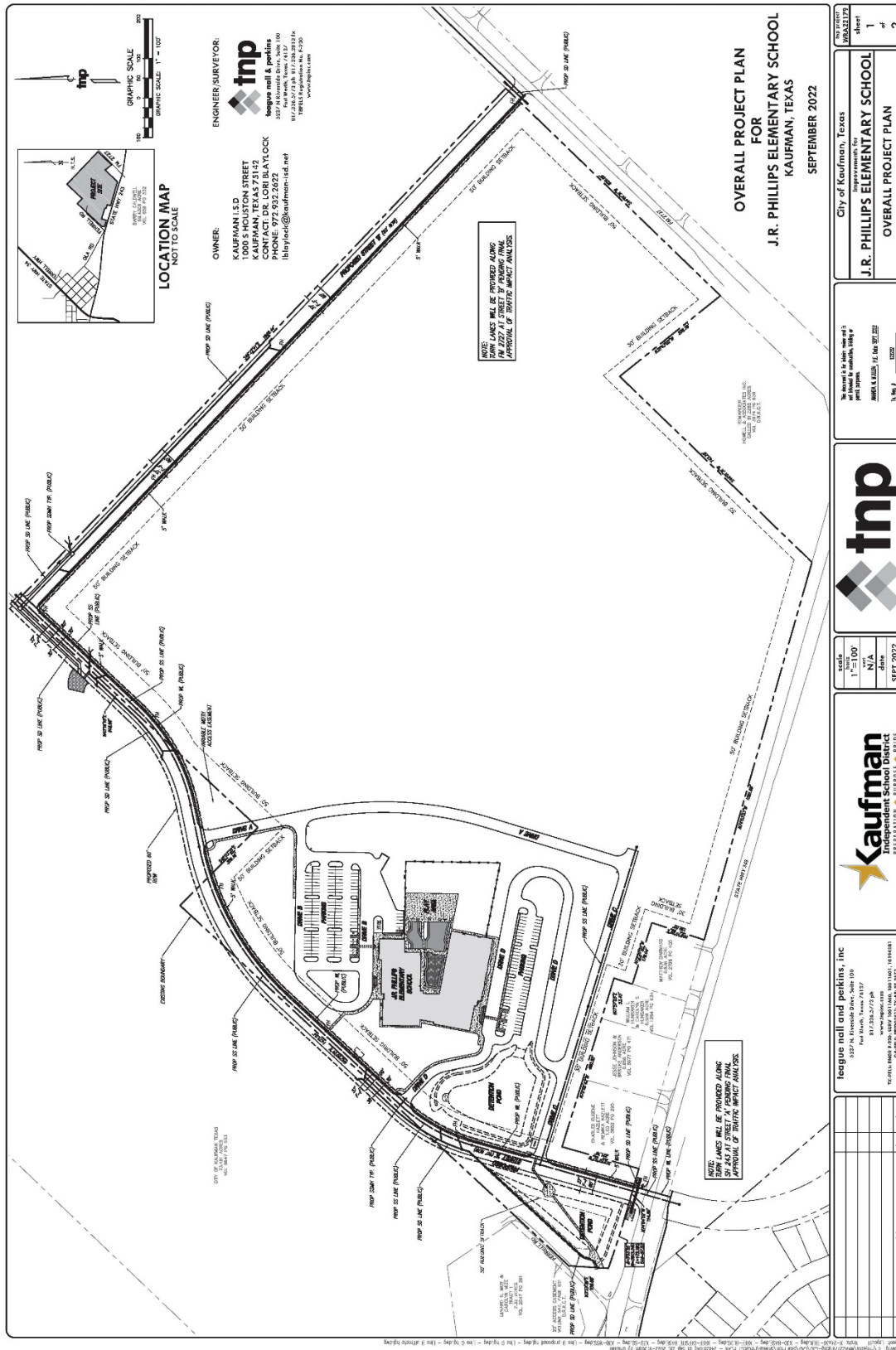
ATTACHMENTS:

1. Location Map
2. Approved Site Plan of Phillips Elementary School
3. Final Plat of Kaufman ISD Addition

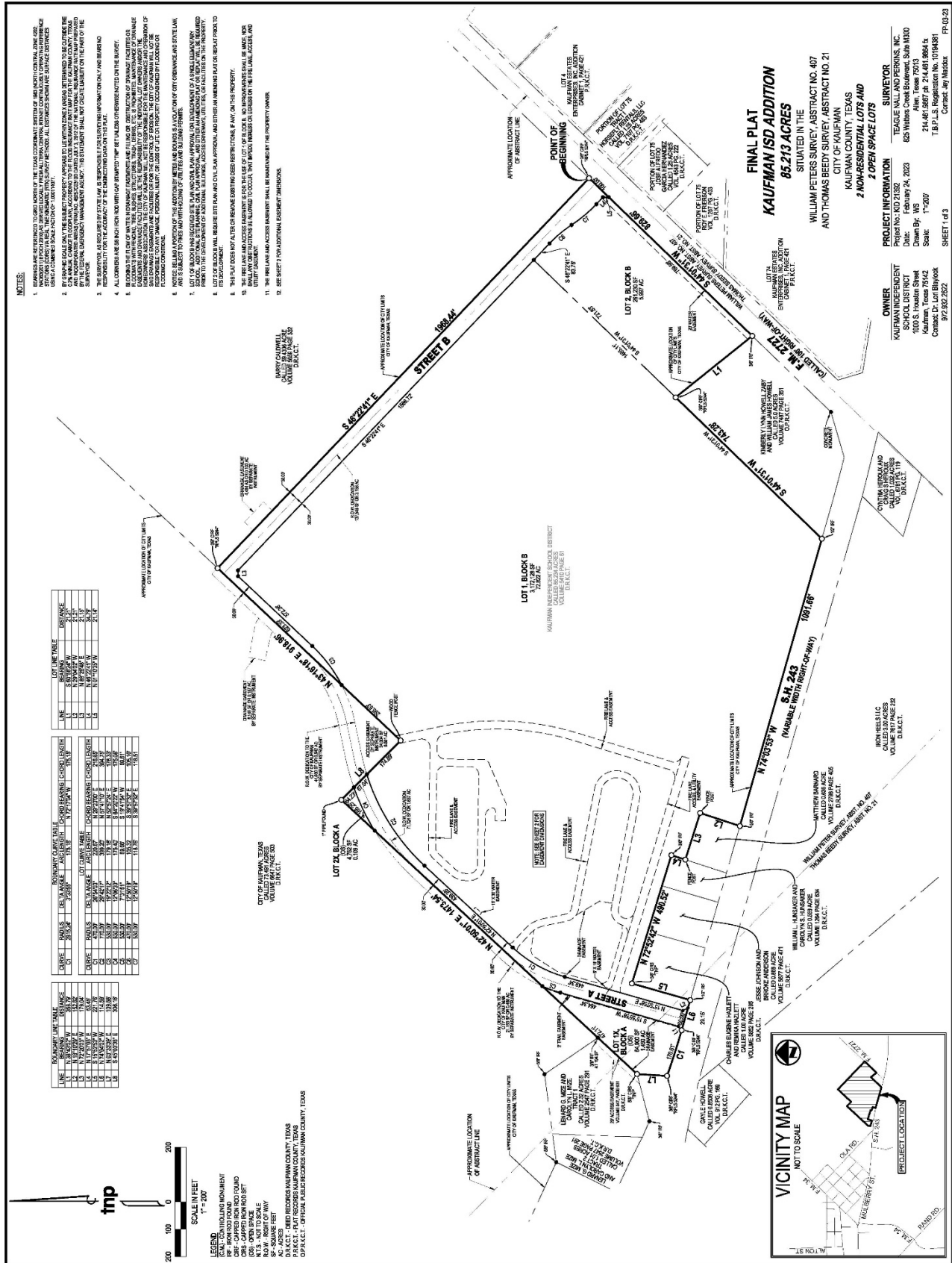
Andrew Bogda, AICP
Director of Development Services
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map





Final Plat of Kaufman ISD Addition



STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEGINNING at a 3/8 inch iron rod with cap stamped "R.P.L.S. 5244" found for the east corner of said 85.234 acre tract, also lying on the southwest right-of-way of F.M. Highway No. 2727 (100' R.O.W.):

THENCE North 38 degrees 43 minutes 02 seconds West, continuing along the southeast line of said 85.234 acre tract and the northeast line of said 5.0 acre tract, a distance of 359.79 feet to a 3/8 inch iron rod with cap stamped "R.P.L.S. 5244" found for the north corner of said 5.0 acre tract.

THE SOUTHWEST LINE OF SAID 85.234 ACRE TRACT AND THE NORTHWEST LINE OF SAID 1091.66 ACRE TRACT, A DISTANCE OF 1091.66 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 0.038 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO MATHIEUX BARNAUD RECORDED IN VOLUME 2796, PAGE 405 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS;

THENCE North 72 degrees 20 minutes 03 seconds West, along the north line of said 0.636 acre tract, a distance of 179.04 feet to a fence corner post found for the northwest corner of same, also lying on the east line of a called 0.559 acre tract of land as described by deed to William L. Hunsaker and Carolyn S. Hunsaker recorded in Volume 1264, Page 634 of the Deed Records of Kaufman County, Texas;

THENCE North 72 degrees 52 minutes 42 seconds West, along the north line of said 0.559 acre tract, a distance of 490.52 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the northwest corner of a called 1.00 acre tract of land as described by deed to Charles Eugene Hazlett and Remilia Hazlett recorded in Volume 6852, Page 285 of the Deed Records of Kaufman County, Texas;

THENCE North 74 degrees 04 minutes 02 seconds West, along the northeast line of said State Highway 243, a distance of 114.59 feet to a 38 inch iron rod with cap stamped "R. P. L. S. 5242" found for the beginning of a curve to the right;

THENCE North 03 degrees 33 minutes 38 seconds East, continuing along the northeast line of said State Highway 243, a distance of 0.0909090909090909 feet to a 5/8 inch iron rod with cap stamped "TNP" set on the southeast line of a called 2.32 acre tract of land as described by deed to Leonard G. Mize and Carolyn L. Mize recorded in Volume 297 of the Deed Records of Kaufman County, Texas, also lying on

called 73.481 acre tract of land as described by deed to the City of Kaufman recorded in Volume 5647, Page 503 of the Deed Records of Kaufman County, Texas and continuing along the northwest line of said 85.234 acre tract and the southeast line of said 73.481 acre tract, a total distance of 1473.54 feet to a 1 inch iron pipe found for an angle point in same;

ENCE North 43 degrees 16 minutes 18 seconds East, continuing along the northwest line to cap stamped "P.L.S. 524" found for the north corner of said tract, bearing 73.491 acre feet, a distance of 919.96 feet to a 308 inch iron rod with cap stamped "P.L.S. 524" found for the north corner of said tract, bearing 65.254 acre feet, then along the west corner of a called 59.4308 acre tract of land as described by deed to Barry Culwell recorded in Volume 5669, Page 332 of the Deed Records of Kaufman County, Texas.

FENCE South 46 degrees 22 minutes 41 seconds East, along the southwest line of said 59.4306 acre tract and the northeast line of said 15.234 acre tract, a distance of 1988.44 feet to the POINT OF BEGINNING containing 3,711.893 square feet, or 85.213 acres of land.

City of Kaufman

By: _____
Chairman

APPROVED BY: _____
City Council

By: _____

That I, BRIAN J. MADDOX, do hereby

STATE OF TEXAS §
COUNTY OF COLLIN §

Given under my hand and seal of office, this _____ day of _____, 2023.

My Commission Expires On:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Kaufman, Texas.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purposes of General Public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Kalamit, its agents, employees, vendors and representatives having ingress, egress, and egress in, along, upon and across said premises.

WITNESS, my hand, this the _____ day of _____, 2023.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF KAUFMAN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public In and for the State of Texas

My Commission Expires On:

**FINAL PLAT
KAUFMAN ISD ADDITION
85.213 ACRES**

SITUATED IN THE
WILLIAM PETERS SURVEY, ABSTRACT NO. 407
AND THOMAS BEEDY SURVEY, ABSTRACT NO. 21
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS
2 NON-RESIDENTIAL LOTS AND
2 OPEN SPACE LOTS

PROJECT INFORMATION
 Project No: KD 21392
 Date: February 24, 2023
 Drawn By: WS
 Scale: 1"=200'

SURVEYOR
 TEAGUE NALL AND PERKINS, INC.
 828 Walters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.5934 fx
 T.B.P.L.S. Registration No. 10794361
 Contact: Jew Maddox

SHEET 3 of 3



Meeting
Date: 3/27/2023

Date: 03/10/2023

Item #: 17.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Preliminary Plat of Steve's Diesel Addition**, being a partial tract of land containing 15.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. The preliminary plat is for 2 non-residential lots. (Case No. PP-03-23)

BACKGROUND:

See the attached March 7, 2023 Planning and Zoning Commission Report and attachments.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: On March 7, 2023, the Planning and Zoning Commission recommended approval, by a vote of 7-0, of the Preliminary Plat of Steve's Diesel Addition.

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



Planning and Zoning Commission Report

Meeting Date: March 7, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Preliminary Plat of Steve's Diesel Addition**, being a partial tract of land containing 15.0 acres (Property ID 190785), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. The property is zoned Light Industrial ("LI") and is generally located 3736 East Highway 175. The preliminary plat is for 2 non-residential lots. (Case No. PP-03-23)

SUMMARY:

The applicant is requesting to develop two separate lots for **Steve's Diesel Addition, Block 1, Lots 1 and 2**, which collectively contain 653,400 square feet or 15.0 acres. The subject property is located on the south side of East Highway 175 and was zoned Light Industrial (LI) on April 25, 2016 by Ordinance O-14-16.

The proposed preliminary plat is for the development of two separate lots.

Lot 1 is two acres and will be located at the front, closest to East Highway 175. This lot will be final platted and site planned for the development of a diesel repair shop. There is a 15' utility easement located on the west side and a 20' utility easement located on the north side. The 24' fire lane and access easement will be located on the eastern side of the property. Two additional 24'-wide fire lane and access easements are located on the property, running parallel to East Highway 175. The Fire Code requires a fire hydrant to be located within 150' of any building.

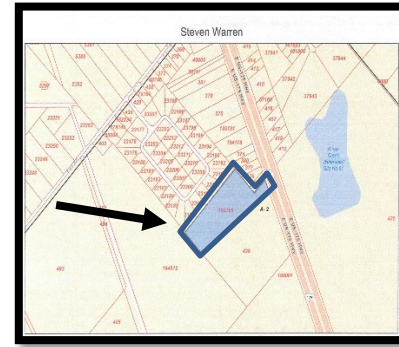
Lot 2 is 13 acres and will be located at the rear of Lot 1. Lot 1 will provide a 24'-wide easement on the plat for access to Lot 2. Lot 2 will not be developed at this time.

Each lot meets the minimum width of 100', minimum depth of 150', and minimum square footage (20,000) requirements for the LI zoning district. They also meet the minimum front yard setback of 25', side yard setback of 15', and rear yard setback of 20'.

Utility services to the property will be provided by Trinity Valley Electric, Becker Jiba water, and a septic system that will be permitted through Kaufman County. Becker Jiba provided a letter stating that it could provide retail water service the property, but it does not guarantee fire flow within its service area.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	ETJ, A-O	Vacant land; Oncor, Sara's Secret, Utility Locating Services, Ramirez Repair and transmission shop
South:	ETJ	Vacant land
East:	A-O	Vacant land
West:	ETJ, A-O	Fair Haven Estates, Oncor



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the land use of the subject property as Future Industrial Use. The property is zoned Light Industrial (LI) for commercial and industrial development. The Light Industrial (LI) zoning complies with the 2014 Future Land Use Plan.

Thoroughfare Plan:

The Thoroughfare Plan designates East Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. The existing right-of-way is developed and maintained by the State of Texas. TxDOT controls all the driveway accesses. The applicant will be required to have a driveway permit approved by TxDOT.

RECOMMENDATION:

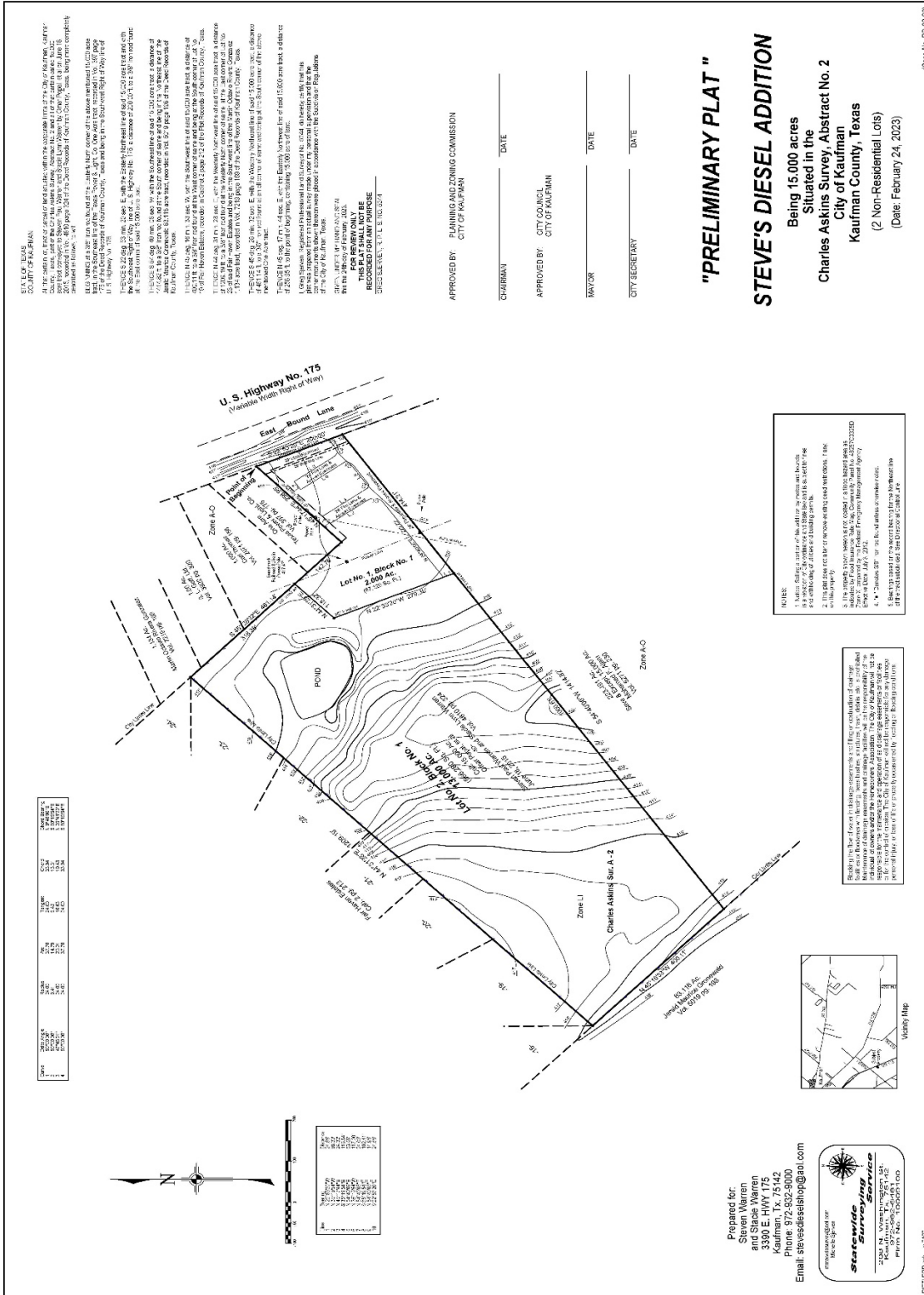
Staff recommends approval of the Preliminary Plat of Steve's Diesel Addition.

ATTACHMENTS:

1. Location Map
2. Preliminary Plat
3. Becker Jiba Letter

Joy Henderson, Planner I
972-932-2216 ext. 115 jhenderson@kaufmantx.org

Preliminary Plat of Steve's Diesel Addition



Becker Jiba Letter for Water



DATE: January 15, 2021
TO: Prospective Service Applicants
FROM: Eddy W. Daniel, P.E., District Engineer
SUBJECT: Kaufman County Development Requirements

This letter serves as notification that Becker-Jiba SUD (the District) is created to provide retail water utility service within its certificated service area. The District does not guarantee fire flows within its service area. As a matter of fact, most locations within the District's system will not accommodate fire flows.

Prior to submitting a service application to the District, we recommend contacting the Kaufman County Fire Marshall and getting a clear understanding about the specific requirements for water fire service depending on the nature of the service request.

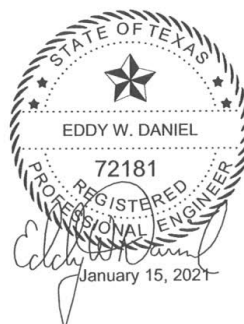
In some cases, the required on-site and off-site improvements to provide fire flows may exceed your available budget for the project. Any system improvements that may be required for providing water utility service and/or fire flows, will be at the expense of the applicant. It should be noted that all applicants will be required to meet the service policies and requirements of the District. The Kaufman County Fire Marshall or Development Services may have additional requirements in order to receive County approval or a certificate of occupancy.

If you should require additional information, please feel free to contact the District Office.

Sincerely,

A handwritten signature in black ink, appearing to read "Eddy W. Daniel", written over a circular stamp.

Eddy Daniel, P.E.
District Engineer



DANIEL & BROWN INC.



Meeting
Date: 3/27/2023

Date: 03/10/2023

Item #: 18.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on the **Site Plan of Eleanor's Coffee Shop**, situated on 0.1920 acres out of the Kaufman Original, Block 19, City of Kaufman, Kaufman County, Texas, said property is located at 303 W. Mulberry St. (Property ID 28506). The property is zoned Commercial (C) for retail uses. (Case No. SP-02-23)

BACKGROUND:

See the attached March 7, 2023 Planning and Zoning Commission Report and attachments.

Author:

Reviewed:

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

Cost:

Funds Available:

Source:

Recommendation: On March 7, 2023, the Planning and Zoning Commission recommended approval, by a vote of 7-0, of the Site Plan of Eleanor's Coffee Shop at 303 W. Mulberry St., with the following variances:

1. Section 26.4.A.2 Minimum Lot Area - 10,000 sq. ft. required; providing 8,374 sq. ft.
2. Section 26.4.A.3 Minimum Lot Depth - 100 ft. required; providing 80.17 ft.
3. Section 26.4.B.2 Minimum Side Yard Adjacent to Street - 25 ft. required; providing 12.6 ft.
4. Section 26.4.B.3 Minimum Rear Yard - 20 ft. required; providing 9.8 ft.
5. Section 35.6.A.46 Parking - 10 spaces required; providing 6, with 2 of them at the rear of the property for employees only
6. Section 35.3.K.1 Escape Lane - 9'-wide escape lane required; providing none
7. Section 35.3.K.3 Off-Street Stacking - 6 stacking spaces required; providing 4 stacking spaces
8. Section 36 Landscape - requesting existing non-conforming landscaping to be modified by adding planters, nandinas, and hollies

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



Planning and Zoning Commission Report

Meeting Date: March 7, 2023

SUBJECT: Consider and make a recommendation to City Council on the **Site Plan of Eleanor's Coffee Shop**, situated on 0.1920 acres out of the Kaufman Original, Block 19, City of Kaufman, Kaufman County, Texas, said property is located at 303 W. Mulberry St. (Property ID 28506). The property is zoned Commercial (C) for retail uses. (Case No. SP-02-23)

BACKGROUND/SUMMARY:

The subject property includes 0.1920 acre located at 303 W. Mulberry St. The property is zoned (C) Commercial District and currently has one building, which has been vacant since August 2012. The property was previously occupied by CCI Concepts in 2012, a bail bonds company from 2001-2006, and an Exxon gas station up until 1991.

The applicant Averie Cantrell and the owner Jeremy Haltom are requesting a site plan for the purposes of occupying the building with a coffee shop with drive-thru services. They will not prepare any food at this location, but will provide a wide range of beverages for the customers.

A site plan has been prepared showing the existing 1,230 sq. ft. building with a drive-thru that will provide service to one vehicle and on-site stacking for three additional vehicles.

To improve access, a new concrete drive-thru and employee parking area will be poured on the east side of the property off of S. Jefferson St. Two parking spaces will be located at the back of the building (off the drive-thru) for the employees to use, since they will not be leaving the property as often as the customers. Curb stops will need to be added to prevent vehicles driving onto the grass area. The main access into the parking lot will be off W. Mulberry St. and three parking spaces and one handicap-accessible space will be provided for the customers. Vehicles from the drive-thru will also exit via the access point on W. Mulberry St.

As much of the frontage of the property currently paved over, some of the open paved areas near the intersection of Mulberry St. and Jefferson St. will include landscape planters to soften the landscape and better regulate access. The planters will include seasonal colored plants, in addition to nandinas and hollies. The oak tree will remain on the property.

The elevations show a stone and brick building with glass front, entry door, and two garage doors located on the front. The awnings across the front façade of the building will remain, giving customers protection from the weather. The building will provide seating for 20 customers inside the building and seating for 10 additional customers in the front fenced patio area. The patio area will not have a canopy or be enclosed. The building will provide two handicap-accessible restrooms available to the customers.

The property is currently considered nonconforming and the applicant is requesting relief from some of the requirements due to the existing setbacks and constraints with the compact size of the property. As such, the applicant is requesting the following variances to the Zoning Ordinance as part of this site plan review:

- Section 26.4.A.2 Minimum Lot Area – 10,000 square feet required; providing 8,374 square feet.
- Section 26.4.A.3 Minimum Lot Depth – 100 feet required; providing 80.17 feet.
- Section 26.4.B.2 Minimum Side Yard Adjacent to the street– 25 feet required; providing 12.6 feet
- Section 26.4.B.3 Minimum Rear Yard – 20 feet required; providing 9.8 feet
- Section 35.6.A.46 Parking - 10 spaces required; 6 will be provided, with 2 of them being located at the rear of the property for employee parking only.
- Section 35.3.K.1 Escape Lane – 9' wide required; providing none.
- Section 35.3.K.3 Off-Street Stacking – 6 required; providing 4 stacking spaces.
- Section 36 Landscape – requesting existing non-conforming landscaping to be modified by adding planters, nandinas, and hollies.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	C	KC Jevvenile Probation
South:	C	Teresa's Creations
East:	CBD	My Loves Diner
West:	C	McLeroy Law Firm



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Neighborhood Services. The proposed site plan of a coffee shop (retail business) is compatible with the 2014 Future Land Use Plan designation.

Thoroughfare Plan:

The Thoroughfare Plan does not have a designation for the 300 block of West Mulberry Street or the 100 block of South Jefferson Street. No additional right-of-way is required. Any additional necessary right-of-way dedication is done during the platting process (if required).

RECOMMENDATION:

Staff recommends approval of the Site Plan for 303 W. Mulberry Street to accommodate a coffee shop, including the following variances:

1. Section 26.4.A.2 Minimum Lot Area – 10,000 square feet required; providing 8,374 square feet.
2. Section 26.4.A.3 Minimum Lot Depth – 100 feet required; providing 80.17 feet.
3. Section 26.4.B.2 Minimum Side Yard Adjacent to the street– 25 feet required; providing 12.6 feet

4. Section 26.4.B.3 Minimum Rear Yard – 20 feet required; providing 9.8 feet
5. Section 35.6.A.46 Parking - 10 spaces required; 6 will be provided with 2 of them being located at the rear of the property for employee parking only.
6. Section 35.3.K.1 Escape Lane – 9' wide required; providing none.
7. Section 35.3.K.3 Off-Street Stacking – 6 required; providing 4 stacking spaces.
8. Section 36 Landscape – requesting existing non-conforming landscaping to be modified by adding planters, nandinas, and hollies.

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Floor Plan
4. Elevations
5. Landscape Plan

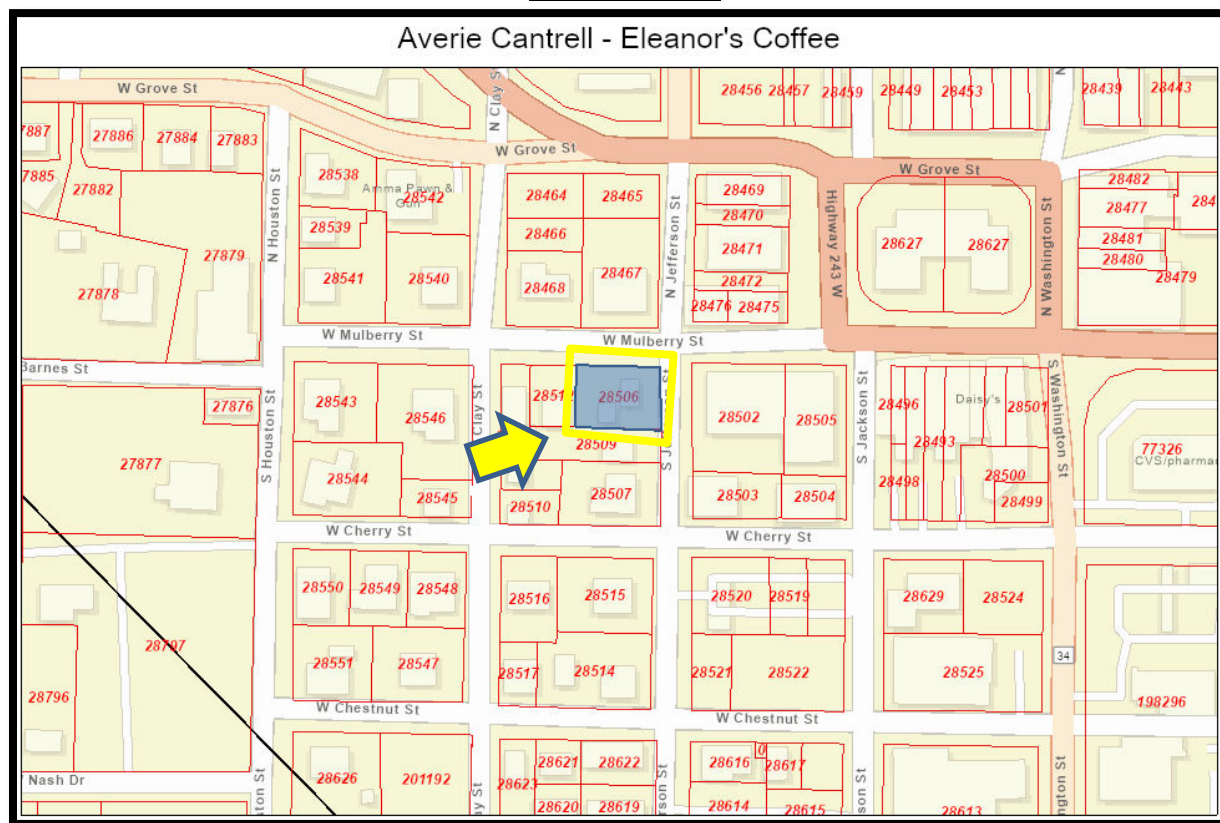
Joy Henderson

Planner 1

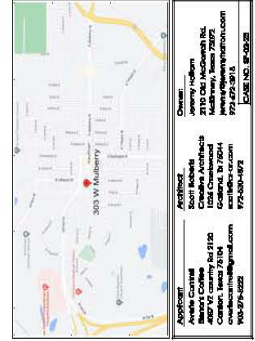
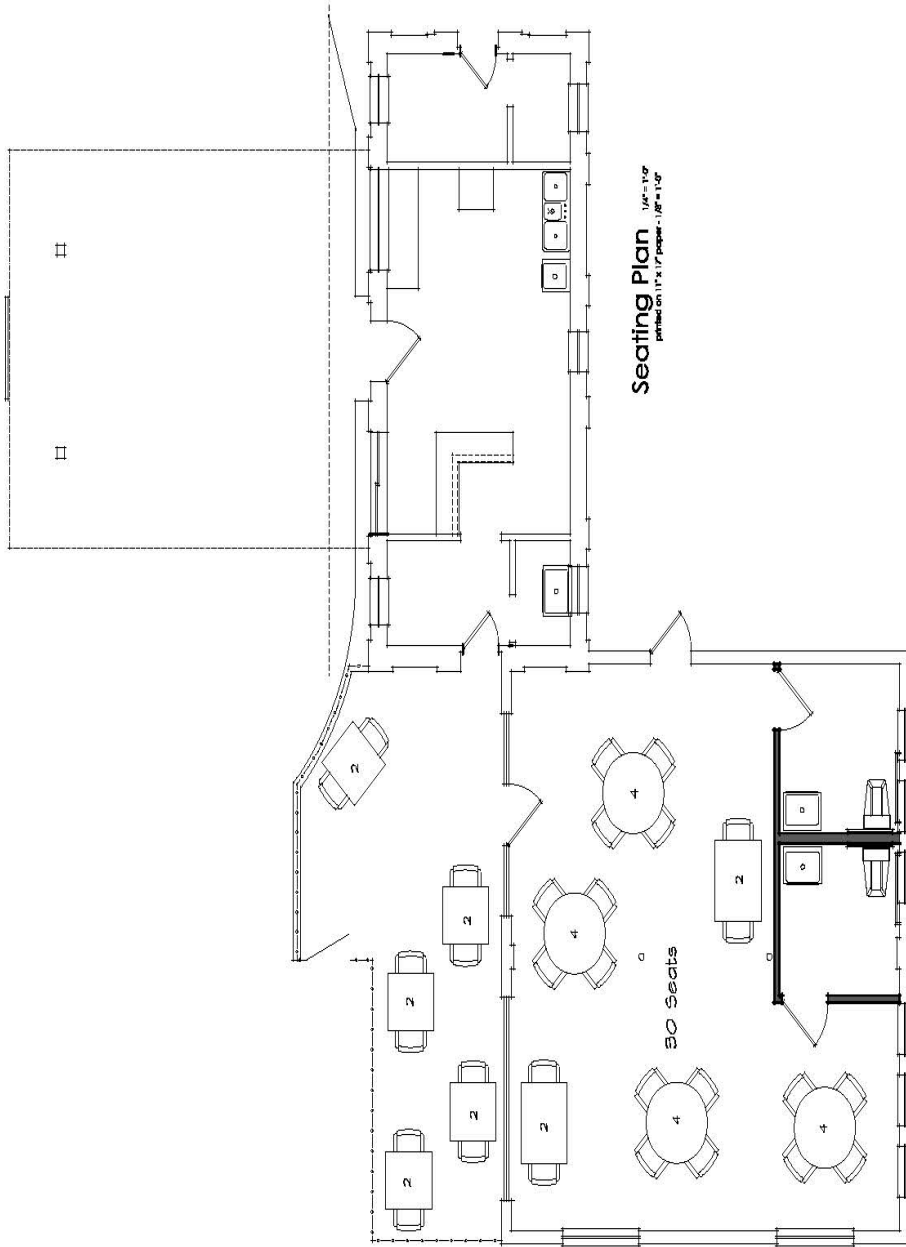
972-932-2216 ext. 115

jhenderson@kaufmantx.org

Location Map



Floor Plan



revisions:



creativearchitects
 scott b. roberts, architect

04

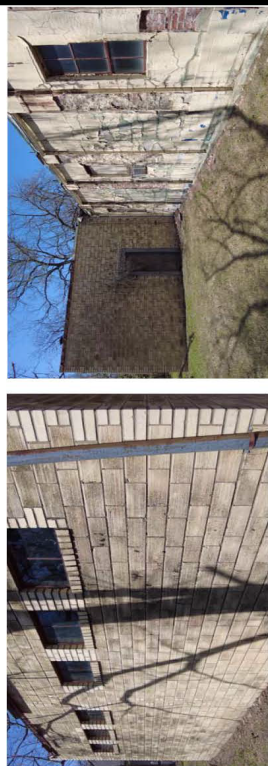
2022812
 February 25, 2023

1228 Chestnutwood drive
 Austin, TX 78724
 972.384.4972
 www.scottb-roberts.com

Remodel
 303 W Mulberry
 Kauffman, Texas



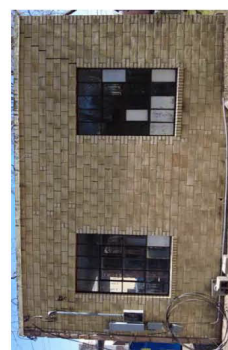
Exist. Front Elev.



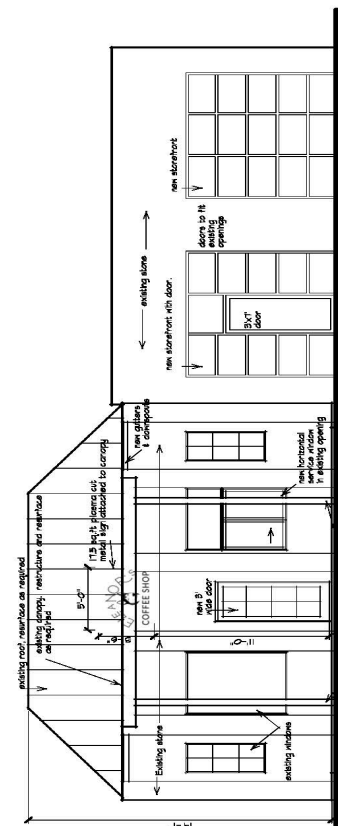
Exist. Rear Elev.



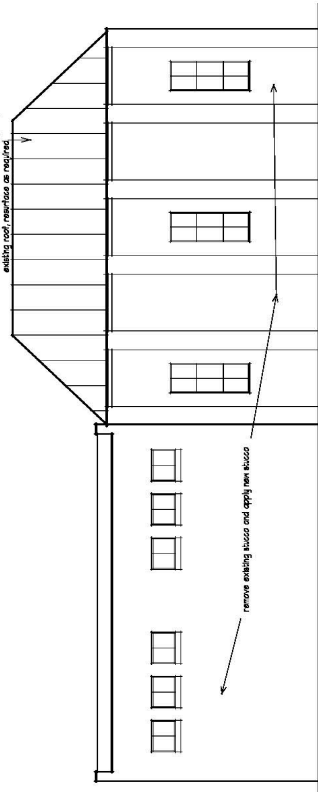
Exist. Left Elev.



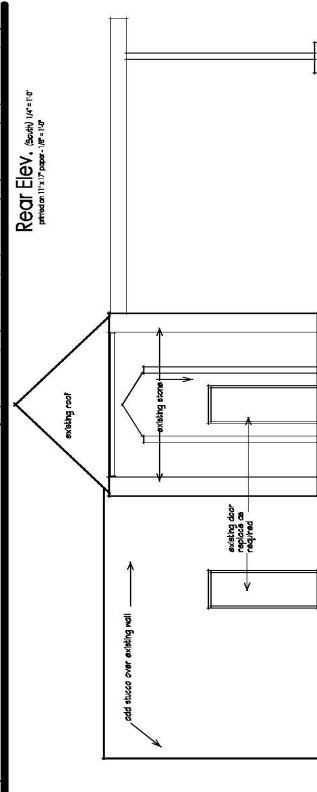
Exist. Right Elev.



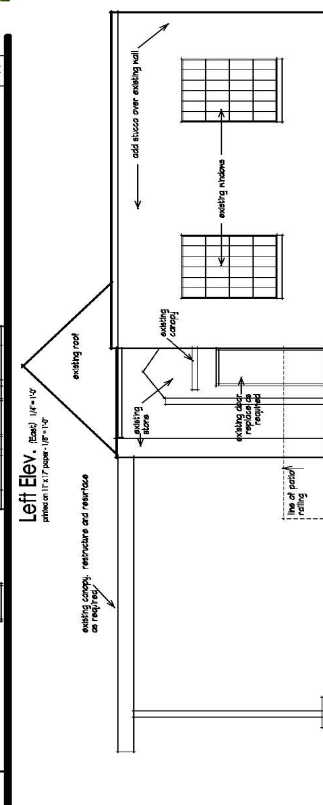
Front Elev., (North) 1/4" = 1'-0"
 printed on 11" x 17" paper - 1/8" = 1'-0"



Rear Elev. (South) $1/4" = 1'-0"$
printed on 11" x 17" paper - $1/8" = 1'-0"$



Left Elev.



Right Elev. (Neel) 1/4" = 1'-0"

Drainage and Landscape Plan

Notes:
Only 1 existing tree that is on the southern property line.
Tree to remain

303 W. Mulberry

103.30'

80.2'

80.17'

105.52'

16" oak

EXISTING BUILDING

MI Rolling

Existing paving

Planter Boxes

Existing grass

S. Jefferson

Exist. Grass

1"=20' on 11" x 17" Paper

North

3/32"=1'-0" on 24"x36" paper

Landscaping Plan

SELECT COLOR CODE

SELECT SIZE

Planters 18" W x 18" D x 14" H

Large 18" W x 24" H

Small 12" W x 12" H

Longplan 18" W x 24" D x 14" H

Tabletop 12" W x 12" D x 14" H

2424

2" Shumard Oak

Common Bermuda Grass

3 gallon Dwarf Burford Holly @ 5' OC

5' tall, 3" wide at maturity

Dwarf Landina

Planter boxes to have seasonal color plantings limited to:

Hosta
Eunymnus
Euphorbia
Agapanthus
Heuchera
Lantana
Canna Lily
Sedum
Yucca
Yarrow

EXISTING LANDSCAPING AND NEW BUSHES TO BE WATERED BY HOSE & SPRINKLERS ON TIMERS.
NEW PLANTER BOXES TO HAVE DRIP IRRIGATION.

LANDSCAPE TABULATIONS

ITEMS	
Site Area	8,374 Sq. Ft
% Landscaped (1,633 sqft.)	20.2%

Existing Zoning: "C" Commercial

Eleanor's Coffee Shop
303 W Mulberry
Part of Block 19
Original City of Kaufman
Kaufman, Texas

Planting Schedule

Item w/Description	Quantity
2" Shumard Oak	1
Common Bermuda Grass	6
3 gallon Dwarf Burford Holly @ 5' OC 5' tall, 3" wide at maturity	3
Dwarf Landina	3

Remodel
303 W Mulberry
Kaufman, Texas

creative architects
scott b. roberts, architect

2023812
Feb. 24, 2023

Exhibit "D"



Meeting
Date: 3/27/2023

Date: 03/14/2023

Item #: 20.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-10-23, a resolution of the City Council of the City of Kaufman, Texas, in support of the 2023 Blue Cross Blue Shield Texas Campaign Grant for a National Fitness Campaign Grant; and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

The National Fitness Campaign identified Kaufman as a preferred site for a grant to place a turnkey Fitness Court at one of our parks. This grant is sponsored by Blue Cross Blue Shield of Texas. The city completed a pre-application and was approved for a \$40,000 grant. The city's portion for the turnkey project will be \$170,000. Staff and the campaign representatives have identified the new Kings Fort Park as a good site. This would ensure that we had workout facilities in both the north and south areas of our city. This item would provide a Resolution of Support from the City Council for the project.

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost: \$170,000

Funds Available: \$1,400,000

Source: Georgetown Developer

Recommendation: Staff recommends approving the Resolution of Support

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



STATEWIDE CAMPAIGN BRIEFING INVITATION 2023



NATIONAL FITNESS CAMPAIGN
BROUGHT TO YOU BY



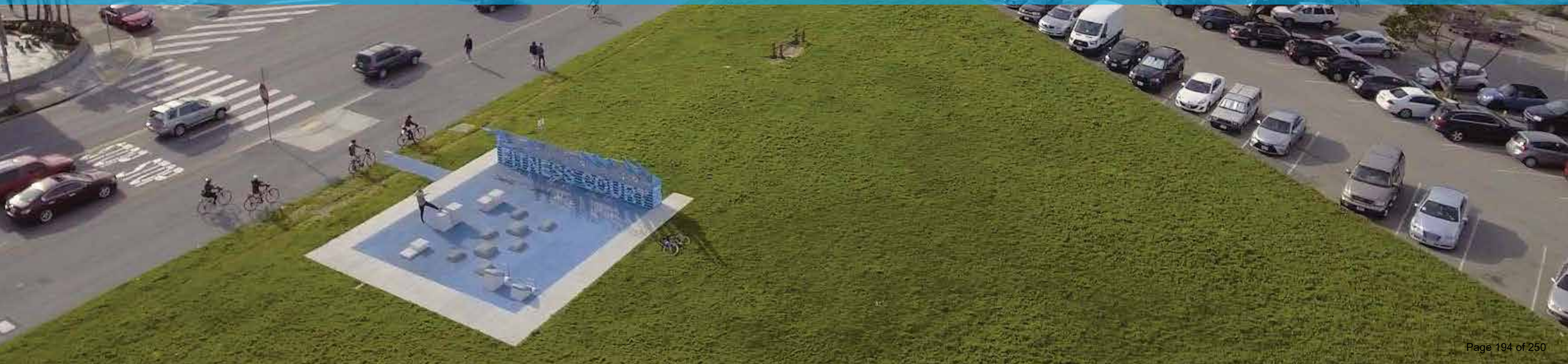
WHO WE ARE

National Fitness Campaign is a San Francisco based social enterprise and consulting firm



WHAT WE DO

NFC develops public-private partnerships with cities, schools and sponsors to build healthy communities



40+ YEARS IN THE MAKING

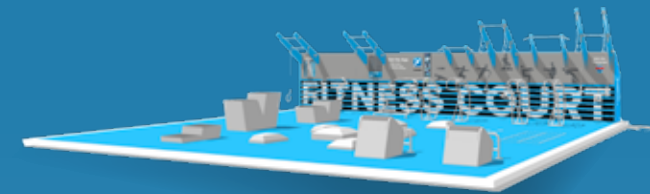
CAMPAIGN HISTORY



FITNESS COURT INVENTED
SAN FRANCISCO • STANFORD



FIRST NATIONAL SPONSOR
3 COUNTRIES • 10,000 FITNESS COURTS



REDESIGNED
FOR IMPACT IN 21ST CENTURY



WELCOMING 500TH
HEALTHY COMMUNITY ACROSS AMERICA



NFC EXPANDS TO 10,000
COMMUNITIES WITH PARTNERS

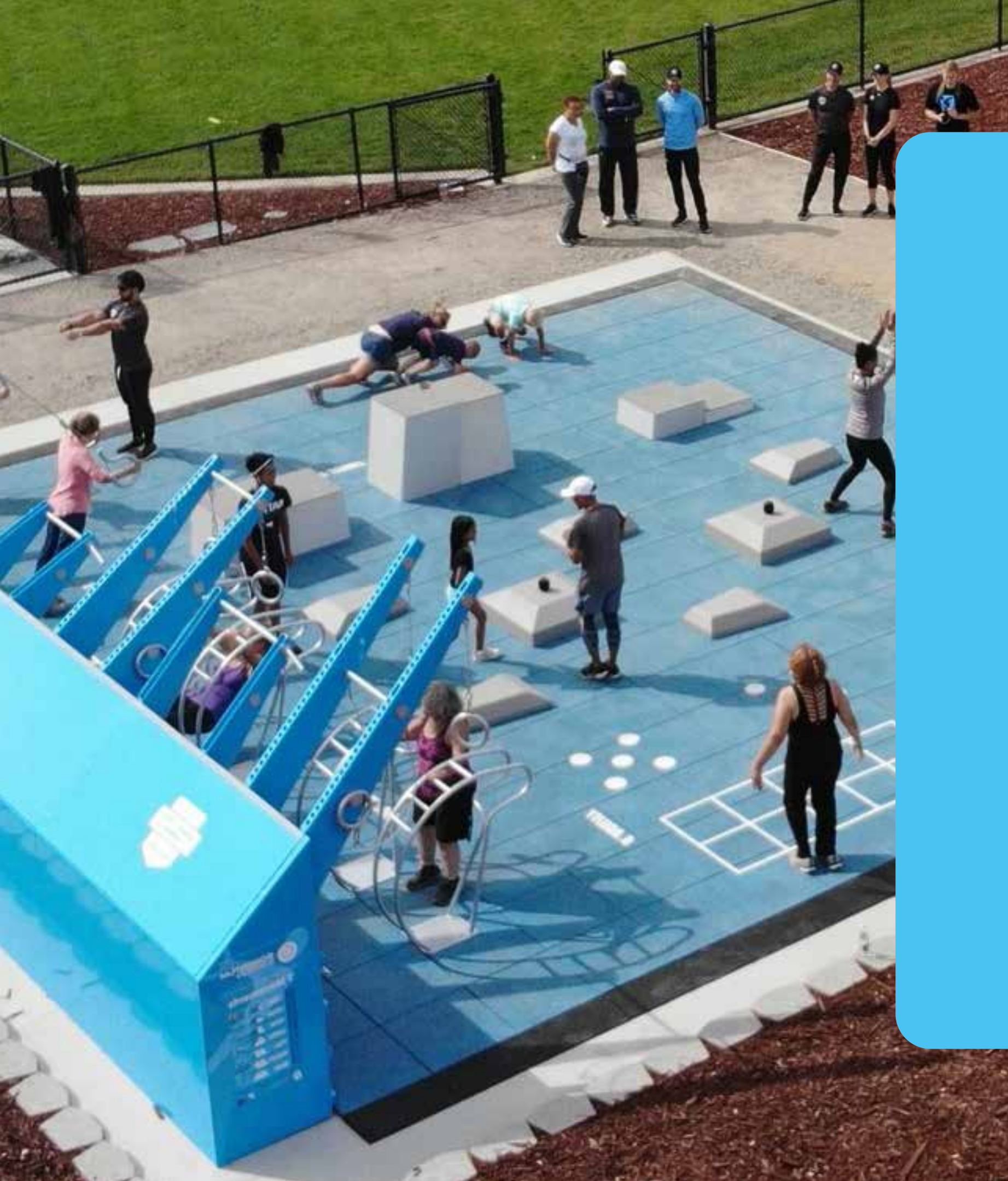
1979

1980's

2012

2023

2030's



OUR MISSION

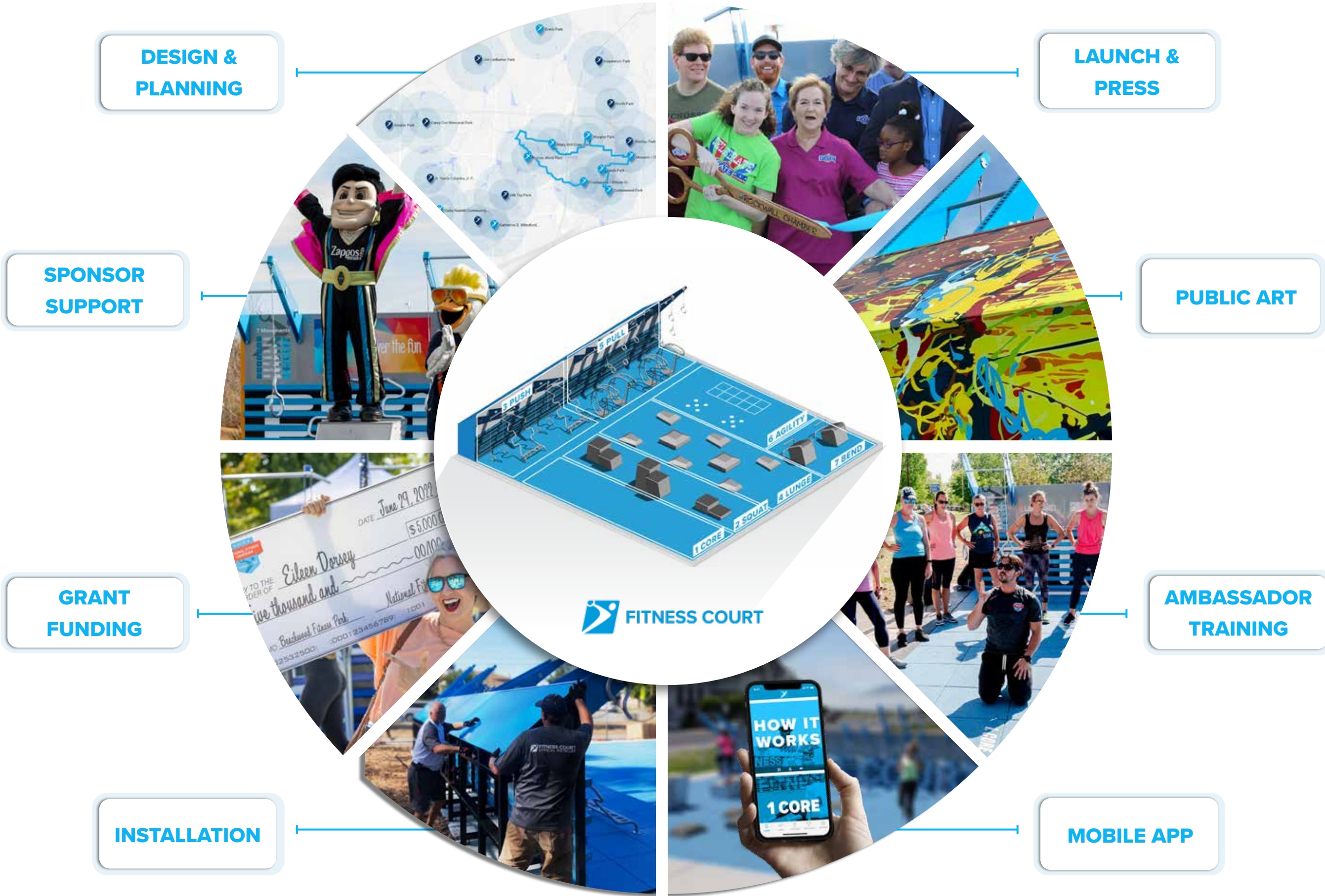
BUILD HEALTHY COMMUNITIES



*WE MAKE WORLD CLASS
FITNESS FREE!*

CAMPAIGN OVERVIEW

A COMPREHENSIVE COMMUNITY WELLNESS PROGRAM





FITNESS COURT

WORLDS BEST OUTDOOR GYM



7 MOVEMENT FULL BODY WORKOUT



CORE



SQUAT



PUSH



LUNGE



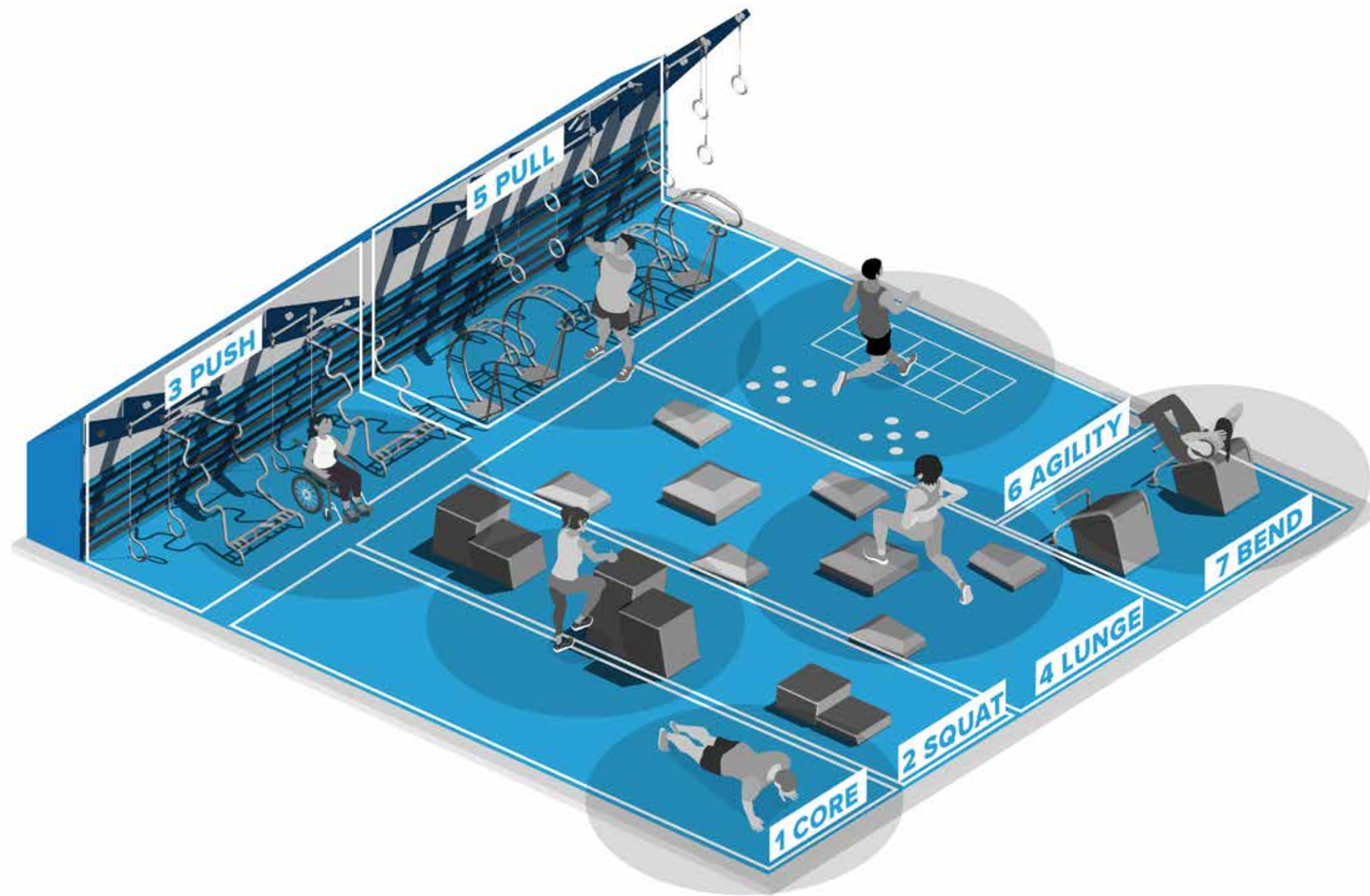
PULL



AGILITY



BEND



FUNCTIONAL TRAINING SYSTEM
THOUSANDS OF EXERCISES

SCIENTIFICALLY DESIGNED

7 MOVEMENT FULL BODY WORKOUTS



CORE



SQUAT



PUSH



LUNGE



PULL



AGILITY



BEND



ADULTS OF ALL AGES AND ABILITY

I am glad to see movements to improve balance.

- Carol Claybaker, Senior Resident of Janesville, WI



FITNESS COURT APP





PRE LAUNCH
SUPPORT



AMBASSADOR
TRAINING



MEDIA & PRESS



LAUNCH!



FREE WORKOUTS
& GROUP CLASSES



DATA & IMPACT

A wellness culture to engage people in healthy communities!

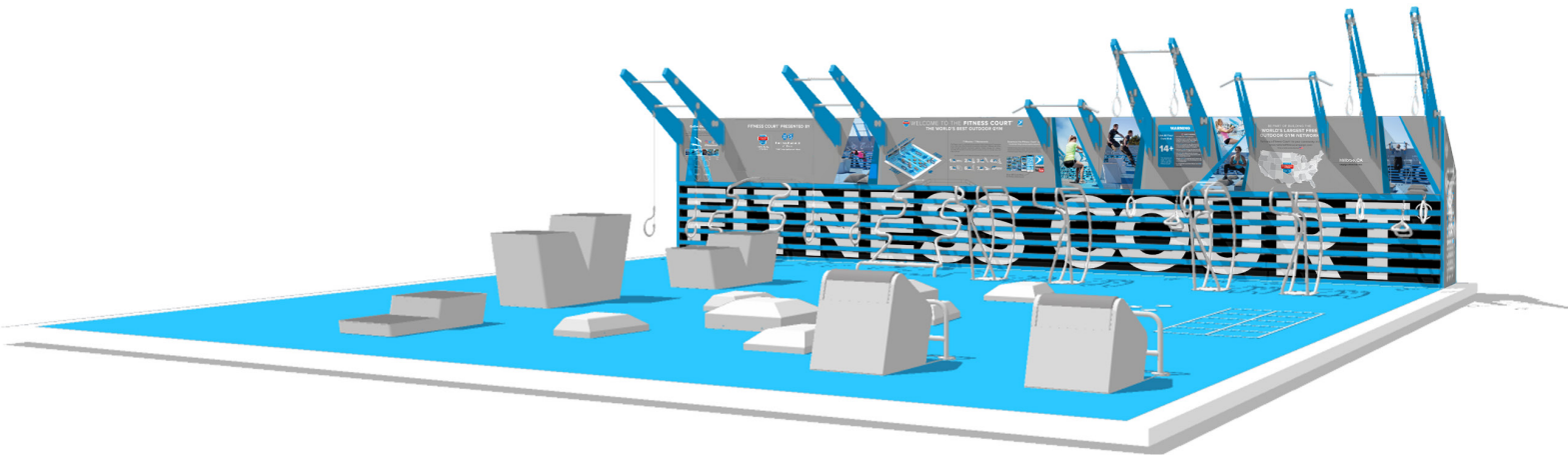
FITNESS COURT PUBLIC ART



NATIONWIDE GALLERY



FITNESS COURT PUBLIC ART



2023 NFC State Sponsor Art Collection
No Additional Funding Required

Each Fitness Court® is a one-of-a-kind work of art.

NFC DESIGN STUDIO

Additional Funding Required:
\$10,000



LOCAL ARTIST

Additional Funding Required:
\$25,000



FEATURED ARTIST

Additional Funding Required
Available upon Request



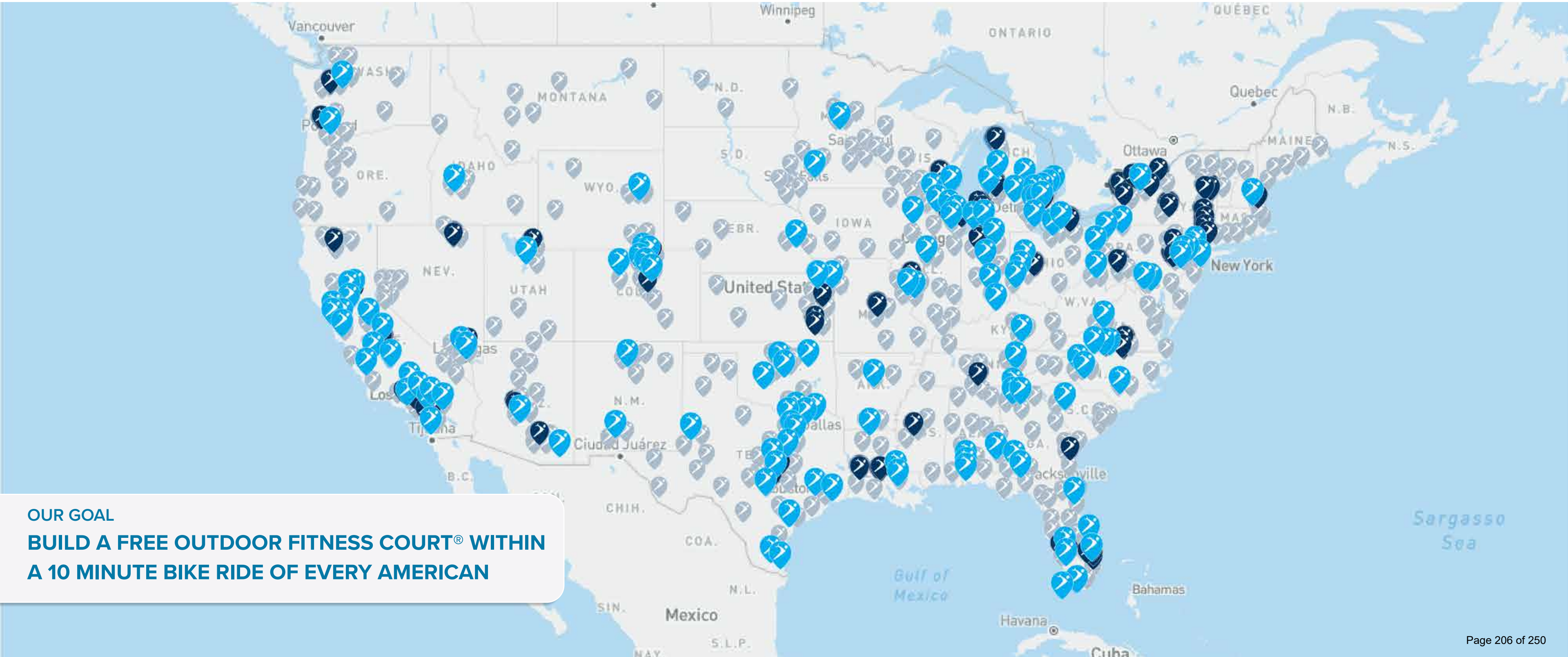
2023 JEAN-MICHEL BASQUIAT

CAMPAIGN OVERVIEW



10,000+ Fitness Courts® coming to America by 2030

We are building the largest public private partnership in support of community wellness in America!



OUR GOAL
BUILD A FREE OUTDOOR FITNESS COURT® WITHIN
A 10 MINUTE BIKE RIDE OF EVERY AMERICAN

2023

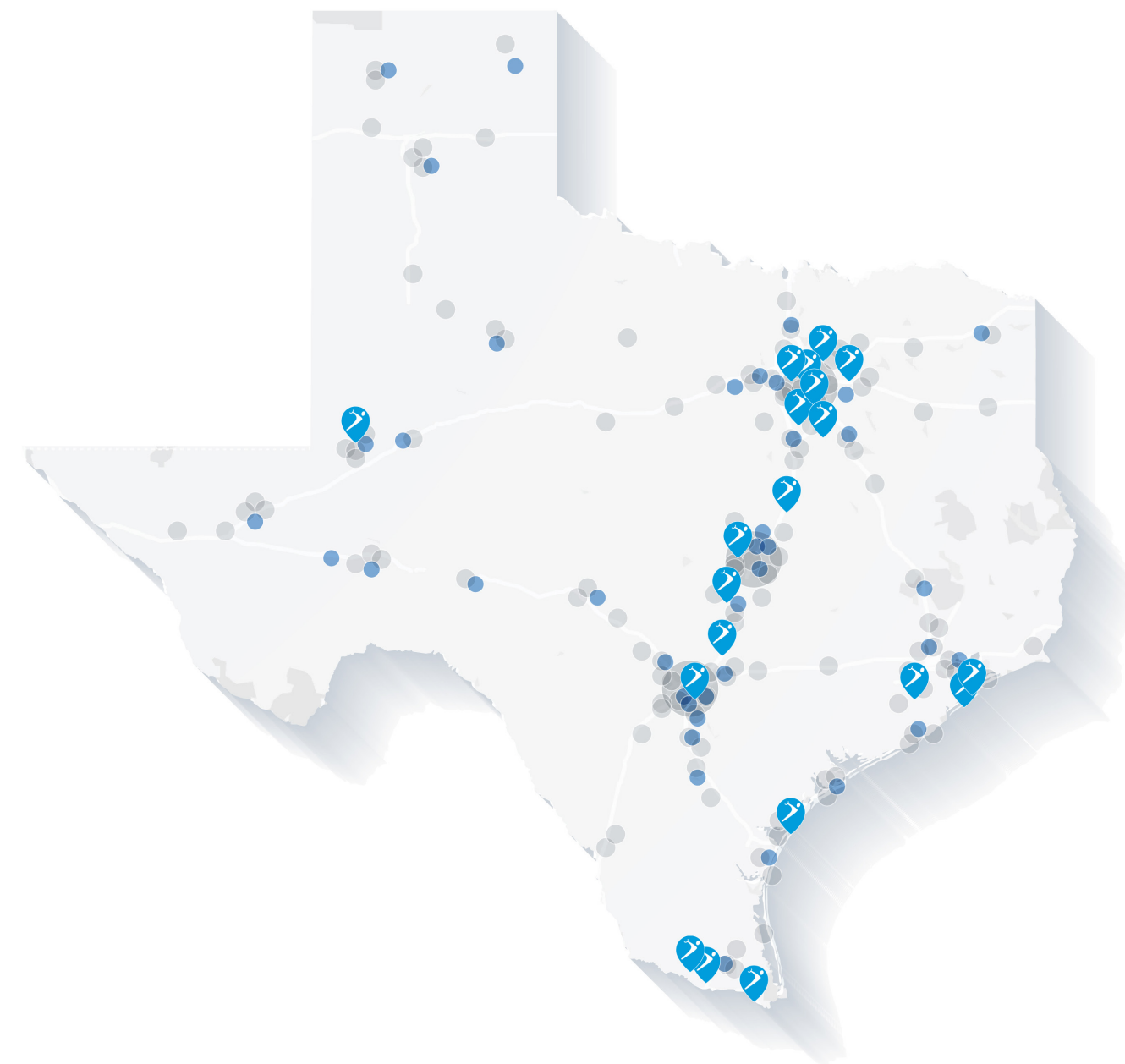
TEXAS STATE SPONSOR

PRESENTED BY BLUE CROSS BLUE SHIELD OF TEXAS



Strategic Plan Adopted for Health Impact Across State

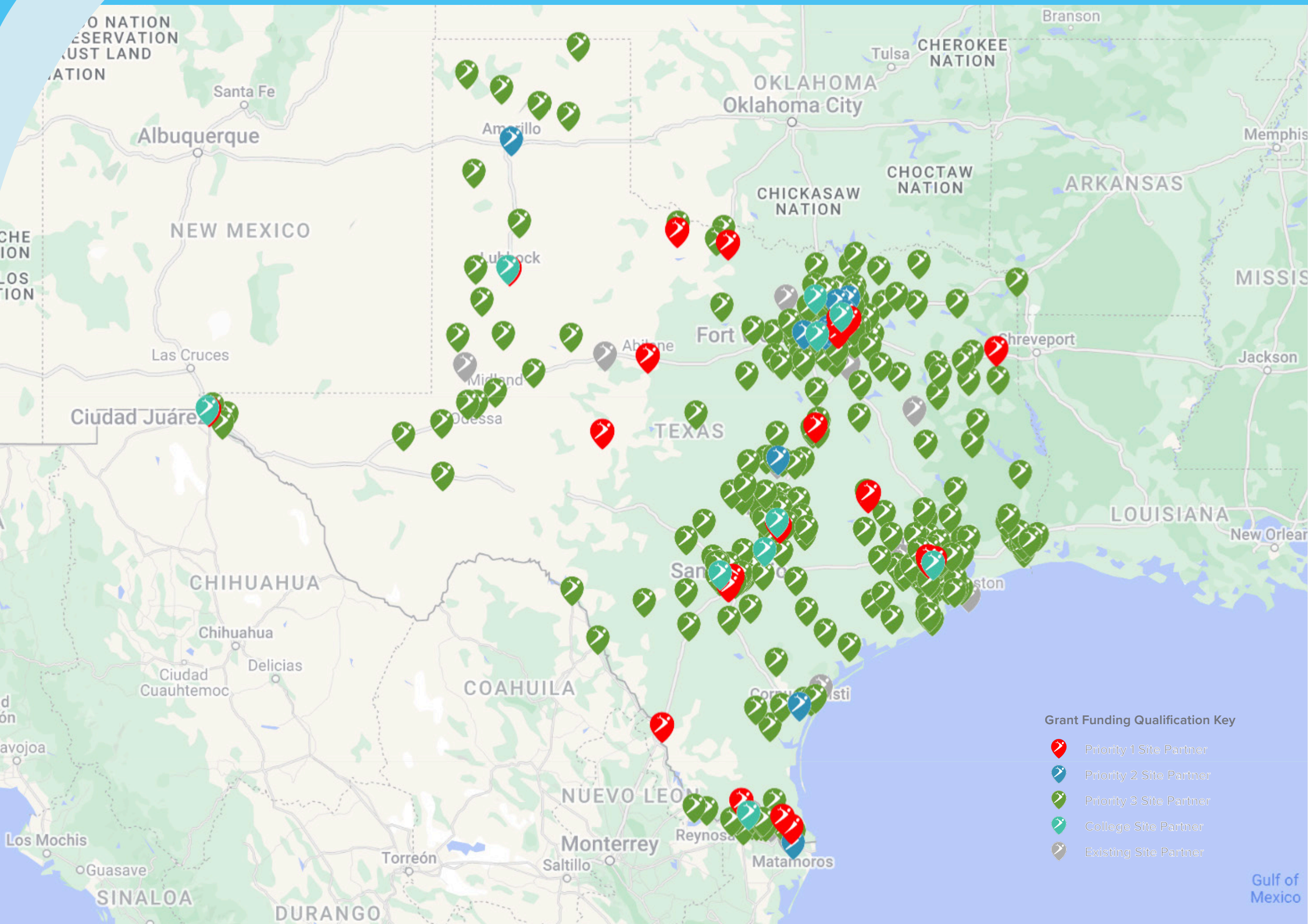
Limited funding for 20 communities in 2023



**\$1,000,000 in Funding Now Available
for Qualified Site Partners**

2030 Texas Health Impact Plan

Version 1.1 Adopted Oct 2022



2030 Texas State Health Impact Plan

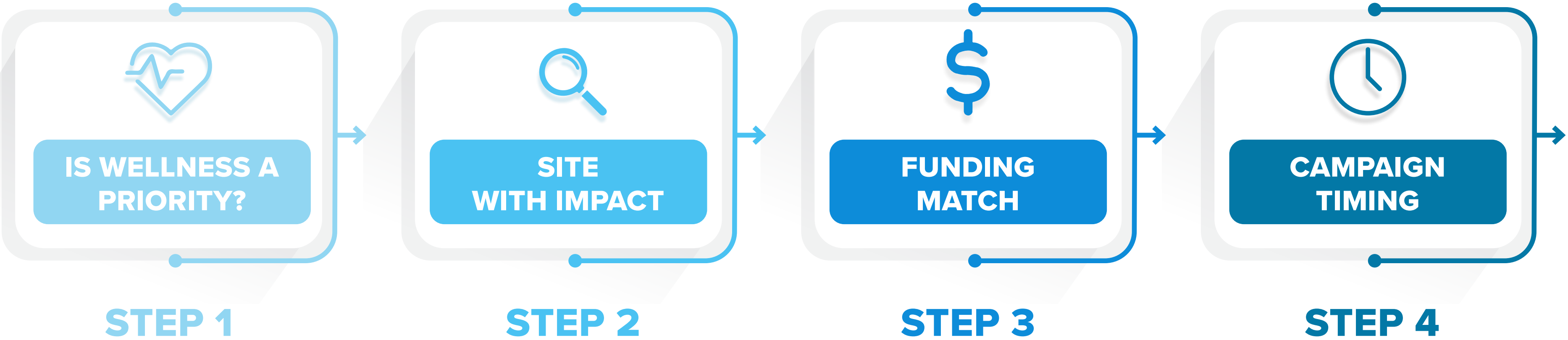
In coordination with a statewide analysis of pedestrian infrastructure, communities and open space, and a public health needs assessment, NFC and BCBSTX have adopted a 2030 Partnership Master Plan to build healthy communities across the state of Texas.

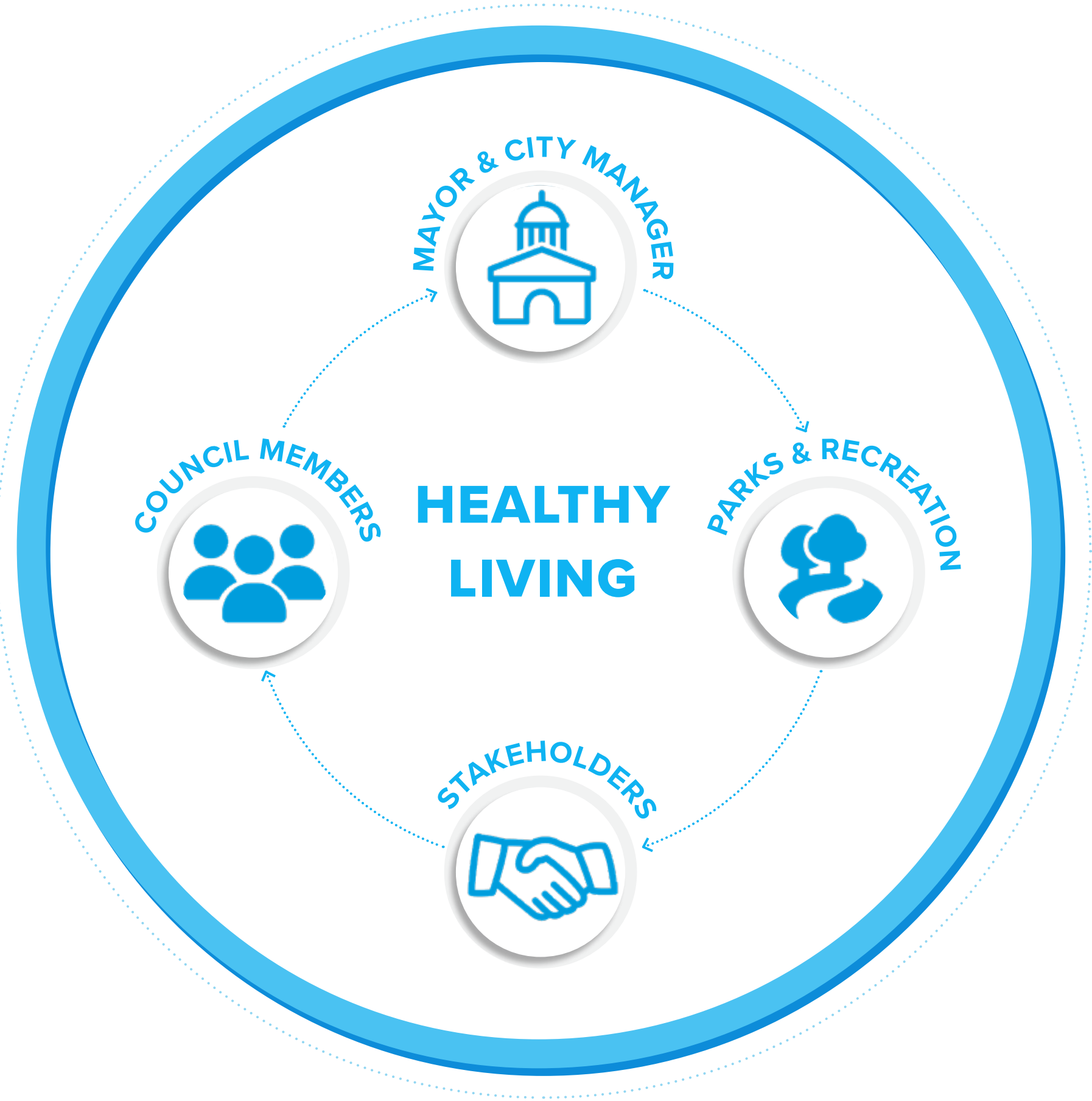
- 200 Site partners coming to Texas by 2030
- Funding for first 50 site partners being distributed by 2025
- Multi-year grant funding and partnership applications now available for all qualification tiers
- All municipalities and schools identified are now being encouraged to qualify their community for partnership and funding





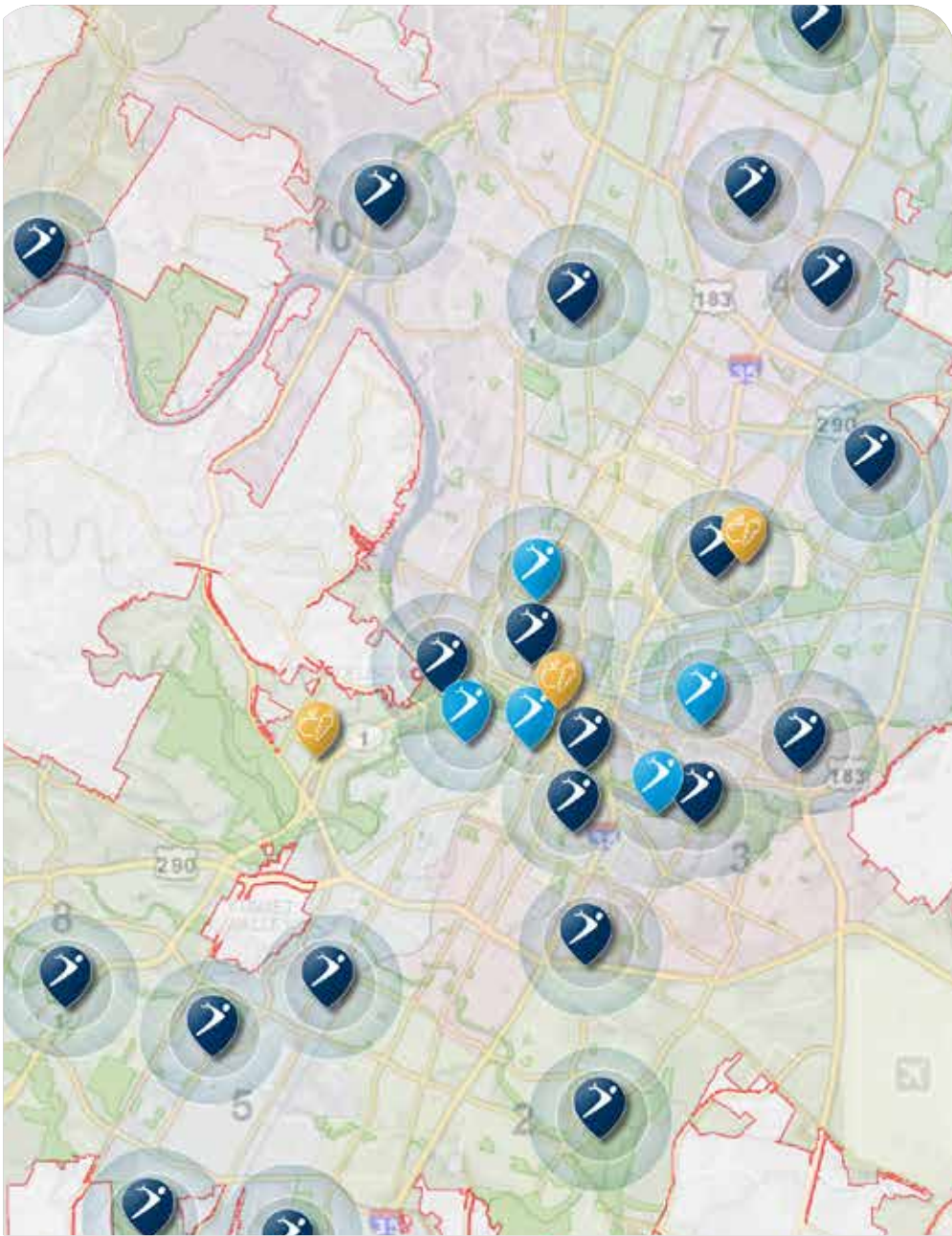
NFC GRANT PROGRAM





SITES WITH IMPACT

Feasibility Study for Fitness Court® Locations
Design & Planning Consulting



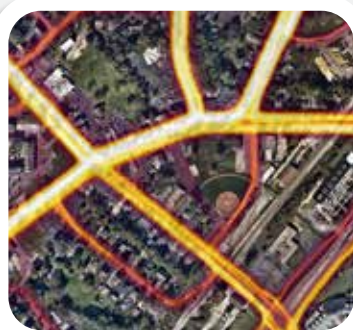
Funding support for a network of Fitness Courts to encourage pedestrian movement across the community



Walk, Bike, Run, Jog



Site Plan Integration



Pedestrian Movement Analysis

STEP 2

1

VISIBLE

Site locations must be recognizable with high visibility.



2

ACTIVE

Site locations must be heavily trafficked and centrally located.



3

CONNECTED

Site locations must be integrated with pedestrian infrastructure.



STEP 3

2023 CAMPAIGN FUNDING REQUIREMENT

NFC PROGRAM FUNDING

The Fitness Court® and National Campaign Services

\$ 155,000

NFC & Blue Cross Blue Shield of Texas Grant Funding Award (Variable Grants Available)

(\$30,000-\$50,000)

Art & Custom Color Options



NFC Standard
Included



NFC Design Studio
\$10,000



Local Artist
\$25,000

OPTIONAL

NFC PROGRAM TOTAL \$ 105,000-125,000

CONCRETE SLAB

Can be performed in-house or in-kind

est. \$ 0-20,000

NFC APPROVED INSTALLER NETWORK - INSTALLATION TEAM

Turn Key Fitness Court Assembly
Art & Graphic Installation
Installation Partner (separate agreement)

\$ 25,000

With Prevailing Wage Rates: \$27,000

Fitness Court installation is a specialized installation that requires expertise, proper certifications, and proven field experience

TOTAL FUNDING REQUIREMENT



**\$130,000-
\$170,000**

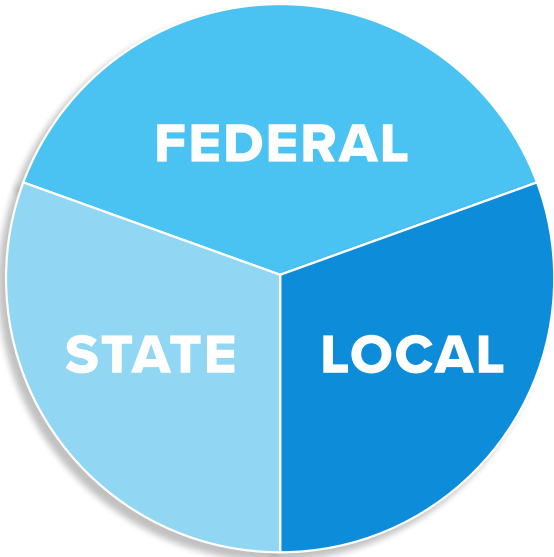
Includes standard art collection



OVER 1000 SPONSORS NATIONWIDE

ALTERNATE FUNDING PATHWAYS
NFC CONSULTATIVE SUPPORT

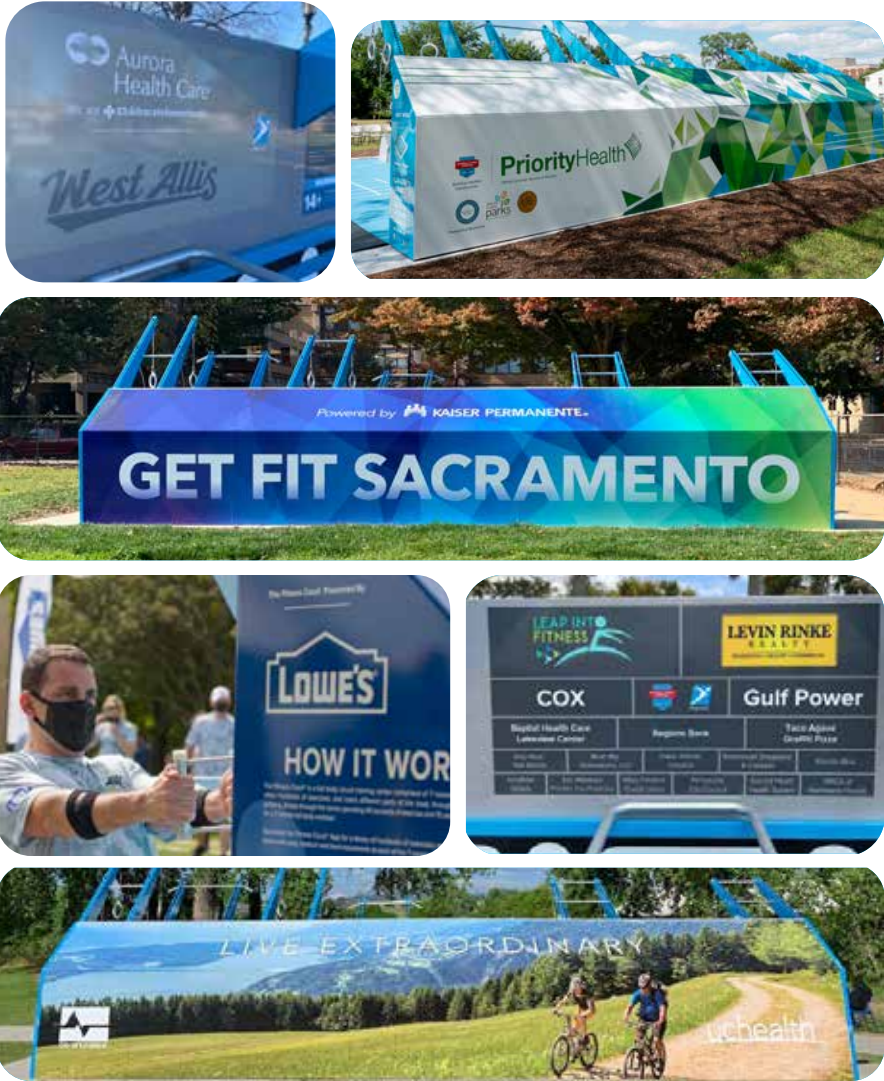
FEDERAL AND STATE FUNDING



Expert funding consulting
for eligible partners



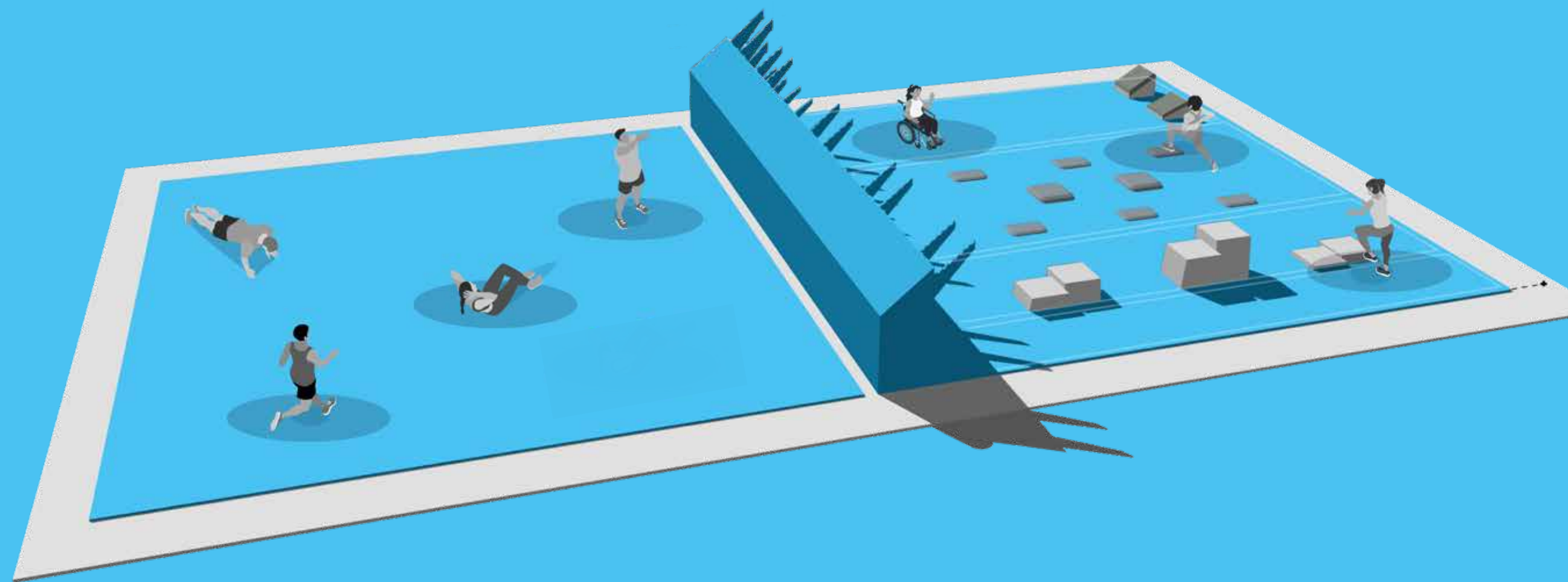
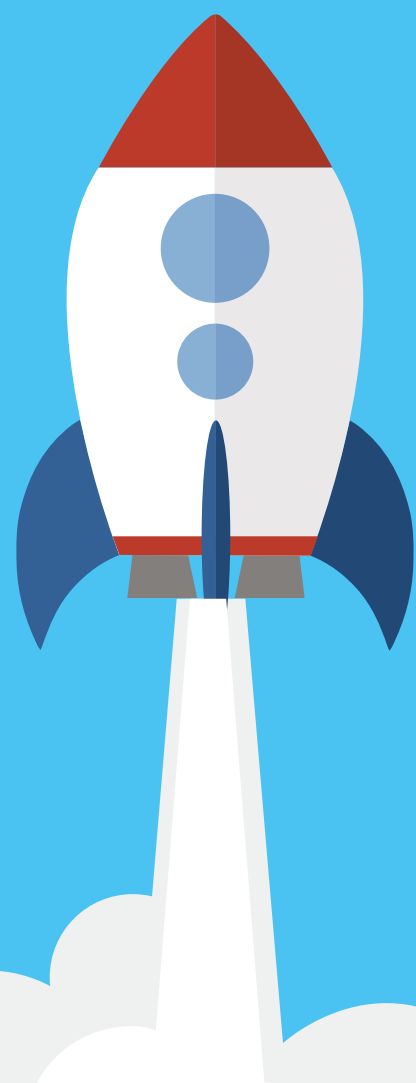
LOCAL AND REGIONAL SPONSORS





FITNESS COURT | STUDIO

LAUNCHING NATIONWIDE IN 2023



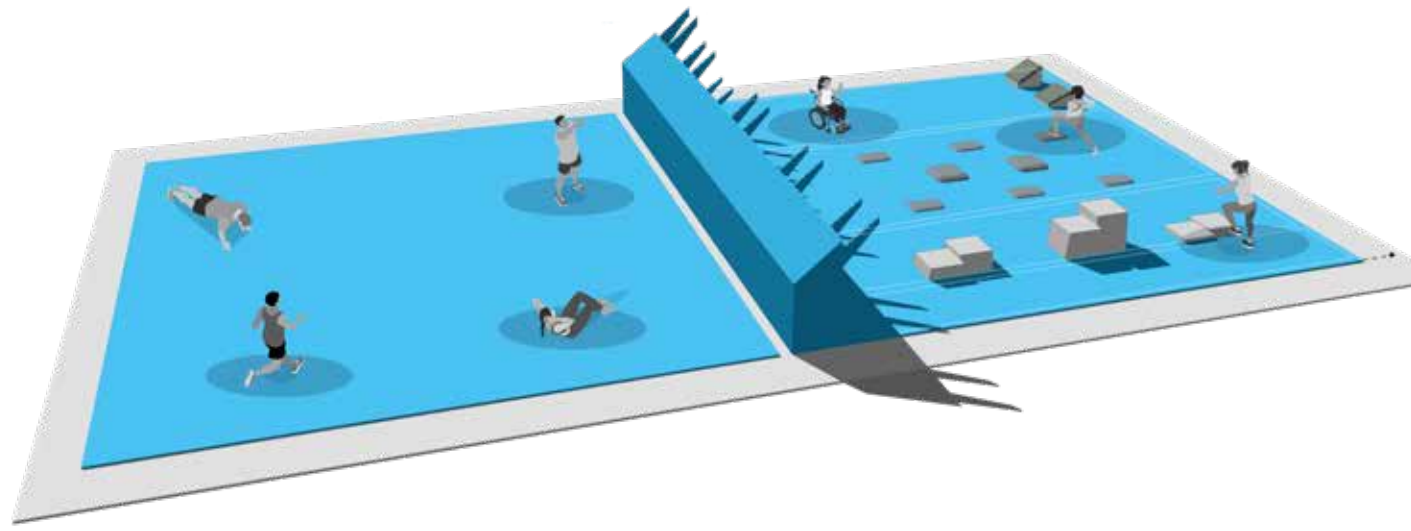


FITNESS COURT

STUDIO



**FITNESS
ART
DANCE
YOGA
ZUMBA
PILATES
STRETCH**



- World's first integrated outdoor gym experience with two programmable class rooms
- Over 2,000 square feet of wellness infrastructure
- Includes edge to edge art mural as studio classroom backdrop
- Compatible with existing Fitness Courts® and your Fitness Court® network

**ADDITIONAL
FUNDING REQUIRED**

\$35,000

***Limited Fitness Court Studio® programs available in each state in 2023*

CONCRETE SLAB ADDITION

Can be performed in-house or in-kind

est. \$0-20,000



Variance dependent on concrete pad installation method

2023 GRANT APPLICATION PERIOD NOW OPEN



**Campaign seeking qualified applicants
able to meet the 2023 time frame for
adoption and local funding match.**

PARTNERSHIP QUALIFICATION PROCESS

PRE APPLICATION PHASE

- 1 Feasibility Review
- 2 Evaluation Call
- 3 Non-Binding Grant Application

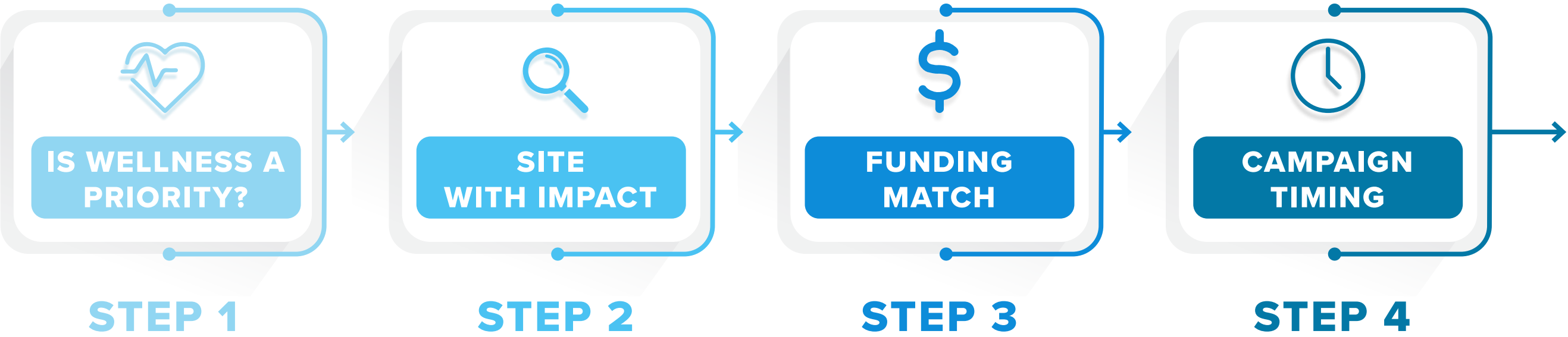
AWARD PHASE

- 4 Award of Grant Eligibility *(First Come, First Served for Qualified Applicants)*
- 5 Local Adoption by Governing Body
- 6 Develop and Confirm Funding Match

LAUNCH PHASE

- 7 Shipment for Storage
- 8 Install Concrete Slab and Art Approval
- 9 Fitness Court Assembly
- 10 Press Launch Ceremony





**SCHEDULE
EVALUATION
CALL IF
APPROPRIATE**

NEXT STEP

RESOLUTION NO. R-10-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ADOPTING AND ALLOCATING FUNDS FOR AN OUTDOOR FITNESS COURT® AS PART OF THE 2023 NATIONAL FITNESS CAMPAIGN.

WHEREAS, the City of Kaufman has submitted a Grant Application to National Fitness Campaign (NFC) for participation in their 2023 initiative to install and activate outdoor Fitness Courts® in 200 cities and schools across the country; and

WHEREAS, subject to award, the City of Kaufman will accept a \$40,000.00 National Grant from our NFC Grant Committee and Statewide Partners, and provide a local contribution in the amount of \$170,000.00 to promote and implement a free-to-the-public outdoor Fitness Court®; and

WHEREAS, the City of Kaufman will solicit supplemental funding as needed through community sponsors as required by an approved grant, which will be made available and committed to this program for the purchase of the outdoor Fitness Court®; and

WHEREAS, the City of Kaufman will commit to the construction and launch of the outdoor Fitness Court® by the end of the 2023 calendar year; and

WHEREAS, the City of Kaufman believes the outdoor Fitness Court® is an important wellness ecosystem that supports healthier communities, commits to funding/fundraising to participate in NFC's 2023 Campaign, and will earn local and national recognition as a leader in providing affordable health and wellness.

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

SECTION 1. That the foregoing recitals are true and correct and are incorporated herein.

SECTION 2. That the City of Kaufman will collaborate with NFC to implement the outdoor Fitness Court® and make fitness free to community residents and visitors.

SECTION 3. The City of Kaufman supports the submittal of a grant application for the 2023 Blue Cross Blue Shield Texas Campaign from the National Fitness Campaign for a Fitness Court®

SECTION 4. The City Council hereby designates the City Manager as the City's authorized official for the grant processes and authorizes him to apply for, accept, reject, alter, or terminate the grant, and all related documents, on behalf of the City of Kaufman.

SECTION 5. That all funds will be used in accordance with all applicable federal, state, local, and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

SECTION 6. That it further be stated that the City of Kaufman is committing \$170,000 from its General Fund as a cash contribution toward the development of this Fitness Court®.

SECTION 7. That this Resolution shall be effective immediately upon its passage as required by law.

PASSED AND APPROVED this 27th day of March 2023.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY



Meeting
Date: 3/27/2023

Date: 03/16/2023

Item #: 21.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on a letter of support for the replacement of Terrell State Hospital.

BACKGROUND:

Author:

Mike Holder, City Manager

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of a letter of support for the replacement of Terrell State Hospital.

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



March 16, 2023

Senator/Representative

This letter is in support of state funding to construct a new facility to replace Terrell State Hospital. As you are aware, aging buildings have been a matter of concern for decades, with a 2004 physical assessment deeming 76 percent of the campus buildings to be in critical or poor condition. A decade later, the 2014 CannonDesign Report on all state hospitals recommended replacement of the hospital.

With most of the campus buildings dating from the 1920s through the 1970s, excessive maintenance costs and energy consumption continue to be a significant financial drain. In addition, the current layout of buildings across a large area of the 160-acre campus necessitates the need for additional staffing and supplies, creating unnecessary operational costs.

Since opening in 1885 as the second mental health facility in the state, TSH has continued to offer a myriad of services, many of which are not offered at any other state facility. In addition to their dedicated veteran's unit, TSH is the only hospital in the state that serves children and adolescents from 31 counties.

A new state hospital in Terrell remains a critical need. With construction costs increasing year after year, I believe it is imperative that this project receive the long-awaited funding it merits to begin the necessary planning and construction for a replacement facility. While state funding is available, I strongly advocate that you lead the charge for a new facility that will enable the hospital to continue its long legacy of caring for our mentally ill in a progressive and compassionate manner.

Respectfully,

Mayor Jeff Jordan



Meeting
Date: 3/27/2023

Date: 03/16/2023

Item #: 22.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on a Memorandum of Understanding between the City of Kaufman and the Kaufman County Sheriff's Department for the use and payment of the Flock cameras located in the downtown City of Kaufman Square and the old Kaufman County Courthouse; and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of a Memorandum of Understanding between the City of Kaufman and the Kaufman County Sheriffs' Department for the use and payment of the Flock cameras located in the downtown City of Kaufman Square and the old Kaufman County Courthouse to ensure efficient use and payment of the Flock cameras

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

**MEMORANDUM OF UNDERSTANDING BETWEEN KAUFMAN COUNTY
SHERIFF'S OFFICE AND CITY OF KAUFMAN**

This Memorandum of Understanding ("MOU") is entered into by and between **Kaufman County** ("County"), **Kaufman County Sheriff's Office** ("KSO"), and the **City of Kaufman** ("City") (parties jointly referred to as "the parties").

I. PURPOSE

This MOU provides an understanding between the parties for the use and payment of the Flock cameras located on the downtown City of Kaufman Square and the old Kaufman County Courthouse located at 100 W Mulberry Street, Kaufman, Texas 75142, to ensure efficient use and payment of the Flock cameras, throughout the duration and execution of the **MEMORANDUM OF UNDERSTANDING BETWEEN KAUFMAN COUNTY SHERIFF'S OFFICE AND THE CITY OF KAUFMAN**.

II. DURATION

This MOU becomes effective on the date signed and shall remain in full force and effect as long as the **MEMORANDUM OF UNDERSTANDING BETWEEN KAUFMAN COUNTY SHERIFF'S OFFICE AND THE CITY OF KAUFMAN** is active and binding upon Kaufman County.

III. GENERAL PROVISIONS

This MOU does not create additional jurisdiction or limit or modify existing jurisdiction vested in the parties. It is understood by both parties that each should fulfill its responsibilities under the MOU in accordance with the provisions of law and regulations that govern their activities. Nothing in this MOU is intended to negate or otherwise render ineffective any such provisions or operating procedures. If at any time either party is unable to perform its functions under this MOU consistent with such party's statutory and regulatory mandates, the affected party shall immediately provide written notice to the other to establish a date for mutual resolution of the conflict.

IV. RESPONSIBILITIES

In consideration of the mutual aims and desires of the parties of this MOU and in recognition of the public benefit from the effective implementation of this MOU, the parties agree that their responsibilities under this MOU shall be as follows:

1. The Flock cameras installed on the downtown City of Kaufman Square and the old Kaufman County Courthouse located at 100 W Mulberry Street, Kaufman, Texas 75142 are used to enhance security in this area.
2. The City of Kaufman and the Kaufman County Sheriff's Office jointly use data from the Flock cameras consistent with each party's security protocols.
3. The County and the City agree to each pay Fifty percent of the costs for the use and maintenance of the Flock cameras.

V. LIABILITY AND IMMUNITY

This MOU is made for the express purposes of providing for the use and payment of the Flock cameras installed on the downtown City of Kaufman Square and the old Kaufman County Courthouse located at 100 W Mulberry Street, Kaufman, Texas 75142. Except as hereinafter provided, no party assumes any liability beyond that provided by law.

Nothing in this MOU shall be deemed to waive, modify or amend any legal defense available at law or in equity to either party, their past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. Neither party waives, modifies, or alters to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

VI. ENTIRE AGREEMENT

This MOU represents the entire agreement between the parties and supersedes all prior negotiations, representations and/or agreements, either written or oral. The terms and conditions in this MOU may be amended only by written instrument signed by both parties.

VII. COUNTERPARTS

This MOU may be executed in counterpart with no adverse bearing on dignity and effect.

[Execution Page Follows]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal the day and date below:

Kaufman County

Judge Jakie Allen

Date: _____

Attest:

Kaufman County Clerk

Date: _____

Kaufman County Sheriff's Office

Sheriff Bryan Beavers

Date: _____

City of Kaufman

Mayor Jeff Jordan

Date: _____

Attest:

Jessie Hanks, City Secretary

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Splash Pad	Parks & Rec	TBD	10/23/2018	Shannon Park under construction	2,3,4
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	In Progress	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
South Pointe	Development Serv		2/3/2021	Ground breaking occurred 10/22	2,3,4
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	In progress	5
Citizens Academy	Admin/Public Safety		11/27/2018	Planning Phase	1,3
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed	1,2,5
Summer Youth Program	Admin/Parks	TBD	7/16/2019	COVID Postponement	1,3,4
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Disc Golf Course	Admin/PW	TBD	8/23/2019	TPWD Grant Awarded	2,3,4
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	TPWD Grant Awarded	4,5
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Comprehensive Plan	Admin		8/26/2020	Need to update plan/Exploring Grant Opportunities	2,3,4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3
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
North & South Water Tower Rehab	Public Works		1/29/2021	South Tower Rehab Completed	4,5
Body Cameras	PD		2/2/2021	PO Issued	1,3,5
Annual Report	Admin		2/24/2021	Planning Phase	3
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Contract Awarded 042522	3,4,5
Inclusive Park	Admin/PW		4/29/2021	TPWD Grant Awarded	3,4,5
Connector Road	Admin		4/29/2021	County has project under design	2,3,5
AMI	Admin/PW		4/29/2021	Installation underway	4,5
Northeast Utility Project	Admin/PW		9/17/2021	Developer's agreements approved	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
Downtown Square Landscape Update	PW/Admin		9/23/2022	Notice to Proceed for January 3, 2023	3,4
Kings Fort Park	PW/Admin		7/27/2022	Recommended for Funding	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

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 0-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2
Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	Completed	4
Digital Gateway Signage	Admin	TBD	8/17/2020	Could not get an approved site	2,3
Former Senior Center Demo	Development Serv		11/8/2021	Property sold and closed 12/29/22	4
Sports Complex Football Fields/Lighting/S	PW/Admin		9/23/2022	Complete	3,4
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5

March 6, 2023

To: Kaufman County

From: Ashley Berryhill, Finance Director

Re: February 2023 Demand and Response Ridership Report

TRIP INFORMATION:

	S	O	N	D	J	F	M	A	M	J	J	A	TOTAL
TRIPS	2,590	2,625	2,453	2,434	2,436	2,396	0	0	0	0	0	0	14,934
SERVICE DAYS	21	21	20	20	18	21							121
DAILY AVERAGE	123.3	125.0	122.7	121.7	135.3	114.1							742

ELDERLY AND DISABLED RIDERSHIP	
499	Disabled Trips
1,186	Elderly (&/or Dis) Trips
1,685	E & D Total Rides
	E & D Percent of Total Trips – 70%



March 6, 2023

To: City of Kaufman

From: Ashley Berryhill, Finance Director

Re: February 2023 -Kaufman (City) STARNow Ridership Report

TRIP INFORMATION:

	S	O	N	D	J	F	M	A	M	J	J	A	TOTAL
TRIPS	58	48	28	34	19	12							199
SERVICE DAYS	21	21	20	20	18	17							117
DAILY AVERAGE	2.8	2.3	1.4	1.7	1.1	0.7							9.9

Ridership KPIs

Download

Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	Total Requests
12	0.05	3	0	20 %	0 %	15
Completed Requests ⓘ	No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ
12	0	3	0	3	8.89 min	1.27 mi
Mean Wait Time ⓘ	Median Wait Time ⓘ	Bookings from Admin Panel ⓘ	Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Avg. # Riders per Request ⓘ
0 min	0 min	83.33 %	16.67 %	0 %	0 %	1

Response Summary:

	Responses	Transports	Exceptions	Compliance %	Transport %
Priority 1 <8:59	31	23	3	90%	74%
Priority 2 <11:59	79	41	1	99%	52%
Priority 3 <14:59	17	12	1	94%	71%
Emergency Transfers<0:29:59	51	50	14	73%	98%
Non-Emergency Transfers<0:15	33	32	6	82%	97%
Helicopter	21	21			
Totals	232	179		96.06%	65.56%

Transport Summary:

	Number	Percentage
Baylor Scott and White Dallas	7	4%
Baylor Scott and White Sunnyvale	6	4%
Baylor Scott and White Lakepointe Rowlett	4	3%
Baylor Scott and White Lakepointe Forney	0	0%
Childrens Medical Center	4	3%
Dallas Regional Medical Center	7	4%
Medical City Dallas	3	2%
Parkland	1	1%
Texas Health-Dallas	41	26%
Texas Health- Kaufman	47	30%
Texas Health -Plano	1	1%
Texas Health-Rockwall	1	1%
UT Health- Athens	0	0%
UT Health- Tyler	1	1%
UT Health- Cedar Creek	1	1%
VA Medical Center Dallas	1	1%
Other Hospitals	6	4%
Nursing home, residence, other	27	17%
	158	100%

	Number	% of Total
Patient Refusal/Treat No Transport	28	53%
Pt is DOS	2	4%
Cancellation- No Patient	23	43%
	53	100%

Average Response Time

City Wide--Emergency Calls

0:05:49

	Responses	Exceptions	
Last 100 Calls			
Priority 1	100	15	85%
Priority 2	100	4	96%
Priority 3	100	8	92%



KAUFMAN FIRE DEPARTMENT MONTHLY DASHBOARD REPORT FEBRUARY 2023



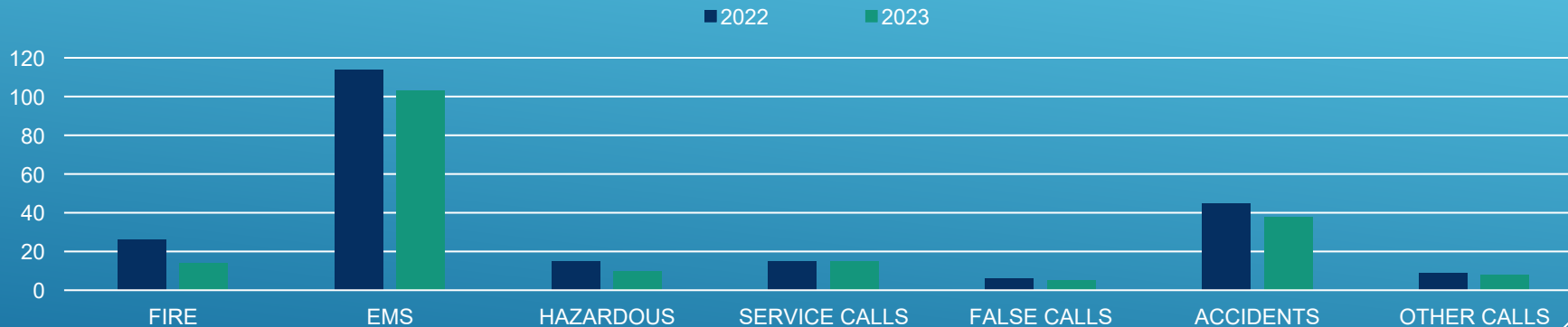


FIRE FEBRUARY 2023 ACTIVITY

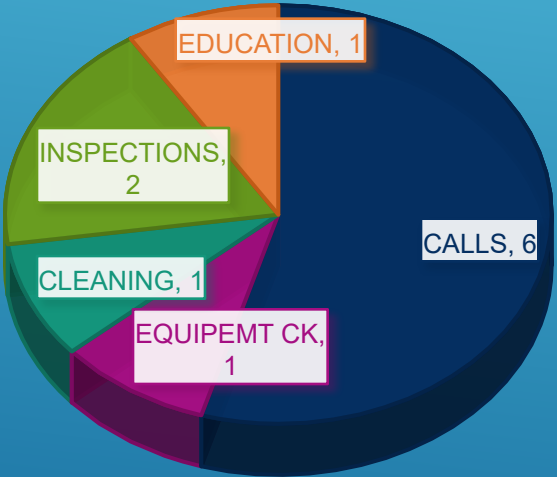
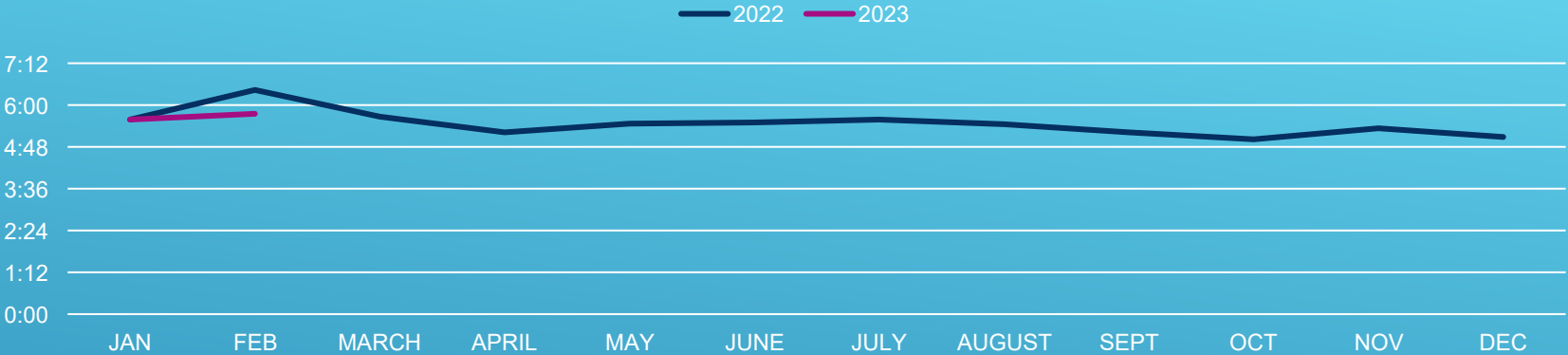
	2022 FEB	2023 FEB	MONTHLY INCREASE	FISCAL YTD OCT.21 TO FEB 22	FISCAL YTD OCT.22 TO FEB 23	FISCAL YTD INCREASE
FIRE CALLS	21	22	5%	79	78	-1%
RESCUE & EMERGENCY MEDICAL SERVICES	82	100	22%	500	565	13%
HAZARDOUS CONDITIONS	15	16	7%	84	76	-11%
SERVICE / GOOD INTENT CALLS	20	20	0%	77	80	4%
FALSE ALARMS	6	9	50%	45	39	-13%
ACCIDENTS	22	35	59%	256	167	-53%
OTHER INCIDENTS	8	2	-75	36	31	-16%
TOTAL CALLS	174	204	17%	1077	835	-29%



FEBRUARY 2023



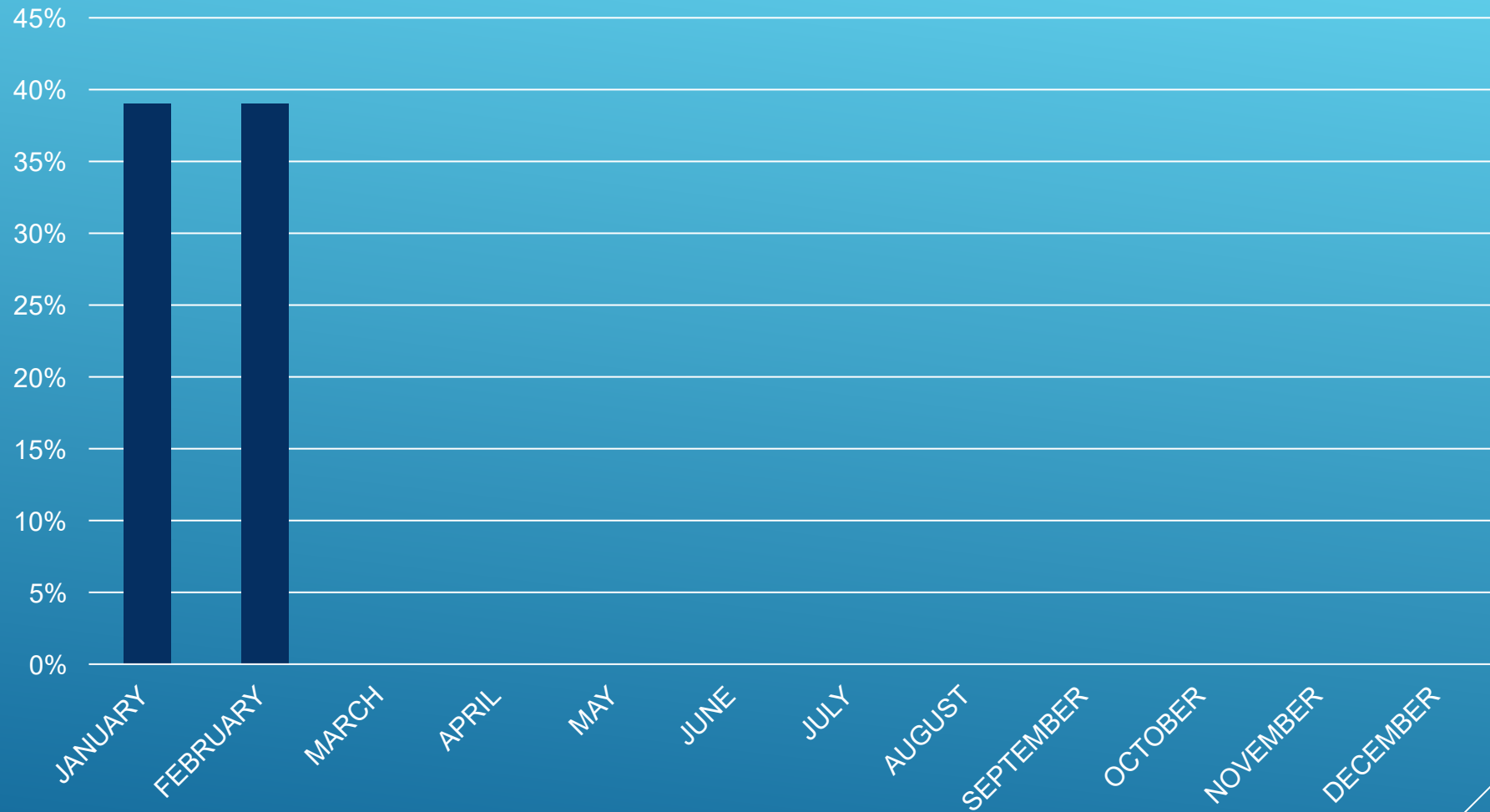
MONTHLY RESPONSE TIMES



SHIFT HOURLY UTILIZATION 39%

NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

MONTHLY HOURLY UTILIZATION



DECEMBER PREVENTION REVIEW

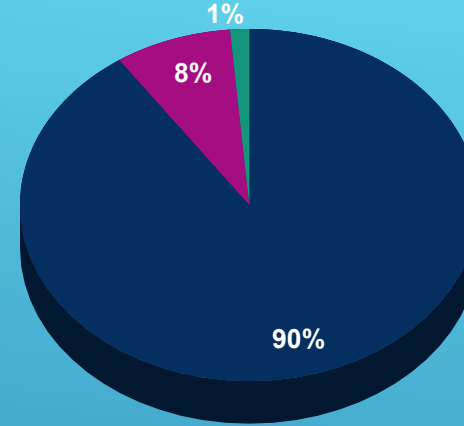
3 DEVELOPMENT PLANS REVIEWED

CONDUCTED 24 FIRE SAFETY
INSPECTIONS

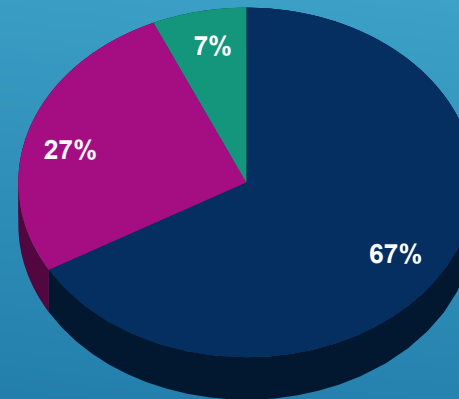
PERFORMED 1 CONSTRUCTION
SITE FIRE SPRINKLER HYDRO
TESTS

PASSED OUT FIRE PREVENTION
MATERIALS TO APPROX. 2200
CITIZENS

YEARLY 2023



FEBRUARY 2023



■ PUBLIC EDUCATION
■ INSPECTIONS
■ PLAN REVIEW



PERSONNEL CONTINUING EDUCATION

FIRE

PERSONEL PROTECTIVE EQUIPMENT

EMS

AIRWAY

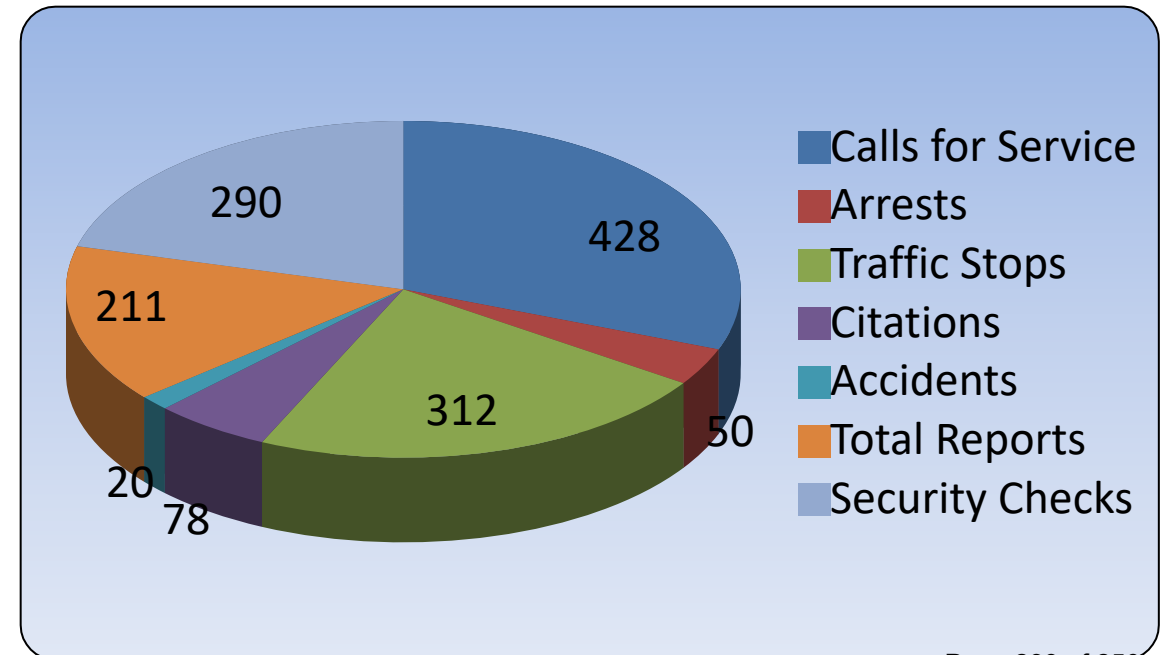
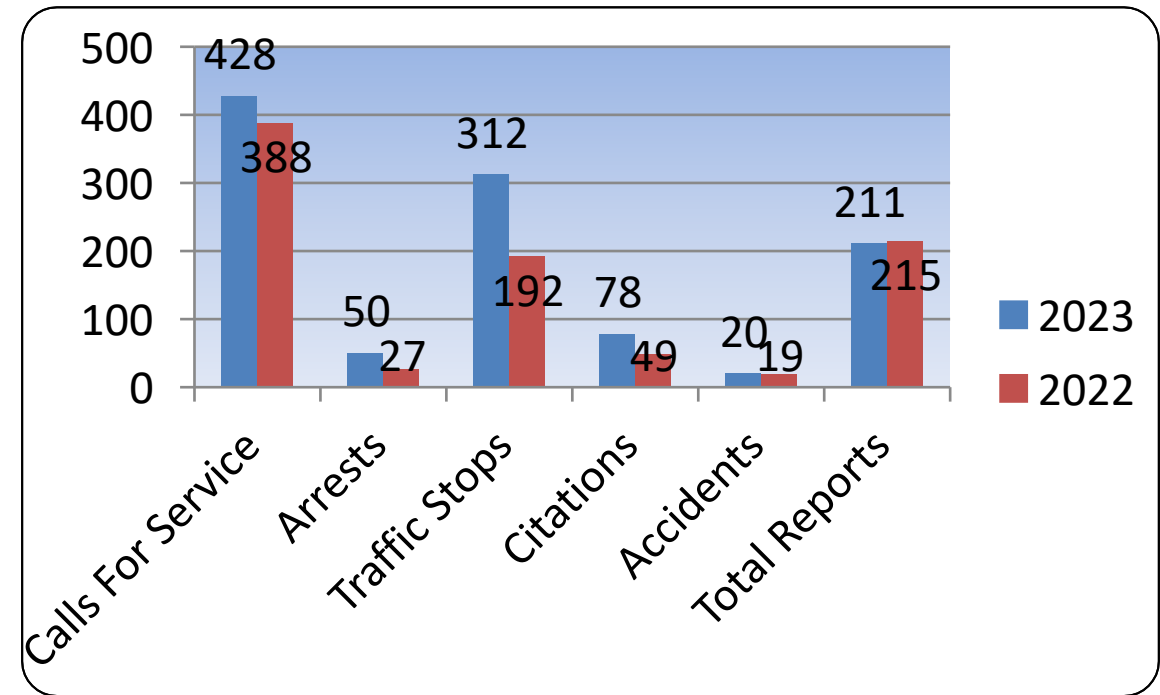


KAUFMAN POLICE DEPARTMENT

PATROL ACTIVITY FEBRUARY 2023

February 2023, Kaufman Police Department's Patrol Division Activity:

- **428** Calls For Service, Including Accidents
- **20** Traffic Accidents
- Completed **518** Homes, Parks, & Business Checks
- Completed **312** Traffic Stops
- Completed **64** Offence Reports
- Completed **147** Incident Reports
- Completed **211** Reports
- Made **50** Arrests
- Average monthly response time to calls is **5:28** minutes.





Community Engagement February 2023

Social Media Posts, Facebook Followers 12,447.

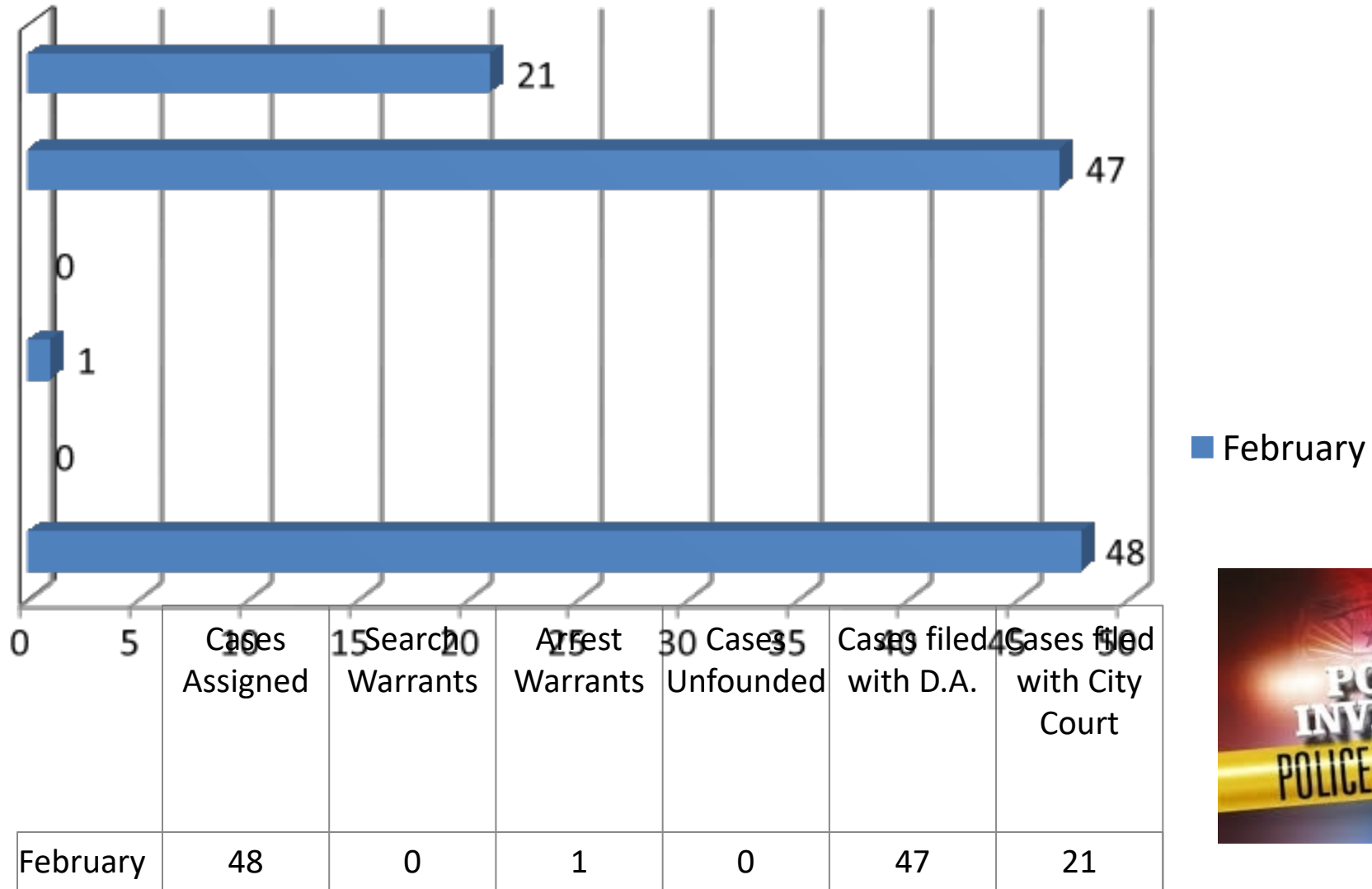
Events attended by Kaufman Police Department employees:

- Sgt Ryan Wagner and Officer Lindsey Bedsworth were invited to “Sonshine School” at the Church of Christ to spend time with some
- Chief Les Edwards, Sgt. Tommy Black and Sharna Ellis attended the Chamber of Commerce Business Expo and Dinner on February 28th.

Training

- Chief Les Edwards attended the New Chief Development Program at the Bill Blackwood Law Enforcement Management Institute of Texas located at Sam Houston University in Huntsville, Texas.
- Sergeant Colter Leftwich attended the ALERRT Active Attack Integrated Response Train the Trainer Course hosted in Terrell, Texas.
- Chief Les Edwards attended the Kaufman County Leadership training held in Forney, Texas.
- OIC Ty-anna Bolden attended the Field Training Officer training held at NCTCOG Regional Police Academy in Arlington, Texas.
- Animal Control Officer Joel Norris attended his re-certification Euthanasia Training at Arlington Animal Services in Arlington, Texas.



Kaufman Criminal Investigations Division
February 2023

Incident Crime Summary Year To Year Comparison

Kaufman Police Department

Offense	January - February				%Change
	2022	2022 Unfounded	2023	2023 Unfounded	
Homicides					
Murder and Non-negligent Manslaughter	0	0	0	0	---
Negligent Manslaughter	0	0	0	0	---
Justifiable Homicide	0	0	0	0	---
Total Homicides	0	0	0	0	---
Kidnapping/Abduction	1	0	0	0	-100.0%
Sex Offenses					
Rape	0	1	0	0	---
Sodomy	0	0	0	0	---
Sexual Assault with an Object	0	0	0	0	---
Fondling	2	0	1	0	-50.0%
Total Sex Offenses	2	1	1	0	-50.0%
Robbery	0	1	0	0	---
Assaults					
Aggravated Assault	3	0	2	0	-33.3%
Simple Assault	4	1	4	0	0.0%
Intimidation	0	0	0	0	---
Total Assaults	7	1	6	0	-14.3%
Arson	1	0	0	0	-100.0%
Extortion/Blackmail	0	0	0	0	---
Burglary/Breaking and Entering	0	0	4	0	---
Larceny/Theft					
Pocket-Picking	0	0	0	0	---
Purse-Snatching	0	0	0	0	---
Shoplifting	2	1	8	1	300.0%
Theft of Motor Vehicle Parts	0	0	0	0	---
Theft from Motor Vehicle	3	1	4	0	33.3%
Theft from Coin-Operated Machine or Device	0	0	0	0	---
Theft from Building	1	0	6	0	500.0%
All Other Larceny	7	0	6	0	-14.3%
Total Larceny/Theft Offenses	13	2	24	1	84.6%
Motor Vehicle Theft	3	1	6	0	100.0%
Counterfeiting/Forgery	2	1	2	0	0.0%

Incident Crime Summary Year To Year Comparison

Kaufman Police Department

January - February

Offense	2022	2022 Unfounded	2023	2023 Unfounded	%Change
Fraud					
False Pretenses/Swindle/Confidence Game	0	0	0	0	---
Credit Card/Automatic Teller Machine Fraud	4	0	0	0	-100.0%
Impersonation	3	0	4	0	33.3%
Welfare Fraud	0	0	0	0	---
Wire Fraud	0	0	0	0	---
Identity Theft	0	0	0	0	---
Hacking/Computer Invasion	0	0	0	0	---
Total Fraud Offenses	7	0	4	0	-42.9%
Embezzlement	0	0	3	0	---
Stolen Property	0	0	1	0	---
Destruction/Damage/Vandalism of Property	2	0	9	0	350.0%
Drug/Narcotic Offenses					
Drug/Narcotic Violations	36	0	43	0	19.4%
Drug Equipment Violations	8	0	14	0	75.0%
Total Drug/Narcotic Offenses	44	0	57	0	29.5%
Sex Offenses, Nonforcible					
Incest	0	0	0	0	---
Statutory Rape	0	0	0	0	---
Total Sex Offenses, Nonforcible	0	0	0	0	---
Pornography/Obscene Material	0	3	0	0	---
Gambling					
Betting/Wagering	0	0	0	0	---
Operating/Promoting/Assisting Gambling	0	0	0	0	---
Gambling Equipment Violations	0	0	0	0	---
Sports Tampering	0	0	0	0	---
Total Gambling Offenses	0	0	0	0	---
Prostitution					
Prostitution	0	0	0	0	---
Assisting or Promoting Prostitution	0	0	0	0	---
Purchasing Prostitution	0	0	0	0	---
Total Prostitution Offenses	0	0	0	0	---
Bribery	0	0	0	0	---
Weapon Law Violations	0	0	2	0	---

Incident Crime Summary Year To Year Comparison

Kaufman Police Department

January - February

Offense	2022	2022 Unfounded	2023	2023 Unfounded	%Change
Human Trafficking					
Commercial Sex Acts	0	0	0	0	---
Involuntary Servitude	0	0	0	0	---
Total Human Trafficking Offenses	0	0	0	0	---
Animal Cruelty	0	0	0	0	---
Grand Total	82	10	119	1	45.1%

KAUFMAN POLICE DEPARTMENT ANIMAL CONTROL REPORT FEBRUARY 2023

February 2023, Kaufman Animal Control Responded To-

- 45 Calls For Service
- 5 Follow-up Calls
- Warnings Issued – 2
- Citations Issued – 0
- Traps Set – 2

Animals Captured

On Calls – 12

On View – 0

Animals Turned Over

To Owner – 4

To Humane Society – 10

Dead Animals Recovered: - 2

Non-Domestic Animals Captured – 0





Development Services
February Monthly Report
Permits Issued: 02/01/2023 - 02/28/2023

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Project SQ. FT.	Valuation	Project SQ. FT.	Total Fees Collected
22-000635	2023 Food Permits - Expire	1002 E Mulberry St.	Barua Pulak K (Business Manager)	02/27/2023 at 12:45 PM			\$ 220.00
22-000637	2023 Food Permits - Expire	200 E Hwy 175	Karen Cadena (Business Manager)	02/23/2023 at 1:05 PM			\$ 230.00
22-000640	2023 Food Permits - Expire	700 E Hwy 175	Renee Button (Business Manager)	02/09/2023 at 12:15 PM			\$ 305.00
22-000646	2023 Food Permits - Expire	102 E Mulberry St.	Mike Freeman (Business Manager)	02/07/2023 at 9:36 AM			\$ 300.00
22-000653	2023 Food Permits - Expire	214 E Mulberry St.	Scott Olden (Business Manager)	02/14/2023 at 1:03 PM			\$ 645.00
22-000655	2023 Food Permits - Expire	100 Kings Fort Pkwy., 107	Michael Gonzales (Business Manager)	02/23/2023 at 10:14 AM			\$ 401.70
22-000656	2023 Food Permits - Expire	300 W Broad Street	Patrick McCrea (Business Manager)	02/14/2023 at 12:40 PM			\$ 400.00
22-000657	2023 Food Permits - Expire	2015 S Washington St.	Deborah Miller (Business Manager)	02/21/2023 at 12:41 PM			\$ 270.00
22-000680	2023 Food Permits - Expire	702 E Mulberry St.	Deborah Miller (Business Manager)	02/21/2023 at 12:38 PM			\$ 225.00
22-000687	2023 Food Permits - Expire	201 E Fair Rd.	Saul Velasquez (Business Manager)	02/14/2023 at 12:51 PM			\$ 400.00
22-000693	2023 Food Permits - Expire	1200 S Washington	Brian Eggert (Business Manager)	02/23/2023 at 12:27 PM			\$ 240.00
22-000700	2023 Food Permits - Expire	595 N Highway 34	JoAnn Ford (Business Manager)	02/28/2023 at 4:36 PM			\$ 100.00
22-000707	2023 Food Permits - Expire	101 N Jackson St.	Malinda Latham (Business Manager)	02/21/2023 at 1:11 PM			\$ 260.00
22-000719	2023 Food Permits - Expire	300 E Cherry , A	Jose Salgado Bahena (Business Manager)	02/13/2023 at 10:22 AM			\$ 220.00
22-000727	2023 Food Permits - Expire	102 E 9th	Wendy Manning (Business Manager)	02/24/2023 at 2:06 PM			\$ 220.00
22-000728	2023 Food Permits - Expire	108 W Hickory St.	Wendy Manning (Business Manager)	02/24/2023 at 2:06 PM			\$ 240.00
22-000738	2023 Food Permits - Expire	102 W Fair St.	Raja M (Business Manager)	02/09/2023 at 12:19 PM			\$ 230.00
22-000742	2023 Food Permits - Expire	1800 S Washington	Kelly Green (Business Manager)	02/07/2023 at 9:09 AM			\$ 345.00
22-000744	2023 Food Permits - Expire	850 Ed Hall Dr.	Chad McFarlane (Business Manager)	02/06/2023 at 12:25 PM			\$ 235.00
22-000747	2023 Food Permits - Expire	1106 S Washington St.	Darnell Bill (Business manager)	02/13/2023 at 2:09 PM			\$ 420.00
23-000004	2023 Food Permits - Expire	9675 Neal Rd.	Dale McEuen (Business Manager)	02/15/2023 at 4:06 PM			\$ 566.50
22-000654	2023 Mobile Food Permits	214 E Mulberry St.	Scott Olden (Business Manager)	02/07/2023 at 9:07 AM			\$ 100.00
22-000732	2023 Mobile Food Permits	5000 Catron Drive	Cynthia DeVos (Business Manager)	02/14/2023 at 12:55 PM			\$ 100.00
23-000003	Amusement Permits - Expi	1502 S Washington St.	Rupa KC (Business Manager)	02/07/2023 at 10:27 AM			\$ 50.00
22-000346	Banners and Temporary Si	101 Kings Fort Pkwy.	Dan Matheus (General Contractor)	02/23/2023 at 8:47 AM			\$ 51.50
23-000069	Commercial Minor Additio	2210 Walton Dr., # 100	Howard Thompson (General Contractor)	02/23/2023 at 11:07 AM	\$ 45,000.00	2640.00	\$ 11,631.70
22-000675	Driveway, Parking Lot or Si	1414 Royal Dr.	Jason Raiburn (General Contractor)	02/17/2023 at 11:04 AM	\$ 5,000.00		\$ 80.00
22-000482	Fire Alarm, Fire Lane, Fire	5026 Lions Den Trl.	Richard Morrison (Fire Sprinkler Systems)	02/27/2023 at 2:28 PM	\$ 24,860.00		\$ 573.84
23-000066	Foundation Repair	1613 Lee St.	Hayden Slack (Foundation Contractor)	02/23/2023 at 11:29 AM	\$ 18,530.00		\$ 82.40
23-000067	Foundation Repair	207 E 6th St.	Hayden Slack (Foundation Contractor)	02/23/2023 at 11:27 AM	\$ 12,613.10		\$ 82.40
23-000073	Foundation Repair	1705 Nottingham Dr.	Hayden Slack (Foundation Contractor)	02/28/2023 at 9:00 AM	\$ 8,579.99		\$ 82.40
23-000043	Gas water heater Plumbing	105 E 10th St.	David Kirk (Plumbing Contractor)	02/06/2023 at 9:02 AM	\$ 1,800.00		\$ 82.40
23-000036	Mechanical Permit	1640 Buckingham Ln.	Sean Vacar (Mechanical Contractor)	02/06/2023 at 2:45 PM	\$ 16,325.00		\$ 82.40
23-000045	Mechanical Permit	106 E 10th St.	Jose Ontiveros (Mechanical Contractor)	02/06/2023 at 8:57 AM	\$ 8,500.00		\$ 82.40
23-000064	Mechanical Permit	504 E 1st North St.	Erick Hernandez (Mechanical Contractor)	02/21/2023 at 11:19 AM	\$ 5,625.00		\$ 82.40
23-000044	Plumbing Permit	1300 S Houston St.	Ron Pettus (Plumbing Contractor)	02/06/2023 at 3:09 PM	\$ 3,500.00		\$ 82.40
23-000050	Plumbing Permit	1113 Crestview Dr.	Joe Lawson (Plumbing Contractor)	02/14/2023 at 8:50 AM	\$ 15,500.00		\$ 82.40
23-000054	Plumbing Permit	303 W 1st North St.	Dennis Moore (Plumbing Contractor)	02/14/2023 at 4:22 PM	\$ 1,500.00		\$ 82.40
23-000056	Plumbing Permit	401 Jenkins St.	Charles McClain (Plumbing Contractor)	02/16/2023 at 12:46 PM	\$ 4,500.00		\$ 82.40
23-000041	Plumbing Permit gas line r	800 Adams Ln.	Jose Trejo (Plumbing Contractor)	02/03/2023 at 12:07 PM	\$ 2,000.00		\$ 82.40
22-000689	Plumbing Permit rough in	9 Oak Creek Dr., E	Nicholas Riddell (Plumbing Contractor)	02/16/2023 at 9:02 AM	\$ 2,500.00		\$ 82.40
23-000049	Residential Accessory/Carp	1000 N Madison	Estanislao & Rosa Valdez (Home Owner)	02/10/2023 at 3:40 PM	\$ 3,000.00	255.00	\$ 80.00
23-000063	Residential Accessory/Carp	106 Silver Trl.	Mendoza Mariana (Home Owner)	02/17/2023 at 4:48 PM	\$ 1,000.00	140.00	\$ 80.00
22-000543	Residential Addition, Rem	406 N Nash St.	Ignacio Rodriguez (General Contractor)	02/09/2023 at 3:38 PM	\$ 8,200.00		\$ 1,153.23
23-000001	Residential Addition, Rem	901 Crestview Dr.	Jorge Razo (General Contractor)	02/22/2023 at 9:56 AM	\$ 10,000.00		\$ 779.71
23-000047	Roof (Repair or Replace)	2008 Willowcrest Dr.	Luke Bradicich (Roof Contractor)	02/13/2023 at 8:41 AM	\$ 11,900.00		\$ 82.40
23-000058	Roof (Repair or Replace)	1007 E Hickory St.	Diera Jair (Home Owner)	02/17/2023 at 3:05 PM	\$ 6,500.00		\$ 80.00
23-000071	Roof (Repair or Replace)	1003 W Grove St.	Randy Turk (General Contractor)	02/24/2023 at 10:47 AM	\$ 10,500.00		
23-000074	Roof (Repair or Replace)	1200 Melody Cir.	Joseph Hulme (Home Owner)	02/28/2023 at 4:25 PM	\$ 2,500.00		\$ 82.40
23-000070	Sign Permit	1301 S Washington St.	Richard James (Electrical Signs)	02/28/2023 at 1:13 PM	\$ 2,500.00		\$ 164.80
23-000072	Solar Panel Permit	201 E 10th St.	Gregory Butterfield (General Contractor)	02/28/2023 at 11:47 AM	\$ 70,086.36		\$ 530.00
23-000060	Swimming Pool / Spa	2025 CHAPEL CREEK Dr.	Cooper Geiser (General Contractor)	02/28/2023 at 9:01 AM	\$ 63,500.00		\$ 525.30
23-000005	Temporary Use Permit	850 Ed Hall Dr.		02/10/2023 at 2:30 PM			\$ 23,689.28
					\$366,019.45	3035.00	\$23,689.28

APRIL 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 EASTER EVENT
2	3	4 Planning & Zoning Meeting	5	6	7 City Hall Closed- Good Friday	8
9 EASTER	10 Council Retreat 6 pm to 8 pm	11 Council Retreat 6 pm to 8 pm	12 KEDC	13 Parks & Rec Meeting	14	15
16	17	18 KKBB	19	20	21	22
23/30	24 Regular City Council Meeting First Day of Early Voting	25	26	27	28	29

MAY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Planning & Zoning Meeting	3	4	5	6 Election Day
7	8	9 KEDC	10	11 Parks & Rec Meeting	12	13
14	15	16	17 Special City Council- Canvas	18	19	20
21	22 Regular City Council Meeting	23 KKBB	24	25	26	27
28	29 City Hall Closed- Memorial Day	30	31			

JUNE 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6 Planning & Zoning Meeting	7	8 Parks & Rec Meeting	9	10
11	12	13 KEDC	14	15	16	17
18	19	20	21	22	23	24
25	26 Regular City Council Meeting	27 KKBB	28	29	30	

JULY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Red, White & BOOM
2	3	4 City Hall Closed- Good Friday	5	6	7	8
9	10	11 Planning & Zoning Meeting	12	13 Parks & Rec Meeting	14	15
16	17	18 KEDC	19	20	21	22
23	24 Regular City Council Meeting	25	26	27	28	29
30	31					