



**AGENDA FOR  
WORK SESSION - 6:00 PM  
REGULAR CITY COUNCIL MEETING – 6:30 PM  
MONDAY, SEPTEMBER 8, 2025  
CITY HALL COUNCIL CHAMBERS  
209 S. WASHINGTON STREET  
KAUFMAN, TEXAS 75142**

**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 of the proposed adoption of a Land Use Assumptions, Capital Improvements Plan, and Impact Fees for Water, Wastewater, and Roadway Facilities.
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.**

**PUBLIC HEARING**

3. Conduct a Public Hearing and consider and take appropriate action on Ordinance No. O-27-25, an Ordinance of the City Council of the City of Kaufman, adopting the "Land Use Assumptions", which includes the "Future Land Use Plan", the "Streets Capital Improvements Plan for 2025-2035" and the "Water Capital Improvements Plan for 2025-2035", each being a component of the "Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035" for the City of Kaufman"; adopting amendments to Subsection (A), "Roadway Facilities" and Subsection (B), "Water Facilities" of Section 9.05.001, "Adoption of Land Use Assumptions and Roadway Facilities Capital Improvements Plan", of Divison 1, "Generally",

of Article 9.05, "Impact Fees", of Chapter 9, "Planning and Development Regulations" of the City of Kaufman's Code of Ordinances to adopt amended Land Use Assumptions, Future Land Use Plan, the Streets Capital Improvement Plan for 2025-2035 and the Water Capital Improvements Plan for 2025-2035 as set forth in the Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035" and providing an effective date.

- a. Presentation
  - b. PUBLIC HEARING
  - c. Consider and take appropriate action on Ordinance O-27-25
4. Conduct a Public Hearing and consider and take appropriate action on Ordinance O-28-25, an Ordinance of the City Council of the City of Kaufman, amending Division 3, "Water Facilities Impact Fee", of Article 9.05, "Impact Fees", of Chapter 9 "Planning and Development Regulations" and Section A4.003, "Water Facilities Impact Fees", of Appendix A, "Fee Schedule" of the Code of Ordinances, adopting amendments to the Water Facilities Impact Fees to be assessed by the City of Kaufman, Texas within the corporate limits and within the extraterritorial jurisdiction of the City; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a water facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the water facilities land use assumptions and service area, the Water Capital Improvements Plan; adopting various other provisions relative to water impact fees providing an effective date of October 1, 2025, for the assessment of the amended impact fees.
- a. Presentation
  - b. PUBLIC HEARING
  - c. Consider and take appropriate action on Ordinance O-28-25
5. Conduct a Public Hearing and consider and take appropriate action on Ordinance O-29-25, an Ordinance of the City Council of the City of Kaufman, amending Division 2, "Roadway Facilities Impact Fee", of Article 9.05, "Impact Fees", of Chapter 9 "Planning and Development Regulations" and Section A4.002, "Roadway Facilities Impact Fees", of Appendix A, "Fee Schedule", adopting amendments to Roadway Facilities Impact Fees to be assessed by the City of Kaufman, Texas within the corporate limits of the City only; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a roadway facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the roadway facilities land use assumptions and service area, the Roadway Facilities Capital Improvements Plan; adopting various other provisions relative to roadway impact fees' providing an effective date of October 1, 2025, for the assessment of the amended impact fees.
- a. Presentation
  - b. PUBLIC HEARING
  - c. Consider and take appropriate action on Ordinance O-29-25

6. Conduct a Public Hearing and consider and take appropriate action on Ordinance O-30-25, an Ordinance of the City Council of the City of Kaufman, amending Article 9.05, "Impact Fees", of Chapter 9 "Planning and Development Regulations", of the City's Code of Ordinances to adopt a new Division 4, "Wastewater Facilities Impact Fee", and amending Article 4, "Building and Development Fee", of Appendix A, "Fee Schedule", of the City's Code of Ordinances to renumber existing sections and to adopt a new Section A4.006, "Wastewater Facilities Impact Fees", adopting Wastewater Facilities Impact Fees to be assessed by the City of Kaufman, Texas, for the wastewater system service area within the corporate limits of the City and within the extraterritorial jurisdiction of the City; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a roadway facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the roadway facilities land use assumptions and service area, the Roadway Facilities Capital Improvements Plan; adopting various other provisions relative to roadway impact fees providing an effective date of October 1, 2025, for the assessment of the amended impact fees.
- a. Presentation
  - b. PUBLIC HEARING
  - c. Consider and take appropriate action on Ordinance O-30-25

#### **ADJOURNMENT**

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON TUESDAY, SEPTEMBER 2, 2025, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE (3) BUSINESS DAYS 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).

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: 9/8/2025 Date: 08/19/2025

Item #: 3.

Dept.: Administration

**Ordinance**

**SUBJECT:**

Conduct a Public Hearing and consider and take appropriate action on Ordinance No. O-27-25, an Ordinance of the City Council of the City of Kaufman, adopting the "Land Use Assumptions", which includes the "Future Land Use Plan", the "Streets Capital Improvements Plan for 2025-2035" and the "Water Capital Improvements Plan for 2025-2035", each being a component of the "Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035" for the City of Kaufman"; adopting amendments to Subsection (A), "Roadway Facilities" and Subsection (B), "Water Facilities" of Section 9.05.001, "Adoption of Land Use Assumptions and Roadway Facilities Capital Improvements Plan", of Divison 1, "Generally", of Article 9.05, "Impact Fees", of Chapter 9, "Planning and Development Regulations" of the City of Kaufman's Code of Ordinances to adopt amended Land Use Assumptions, Future Land Use Plan, the Streets Capital Improvement Plan for 2025-2035 and the Water Capital Improvements Plan for 2025-2035 as set forth in the Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035" and providing an effective date.

**BACKGROUND:**

The proposed ordinance adopts the Capital Improvements Plan and Land Use Assumptions used to update and amend the Water and Street Facilities Impact Fees for 2025-2035. This is required before considering the adoption of the amended water and street facilities impact fees.

Author:  
Mike Holder, City Manager

Reviewed:  
Mike Holder, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

**Recommendation: Staff recommends approval of Ordinance O-27-25.**

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**ORDINANCE NO. O-27-25**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ADOPTING THE “LAND USE ASSUMPTIONS”, THE “STREETS CAPITAL IMPROVEMENTS PLAN FOR 2025-2035” AND THE “WATER CAPITAL IMPROVEMENTS PLAN FOR 2025-2035”, EACH BEING A COMPONENT OF THE “CAPITAL IMPROVEMENTS PLAN AND IMPACT FEE UPDATE FOR WATER AND STREETS 2025-2035” FOR THE CITY OF KAUFMAN FOR THE WATER SYSTEM SERVICE AREA WITHIN THE CURRENT CITY LIMITS AS WELL AS WITHIN THE CITY’S ONE (1) MILE EXTRATERRITORIAL JURISDICTION (ETJ) AND FOR THE STREETS SERVICE AREA WITHIN THE CURRENT CITY LIMITS, AS SET FORTH IN EXHIBIT “A” HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS TO SUBSECTION (A) “ROADWAY FACILITIES” AND SUBSECTION (B), “WATER FACILITIES” OF SECTION 9.05.001, “ADOPTION OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN” OF DIVISION 1, “GENERALLY”, OF ARTICLE 9.05, “IMPACT FEES”, OF CHAPTER 9, “PLANNING AND DEVELOPMENT REGULATIONS” OF THE CITY OF KAUFMAN’S CODE OF ORDINANCES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Kaufman is a home rule municipality formed and operating under the Texas Constitution, the laws of the State of Texas, and its Home Rule Charter (the “City”); and

**WHEREAS**, the City Council of the City of Kaufman (“City Council”) desires to update the Land Use Assumptions and a Capital Improvements Plan for a Water System Service Area that includes the current city limits as well as within the City’s one (1) mile extraterritorial jurisdiction (ETJ) and for a Street Service Area that includes the current city limits; and

**WHEREAS**, the City Council properly appointed a capital improvements advisory committee, which membership included a representative from the extraterritorial jurisdiction of the City, has investigated and determined that the City has fully complied with Chapter 395, Texas Local Government Code (“Chapter 395”), concerning the publication of notices, adoption, promulgation, and methodology necessary to adopt Land Use Assumptions and a Capital Improvements Plan for Water and Streets; and

**WHEREAS**, the City Council has reviewed the Land Use Assumptions and Capital Improvements Plan for Water and Streets, and after investigation, has determined that the proposed Plan is in compliance with Chapter 395; and

**WHEREAS**, the City has, within sixty (60) days after the date it received the updated “Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-

2035” adopted an order setting a public hearing to discuss and review the proposed “Land Use Assumptions”, including the proposed “Future Land Use Map”, the proposed “Streets Capital Improvements Plan For 2025-2035” and the proposed “Water Capital Improvements Plan For 2025-2035”, each being a part of the proposed “Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035” (hereinafter collectively referred to as the “Capital Improvements Plan”) and to determine whether to amend the same; and

**WHEREAS**, on July 31, 2025, the City published the required notice of the hearing in one or more newspapers of general circulation in each county in which Kaufman lies, a date that was on or before the thirtieth (30<sup>th</sup>) day before the date set for the hearing; and

**WHEREAS**, the proposed Land Use Assumptions and Capital Improvements Plan for Water and Streets 2025-2035 were available to the public on July 31, 2025, a date that was on or before the first publication of the notice of hearing on the Land Use Assumptions and Capital Improvements Plan for water and streets; and

**WHEREAS**, the Capital Improvements Advisory Committee, created under §395.058 of the Code, filed its written comments on the proposed amendments to the Capital Improvements Plan before the fifth (5<sup>th</sup>) business day before the date of the public hearing on the amendments; and

**WHEREAS**, on September 8, 2025, the City Council held a public hearing on the Land Use Assumptions and Capital Improvements Plan for Water and Streets 2025-2035, and after that public hearing, the City Council determined it necessary to adopt this Ordinance approving the Land Use Assumptions and Capital Improvements Plan for Water and Streets 2025-2035 as set forth in the “Capital Improvements Plan for Water and Streets 2025-2035”, **Exhibit A** hereto; and

**WHEREAS**, upon review of **Exhibit A** hereto, the Land Use Assumptions and Capital Improvements Plan for Water and Streets 2025-2035, the City Council has investigated and determined and hereby finds that it is in the best interests of the citizens of Kaufman to adopt the Land Use Assumptions and Capital Improvements Plan for Water and Streets 2025-2035 to assure the provision of adequate water and roadway facilities to serve new development.

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

**SECTION 1. Incorporation of Premises.** The above and foregoing recitals are true and correct and are findings incorporated into this Ordinance and made a part hereof for all purposes.

**SECTION 2. Purpose.** This Ordinance is adopted pursuant to the provisions of Chapter 395 of the Texas Local Government Code, as amended, as well as under the

authority of Article XI, Section 5 of the Texas Constitution. This Ordinance implements a policy of the City to impose fees on each new development project, as further defined by Ordinance and State law, in order to pay the costs of constructing capital improvements and facility expansions necessary to serve new development in accordance with the Land Use Assumptions, Future Land Use Map, Streets Capital Improvements Plan For 2025-2035 and the Water Capital Improvements Plan For 2025-2035, each being a part of the Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035 .

### **SECTION 3. Plans Adopted; Code Amendment.**

**3.01. Capital Improvements Plan for Water and Streets 2025 to 2035.** The City of Kaufman " Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035", a copy of which is attached hereto and incorporated herein as **Exhibit A**, which includes the "Land Use Assumptions", the "Capital Improvements Plan – Water 2025-2035," and "Capital Improvements Plan – Streets 2025-2035" is hereby adopted, and the Water System Service Area included within the Plan includes the area within the current city limits as well as within the City's one (1) mile extraterritorial jurisdiction (ETJ), and the Streets System Service Area included within the Plan includes the area within the current city limits.

**3.02. Code Amendment.** Chapter 9, "Planning and Development Regulations", Article 5, "Impact Fees", Division 1, "Generally", Section 9.05.001, "Adoption of Land Use Assumptions and Capital Improvements Plans", Subsection (a), "Roadway Facilities" and Subsection (b), "Water Facilities" of the Code of Ordinances of the City of Kaufman, Texas are hereby amended and shall each be and read in its entirety as follows, and all other sections and subsections of 9.05.001 not expressly amended hereby shall remain in full force and effect:

#### **"9.05.001. Adoption of Land Use Assumptions and Capital Improvements Plans**

(a) Roadway facilities. The "Land Use Assumptions" which includes the "Future Land Use Plan" and the "Streets Capital Improvements Plan for 2025-2035," each being set forth in the "Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035" for the City adopted and incorporated by reference in Ordinance O-27-25 as **Exhibit A**, are adopted as updated and set forth in **Exhibit A**. A copy of **Exhibit A** shall be available for public inspection and on file in the office of the City Secretary. The "Future Land Use Plan," "Land Use Assumptions" and "Streets Capital Improvements Plan for 2025-2035," each being set forth in the "Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035" for the City, shall be reviewed and updated at least every 5 years in accordance with state law.

(b) Water Facilities. The "Land Use Assumptions" which includes the "Future Land Use Plan" and the "Water Capital Improvements Plan for

2025-2035," each being set forth in the "Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035" for the City adopted and incorporated by reference in Ordinance O-27-25 as **Exhibit A**, are adopted as updated and set forth in **Exhibit A**. A copy of **Exhibit A** shall be available for public inspection and on file in the office of the City Secretary. The "Future Land Use Plan," "Land Use Assumptions" and "Water Capital Improvements Plan for 2025-2035," each being set forth in the "Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035" for the City, shall be reviewed and updated at least every 5 years in accordance with state law.

**SECTION 4. Record of Public Hearing.** The City Secretary is hereby directed to maintain and make available for public inspection, a record of all public hearings held for consideration of the Land Use Assumptions and the Capital Improvements Plan Water and Streets Facilities 2025-2035 for a period of ten (10) years following the date of public hearing, as required for compliance with Chapter 395.

**SECTION 5. Cumulative Repealer.** All provisions of the Ordinances of the City of Kaufman, codified or uncodified, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Kaufman, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**SECTION 6. Severability.** Should any section of this Ordinance or the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal, or invalid, such holding shall not affect the validity of this Ordinance or the Code of Ordinances, as amended hereby, other than the part decided to be unconstitutional, illegal, or invalid.

**SECTION 7. Publication and Effective Date.** This Ordinance shall take effect upon passage and publication as required by law.

**PASSED, APPROVED, AND ADOPTED** on this 8<sup>th</sup> day of September 2025.

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**JEFF JORDAN**  
**MAYOR**

**ATTEST:**

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**JESSIE HANKS**  
**CITY SECRETARY**

**APPROVED AS TO FORM:**

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**M. ANN MONTGOMERY  
CITY ATTORNEY**

**EXHIBIT "A"**  
**CAPITAL IMPROVEMENTS PLAN AND IMPACT FEE UPDATE FOR**  
**WATER AND STREETS 2025-2035**



**tnp**

engineers  
surveyors  
landscape architects



# Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035



**Offices:** Fort Worth | Denton | Allen | Heath | Katy | The Woodlands

**Registrations:** Texas Board of Professional Engineers and Land Surveyors: #F-230 | #10011600 | #10194381 | #10011601 | Texas Board of Architectural Examiners: #BR 2673



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Appendix D – Street Impact Fee Ordinance O-29-25

## Executive Summary

The City of Kaufman currently assesses water and street impact fees. The intent of the Impact Fee Program is to ease the financial burden borne by the City's existing ratepayers for the construction of new water and street infrastructure required to support new development. Under the Impact Fee Program, new developments within the City's established service areas pay a portion of the costs associated with new water and street infrastructure. In accordance with Local Government Code Chapter 395, the City must update the Impact Fee Program at least every five (5) years.

## Capital Improvements Advisory Committee

For this Impact Fee Program update, the City Council appointed a Capital Improvements Advisory Committee (CIAC) to consider recommendations for updating water and street impact fees. The CIAC made recommendations to the City Council regarding land use assumptions, service area, Water Capital Improvements Plan (CIP), Street Capital Improvements Plan, and assessment rates for setting water and street impact fees. The following individuals graciously donated their time and energies to the Impact Fee Program update:

### Planning and Zoning Commission Members

Burton Brown  
Richard Dunn  
Lindsey Haynes  
Porfilo Lopez  
Kathleen Sisson \*  
Mike Slye \*  
Kathy Thorpe \*

\* Denotes member of real estate, development, or building industry not employed by a political subdivision or governmental entity.

## Land Use Assumptions

The land use assumptions used in the development of the impact fee update are based on the Future Land Use Plan prepared by Tim F. Glendening & Associates, Inc., dated September 2013, and adopted as the future land use assumptions for the previous impact fee update via Ordinance O-32-19. A review of this Future Land Use Plan was performed by City staff and the CIAC to verify its relevance for the 2025 Impact Fee Program update. The Future Land Use Plan is included in this program update as **Appendix A**. The Future Thoroughfare Plan, prepared in conjunction with the Future Land Use Plan, is the basis for the CIP for Streets. Estimated existing land use allocations were calculated using the land use information provided in the 2019 update as a starting point and adjusting for the City of Kaufman's population growth between 2019 and 2025. The CIAC approved these land use assumptions for the purposes of identifying water and street impact fee capital improvement projects and forwarded the land use assumption recommendations to the City Council for review and approval.

## Water Capital Improvements Plan

As part of this update to the Impact Fee Program, the Water Capital Improvements Plan has been updated. The plan identifies improvements anticipated to achieve full buildout of the City's water service area. A percentage of these improvements required to meet the projected demands of new development between 2025 and 2035 were used to calculate the water impact fees. The Water System Capital Improvements Plan for years 2025-2035 identified \$24.7 million in water capital improvements projects eligible for funding with impact fees.



### Street Capital Improvements Plan

As part of this update to the Impact Fee Program, the Street Capital Improvements Plan has been updated. The plan identifies improvements that are anticipated to achieve full buildout of the City’s street service area. A percentage of these improvements required to meet the projected demands of new development between 2025 and 2035 were used to calculate the street impact fees. The Street System Capital Improvements Plan for years 2025-2035 identified \$39.5 million in street capital improvements projects eligible for funding with impact fees.

### City of Kaufman’s Maximum Water and Street Impact Fees

Based on the results of the land use assumptions and the water and street capital improvements plans, the cost per service unit and maximum allowable water and street impact fees that can be assessed for a standard service unit are:

<b>Water CIP Cost per Service Unit:</b>	<b>\$ 13,653</b>
<b>Street CIP Cost per Service Unit:</b>	<b>\$ 19,344</b>

Chapter 395 of the Local Government Code requires that cities provide a 50% credit to impact fees to account for the tax revenues and utility bill revenues generated by new developments. Applying a 50% credit to the water cost per service unit and the street cost per service unit yields the following maximum allowable water and street impact fees.

<b>Max. Allowable Water Impact Fee per Service Unit after 50% Credit:</b>	<b>\$ 6,827</b>
<b>Max. Allowable Street Impact Fee per Service Unit after 50% Credit:</b>	<b>\$ 9,672</b>

The water impact fees are based on setting a ¾” water meter as the standard service unit for single-family residential properties. American Water Works Association’s (AWWA) meter equivalency data is utilized to compare the demand that larger water meters place on the system to the demand that a standard ¾” meter places on the system. The street impact fees are based on peak hour trips as the standard service unit. Peak hour trip generation rates for the various land use types were adapted from the *Trip Generation Manual*, by the Institute of Transportation Engineers.

### City of Kaufman’s Assessed Water and Street Impact Fees

On September 8, 2025 the Kaufman City Council adopted an assessment rate of approximately 68.8% of the maximum allowable water and approximately 38.3% of the maximum allowable street impact fees that could be assessed. The resulting water impact fee assessment for the City of Kaufman will be \$4,700.00 per service unit, which is a ¾” single-family residential meter. The amount represents an increase of \$3,306.92 to the current standard water impact fee, or 237.4%. The resulting street impact fee assessment for the City of Kaufman will be \$4,111.11 per service unit, which is single peak hour trip generation. The amount represents an increase of \$2,526.34 to the current standard street impact fee, or 159.4%. Street impact fees are assessed at the rate for the various land use types, as shown below.



<b>2024 Assessed Water Impact Fee per Service Unit (3/4" meter):</b>	<b>\$ 1,393.08</b>
<b>2025 Assessed Water Impact Fee per Service Unit (3/4" meter):</b>	<b>\$ 4,700.00</b>
<b>2024 Assessed Street Impact Fee - Residential (per dwelling unit):</b>	<b>\$ 1,426.29</b>
<b>2024 Assessed Street Impact Fee - Pub./Semi Pub. (per 1,000 SF):</b>	<b>\$ 554.67</b>
<b>2024 Assessed Street Impact Fee - General Office (per 1,000 SF):</b>	<b>\$ 2,377.15</b>
<b>2024 Assessed Street Impact Fee - Retail/Comm. (per 1,000 SF):</b>	<b>\$ 4,072.85</b>
<b>2024 Assessed Street Impact Fee - Industrial (per 1,000 SF):</b>	<b>\$ 966.71</b>
<b>2025 Assessed Street Impact Fee - Residential (per dwelling unit):</b>	<b>\$ 3,700.00</b>
<b>2025 Assessed Street Impact Fee - Pub./Semi Pub. (per 1,000 SF):</b>	<b>\$ 1,438.89</b>
<b>2025 Assessed Street Impact Fee - General Office (per 1,000 SF):</b>	<b>\$ 6,166.67</b>
<b>2025 Assessed Street Impact Fee - Retail/Comm. (per 1,000 SF):</b>	<b>\$ 10,565.55</b>
<b>2025 Assessed Street Impact Fee - Industrial (per 1,000 SF):</b>	<b>\$ 2,507.78</b>

## Introduction

The City of Kaufman is currently assessing impact fees for water and street infrastructure. The impact fees are used to fund or recover the capital costs associated with improving the water and street infrastructure necessary to support new development within the City's service areas. The City of Kaufman water system service area includes the area within the current city limits as well as within the City's 1-mile extraterritorial jurisdiction (ETJ). The City's street impact fee service area is based only on the area within the city limits. This Impact Fee Update covers the 2025-2035 period. Only projects that are identified as fully or partially funded by the City and attributable to future growth are considered impact fee eligible and included in this analysis.

A Capital Improvements Plan (CIP) is developed to determine the infrastructure projects eligible for impact fee funding in the 10-year period. City staff has developed CIPs to accommodate the growth of the City's water system within the current ETJ, and expansion of the City's street network within the city limits.

## Local Government Code, Chapter 395

This impact fee program update adheres to the Texas Local Government Code, Chapter 395 on *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*. According to this state legislation, an impact fee is "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development."

The law also states that impact fees may be used to pay for construction contract price, surveying and engineering fees, land acquisition costs, and consultants preparing or updating the capital improvements plan. Impact fees are not to pay for maintenance, operations or repair to existing or new infrastructure.

The basis for calculating impact fees on new development is the number of *service units* the development generates. Chapter 395 defines *service units* as a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years. The service units to be used for determining impact fees for the water and street infrastructure are defined in the applicable sections of this report.

## Population Projections

Based on growth estimates from 2020 Census data, the current population of the City of Kaufman is higher than the population projected in the previous Impact Fee Update. The estimated population for 2025 is 10,079. This assumes a yearly growth rate of 2.80% from the 2024 population estimate. The 2.80% growth rate is based on growth rates for years 2019-2035, from the North Central Texas Council of Governments' (NCTCOG's) Open Data: *2050 NCTCOG Demographic Forecast (City)*. The previous study estimated the 2025 population as 8,679, a difference of 1,400 people.

Using the projected growth rate referenced above, the population projections for the City of Kaufman are provided in **Table 1**. The projected growth rate for 2025 to 2035 is 2.80% per year.

Year	Population
2024	9,804
2025	10,079
2026	10,361
2027	10,651
2028	10,949
2029	11,256
2030	11,571
2031	11,895
2032	12,228
2033	12,570
2034	12,922
2035	13,284

(Source: \* World Population Review Estimate (2024), growth rate from 2024 to 2035 based on NCTCOG growth rates for years 2019-2035, from NCTCOG Open Data: 2050 NCTCOG Demographic Forecast (City)

Table 1: City of Kaufman Population Projections

## Existing Water System

The City of Kaufman's existing water supply and distribution system consists of a 1 million gallon (MG) capacity ground storage tank; two 0.25 MG capacity elevated storage tanks; a high service pump station consisting of one 1,000-gpm, one 1,100-gpm, and two 1,250-gpm pumps; and the associated pipelines, valves, and other appurtenances necessary to provide service to its customers. The current water distribution system operates as a single pressure plane. Surface water purchased from the North Texas Municipal Water District (NTMWD) supplies the system. The City receives its water via a 20-inch NTMWD pipeline with a maximum capacity of 7 million gallons per day (MGD). The City currently purchases as much as 3 MGD from the NTMWD.

The City's current system has the capacity to support usage of up to 4 MGD. The system's service area consists of approximately 3,330 service connections. Based on the City's current estimated population of 9,804, there are approximately 2.94 persons per connection.

## Texas Commission on Environmental Quality (TCEQ) System Requirements

Per Chapter 290 of the *Texas Administrative Code on Environmental Quality*, a community water system such as the City of Kaufman's must provide a minimum water supply capacity to its customers. Systems utilizing surface water supplies must meet the capacity criteria listed in Section 290.45 (2) of the aforementioned code. The basis of the criteria is the number of service connections to the system, regardless of meter size. **Table 2** lists the TCEQ minimum capacities based on the City of Kaufman's 3,330 connections and the capacity provided by the existing system.



	TCEQ Criteria	TCEQ Minimum Capacities	City of Kaufman Existing Capacity
Total Storage (Ground + Elevated)	200 gallons per connection	666,000 gallons	1,500,000 gallons
Elevated Storage	100 gallons per connection for systems with more than 2,500 connections	333,000 gallons	500,000 gallons
Service Pump	Two or more pumps with 2.0 gpm per connection OR with a total capacity of 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service (whichever is less)	6,700 gpm (2.0 gpm per connection)  OR 3,830 gpm (peak hourly demand)  <b>Therefore 3,830 gpm governs (3830 &lt; 6700)</b>	3,350 gpm firm capacity

290.45 (2)(E) a total storage capacity of 200 gallons per connection; (F) a service pump capacity that provides each pump station or pressure plane with two or more pumps that have a total capacity of 2.0 gpm per connection or that have a total capacity of at least 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service, whichever is less. (G) An elevated storage capacity of 100 gallons per connection is required for systems with more than 2,500 connections.

*Table 2: TCEQ Minimum System Requirements*

**Table 2** demonstrates that the existing water system meets the minimum capacity criteria established by TCEQ for total storage and elevated storage. However, to meet current and future pumping capacity requirements, the water system needs additional pumping capacity. Also, to meet the needs of future development, the water system will be required to meet the needs of additional connections through additional storage facilities and pumping capacity, and the extension of the existing distribution network into the areas of development.

## Proposed Water Distribution System

The City of Kaufman’s current population of 9,804 utilizes 3,330 meters, according to data provided by City staff. Based on meter data from September 2023 through October 2024, the average daily usage per connection is 368 gallons per day (gpd). This report assumes the average consumption rate will remain unchanged for the duration of the 2025-2035 impact fee period. Based on the population projections, the City’s population will increase by 3,480 residents between 2024 and 2035. The resulting population of 13,284, at a density of 2.94 people per meter, will result in approximately 4,518 meter connections, an increase of 1,188 meters during the impact fee period. At the current average consumption rate of 368 gpd per connection, the 2035 population will place an average day demand of approximately 1.66 MGD on the water system. **Table 3** compares TCEQ minimum capacity requirements for the projected 2035 system to the current provided capacities.



	TCEQ Criteria	TCEQ Minimum Capacities	City of Kaufman Existing Capacity
Total Storage (Ground + Elevated)	200 gallons per connection	904,000 gallons	1,500,000 gallons
Elevated Storage	100 gallons per connection for systems with more than 2,500 connections	452,000 gallons	500,000 gallons
Service Pump	Two or more pumps with 2.0 gpm per connection OR with 1,000 gpm to meet peak hourly demands with the largest pump out of service (whichever is less)	9,000 gpm (2.0 gpm per connection) OR 5,196 gpm (peak hourly demand) <b>Therefore 5,196 gpm governs (5196 &lt; 9000)</b>	3,350 gpm firm capacity

290.45 (2)(E) a total storage capacity of 200 gallons per connection; (F) a service pump capacity that provides each pump station or pressure plane with two or more pumps that have a total capacity of 2.0 gpm per connection or that have a total capacity of at least 1,000 gpm and the ability to meet peak hourly demands with the largest pump out of service, whichever is less. (G) An elevated storage capacity of 100 gallons per connection is required for systems with more than 2,500 connections.

*Table 3: TCEQ Minimum System Requirements for 2035*

TCEQ also requires that a water system maintain minimum pressures throughout the system due to maximum daily demand and fire events. Section 290.45 indicates that the minimum system pressure during a maximum day demand is to be 35 psi throughout the system. For a fire event, the residual pressure is to be no less than 20 psi throughout the system. Analysis of the City’s water system performed on a water model prepared by TNP for the City in 2021 indicates an increase in development would drop pressures below 20 psi during a fire event in the southwest portion of the City if no improvements are made to the existing system.

### Water Impact Fee Service Unit

The service unit for the water impact fee is based on the water usage of the single-family residence, served in the City of Kaufman by ¾” meters. Larger meters are converted to Living Unit Equivalents (LUEs) based on the relative flow rates of the larger meter to a ¾” meter. For each meter larger than ¾”, an LUE multiplier is applied to calculate the equivalent number of ¾” meters. The number of projected service units is determined by calculating the total number of LUEs in the City. **Table 4** shows the conversion factors used for each meter size.

Meter Size (in)	Max. Capacity (gpm)	LUE Multiplier
3/4	30	1.00
1	50	1.67
1-1/2	100	3.33
2	160	5.33
2-1/2	240	8.00
3	350	11.67
4	630	21.00
6	1,400	46.67
8	2,400	80.00
10	3,800	126.67

(Source: Meter Capacities from AWWA C700 for Displacement-Type Meters 3/4"-2", AWWA C701 for Class II Turbine Meters 3"-10")

Table 4: Meter Conversion Table

Based on the current meter distribution provided by City staff, the existing 3,330 meters are equivalent to 4,978 LUEs. Assuming the same ratio of meter sizes in 2035 as the current distribution, the future increase of 1,188 meters is equivalent to adding 1,807 3/4" residential meters. **Table 5** outlines the current and 2035 breakdown of meters by size and their associated LUEs.

Meter Size (in)	2025		2035	
	# of Meters	Living Unit Equivalent	# of Meters	Living Unit Equivalent
3/4	2,890	2,890	3,921	3,921
1	203	339	275	459
1-1/2	39	130	53	176
2	156	831	212	1,130
2-1/2	5	40	7	56
3	24	280	33	385
4	8	168	11	231
6	3	140	4	187
8	2	160	3	240
<b>Total</b>	<b>3,330</b>	<b>4,978</b>	<b>4,518</b>	<b>6,785</b>
<b>2025-2035 Growth in LUEs</b>				<b>1,807</b>

Table 5: Living Unit Equivalents

## Water Capital Improvements Plan for 2025-2035

Due to the unpredictable nature of development, it is difficult to determine which future water lines identified in the CIP will be necessary in the next 10 years to support growth. Therefore, to establish the capital cost eligible for impact fees, a percentage of the total cost of the CIP program was calculated to establish the 10-year total cost. This percentage is based on the projected increase in LUEs over the next 10 years compared to the estimated increase in LUEs to achieve full buildout of the service area.

The Water CIP, when fully constructed, is intended to serve the population's growth to approximately 30,100 people within the City's current city limits and ETJ. Based upon the same assumptions used to project the 2035 LUEs, a population of 30,100 would equate to approximately 15,294 LUEs, or an increase of approximately 10,316 from the current 2025 total. The proposed 1,807 increase in LUEs over the next 10 years represents 17.5% of the full buildout increase.

**Table 6** outlines the current and ultimate buildout breakdown of meters by size and their associated LUEs.

Meter Size (in)	2025		Ultimate Buildout	
	# of Meters	Living Unit Equivalent	# of Meters	Living Unit Equivalent
3/4	2,890	2,890	8,885	8,885
1	203	339	624	1,042
1-1/2	39	130	120	400
2	156	831	480	2,558
2-1/2	5	40	15	120
3	24	280	74	864
4	8	168	25	525
6	3	140	9	420
8	2	160	6	480
<b>Total</b>	<b>3,330</b>	<b>4,978</b>	<b>10,238</b>	<b>15,294</b>
<b>2025-Ultimate Buildout Growth in LUEs</b>				<b>10,316</b>

Table 6: Ultimate Buildout Living Unit Equivalents

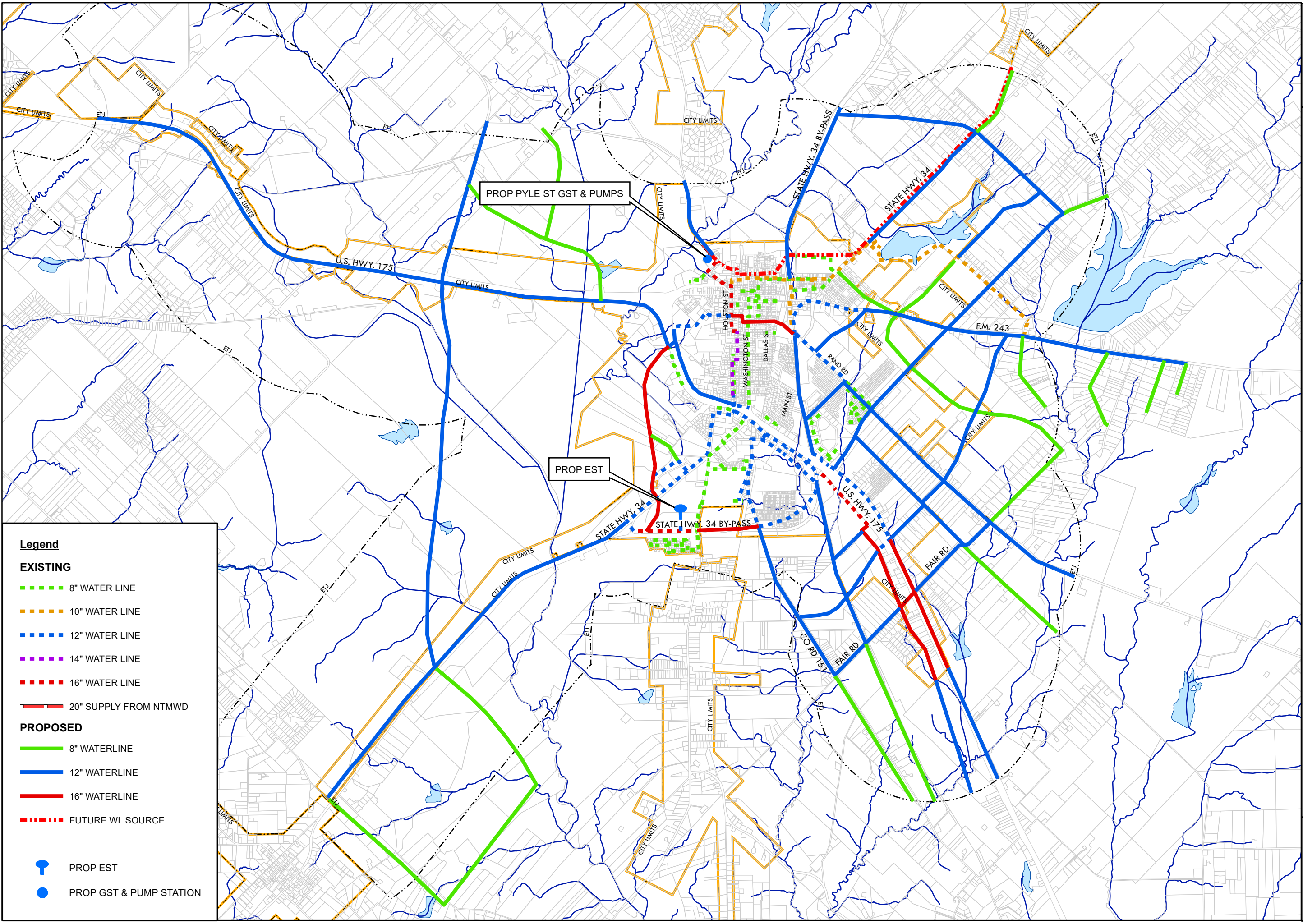
**Figure 1** is a map of the water CIP projects. **Table 7** provides an inventory of the water CIP projects along with estimated costs.

The total cost of the proposed water facilities necessary to support full buildout of the Water CIP is approximately \$144.1 million (2030 dollars). \$24.7 million (17.5%) of the total cost is attributable to projected growth during the 2025-2035 impact fee period.



0 2,000 4,000  
1 inch = 4,000 feet

Kaufman, Texas  
Capital Improvement Plan  
**Figure 1**  
**Water**  
2025-2035



**Legend**

**EXISTING**

- 8" WATER LINE
- 10" WATER LINE
- 12" WATER LINE
- 14" WATER LINE
- 16" WATER LINE
- 20" SUPPLY FROM NTMWD

**PROPOSED**

- 8" WATERLINE
- 12" WATERLINE
- 16" WATERLINE
- FUTURE WL SOURCE

PROP EST

PROP GST & PUMP STATION

PROP PYLE ST GST & PUMPS

PROP EST



Table 7: Impact Fee Capital Improvements Plan - Water Facilities

**IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES**

Line Label	Size (in)	Length (lf)	Street Location	From	To	Total Cost	Impact Fee Eligible Cost	10-Year Impact Fee Eligible Cost
W1	12	19,000	US HWY 175	ETJ	W3-12"/W4-12"/W2-12"	\$7,600,000	\$7,600,000	\$1,330,000
W2	12	6,600	TBD	W1-12"/W3-12"/24-12"	ETJ	\$2,640,000	\$2,640,000	\$462,000
W3	12	7,800	TBD	ETJ	US HWY 175	\$3,120,000	\$3,120,000	\$546,000
W4	12	7,400	US HWY 175	W1-12"/W2-12"/W3-12"	TBD/W5-8"	\$2,960,000	\$2,960,000	\$518,000
W5	8	1,700	City Limit	W1-12"/W3-12"/W4-12"	US HWY 175	\$453,900	\$453,900	\$79,400
W6	12	4,300	US HWY 175	W5-8"/W4-12"	W7-12"/W/4-16"	\$1,720,000	\$1,720,000	\$301,000
W7	12	250	TBD	W Fair St.	W6-12"/W/4-16"	\$100,000	\$100,000	\$17,500
W8	12	3,600	Pyle St/FM 987	ETJ	Gorman St.	\$1,440,000	\$1,440,000	\$252,000
W9	12	7,300	Future State Highway 34 By-Pass	ETJ	TBD/W5-8"	\$2,920,000	\$2,920,000	\$511,000
W10	12	1,100	Future State Highway 34 By-Pass	TBD	First North St.	\$440,000	\$440,000	\$77,000
W11	12	6,500	TBD	Future State Highway 34 By-Pass	SH 34	\$2,600,000	\$2,600,000	\$455,000
W12	8	3,400	SH 34	FM 143	ETJ	\$907,800	\$907,800	\$158,900
W13	12	7,200	SH 34	Murrah Ln.	ETJ	\$2,880,000	\$2,880,000	\$504,000
W14	12	5,600	County Road 143	SH 34	FM 2727	\$2,240,000	\$2,240,000	\$392,000
W15	8	2,200	FM 2727	County Road 145	ETJ	\$587,400	\$587,400	\$102,800
W16	12	4,800	FM 2728	County Road 145	Ex. 10" Waterline	\$1,920,000	\$1,920,000	\$336,000
W17	12	5,000	TBD	County Road 143	Ex. 10" Waterline	\$2,000,000	\$2,000,000	\$350,000
W18	8	3,600	TBD	City Limit	FM 243	\$961,200	\$961,200	\$168,200
W19	12	2,700	FM 2727	FM 243	Ex. 10" Waterline	\$1,080,000	\$1,080,000	\$189,000
W20	12	2,700	FM 243	FM 2727	W21-10"/W23-10"	\$1,080,000	\$1,080,000	\$189,000
W21	12	800	FM 243	W20-12"/W23-10"	Crowell Rd.	\$320,000	\$320,000	\$56,000
W22	12	500	FM 243	Crowell Rd.	ETJ	\$200,000	\$200,000	\$35,000
W23	12	3,800	TBD	W29-8"/W30-8"	FM 243	\$1,520,000	\$1,520,000	\$266,000
W24	12	2,500	FM 2727	FM 243	W28-8"/W29-8"	\$1,000,000	\$1,000,000	\$175,000
W25	12	2,400	FM 243	W18-8"/W26-8"/W27-12"/W28-8"	FM 2727	\$960,000	\$960,000	\$168,000
W26	8	2,000	Ola St.	SH 34	W18-8"/W25-8"/W27-12"/W28-8"	\$534,000	\$534,000	\$93,500
W27	12	1,500	FM 243	City Limit	W18-8"/W25-8"/W26-12"/W28-8"	\$600,000	\$600,000	\$105,000
W28	8	3,000	TBD	FM 243	FM 2727	\$801,000	\$801,000	\$140,200
W29	8	3,700	TBD	FM 2727	W23-10"/W30-8"/W32-10"	\$987,900	\$987,900	\$172,900
W30	8	4,000	TBD	W32-10"/W23-10"	EJT	\$1,068,000	\$1,068,000	\$186,900
W31	8	3,800	TBD	Rand Rd. FM 1836	EJT	\$1,014,600	\$1,014,600	\$177,600
W32	12	3,600	TBD	Rand Rd. FM 1836	W29-8"/W30-8"/W23-10"	\$1,440,000	\$1,440,000	\$252,000
W33	12	2,600	FM 2727	Still Meadow Dr.	W24-12"/W28-8"/W29-8"	\$1,040,000	\$1,040,000	\$182,000
W34	12	3,100	TBD	Rand Rd. FM 1836	FM 243	\$1,240,000	\$1,240,000	\$217,000
W36	16	2,300	FM 1836	Washington St./SH 34		\$1,225,900	\$1,225,900	\$214,500
W37	16	800	Jackson St./Grove St.	Houston St.	Washington St./SH 34	\$426,400	\$426,400	\$74,600
W38	12	4,000	TBD	Rand Rd. FM 1836	Elizabeth St.	\$1,600,000	\$1,600,000	\$280,000
W39	12	2,500	Elizabeth St.	W38-10"/W64-12"	Rand Rd./FM 1836	\$1,000,000	\$1,000,000	\$175,000
W40	12	1,500	TBD	Rand Rd. FM 1836	W41-12"/W43-12"	\$600,000	\$600,000	\$105,000



**IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES**

Line Label	Size (in)	Length (lf)	Street Location	From	To	Total Cost	Impact Fee Eligible Cost	10-Year Impact Fee Eligible Cost
W41	12	1,800	TBD	US HWY 175	W40-12"/W43-12"	\$720,000	\$720,000	\$126,000
W42	12	4,700	Rand Rd. FM 1836	City Limit	W32-10"/W44-10"/W46-12"	\$1,880,000	\$1,880,000	\$329,000
W43	12	4,300	TBD	City Limit	W44-10"/W45-12"/W51-12"	\$1,720,000	\$1,720,000	\$301,000
W44	12	1,400	TBD	W42-12"/W32-10"/W46-12"	W43-12"/W45-12"/W51-12"	\$560,000	\$560,000	\$98,000
W45	12	2,700	TBD	W43-12"/W44-10"/W51-12"	W47-12"/W49-8"/W50-12"	\$1,080,000	\$1,080,000	\$189,000
W46	12	2,900	Rand Rd. FM 1836	W32-10"/W44-10"	W31-8"/W47-12"/W48-12"	\$1,160,000	\$1,160,000	\$203,000
W47	12	1,600	Fair Rd.	FM 161	Rand Rd. FM 1836	\$640,000	\$640,000	\$112,000
W48	12	4,700	Rand Rd. FM 1836	Fair Rd.	ETJ	\$1,880,000	\$1,880,000	\$329,000
W49	8	5,900	TBD	Fair Rd.	ETJ	\$1,575,300	\$1,575,300	\$275,700
W50	12	3,300	Fair Rd.	US HWY 175	W45-12"/W47-12"/W49-8"	\$1,320,000	\$1,320,000	\$231,000
W51	12	2,200	TBD	US HWY 175	City Limits	\$880,000	\$880,000	\$154,000
W53	16	2,700	US HWY 175	TBD/W51-12"	Fair Rd.	\$1,439,100	\$1,439,100	\$251,800
W54	16	6,500	US HWY 175	Fair Rd.	City Limits	\$3,464,500	\$3,464,500	\$606,300
W55	16	3,400	US HWY 175	Fair Rd.	City Limits	\$1,812,200	\$1,812,200	\$317,100
W56	16	1,000	Fair Rd.	City Limit	City Limits	\$533,000	\$533,000	\$93,300
W57	16	2,700	US HWY 175	W58-16"/W59-12"	Fair Rd.	\$1,439,100	\$1,439,100	\$251,800
W58	16	1,100	US HWY 175	W58-16"	W57-16"/W59-12"	\$586,300	\$586,300	\$102,600
W59	12	800	TBD	City Limit	US HWY 175	\$320,000	\$320,000	\$56,000
W60	12	1,800	TBD	Abandoned Rail Road	City Limits	\$720,000	\$720,000	\$126,000
W61	12	2,300	TBD	W60-12"/W62-12"/W67-12"	Fair Rd.	\$920,000	\$920,000	\$161,000
W62	12	5,500	TBD	City Limit	W60-12"/W61-12"/W67-12"	\$2,200,000	\$2,200,000	\$385,000
W64	12	1,600	Future State Highway 34 By-Pass	W38-10"/W64-12"	Fair St.	\$640,000	\$640,000	\$112,000
W66	12	2,600	County Road 151	Future State Highway 34 By-Pass	ETJ	\$1,040,000	\$1,040,000	\$182,000
W67	12	2,500	TBD	ETJ	Abandoned Rail Road	\$1,000,000	\$1,000,000	\$175,000
W68	12	3,200	County Road 151	ETJ	Fair Rd.	\$1,280,000	\$1,280,000	\$224,000
W70	16	2,800	Future State Highway 34 By-Pass	FM 1388	County Road 151	\$1,492,400	\$1,492,400	\$261,200
W71	16	1,700	TBD	Future State Highway 34 By-Pass	Washington St./SH 34	\$906,100	\$906,100	\$158,600
W72	16	3,100	TBD	W73-8"/W74-16"	Washington St./SH 34	\$1,652,300	\$1,652,300	\$289,200
W73	8	2,000	TBD	W72-16"/W74-16"	Roundup Dr.	\$534,000	\$534,000	\$93,500
W74	16	4,400	TBD	US HWY 175	W72-16"/W73-8"	\$2,345,200	\$2,345,200	\$410,400
W75	12	3,600	FM 1388	Washington St./SH 34	Future State Highway 34 By-Pass	\$1,440,000	\$1,440,000	\$252,000
W76	12	11,300	Washington St./SH 34	Future State Highway 34 By-Pass	W77-8"/W79-12"/W80-12"	\$4,520,000	\$4,520,000	\$791,000
W77	8	5,400	TBD	W77-8"/W79-12"/W80-12"	ETJ	\$1,441,800	\$1,441,800	\$252,300
W78	8	5,500	TBD	TBD/W79-12"	ETJ	\$1,468,500	\$1,468,500	\$257,000
W79	12	7,800	Washington St./SH 34	W80-12"/W77-8"/W76-12"	ETJ	\$3,120,000	\$3,120,000	\$546,000
W80	12	8,500	TBD	ETJ	Washington St./SH 34	\$3,400,000	\$3,400,000	\$595,000
W81	12	21,120	Terrell Water Line	Terrel	Pyle St. Pump Station	\$8,448,000	\$8,448,000	\$1,478,400
W82	12	4,800	US HWY 175	FBC	S. Clay St.	\$1,920,000	\$1,920,000	\$336,000



**IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WATER FACILITIES**

Line Label	Size (in)	Length (lf)	Street Location	From	To	Total Cost	Impact Fee Eligible Cost	10-Year Impact Fee Eligible Cost
W83	8	3,750	Crowell Rd.	FM 243	End of Road	\$1,001,250	\$0	\$0
W84	8	3,900	Frierson Rd.	FM 243	End of Road	\$1,041,300	\$0	\$0
W85	8	2,675	Dickerson	FM 243	End of Road	\$714,225	\$0	\$0
W86	8	1,600	Cartwright Ln.	FM 243	End of Road	\$427,200	\$0	\$0
W87	12	2,500	Wayne Gent Dr.	FM 243	End of Road	\$1,000,000	\$1,000,000	\$175,000
<b>Total Length (FT)</b>		<b>320,795</b>						

Facility Label	Description	Capacity	Total Cost	Impact Fee Eligible Cost	10-Year Impact Fee Eligible Cost
ET1	Southside Elevated Tank	500,000 gallons	\$6,521,000	\$6,521,000	\$1,141,200
GST1	Pyle St. Ground Storage Tank	4,000,000 gallons	\$11,797,000	\$11,797,000	\$2,064,500
HSP1	Pyle St. High Service Pumps	2 @ 2,500 gpm	\$927,000	\$927,000	\$162,200
<b>Total Improvement Cost</b>			<b>\$144,154,875</b>		
<b>Total Impact Fee Eligible Improvement Cost</b>				<b>\$140,970,900</b>	
<b>Total 10-Year Impact Fee Eligible Improvement Cost</b>					<b>\$24,670,100</b>
<b>Total City Cost Impact per Service Unit</b>					<b>\$13,653</b>
<b>Maximum Impact Fee (50%) per Service Unit</b>					<b>\$6,827</b>



## Water Impact Fee

### Water Maximum Impact Fee per Service Unit Calculation

In accordance with Chapter 395 of the Texas Local Government Code, the cost per service unit is calculated using the total capital improvement cost divided by “the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions.” The maximum impact fee per service unit is calculated as 50% of the cost per service unit.

The water impact fee cost per service unit is calculated by dividing the total eligible 10-year capital improvement cost by the 10-year increase in LUEs. As previously stated, the proposed 10-year eligible capital improvement cost for proposed water facilities is \$23.9 million. The cost per service unit over the 10-year period is:

$$\text{Cost per Service Unit} = \frac{\$24,670,100}{1,807 \text{ LUEs}} = \mathbf{\$13,653}$$

Due to the requirement in Chapter 395.014(7)(B) only 50% of the cost per service unit can be assessed:

$$\text{Maximum Impact Fee per Service Unit} = \$13,653 \times 50\% = \mathbf{\$6,827}$$

### Assessed Water Impact Fee

On September 8, 2025, the City Council approved an assessment of approximately 68.8% of the maximum assessable water impact fee per service unit for 2025-2026 via the adoption of Ordinance No. O-28-25. The ordinance is included in this program update as **Appendix C**. The impact fee will increase by approximately 4% each year between 2026 and 2030. The resulting water impact fees that will be assessed for the next 5 years by the City of Kaufman against new development in the City are shown in **Table 8**.

Table 8: Water Impact Fee Rate Schedule

Meter Size (in)	Meter Equivalent	2025-26 Assessment Rate	2027 Assessment Rate	2028 Assessment Rate	2029 Assessment Rate	2030 Assessment Rate
3/4	1.00	\$4,700.00	\$4,890.00	\$5,090.00	\$5,300.00	\$5,520.00
1	1.67	\$7,849.00	\$8,166.30	\$8,500.30	\$8,851.00	\$9,218.40
1-1/2	3.33	\$15,651.00	\$16,283.70	\$16,949.70	\$17,649.00	\$18,381.60
2	5.33	\$25,051.00	\$26,063.70	\$27,129.70	\$28,249.00	\$29,421.60
3	11.67	\$54,849.00	\$57,066.30	\$59,400.30	\$61,851.00	\$64,418.40
4	21.00	\$98,700.00	\$102,690.00	\$106,890.00	\$111,300.00	\$115,920.00
6	46.67	\$219,349.00	\$228,216.30	\$237,550.30	\$247,351.00	\$257,618.40
8	80.00	\$376,000.00	\$391,200.00	\$407,200.00	\$424,000.00	\$441,600.00
10	126.67	\$595,349.00	\$619,416.30	\$644,750.30	\$671,351.00	\$699,218.40

## Roadway Facilities

The City of Kaufman assesses impact fees for the widening and extension of existing roadways, and for the construction of new roadways, for the purposes of serving new development. The land use plan and thoroughfare plan are critical in evaluating the roadway facilities as they relate to population growth. The land use assumptions are based on the *Future Land Use Plan* prepared by Tim F. Glendening & Associates, Inc., dated September 2013. A review of this Future Land Use Plan was performed by City staff and the CIAC to verify its relevance for the 2025 Impact Fee Program update. The *Future Thoroughfare Plan*, prepared in conjunction with the *Future Land Use Plan*, is the basis for the CIP for Streets. Estimated existing land use allocations were calculated based on the land use information provided in the 2019 update adjusted for the City of Kaufman’s population growth between 2019 and 2025. Future projected land use allocations for 2035 were also calculated.

**Table 10** reflects the existing and projected 2035 land use allocations. **Table 11** reflects the existing and projected ultimate buildout land use allocations.

## Street Impact Fee Service Unit

An increase in developed land generates an increased number of vehicle trips associated with the development. Each land use type has different traffic patterns and generates a varying number of vehicle trips. These vehicle trips form the basis of the service unit for the street impact fee. The peak hour trip rates from **Table 9** are used to calculate the peak hour trips generated by the projected increase in developed land, by land use type, in **Table 10** and **Table 11**.

*Table 9: Trip Generation Rates for Selected Land Uses*

Land Use Type	Unit	Average Coverage/Acre	Peak Hour Trip Rate
Residential	Dwelling Unit	4 units	0.90
Public/Semi-Public	per 1,000 SF GFA	35%	0.35
General Office	per 1,000 SF GFA	25%	1.50
Commercial/Retail	per 1,000 SF GFA	25%	2.57
Industrial	per 1,000 SF GFA	35%	0.61

(Adapted from the Institute of Transportation Engineers Manual)

GFA - Gross Floor Area

Table 10: Land Use and Peak Hour Trips 2025-2035

Land Use Type	2025 Land Use - For 10,079 People				2035 Land Use - For 13,284 People			
	Total Gross Acres per Future Land Use	Percent of Gross	Estimated Developed Acres	Peak Hour Trip Generation	Projected Developed Acres	Percent of Developed	Equivalent Annual Growth Rate from 2025 to 2035	Peak Hour Trip Generation
Residential	2,431	50.1%	897	3,230	1,182	41.6%	2.80%	4,257
Commercial	1,053	21.7%	174	4,878	202	7.1%	1.49%	5,654
Industrial	77	1.6%	70	653	85	3.0%	1.93%	791
Parks	254	5.2%	254		254	8.9%	0.00%	
Public/Semi Public	447	9.2%	259	1,381	278	9.8%	0.72%	1,483
Streets/Alleys	589	12.1%	602		646	22.7%	0.69%	
Vacant Developed			532		195			
<b>Total</b>	<b>4,850</b>		<b>2,788</b>	<b>10,142</b>	<b>2,842</b>			<b>12,186</b>
<b>Difference from 2025-2035</b>								<b>2,044</b>

Table 11: Land Use and Peak Hour Trips in 2025-Ultimate Buildout

Land Use Type	2025 Land Use - For 10,079 People				Ultimate Buildout Land Use - For 22,380 People*			
	Total Gross Acres per Future Land Use	Percent of Gross	Estimated Developed Acres	Peak Hour Trip Generation	Projected Developed Acres	Percent of Developed	Equivalent Annual Growth Rate	Peak Hour Trip Generation
Residential	2,431	50.1%	897	3,230	2,048	42.2%	n/a	7,371
Commercial	1,053	21.7%	174	4,878	833	17.2%	n/a	23,317
Industrial	77	1.6%	70	653	75	1.5%	n/a	697
Parks	254	5.2%	254		254	5.2%	n/a	
Public/Semi Public	447	9.2%	259	1,381	428	8.8%	n/a	2,285
Streets/Alleys	589	12.1%	602		1,212	25.0%	n/a	
Vacant Developed			532					
<b>Total</b>	<b>4,850</b>		<b>2,788</b>	<b>10,142</b>	<b>4,850</b>			<b>33,670</b>
<b>Difference from 2025 to Ultimate Buildout</b>								<b>23,528</b>

\* Ultimate Buildout based on current city limits. Population projected from ultimate buildout residential acreage at current population density.

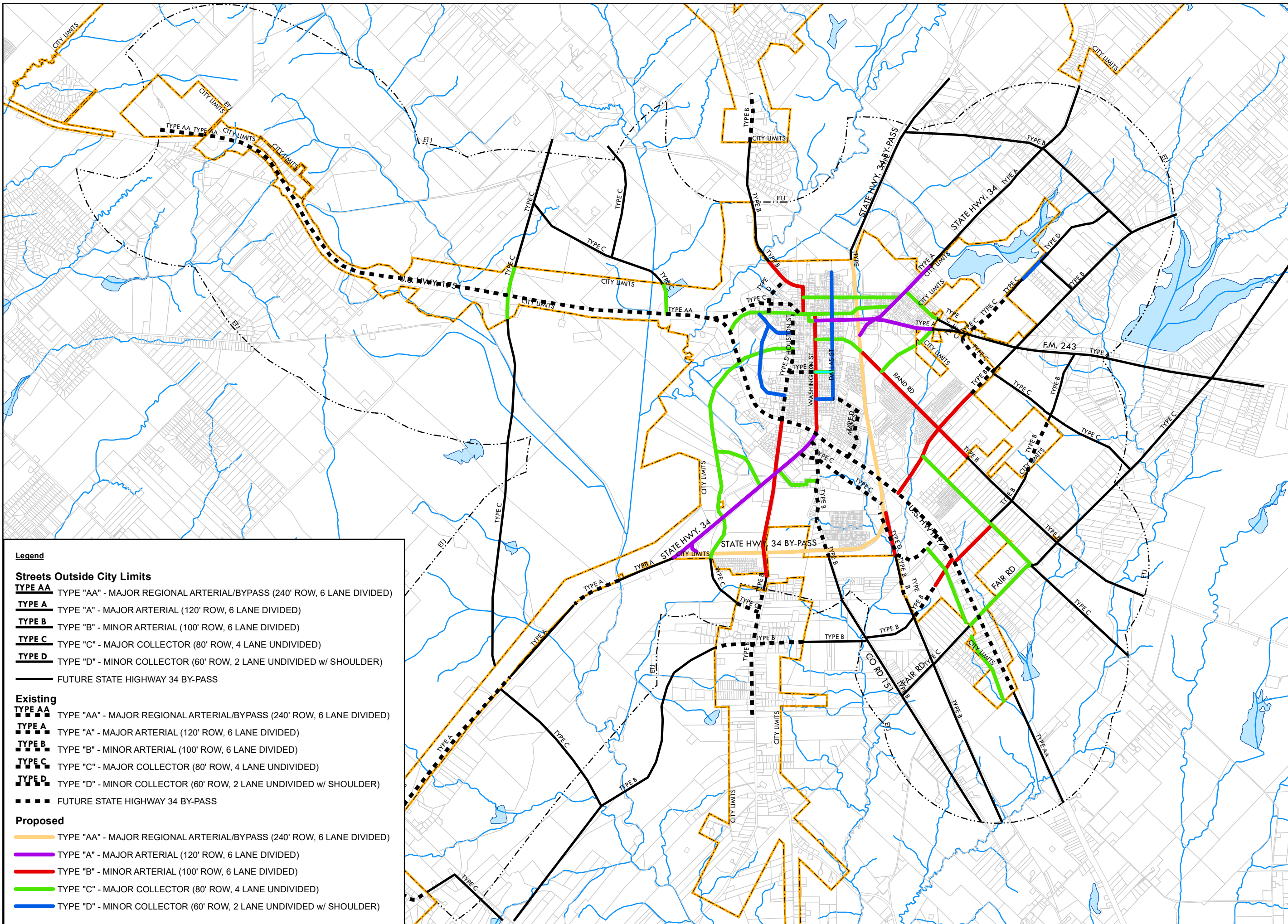
## Streets Capital Improvements Plan for 2025-2035

The projected growth of 3,205 people and the development of 54 additional acres of land will require capacity improvements to and expansion of the City's existing roadway system. **Figure 2** shows the Capital Improvement Plan for Streets for the City of Kaufman. The roadway projects identified on the map were initially developed as part of the 2014 study update, in coordination with the update to the land use assumptions. City staff have identified projects that have been partially or fully completed since the 2019 update, and the roster of CIP street projects has been revised accordingly.

The unpredictability of development makes it difficult to determine which future streets identified in the CIP program will become necessary during the 10-year study window. To establish the capital costs eligible for impact fees, a percentage of the total cost of the CIP program was calculated to establish the 10-year cost. This percentage is based on the projected increase in peak hour trips over the next 10 years compared to the estimated increase in peak hour trips generated by the full buildout of the service area, which consists of the current city limits. Based upon the same assumptions used to project the 2035 peak hour trips, full buildout growth within the city limits would equate to approximately 33,670 peak hour trips, an increase of roughly 23,528 from the current 2025 estimate. The proposed 2,044 increase in peak hour trips over the next 10 years represents 8.7% of the full buildout increase.

**Table 12** lists the streets and highways that would be constructed to support the complete buildout of the existing city limits. State highways are assumed to receive 50% participation by the City unless otherwise noted. In addition, existing county roads turned over to the City will be included in the fee calculation. Projects with zero City participation, such as US 175, have been excluded from the CIP list.

The total cost of the proposed street facilities necessary to support full buildout of the system is approximately \$620.7 million (2030 dollars). Of this total cost, \$454.5 million is impact fee eligible based on the City of Kaufman's participation stake in the projects. \$39.5 million (8.7%) of the total eligible cost is attributable to projected growth during the 2025-2035 impact fee period.



**Legend**

**Streets Outside City Limits**

**TYPE AA** TYPE "AA" - MAJOR REGIONAL ARTERIAL/BYPASS (240' ROW, 6 LANE DIVIDED)

**TYPE A** TYPE "A" - MAJOR ARTERIAL (120' ROW, 6 LANE DIVIDED)

**TYPE B** TYPE "B" - MINOR ARTERIAL (100' ROW, 6 LANE DIVIDED)

**TYPE C** TYPE "C" - MAJOR COLLECTOR (80' ROW, 4 LANE UNDIVIDED)

**TYPE D** TYPE "D" - MINOR COLLECTOR (60' ROW, 2 LANE UNDIVIDED w/ SHOULDER)

— FUTURE STATE HIGHWAY 34 BY-PASS

**Existing**

**TYPE AA** TYPE "AA" - MAJOR REGIONAL ARTERIAL/BYPASS (240' ROW, 6 LANE DIVIDED)

**TYPE A** TYPE "A" - MAJOR ARTERIAL (120' ROW, 6 LANE DIVIDED)

**TYPE B** TYPE "B" - MINOR ARTERIAL (100' ROW, 6 LANE DIVIDED)

**TYPE C** TYPE "C" - MAJOR COLLECTOR (80' ROW, 4 LANE UNDIVIDED)

**TYPE D** TYPE "D" - MINOR COLLECTOR (60' ROW, 2 LANE UNDIVIDED w/ SHOULDER)

— FUTURE STATE HIGHWAY 34 BY-PASS

**Proposed**

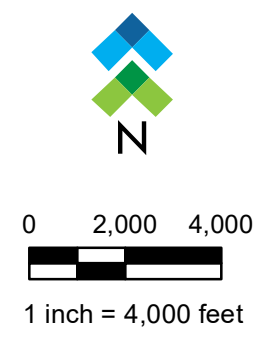
— TYPE "AA" - MAJOR REGIONAL ARTERIAL/BYPASS (240' ROW, 6 LANE DIVIDED)

— TYPE "A" - MAJOR ARTERIAL (120' ROW, 6 LANE DIVIDED)

— TYPE "B" - MINOR ARTERIAL (100' ROW, 6 LANE DIVIDED)

— TYPE "C" - MAJOR COLLECTOR (80' ROW, 4 LANE UNDIVIDED)

— TYPE "D" - MINOR COLLECTOR (60' ROW, 2 LANE UNDIVIDED w/ SHOULDER)



Kaufman, Texas  
**Capital Improvement Plan**  
**Figure 2**  
**Streets**  
 2025-2035

Table 12: Impact Fee Capital Improvements Plan - Street Facilities

**IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES**

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S3	C	1,100	TBD	US 175/S52	South to Corporate Limits	\$3,924,800	100%	\$3,924,800	\$341,500
S5	C	1,400	TBD	US 175	North to Corporate Limits	\$4,995,200	100%	\$4,995,200	\$434,600
S7	C	2,600	SH 243	US 175	N. Shannon St	\$9,276,800	50%	\$4,638,400	\$403,500
S8	D	1,800	N Shannon St	W. Grove St	W. Pyle St	\$3,373,200	100%	\$3,373,200	\$293,500
S9	B	1,100	W. Pyle St/FM 987	Corporate Limits	Shannon St	\$6,152,300	25%	\$1,538,075	\$133,800
S10	B	1,400	W. Pyle St/FM 987	Shannon St	First North St	\$7,830,200	25%	\$1,957,550	\$170,300
S11	B	800	Jefferson St	First North St	Grove St	\$4,474,400	100%	\$4,474,400	\$389,300
S12	C	1,300	First North St	Jefferson St	Dallas St	\$4,638,400	100%	\$4,638,400	\$403,500
S13	C	1,100	First North St	Dallas St	Future State Highway 34 Bypass	\$3,924,800	100%	\$3,924,800	\$341,500
S14	C	2,000	First North St	Future State Highway 34 Bypass	SH 34	\$7,136,000	100%	\$7,136,000	\$620,800
S15	A	400	SH 34	SH 34	Ola St	\$2,422,800	50%	\$1,211,400	\$105,400
S16	A	160	SH 34	Ola St	City Limit	\$969,120	50%	\$484,560	\$42,200
S17	C	1,900	Ola St	SH 34	City Limit	\$6,779,200	100%	\$6,779,200	\$589,800
S19	A	600	SH 34	First North St	Grove St	\$3,634,200	50%	\$1,817,100	\$158,100
S20	A	1,000	SH 34	Hillcrest St	Grove St	\$6,057,000	50%	\$3,028,500	\$263,500
S21	A	1,000	TBD	Future State Highway 34 Bypass	Hillcrest St	\$6,057,000	100%	\$6,057,000	\$527,000
S22	A	800	Mulberry St/ SH 34	Future State Highway 34 Bypass	Hillcrest St	\$4,845,600	50%	\$2,422,800	\$210,800
S23	A	1,200	Mulberry St/ SH 34	Dallas St	Future State Highway 34 Bypass	\$7,268,400	50%	\$3,634,200	\$316,200
S24	A	800	Mulberry St/ SH 34	Washington St	Dallas St	\$4,845,600	50%	\$2,422,800	\$210,800
S25	C	600	Jackson St/Mulberry St/ FM 243	Grove St	Washington St	\$2,140,800	50%	\$1,070,400	\$93,100
S26	C	1,200	Grove St	Dallas St	Future State Highway 34 Bypass	\$4,281,600	100%	\$4,281,600	\$372,500
S27	C	1,300	Grove St	Jackson St	Dallas St	\$4,638,400	100%	\$4,638,400	\$403,500
S28	C	300	Grove St	Clay St	Jackson St	\$1,070,400	100%	\$1,070,400	\$93,100
S29	C	1,200	Grove St	Shannon St	Houston St	\$4,281,600	100%	\$4,281,600	\$372,500
S30	C	500	Grove St	Nash St	Shannon St	\$1,784,000	100%	\$1,784,000	\$155,200
S31	C	1,700	Grove St	Fair St	Barnes St	\$6,065,600	100%	\$6,065,600	\$527,700
S33	D	700	Nash Dr	Grove St	Ebo St	\$1,311,800	100%	\$1,311,800	\$114,100
S34	D	1,200	Nash Dr	Ebo St	Houston St	\$2,248,800	100%	\$2,248,800	\$195,600
S35	D	1,300	TBD	Nash Dr	Pridmore St	\$2,436,200	100%	\$2,436,200	\$211,900
S36	D	800	Houston St	Nash Dr	Pridmore St	\$1,499,200	100%	\$1,499,200	\$130,400
S37	C	1,500	Pridmore St	S35-D	Houston St	\$5,352,000	100%	\$5,352,000	\$465,600
S38	D	1,100	Houston St	Pridmore St	14th St	\$2,061,400	100%	\$2,061,400	\$179,300
S39	D	1,100	Houston St	14th St	Bacon St	\$2,061,400	100%	\$2,061,400	\$179,300
S40	D	2,800	TBD	Pridmore St	Houston St	\$5,247,200	100%	\$5,247,200	\$456,500
S41	C	1,100	Pridmore St	Fair St	S35-D/S40-D	\$3,924,800	100%	\$3,924,800	\$341,500
S42	C	4,600	TBD	S43-C/S44-C	Fair St	\$16,412,800	100%	\$16,412,800	\$1,427,900
S43	C	3,100	TBD	S42-C/S44-C	Washington St/SH 34	\$11,060,800	100%	\$11,060,800	\$962,300
S44	C	2,900	TBD	S42-C/S44-C	Washington St/SH 35	\$10,347,200	100%	\$10,347,200	\$900,200
S45	A	800	Washington St/SH 34	S112-A/S91-AA	S92-A	\$4,845,600	50%	\$2,422,800	\$210,800
S46	A	1,900	Washington St/SH 34	S92-A	S44-C	\$11,508,300	50%	\$5,754,150	\$500,600
S47	A	2,300	Washington St/SH 34	S43-C/S44-C	S44-C	\$13,931,100	50%	\$6,965,550	\$606,000
S48	A	900	Washington St/SH 34	S44-C	S71-B	\$5,451,300	50%	\$2,725,650	\$237,100
S49	A	200	Washington St/SH 34	FM 1388	Cates Dr	\$1,211,400	50%	\$605,700	\$52,700

**IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES**

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S50	A	1,300	Washington St/SH 34	Cates Dr	S51-A/S551-C	\$7,874,100	50%	\$3,937,050	\$342,500
S51	A	700	Washington St/SH 34	TBD	Old Kemp HWY	\$4,239,900	50%	\$2,119,950	\$184,400
S52	A	400	Washington St/SH 34	Old Kemp HWY	Fair St	\$2,422,800	50%	\$1,211,400	\$105,400
S53	B	1,600	Washington St/SH 34	Fair St	9th St	\$8,948,800	50%	\$4,474,400	\$389,300
S54	B	1,300	Washington St/SH 34	9th St	4th St	\$7,270,900	50%	\$3,635,450	\$316,300
S55	B	1,500	Washington St/SH 34	4th St	Temple St	\$8,389,500	50%	\$4,194,750	\$364,900
S56	B	1,200	Washington St/SH 34	Temple St	Mulberry St/SH 34	\$6,711,600	50%	\$3,355,800	\$292,000
S57	D	1,200	Dallas St	Silver Trail St	First North St	\$2,248,800	100%	\$2,248,800	\$195,600
S58	D	800	Dallas St	First North St	Grove St	\$1,499,200	100%	\$1,499,200	\$130,400
S59	D	300	Dallas St	Grove St	Mulberry St/SH 34	\$562,200	100%	\$562,200	\$48,900
S60	D	900	Dallas St	Mulberry St/SH 34	Temple St	\$1,686,600	100%	\$1,686,600	\$146,700
S61	D	1,500	Dallas St	Temple St	4th St	\$2,811,000	100%	\$2,811,000	\$244,600
S62	D	1,300	Dallas St	4th St	9th St	\$2,436,200	100%	\$2,436,200	\$211,900
S63	D	700	9th St	Washington St/SH 34	Dallas St	\$1,311,800	100%	\$1,311,800	\$114,100
S65	B	900	County Rd 151	S51-A/S52-A	TBD/S107-C	\$5,033,700	100%	\$5,033,700	\$437,900
S66	B	1,000	County Rd 151 (2 of 6 Lanes Complete)	TBD/S107-C	Hampton Dr	\$3,747,310	100%	\$3,747,310	\$326,000
S69	B	1,200	S. Houston St/ FM 1390	Future State Highway 34 Bypass	City Limits	\$6,711,600	50%	\$3,355,800	\$292,000
S70	B	3,600	S. Houston St/ FM 1388	Future State Highway 34 Bypass	Washington St/SH 34	\$20,134,800	50%	\$10,067,400	\$875,900
S71	B	2,500	S. Houston St/ FM 1389	Washington St/SH 34	Fair St	\$13,982,500	50%	\$6,991,250	\$608,200
S72	C	700	Temple St	Washington St/SH 35	Dallas St	\$2,497,600	100%	\$2,497,600	\$217,300
S73	C	2,200	Temple St/Rand Rd/FM 1836	Dallas St	Future State Highway 34 Bypass	\$7,849,600	50%	\$3,924,800	\$341,500
S74	B	1,300	Temple St/Rand Rd/FM 1837	Future State Highway 34 Bypass	TBD/S93-C	\$7,270,900	50%	\$3,635,450	\$316,300
S75	B	3,700	Temple St/Rand Rd/FM 1838	Temple St/Rand Rd/FM 1838	Still Meadow Dr	\$20,694,100	50%	\$10,347,050	\$900,200
S76	B	1,800	Temple St/Rand Rd/FM 1839	Still Meadow Dr	City Limits	\$10,067,400	50%	\$5,033,700	\$437,900
S77	B	2,100	TBD	Fair St	TBD/S94-C	\$11,745,300	100%	\$11,745,300	\$1,021,800
S78	B	1,500	TBD	TBD/S94-C	Temple St/Rand Rd/FM 1836	\$8,389,500	100%	\$8,389,500	\$729,900
S79	B	2,200	TBD	Temple St/Rand Rd/FM 1838	City Limits	\$12,304,600	100%	\$12,304,600	\$1,070,500
S80	AA	1,700	State Highway 34 Bypass (North)	City Limit	First North St	\$12,739,800	12%	\$1,528,776	\$133,000
S81	AA	600	State Highway 34 Bypass (North)	First North St	Grove St	\$4,496,400	12%	\$539,568	\$46,900
S82	AA	500	State Highway 34 Bypass (North)	Grove St	Mulberry St/SH 34	\$3,747,000	12%	\$449,640	\$39,100
S83	AA	700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Mulberry St/SH 34	Temple St/Rand Rd/ FM 1836	\$1,731,114	12%	\$207,734	\$18,100
S84	AA	6,700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S21-A	Temple St/Rand Rd/ FM 1836	\$16,569,234	12%	\$1,988,308	\$173,000
S85	AA	5,900	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Temple St/Rand Rd?FM 1836	Fair St	\$14,590,818	12%	\$1,750,898	\$152,300



**IMPACT FEE CAPITAL IMPROVEMENTS PLAN - STREET FACILITIES**

Label	Type	Length (LF)	Street Name	From	To	Total Cost	% City	Eligible Total Cost	10-Year Cost
S86	AA	1,200	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	Fair St	TBD/S107-C	\$2,967,624	90%	\$2,670,862	\$232,400
S87	AA	3,600	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	TBD/S107-C	County Rd 151	\$8,902,872	90%	\$8,012,585	\$697,100
S88	AA	2,800	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S. Houston St/FM 1388	County Rd 152	\$6,924,456	90%	\$6,232,010	\$542,200
S89	AA	2,400	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S45-C/S44-C	S. Houston St/FM 1388	\$5,935,248	90%	\$5,341,723	\$464,700
S90	AA	700	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	TBD/S92-A	S45-C/S44-C	\$1,731,114	90%	\$1,558,003	\$135,500
S91	AA	900	State Highway 34 Bypass (North) (4 of 6 Lanes Complete)	S112-A/S45-A	S92-A	\$2,225,718	90%	\$2,003,146	\$174,300
S92	C	900	TBD	City Limit	Mulberry St/SH 34	\$3,211,200	100%	\$3,211,200	\$279,400
S93	C	1,900	TBD	Temple St/Rand Rd/ FM 1836	City Limit	\$6,779,200	100%	\$6,779,200	\$589,800
S94	C	1,400	TBD	S77-B/S78-B	City Limit	\$4,995,200	100%	\$4,995,200	\$434,600
S95	C	2,900	TBD	City Limit	S103-B/S96-C	\$10,347,200	100%	\$10,347,200	\$900,200
S96	C	2,700	TBD	TBD/S103-B	Fair Rd	\$9,633,600	100%	\$9,633,600	\$838,100
S97	C	3,500	TBD	US HWY 175	City Limit	\$12,488,000	100%	\$12,488,000	\$1,086,500
S98	C	600	Fair Rd	City Limit	US HWY 175	\$2,140,800	100%	\$2,140,800	\$186,200
S99	C	2,600	Fair Rd	S101-B/S102-B	City Limit	\$9,276,800	100%	\$9,276,800	\$807,100
S100	C	1,300	TBD	S101-B/S102-B	TBD	\$4,638,400	100%	\$4,638,400	\$403,500
S101	B	800	TBD	City Limit	S100-C	\$4,474,400	100%	\$4,474,400	\$389,300
S102	B	600	TBD	S100-C	US HWY 175	\$3,355,800	100%	\$3,355,800	\$292,000
S103	B	2,400	County Rd 166	US HWY 175	City Limits	\$13,423,200	100%	\$13,423,200	\$1,167,800
S104	C	3,400	TBD	Kings Fort PKWY	City Limits	\$12,131,200	100%	\$12,131,200	\$1,055,400
S105	B	3,200	TBD	US HWY 175	City Limit	\$17,897,600	100%	\$17,897,600	\$1,557,100
S106	C	1,000	TBD	City Limit	City Limit	\$3,568,000	100%	\$3,568,000	\$310,400
S109	C	800	4th St	Washington St/SH 34	Dallas St	\$2,854,400	100%	\$2,854,400	\$248,300
S110	D	1,200	TBD	City Limit	City Limit	\$2,248,800	100%	\$2,248,800	\$195,600
S111	D	1,100	Houston St	Bacon St	Fair St	\$2,061,400	100%	\$2,061,400	\$179,300
<b>Total Projected Cost</b>						<b>\$620,707,628</b>			
<b>Total Eligible Improvement Cost</b>								<b>\$454,454,348</b>	
<b>Total Eligible 10-Year Improvement Cost</b>									<b>\$39,537,100</b>
<b>Total City Cost Impact per Service Unit</b>									<b>\$19,344</b>
<b>Maximum Impact Fee (50%) per Service Unit</b>									<b>\$9,672</b>

Denotes project is partially constructed. Total Cost is for remaining lanes.

Roadway Types	
AA -	Major Regional Arterial/Bypass (240' ROW, 6 Lane Divided)
A -	Major Arterial (120' ROW, 6 Lane Divided)
B -	Minor Arterial (100' ROW, 6 Lane Divided)
C -	Major Collector (80' ROW, 4 Lane Undivided)
D -	Minor Collector (60' ROW, 2 Lane Undivided w/ Shoulders)



## Street Impact Fee

### Street Maximum Impact Fee per Service Unit Calculation

In accordance with Chapter 395 of the Texas Local Government Code, the cost per service unit is calculated using the total capital improvement cost divided by “the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions.” The maximum impact fee per service unit is calculated as 50% of the cost per service unit.

The street impact fee cost per service unit is calculated by dividing the total eligible 10-year capital improvement cost by the 10-year increase in peak hour trips. As previously stated, the proposed 10-year eligible capital improvement cost for proposed street facilities is \$39.5 million. The cost per service unit over the 10-year period is:

$$\text{Cost per Service Unit} = \frac{\$39,537,100}{2,044 \text{ peak hour trips}} = \$19,344$$

Due to the requirement in Chapter 395.014(7)(B) only 50% of the cost per service unit can be assessed:

$$\text{Maximum Impact Fee per Service Unit} = \$19,344 \times 50\% = \$9,672$$

Table 13: City of Kaufman Maximum Street Impact Fees by Land Use Type

Land Use Type	Unit	Peak Hour Trip Rate	Fee by Land Use Type
Residential	Dwelling Unit	0.90	\$8,704.80
Public/Semi-Public	per 1,000 SF GFA	0.35	\$3,385.20
General Office	per 1,000 SF GFA	1.50	\$14,508.00
Commercial/Retail	per 1,000 SF GFA	2.57	\$24,857.04
Industrial	per 1,000 SF GFA	0.61	\$5,899.92

GFA - Gross Floor Area

### Assessed Street Impact Fee

On September 8, 2025, the City Council approved an assessment of approximately 38.3% of the maximum assessable street impact fee per service unit for 2025-2026 via the adoption of Ordinance No. O-29-25. The ordinance is included in this program update as **Appendix D**. The impact fee will increase by approximately 4% each year between 2026 and 2030. The resulting street impact fees that will be assessed by the City of Kaufman against new development in the City are shown in **Table 14**.

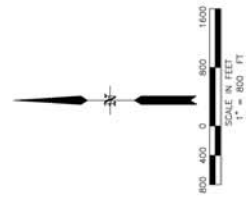
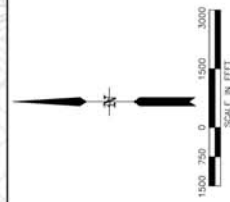
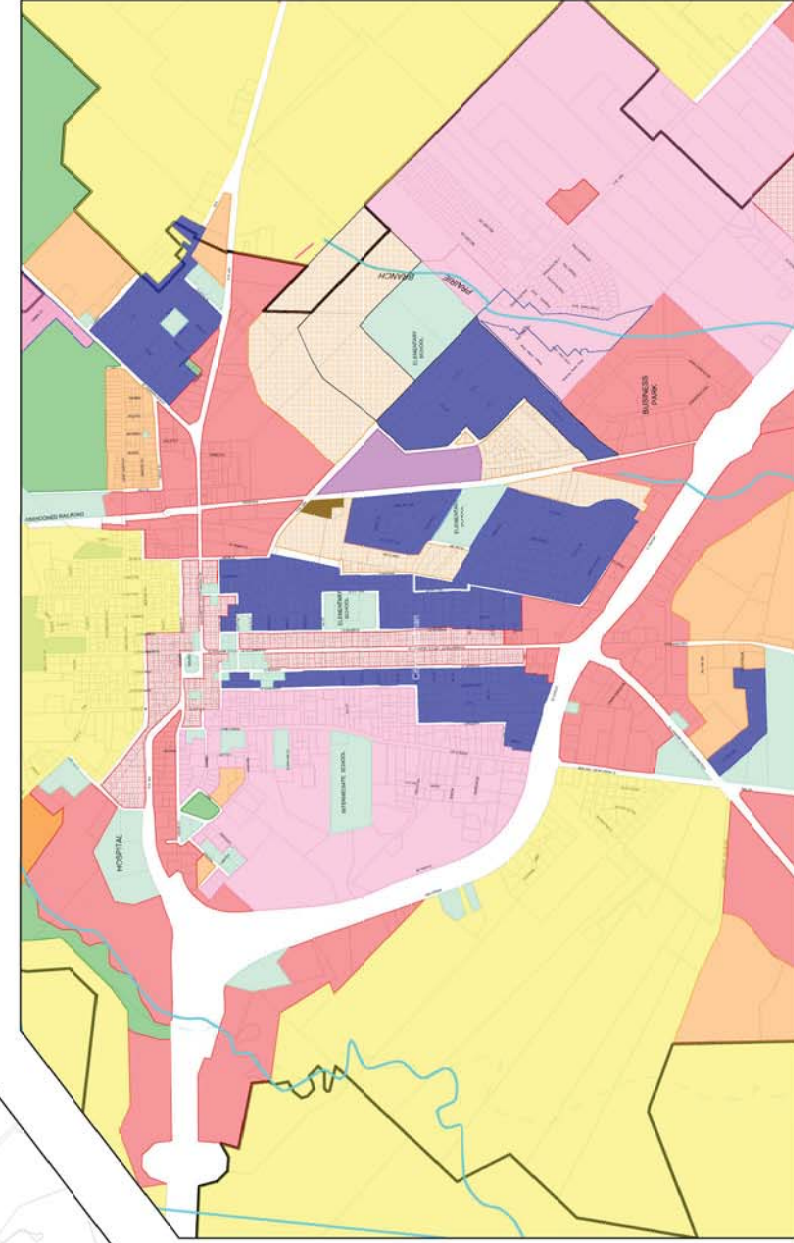
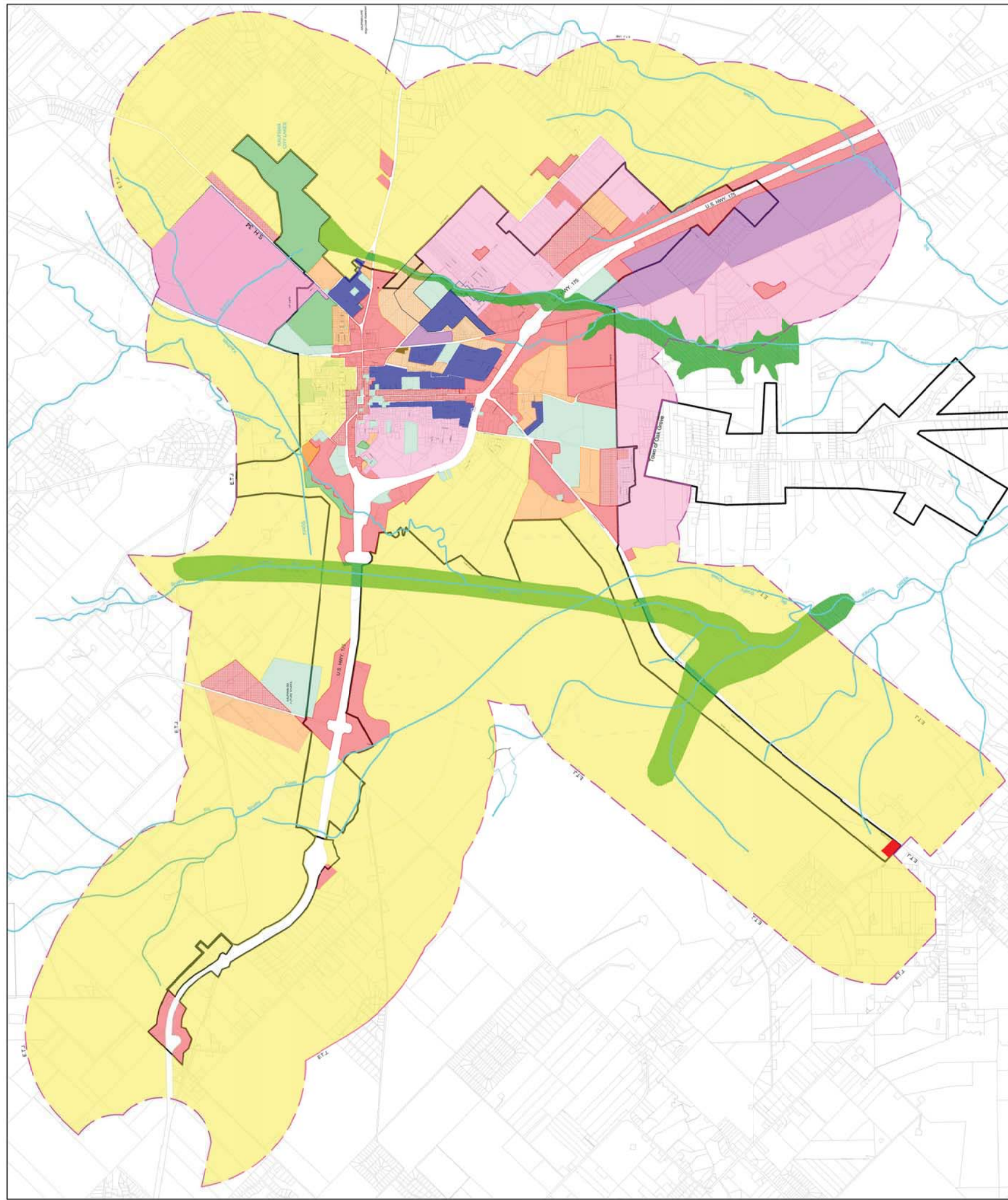
Table 14: Street Impact Fee Rate Schedule

Land Use Type	Unit	2025-26 Assessment Rate	2027 Assessment Rate	2028 Assessment Rate	2029 Assessment Rate	2030 Assessment Rate
Residential	Dwelling Unit	\$3,700.00	\$3,850.00	\$4,010.00	\$4,180.00	\$4,350.00
Public/Semi-Public	per 1,000 SF GFA	\$1,438.89	\$1,497.22	\$1,559.45	\$1,625.55	\$1,691.67
General Office	per 1,000 SF GFA	\$6,166.67	\$6,416.67	\$6,683.34	\$6,966.66	\$7,250.00
Commercial/Retail	per 1,000 SF GFA	\$10,565.55	\$10,993.89	\$11,450.79	\$11,936.21	\$12,421.66
Industrial	per 1,000 SF GFA	\$2,507.78	\$2,609.45	\$2,717.89	\$2,833.11	\$2,948.33

GFA - Gross Floor Area

# APPENDIX A

## Future Land Use Plan



**LEGEND**

- CITY OF KAUFMAN CITY LIMITS
- CITY OF KAUFMAN 1 MILE ETJ
- FEMA FLOOD PLAIN
- FUTURE COMMERCIAL
- FUTURE INDUSTRIAL
- FUTURE MULTI-FAMILY (HD)
- FUTURE MULTI-FAMILY (LD)
- FUTURE MANUFACTURED HOMES
- FUTURE NS
- FUTURE PARK
- FUTURE PARK (LINEAR)
- FUTURE PUBLIC
- FUTURE SINGLE FAMILY (HD)
- FUTURE SINGLE FAMILY (LD)
- FUTURE SINGLE FAMILY (MD)

MAP PREPARED BY THE CITY OF KAUFMAN AND COMMISSIONERS OF TARRANT COUNTY FOR THE TARRANT COUNTY APPEAL DISTRICT.  
 THE F. GLENNON ASSOCIATES, INC.  
 PLANNING AND MANAGEMENT CONSULTANTS  
 10000 W. HUNTER PARKWAY, SUITE 100  
 FORT WORTH, TEXAS 76154  
 SEPTEMBER, 2013

**FUTURE LAND USE PLAN**

MLA CONSULTING, LLC  
 101 W. BENDER AVENUE, SUITE 100  
 FORT WORTH, TEXAS 76102  
 WWW.MLA-CONSULTING.COM

**CITY OF KAUFMAN**  
 CITY HALL  
 209 S. WASHINGTON ST  
 KAUFMAN, TEXAS

SCALE: 1"=800'  
 DATE: 12/2014  
 MAP NO.: 10423  
 SHEET: 1 OF 1

# APPENDIX B

## Capital Improvements Plan (CIP) and Land Use Assumptions

O-27-25

# APPENDIX C

# Water Impact Fee Ordinance

O-28-25

# APPENDIX D

# Street Impact Fee

# Ordinance

O-29-25



Meeting Date: 9/8/2025 Date: 08/19/2025

Item #: 4.

Dept.: Administration

**Ordinance**

**SUBJECT:**

Conduct a Public Hearing and consider and take appropriate action on Ordinance O-28-25, an Ordinance of the City Council of the City of Kaufman, amending Division 3, "Water Facilities Impact Fee", of Article 9.05, "Impact Fees", of Chapter 9 "Planning and Development Regulations" and Section A4.003, "Water Facilities Impact Fees", of Appendix A, "Fee Schedule" of the Code of Ordinances, adopting amendments to the Water Facilities Impact Fees to be assessed by the City of Kaufman, Texas within the corporate limits and within the extraterritorial jurisdiction of the City; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a water facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the water facilities land use assumptions and service area, the Water Capital Improvements Plan; adopting various other provisions relative to water impact fees providing an effective date of October 1, 2025, for the assessment of the amended impact fees.

**BACKGROUND:**

The Capital Improvements Plan Advisory Committee (CIPAC) met in July 2025 to review how impact fees are determined. CIPAC met to review and approve the updated Capital Improvements Plan with the associated cost estimates and the updated Land Use Assumptions. Teague, Nall and Perkins (TNP) reported the maximum water impact fee cost per service unit was \$13,653. City Council, on July 28, 2025, approved Resolution R-23-25 setting a public hearing on September 8, 2025, to consider the updates to the Capital Improvements Plan and Land Use Assumptions and proposed water facility impact fees. CIPAC, on August 25, 2025, recommended approval by a vote of 6-0 for amendments to the water facilities impact fees, as recommended by staff. Staff recommended the water impact fees starting on October 1, 2025, to be 68.8% of the maximum cost per service unit and to increase by 4% each successive year, until January 1, 2030.

Please see attached memo from the Capital Improvements Plan Advisory Committee, and the TNP Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035 Final Report.

Author:  
Mike Holder, City Manager

Reviewed:  
Mike Holder, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

**Recommendation: Staff recommends approval of Ordinance O-28-25.**

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Dear Mayor Jordan and City Councilmembers:

The Capital Improvements Plan Advisory Committee (CIPAC), composed of the members of the City of Kaufman's Planning and Zoning Commission, has been working with City staff and the consulting firm of Teague Nall and Perkins, Inc. since July 2025 on impact fee updates for water and street facilities, and an impact fee adoption for wastewater facilities.

The CIPAC met on August 25, 2025, and reviewed the consultant's presentation of the water, street, and wastewater impact fees. Pursuant to its statutory duties, the CIPAC hereby submits, by unanimous vote, the following rate recommendations for your consideration:

- Effective October 1, 2025, an increase in the collection rate for water impact fees to \$4,700.00 per  $\frac{3}{4}$ " meter equivalent. This is approximately 68.8% of the maximum assessable impact fee of \$6,827. Effective January 1, 2026, and every January 1 thereafter until January 1, 2030, additional collection rate increases of approximately 4% per year. The recommended collection rates for each year for  $\frac{3}{4}$ " meters, and for additional meter sizes, are shown in the attachment to this letter.
- Effective October 1, 2025, an increase in the collection rate for street impact fees to \$3,700.00 per single-family residential dwelling unit. This is approximately 38.3% of the maximum assessable impact fee of \$9,672. Effective January 1, 2026, and every January 1 thereafter until January 1, 2030, additional collection rate increases of approximately 4% per year. The recommended collection rates for each year for single-family residential dwelling units, and for additional land use types, are shown in the attachment to this letter.
- Effective October 1, 2025, the implementation of a wastewater impact fee at the rate of \$5,000.00 per  $\frac{3}{4}$ " meter equivalent. This is approximately 79.2% of the maximum assessable impact fee of \$6,314. Effective January 1, 2026, and every January 1 thereafter until January 1, 2030, collection rate increases of approximately 4% per year. The recommended collection rates for each year for  $\frac{3}{4}$ " meters, and for additional meter sizes, are shown in the attachment to this letter.

The CIPAC stands ready to discuss this recommendation with the City Council if requested.

Sincerely,  
Richard Dunn  
Chairman, Planning and Zoning Commission

Attachment

CC: Mike Holder, City Manager  
Rachel Balthrop Mendoza, Assistant City Manager  
Johnny Bray, Development Services Director  
Jessie Hanks, City Secretary



**Water Impact Fees**

<b>Meter Size (in)</b>	<b>Meter Equivalents</b>	<b>2025-26 Assessment Rate</b>	<b>2027 Assessment Rate</b>	<b>2028 Assessment Rate</b>	<b>2029 Assessment Rate</b>	<b>2030 Assessment Rate</b>
3/4	1.00	\$4,700.00	\$4,890.00	\$5,090.00	\$5,300.00	\$5,520.00
1	1.67	\$7,849.00	\$8,166.30	\$8,500.30	\$8,851.00	\$9,218.40
1-1/2	3.33	\$15,651.00	\$16,283.70	\$16,949.70	\$17,649.00	\$18,381.60
2	5.33	\$25,051.00	\$26,063.70	\$27,129.70	\$28,249.00	\$29,421.60
3	11.67	\$54,849.00	\$57,066.30	\$59,400.30	\$61,851.00	\$64,418.40
4	21.00	\$98,700.00	\$102,690.00	\$106,890.00	\$111,300.00	\$115,920.00
6	46.67	\$219,349.00	\$228,216.30	\$237,550.30	\$247,351.00	\$257,618.40
8	80.00	\$376,000.00	\$391,200.00	\$407,200.00	\$424,000.00	\$441,600.00
10	126.67	\$595,349.00	\$619,416.30	\$644,750.30	\$671,351.00	\$699,218.40



**Street Impact Fees**

<b>Land Use Type</b>	<b>Unit</b>	<b>Peak Hour Trip Factor</b>	<b>2025-26 Assessment Rate</b>	<b>2027 Assessment Rate</b>	<b>2028 Assessment Rate</b>	<b>2029 Assessment Rate</b>	<b>2030 Assessment Rate</b>
Residential	Dwelling Unit	0.90	\$3,700.00	\$3,850.00	\$4,010.00	\$4,180.00	\$4,350.00
Public/Semi-Public	per 1,000 SF GFA	0.35	\$1,438.89	\$1,497.22	\$1,559.45	\$1,625.55	\$1,691.67
General Office	per 1,000 SF GFA	1.50	\$6,166.67	\$6,416.67	\$6,683.34	\$6,966.66	\$7,250.00
Commercial/Retail	per 1,000 SF GFA	2.57	\$10,565.55	\$10,993.89	\$11,450.79	\$11,936.21	\$12,421.66
Industrial	per 1,000 SF GFA	0.61	\$2,507.78	\$2,609.45	\$2,717.89	\$2,833.11	\$2,948.33

GFA - Gross Floor Area



**Wastewater Impact Fees**

<b>Meter Size (in)</b>	<b>Meter Equivalents</b>	<b>2025-26 Assessment Rate</b>	<b>2027 Assessment Rate</b>	<b>2028 Assessment Rate</b>	<b>2029 Assessment Rate</b>	<b>2030 Assessment Rate</b>
3/4	1.00	\$5,000.00	\$5,200.00	\$5,410.00	\$5,630.00	\$5,860.00
1	1.67	\$8,350.00	\$8,684.00	\$9,034.70	\$9,402.10	\$9,786.20
1-1/2	3.33	\$16,650.00	\$17,316.00	\$18,015.30	\$18,747.90	\$19,513.80
2	5.33	\$26,650.00	\$27,716.00	\$28,835.30	\$30,007.90	\$31,233.80
3	11.67	\$58,350.00	\$60,684.00	\$63,134.70	\$65,702.10	\$68,386.20
4	21.00	\$105,000.00	\$109,200.00	\$113,610.00	\$118,230.00	\$123,060.00
6	46.67	\$233,350.00	\$242,684.00	\$252,484.70	\$262,752.10	\$273,486.20
8	80.00	\$400,000.00	\$416,000.00	\$432,800.00	\$450,400.00	\$468,800.00
10	126.67	\$633,350.00	\$658,684.00	\$685,284.70	\$713,152.10	\$742,286.20

**ORDINANCE NO. O-28-25**

**AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING DIVISION 3, “ WATER FACILITIES IMPACT FEE” OF ARTICLE 9.04 “IMPACT FEES” OF CHAPTER 9, “PLANNING AND DEVELOPMENT REGULATIONS” OF THE CITY OF KAUFMAN CODE OF ORDINANCES AND AMENDING A4.003, “WATER FACILITIES IMPACT FEE” OF ARTICLE 4, “BUILDING AND DEVELOPMENT FEES”, OF APPENDIX A, “FEE SCHEDULE” OF THE CITY OF KAUFMAN CODE OF ORDINANCE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS TO VARIOUS SECTIONS OF DIVISION 3 TO ADOPT AMENDED WATER FACILITIES IMPACT FEES AND PROVIDING AMENDMENTS TO APPENDIX A, ARTICLE 4 PROVIDING A WATER FACILITIES IMPACT FEE SCHEDULE EFFECTED FROM 2025-2030; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) 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**, the City of Kaufman, Texas (the “City”) is a home rule municipality formed and operating under the Texas Constitution, the laws of the State of Texas, and its Home Rule Charter (the “City”); and

**WHEREAS**, the City is authorized under Chapter 395 of the Texas Local Government Code (the “Code”) and its Charter to adopt, assess, and collect Water Facilities Impact Fees to fund capital improvements or facility expansions necessitated by new development; and

**WHEREAS**, the City Council of the City of Kaufman (the “City Council”), adopted Land Use Assumptions and a Capital Improvements Plan by Resolution R-26-14 on September 22, 2014, and amended the Land Use Assumptions and a Capital Improvements Plan by Ordinance O-32-19 on December 16, 2019; and

**WHEREAS**, the City Council adopted the Water Facilities Impact Fee Ordinance No. O-29-14 on November 17, 2014, and subsequently amended the Water Facilities Impact Fee Ordinance No. O-33A-19 on December 16, 2019; and

**WHEREAS**, the City Council has reviewed the Land Use Assumptions, Capital Improvements Plan, and Water Facilities Impact Fees previously adopted; and determined it necessary to update the Plans and Fees; and

**WHEREAS**, the City Council ,”sires to update the Land Use Assumptions, the Capital Improvements Plan, and the amount of Water Facilities Impact Fees by amending various sections of Chapter 9 “Planning and Development Regulations”,

Article 9.05, "Impact Fees", Division 3, "Water Facilities Impact Fee", of the City's Code of Ordinances and amending Appendix A, "Fee Schedule", Article 4, "Building and Development Fees", Section A4.003, "Water Facilities Impact Fee", of the City's Code of Ordinances; and

**WHEREAS**, the City Council received updated Land Use Assumptions, an updated Capital Improvements Plan, and updated Water Facility Impact Fees and has determined that the updates are in compliance with the Code; and

**WHEREAS**, the City of Kaufman has, within sixty (60) days after the date it received the updated Land Use Assumptions and Capital Improvements Plan, adopted an order setting a public hearing to discuss and review the same and to determine whether to amend the same; and

**WHEREAS**, the City of Kaufman published the required notice of the hearing in one or more newspapers of general circulation in each county in which the City of Kaufman lies before the thirtieth (30<sup>th</sup>) day before the date set for the hearing; and

**WHEREAS**, on or before the date of the first publication of the notice of the hearing, the updated Land Use Assumptions and Capital Improvements Plan, including the amount of the proposed Water Facilities Impact Fee per service unit, were made available to the public; and

**WHEREAS**, the Capital Improvements Advisory Committee, created under § 395.058 of the Code, filed its written comments on the proposed amendments to the Land Use Assumptions, Capital Improvements Plan, and Water Facilities Impact Fee before the fifth (5<sup>th</sup>) business day before the date of the public hearing on the amendments; and

**WHEREAS**, the City Council held a public hearing to discuss the amendments to the Land Use Assumptions, Capital Improvements Plan, and Water Facilities Impact Fees; and

**WHEREAS**, the City Council has investigated and determined that the City of Kaufman has fully complied with Chapter 395 of the Texas Local Government Code, (the "Code"), concerning the notice, adoption, promulgation and methodology necessary to adopt Land Use Assumptions and a Capital Improvements Plan establishing Impact Fees and has properly adopted the Water Facilities Impact Fee Ordinance; and

**WHEREAS**, the City Council has investigated and determined that the City of Kaufman has fully complied with Chapter 395 of the Code to approve the amendments to the Land Use Assumptions, Capital Improvements Plan, and Water Facilities Impact Fees; and

**WHEREAS**, the City Council has further investigated and determined and hereby finds that it is in the best interests of the citizens of Kaufman to adopt such amendments to the Land Use Assumptions, Capital Improvements Plan and Water Facilities Impact Fees to assure the provision of adequate Water Facilities to serve new development by

requiring each such development to pay its share of the costs of such improvements necessitated by and attributable to such new development.

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

**SECTION 1. Incorporation of Premises/Purpose.**

**A. Incorporation of Premises.** The above and foregoing recitals are true and correct and are findings incorporated into this Ordinance and made a part hereof for all purposes.

**B. Purpose.** This Ordinance is adopted pursuant to the provisions of Chapter 395 of the Texas Local Government Code, as amended, as well as under the authority of Article XI, Section 5 of the Texas Constitution. This Ordinance implements a policy of the City to impose fees on each new development project to pay the costs of constructing capital improvements and facility expansions necessary to serve new development.

**SECTION 2. Amendments – Division 3, Article 9.05, Chapter 9.**

**2.01** Division 3 “Water Facilities Impact Fee” of Article 9.05, “Impact Fees” of Chapter 9, “Planning and Development Regulations”, Section 9.05.061 “Purpose; Applicability” of the Code of Ordinances of the City is hereby amended by adopting a new subparagraph (c) to be and read in its entirety as follows and all other subparagraphs not expressly amended hereby shall remain in full force and effect:

**§ 9.05.061. Purpose; Applicability.**

...

“(c) Final Plat Approval. No final Plat for New Development shall be approved within the Service Area without assessment of an impact fee pursuant to this Article, including without limitation Section **9.05.067(a)**. No building permit or certificate of occupancy be issued or utility connection be made for other types of New Development until the Impact Fee as required by this Article and applicable state law has been paid.”

...

**2.02** Division 3 “Water Facilities Impact Fee” of Article 9.05, “Impact Fees” of Chapter 9, “Planning and Development Regulations”, Section 9.05.062 “Definitions” of the Code of Ordinances of the City is hereby amended to amend the Definitions of the following terms: “Plat”, “Water Capital Improvement(s)”, “Water Capital Improvements Plan”, “Water Facilities Impact Fee or Impact Fee” and to adopt a new Definition for “Water Facility/Water Facilities” listed in alphabetical order, each of which shall be and read in its entirety as follows, and all other Definitions not expressly amended hereby shall remain in full force and effect:

**§ 9.05.062. Definitions.**

“Plat. The term shall have the meaning provided in the City’s Subdivision Ordinance, as amended. As used in this Article, Plat has the meaning set forth in the adopted Subdivision Regulations, and includes without limitation, a Final Plat, Minor Plat, Replat, and Amending Plat.”

“Water Capital Improvement(s). A water facility or facility expansion with a life expectancy of three (3) or more years and owned and operated by or to be owned and operated by or on behalf of the City, as identified in the Capital Improvements Plan and Impact Fee Update for Water and Streets, 2025-2035 adopted by the Kaufman City Council.”

“Water Capital Improvements Plan. The adopted “Water Capital Improvements Plan” of the City of Kaufman, Texas, as amended from time to time, adopted by the City as part of the “Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035” which identifies Water Capital Improvements for which impact fees may be assessed.”

“Water Facilities Impact Fee or Impact Fee. A charge or assessment imposed against New Development in order to generate revenue for funding or recovering of the costs of Water Capital Improvements or Facility Expansions necessitated by and attributable to the New Development. The term includes amortized charges, lump sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term shall not include:

- (1) Dedication of land for public parks or payment in lieu of the dedication to serve park needs; or
- (2) Dedication of rights-of-way or easements, or the construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;
- (3) Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for constructing or over-sizing water or wastewater mains or lines; or
- (4) Other pro rata fees for reimbursement of water or wastewater mains or lines extended by the City.”

“Water Facility/Water Facilities. A water interceptor or main, pump station, storage tank or other facility or improvement used for providing water supply, treatment and distribution service included within the City’s water storage or distribution system. This term includes, but is not limited to, land, easements or structures associated with such facilities. This term excludes site-related facilities.”

**2.03.** Division 3 “Water Facilities Impact Fee” of Article 9.05, “Impact Fees” of Chapter 9, “Planning and Development Regulations”, Section 9.05.065 “Use of Other Financing Mechanisms”, subparagraphs (a) and (c) of the Code of Ordinances of the

City are hereby amended to be and read in their entirety as follows, and all other subparagraphs of Section 9.05.065 not expressly amended hereby shall remain in full force and effect:

**§ 9.05.065. Use of Other Financing Mechanisms.**

“(a) The City may finance water improvements or Facility Expansions designated in the Water Capital Improvements Plan through the issuance of bonds or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.

...

“(c) The City Council may decide that the City may credit or offset all or a part of impact fees due for a new development pursuant to duly adopted criteria. Any such action shall be in accordance with applicable procedures in an open meeting.”

**2.04.** Division 3 “Water Facilities Impact Fee” of Article 9.05, “Impact Fees” of Chapter 9, “Planning and Development Regulations”, Section 9.05.066 “Impact Fee as Additional and Supplemental Regulation”, of the Code of Ordinances of the City is hereby amended by adopting a new subparagraph (c) to be and read in its entirety as follows, and all other subparagraphs of Section 9.05.066 not expressly amended hereby shall remain in full force and effect:

**“Sec. 9.05.066. Impact Fee as Additional and Supplemental Regulation.”**

...

“(c) The maximum impact fee assessed per service unit for roadway facilities shall be calculated pursuant to section 395.015 of the Texas Local Government Code, and as may be amended from time to time, and such fee is hereby declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the City's roadway system.”

**2.05.** Division 3 “Water Facilities Impact Fee” of Article 9.05, “Impact Fees” of Chapter 9, “Planning and Development Regulations”, Section 9.05.068 “Credits and Refunds; Appeals; Waivers and Exemptions”, subparagraphs (b) and (d) of the Code of Ordinances of the City are hereby amended to be and read in their entirety as follows, and all other subparagraphs of Section 9.05.068 not expressly amended hereby shall remain in full force and effect:

**“§ 9.05.068. Credits and Refunds; Appeals; Waivers and Exemptions”**

...

“(b) Refunds. Upon application, and except as otherwise provided by Section 395.025 of the Texas Local Government Code, any impact fee or portion thereof collected pursuant to this Article, which has not been expended within the Service Area or as otherwise provided in this Article, within ten (10) years from the date of payment, shall be refunded to the record owner of the property at the time the refund is paid for the property for which the Water Facilities Impact Fee was paid or, if the Water Facilities Impact Fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002 Texas Finance Code, or its successor statute. The application for refund pursuant to this section shall be submitted within sixty (60) days after the expiration of the ten (10) year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first out basis.”

...

“(d) Calculation of Refund. If a refund is due pursuant to this Section, the City shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.”

...

“(i) If the notice of appeal under subsection h of this Section is accompanied by a payment in an amount equal to the original determination of the impact fee due, the City shall process and may issue a building permit if other requirements are met while the appeal is pending.”

...

**SECTION 3. Fee Schedule Amendments.** Section A4.003, “Water Facilities Impact Fee”, of Article A4.000, “Building and Development Fees”, of Appendix A, “Fee Schedule”, of the Code of Ordinances of the City of Kaufman, Texas, is hereby repealed and a new Section A4.003 “Water Facilities Impact Fee” of Article A4.000 of Appendix A “Fee Schedule” is hereby adopted and shall be and read in its entirety as follows, with all other sections of Article A4.000 not expressly amended hereby to remain in full force and effect without amendment:

**“A4.003 Water Facilities Impact Fee.**

Water Facilities Impact Fees based on the following schedule per living unit equivalent (LUE) is hereby imposed to be effective on October 1, 2025, in accordance with the schedule below as authorized by Chapter 395 of the Texas Local Government Code, as amended. The amount of each Water Facilities Impact Fee due shall be determined by multiplying the number of LUE’s generated by the New Development times the applicable Impact Fee. The maximum Water Facilities Impact Fee assessed per Service Unit for Water Capital Improvements, as set forth in this Section, as may be amended from time to time, is declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the City’s water or wastewater system.

The number of LUEs for each land use shall be related to the volume of water and the size and type of water meter according to the Table below:

**Water Facilities Impact Fee Table**

Size	# LUE	Max per LUE	Max Assessable	Year 1	Year 2	Year 3	Year 4	Year 5
				10/1/2025 thru 12/31/2026	1/1/2027 thru 12/31/2027	1/1/2028 thru 12/31/2028	1/1/2029 thru 12/31/2029	1/1/2030 thru 12/31/2030
3/4"	1	\$6,827.00	\$6,827.00	\$4,700.00	\$4,890.00	\$5,090.00	\$5,300.00	\$5,520.00
1"	1.67	\$6,827.00	\$11,401.09	\$7,849.00	\$8,166.30	\$8,500.30	\$8,851.00	\$9,218.40
1-1/2"	3.33	\$6,827.00	\$22,733.91	\$15,651.00	\$16,283.70	\$16,949.70	\$17,649.00	\$18,381.60
2"	5.33	\$6,827.00	\$36,387.91	\$25,051.00	\$26,063.70	\$27,129.70	\$28,249.00	\$29,421.60
3"	11.67	\$6,827.00	\$79,671.09	\$54,849.00	\$57,066.30	\$59,400.30	\$61,851.00	\$64,418.40
4"	21	\$6,827.00	\$143,367.00	\$98,700.00	\$102,690.00	\$106,890.00	\$111,300.00	\$115,920.00
6"	46.67	\$6,827.00	\$318,616.09	\$219,349.00	\$228,216.30	\$237,550.30	\$247,351.00	\$257,618.40
8"	80	\$6,827.00	\$546,160.00	\$376,000.00	\$391,200.00	\$407,200.00	\$424,000.00	\$441,600.00
10"	126.67	\$6,827.00	\$864,776.09	\$595,349.00	\$619,416.30	\$644,750.30	\$671,351.00	\$699,218.40

**SECTION 4. Cumulative Repealed/Savings.** 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 Clause.** Should any section of this ordinance or the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal, or invalid, such holding shall not affect the validity of this ordinance or the Code of Ordinances, as amended hereby, other than the part decided to be unconstitutional, illegal, or invalid.

**SECTION 6. Penalty Clause.** That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction in the Municipal Court shall be punished by a fine not to exceed Five Hundred (\$500.00) Dollars for each offense.

**SECTION 6. Effective Date.** This ordinance shall take effect on October 1, 2025, after its passage and publication, as the law and Charter in such cases provide.

**PASSED AND ADOPTED** on this the 8<sup>th</sup> day of September 2025.

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**JEFF JORDAN  
MAYOR**

**ATTEST:**

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**JESSIE HANKS  
CITY SECRETARY**

**APPROVED AS TO FORM:**

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**M. ANN MONTGOMERY  
CITY ATTORNEY**



Meeting Date: 9/8/2025 Date: 08/19/2025

Item #: 5.

Dept.: Administration

**Ordinance**

**SUBJECT:**

Conduct a Public Hearing and consider and take appropriate action on Ordinance O-29-25, an Ordinance of the City Council of the City of Kaufman, amending Division 2, "Roadway Facilities Impact Fee", of Article 9.05, "Impact Fees", of Chapter 9 "Planning and Development Regulations" and Section A4.002, "Roadway Facilities Impact Fees", of Appendix A, "Fee Schedule", adopting amendments to Roadway Facilities Impact Fees to be assessed by the City of Kaufman, Texas within the corporate limits of the City only; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a roadway facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the roadway facilities land use assumptions and service area, the Roadway Facilities Capital Improvements Plan; adopting various other provisions relative to roadway impact fees' providing an effective date of October 1, 2025, for the assessment of the amended impact fees.

**BACKGROUND:**

The Capital Improvements Plan Advisory Committee (CIPAC) met in July 2025 to review how impact fees are determined. CIPAC met to review and approve the updated Capital Improvements Plan with the associated cost estimates and the updated Land Use Assumptions. Teague, Nall and Perkins (TNP) reported the maximum roadway impact fee cost per service unit was \$19,344. City Council, on July 28, 2025, approved Resolution R-23-25 setting a public hearing on September 8, 2025, to consider the updates to the Capital Improvements Plan and Land Use Assumptions and proposed roadway facility impact fees. CIPAC, on August 25, 2025, recommended approval by a vote of 6-0 for amendments to the roadway facilities impact fees, as recommended by staff. Staff recommended the roadway impact fees starting on October 1, 2025, to be 38.3% of the maximum cost per service unit and to increase by 4% each successive year, until January 1, 2030.

Please see attached memo from the Capital Improvements Plan Advisory Committee, and the TNP Capital Improvements Plan and Impact Fee Update for Water and Streets 2025-2035 Final Report.

Author:  
Mike Holder, City Manager

Reviewed:  
Mike Holder, City Manager

Cost: N/A                      Funds Available: N/A                      Source: N/A

**Recommendation: Staff recommends approval of Ordinance O-29.25.**

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Dear Mayor Jordan and City Councilmembers:

The Capital Improvements Plan Advisory Committee (CIPAC), composed of the members of the City of Kaufman's Planning and Zoning Commission, has been working with City staff and the consulting firm of Teague Nall and Perkins, Inc. since July 2025 on impact fee updates for water and street facilities, and an impact fee adoption for wastewater facilities.

The CIPAC met on August 25, 2025, and reviewed the consultant's presentation of the water, street, and wastewater impact fees. Pursuant to its statutory duties, the CIPAC hereby submits, by unanimous vote, the following rate recommendations for your consideration:

- Effective October 1, 2025, an increase in the collection rate for water impact fees to \$4,700.00 per  $\frac{3}{4}$ " meter equivalent. This is approximately 68.8% of the maximum assessable impact fee of \$6,827. Effective January 1, 2026, and every January 1 thereafter until January 1, 2030, additional collection rate increases of approximately 4% per year. The recommended collection rates for each year for  $\frac{3}{4}$ " meters, and for additional meter sizes, are shown in the attachment to this letter.
- Effective October 1, 2025, an increase in the collection rate for street impact fees to \$3,700.00 per single-family residential dwelling unit. This is approximately 38.3% of the maximum assessable impact fee of \$9,672. Effective January 1, 2026, and every January 1 thereafter until January 1, 2030, additional collection rate increases of approximately 4% per year. The recommended collection rates for each year for single-family residential dwelling units, and for additional land use types, are shown in the attachment to this letter.
- Effective October 1, 2025, the implementation of a wastewater impact fee at the rate of \$5,000.00 per  $\frac{3}{4}$ " meter equivalent. This is approximately 79.2% of the maximum assessable impact fee of \$6,314. Effective January 1, 2026, and every January 1 thereafter until January 1, 2030, collection rate increases of approximately 4% per year. The recommended collection rates for each year for  $\frac{3}{4}$ " meters, and for additional meter sizes, are shown in the attachment to this letter.

The CIPAC stands ready to discuss this recommendation with the City Council if requested.

Sincerely,  
Richard Dunn  
Chairman, Planning and Zoning Commission

Attachment

CC: Mike Holder, City Manager  
Rachel Balthrop Mendoza, Assistant City Manager  
Johnny Bray, Development Services Director  
Jessie Hanks, City Secretary



**Water Impact Fees**

<b>Meter Size (in)</b>	<b>Meter Equivalents</b>	<b>2025-26 Assessment Rate</b>	<b>2027 Assessment Rate</b>	<b>2028 Assessment Rate</b>	<b>2029 Assessment Rate</b>	<b>2030 Assessment Rate</b>
3/4	1.00	\$4,700.00	\$4,890.00	\$5,090.00	\$5,300.00	\$5,520.00
1	1.67	\$7,849.00	\$8,166.30	\$8,500.30	\$8,851.00	\$9,218.40
1-1/2	3.33	\$15,651.00	\$16,283.70	\$16,949.70	\$17,649.00	\$18,381.60
2	5.33	\$25,051.00	\$26,063.70	\$27,129.70	\$28,249.00	\$29,421.60
3	11.67	\$54,849.00	\$57,066.30	\$59,400.30	\$61,851.00	\$64,418.40
4	21.00	\$98,700.00	\$102,690.00	\$106,890.00	\$111,300.00	\$115,920.00
6	46.67	\$219,349.00	\$228,216.30	\$237,550.30	\$247,351.00	\$257,618.40
8	80.00	\$376,000.00	\$391,200.00	\$407,200.00	\$424,000.00	\$441,600.00
10	126.67	\$595,349.00	\$619,416.30	\$644,750.30	\$671,351.00	\$699,218.40



**Street Impact Fees**

Land Use Type	Unit	Peak Hour Trip Factor	2025-26 Assessment Rate	2027 Assessment Rate	2028 Assessment Rate	2029 Assessment Rate	2030 Assessment Rate
Residential	Dwelling Unit	0.90	\$3,700.00	\$3,850.00	\$4,010.00	\$4,180.00	\$4,350.00
Public/Semi-Public	per 1,000 SF GFA	0.35	\$1,438.89	\$1,497.22	\$1,559.45	\$1,625.55	\$1,691.67
General Office	per 1,000 SF GFA	1.50	\$6,166.67	\$6,416.67	\$6,683.34	\$6,966.66	\$7,250.00
Commercial/Retail	per 1,000 SF GFA	2.57	\$10,565.55	\$10,993.89	\$11,450.79	\$11,936.21	\$12,421.66
Industrial	per 1,000 SF GFA	0.61	\$2,507.78	\$2,609.45	\$2,717.89	\$2,833.11	\$2,948.33

GFA - Gross Floor Area



**Wastewater Impact Fees**

<b>Meter Size (in)</b>	<b>Meter Equivalents</b>	<b>2025-26 Assessment Rate</b>	<b>2027 Assessment Rate</b>	<b>2028 Assessment Rate</b>	<b>2029 Assessment Rate</b>	<b>2030 Assessment Rate</b>
3/4	1.00	\$5,000.00	\$5,200.00	\$5,410.00	\$5,630.00	\$5,860.00
1	1.67	\$8,350.00	\$8,684.00	\$9,034.70	\$9,402.10	\$9,786.20
1-1/2	3.33	\$16,650.00	\$17,316.00	\$18,015.30	\$18,747.90	\$19,513.80
2	5.33	\$26,650.00	\$27,716.00	\$28,835.30	\$30,007.90	\$31,233.80
3	11.67	\$58,350.00	\$60,684.00	\$63,134.70	\$65,702.10	\$68,386.20
4	21.00	\$105,000.00	\$109,200.00	\$113,610.00	\$118,230.00	\$123,060.00
6	46.67	\$233,350.00	\$242,684.00	\$252,484.70	\$262,752.10	\$273,486.20
8	80.00	\$400,000.00	\$416,000.00	\$432,800.00	\$450,400.00	\$468,800.00
10	126.67	\$633,350.00	\$658,684.00	\$685,284.70	\$713,152.10	\$742,286.20

**ORDINANCE NO. O-29-25**

**AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING DIVISION 2 “ROADWAY FACILITIES IMPACT FEE” OF ARTICLE 9.05 “IMPACT FEES” OF CHAPTER 9 “PLANNING AND DEVELOPMENT REGULATIONS” OF THE CITY OF KAUFMAN CODE OF ORDINANCES AND AMENDING SECTION A4.002, “ROADWAY FACILITIES IMPACT FEE” OF ARTICLE 4, “BUILDING AND DEVELOPMENT FEES”, OF APPENDIX A, “FEE SCHEDULE” OF THE CITY OF KAUFMAN CODE OF ORDINANCE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS TO VARIOUS SECTIONS OF DIVISION 2 TO ADOPT AMENDED ROADWAY IMPACT FEES AND PROVIDING AMENDMENTS TO APPENDIX A, ARTICLE 4 PROVIDING A ROADWAY FACILITIES IMPACT FEE SCHEDULE EFFECTIVE FROM 2025 TO 2030; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) 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**, the City of Kaufman, Texas (the “City”) is a home-rule municipality operating under a charter adopted pursuant to Article XI, Section 5 of the Texas Constitution and has the full power of local self-government as authorized by law; and

**WHEREAS**, the City is authorized under Chapter 395 of the Texas Local Government Code (the “Code) and its Charter to adopt, assess, and collect roadway impact fees to fund capital improvements or facility expansions necessitated by new development; and

**WHEREAS**, the City Council of the City of Kaufman (the “City Council”), adopted Land Use Assumptions and a Capital Improvements Plan by Resolution R-26-14 on September 22, 2014, and amended the Land Use Assumptions and a Capital Improvements Plan by Ordinance O-32-19; and

**WHEREAS**, the City Council adopted the Roadway Facilities Impact Fee Ordinance No. O-29-14 on November 17, 2014, and subsequently amended the Roadway Facilities Impact Fee Ordinance No. O-33B-19 on December 16, 2019; and

**WHEREAS**, the City Council has reviewed the Land Use Assumptions, Capital Improvements Plan, and Roadway Facilities Impact Fees previously adopted and determined it necessary to update the Plans and Fees; and

**WHEREAS**, the City Council desires to update the Land Use Assumptions, the Capital Improvements Plan, and the amount of Roadway Facilities Impact Fees by

amending various sections of Chapter 9 “Planning and Development Regulations”, Article 9.05 “Impact Fees”, Division 3 “Roadway Facilities Impact Fee” of the City’s Code of Ordinances and amending Appendix A “Fee Schedule”, Article 4 “Building and Development Fees”, Section A4.002 “Roadway Facilities Impact Fee”, of the City’s Code of Ordinances; and

**WHEREAS**, the City Council received updated land use assumptions, an updated Capital Improvements Plan, and updated Roadway Facility Impact Fees and has determined that the updates are in compliance with the Code; and

**WHEREAS**, the City of Kaufman has, within sixty (60) days after the date it received the updated Land Use Assumptions and Capital Improvements Plan, adopted an order setting a public hearing to discuss and review the same and to determine whether to amend the same; and

**WHEREAS**, the City of Kaufman published the required notice of the hearing in one or more newspapers of general circulation in each county in which the City of Kaufman lies before the thirtieth (30<sup>th</sup>) day before the date set for the hearing; and

**WHEREAS**, on or before the date of the first publication of the notice of the hearing, the updated Land Use Assumptions and Capital Improvements Plan, including the amount of the proposed Roadway Facilities Impact Fee per service unit, were made available to the public; and

**WHEREAS**, the Capital Improvements Advisory Committee, created under § 395.058 of the Code, filed its written comments on the proposed amendments to the Land Use Assumptions, Capital Improvements Plan, and Roadway Facilities Impact Fee before the fifth (5<sup>th</sup>) business day before the date of the public hearing on the amendments; and

**WHEREAS**, the City Council held a public hearing to discuss the amendments to the Land Use Assumptions, Capital Improvements Plan, and Roadway Facilities Impact Fees; and

**WHEREAS**, the City Council has investigated and determined that the City of Kaufman has fully complied with the Code concerning the notice, adoption, promulgation and methodology necessary to adopt Amended Land Use Assumptions and an Amended Capital Improvements Plan establishing impact fees and has properly adopted the amended Roadway Facilities Impact Fees pursuant to this Ordinance; and

**WHEREAS**, the City Council has further investigated and determined and hereby finds that it is in the best interests of the citizens of Kaufman to adopt such amendments to the lands use assumptions, capital improvements plan and Roadway Facilities Impact Fees to assure the provision of adequate roadway facilities to serve new development by requiring each such development to pay its share of the costs of such improvements necessitated by and attributable to such new development.

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

**SECTION 1. Incorporation of Premises/Purpose.**

**A. Incorporation of Premises.** The above and foregoing recitals are true and correct and are findings incorporated into this Ordinance and made a part hereof for all purposes.

**B. Purpose.** This Ordinance is adopted pursuant to the provisions of Chapter 395 of the Texas Local Government Code, as amended, as well as under the authority of Article XI, Section 5 of the Texas Constitution. This Ordinance implements a policy of the City to impose fees on each New Development project to pay the costs of constructing capital improvements and facility expansions necessary to serve New Development.

**SECTION 2. Amendments – Division 2, Article 9.05, Chapter 9.**

**2.01.** Division 2 “Roadway Facilities Impact Fee” of Article 9.05 “Impact Fees” of Chapter 9 “Planning and Development Regulations”, Section 9.05.031 “Purpose/Applicability” of the Code of Ordinances of the City is hereby amended by adopting a new subparagraph (c) to be and read in its entirety as follows and all other subparagraphs not expressly amended hereby shall remain in full force and effect:

**“§ 9.05.031. Purpose; Applicability.**

...

(c) Final Plat Approval. No final Plat for New Development shall be approved within the Service Area without assessment of an impact fee pursuant to this Article, including without limitation Section **9.05.067(a)**. No building permit or certificate of occupancy shall be issued, or utility connection be made for other types of New Development until the Impact Fee as required by this Article and applicable state law has been paid.”

**2.02.** Division 2 “Roadway Facilities Impact Fee” of Article 9.05 “Impact Fees” of Chapter 9 “Planning and Development Regulations”, Section 9.05.032 “Definitions” of the Code of Ordinances of the City is hereby amended to amend the Definitions of the following terms: “Plat”, “Roadway Capital Improvement(s)”, “Roadway Capital Improvements Plan”, and “Roadway Impact Facilities Impact Fee or Impact Fee” and to adopt a new Definition for “Roadway Facility/Roadway Facilities” listed in alphabetical order, each of which shall be and read in its entirety as follows, and all other Definitions not expressly amended hereby shall remain in full force and effect:

**§ 9.05.032. Definitions.**

...

“Plat. The term shall have the meaning provided in the City’s Subdivision Ordinance, as amended. As used in this Article, Plat has the meaning set

forth in the adopted Subdivision Regulations, and includes without limitation, a Final Plat, Minor Plat, Replat, and Amending Plat.”

“Roadway Capital Improvement(s). A roadway facility or facility expansion with a life expectancy of three (3) or more years and owned and operated by or to be owned and operated by or on behalf of the City, as identified in the Capital Improvements Plan and Impact Fee Update for Water and Streets, 2025-2035, adopted by the Kaufman City Council.”

“Roadway Capital Improvements Plan. The adopted “Roadway Capital Improvements Plan” of the City of Kaufman, Texas, as amended from time to time, adopted by the City as part of the “Capital Improvements Plan and Impact Fee Update for Water and Streets, 2025-2035” which identifies Roadway Capital Improvements for which impact fees may be assessed.”

“Roadway Impact Facilities Impact Fee or Impact Fee. A charge or assessment imposed against new development in order to generate revenue for funding or recovering of the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term does not include:

- (1) Dedication of land for public parks or payment in lieu of the dedication to serve park needs; or
- (2) Dedication of rights-of-way or easements, or the construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development; or
- (3) Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for constructing or over-sizing roadway facilities; or
- (4) Other pro rata fees for reimbursement of Roadway Facilities extended by the City.”

“Roadway Facility or Roadway Facilities means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the City, together with all necessary appurtenances. The term includes the City’s share of costs for roadways and associated improvements designated on the federal or Texas highway system, including local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances, and rights-of-way.”

...

**2.03.** Section 9.05.034 “Accounting for Fees and Interest; Records,” subparagraph (b), “Accounting” of the Code of Ordinances of the City is hereby amended to be and read in its entirety as follows and all other subparagraphs of Section 9.05.034 not expressly amended hereby shall remain in full force and effect:

**§ 9.05.034. Accounting for Fees and Interest; Records.**

...

“(b) Accounting. The records of the accounts into which Impact Fees are deposited shall be open for public inspection and copying consistent with the requirements of the Texas Public Information Act.”

...

**2.04.** Division 2 “Roadway Facilities Impact Fee” of Article 9.05 “Impact Fees” of Chapter 9 “Planning and Development Regulations”, Section 9.05.035 “Use of Other Financing Mechanisms”, subparagraphs (a) and (c) of the Code of Ordinances of the City are hereby amended to be and read in their entirety as follows, and all other subparagraphs of Section 9.05.035 not expressly amended hereby shall remain in full force and effect:

**§ 9.05.035. Use of Other Financing Mechanisms.**

“(a) The City may finance Roadway Facility improvements or Facility Expansions designated in the Roadway Capital Improvements Plan through the issuance of bonds or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.”

....

“(c) The City Council may decide that the City may credit or offset all or a part of impact fees due for a new development pursuant to duly adopted criteria. Any such action shall be in accordance with applicable procedures in an open meeting.”

**2.05.** Division 2 “Roadway Facilities Impact Fee” of Article 9.05 “Impact Fees” of Chapter 9 “Planning and Development Regulations” Section 9.05.036 “Impact Fee as Additional and Supplemental Regulation”, subparagraph (c) of the Code of Ordinances of the City is hereby amended to be and read in its entirety as follows, and all other subparagraphs of Section 9.05.036 not expressly amended hereby shall remain in full force and effect:

**§ 9.05.036. Impact Fee as Additional and Supplemental Regulation.**

...

“(c) The maximum impact fee assessed per service unit for roadway facilities shall be calculated pursuant to section 395.015 of the Texas Local Government Code, and as may be amended from time to time, and such fee is hereby declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the City's roadway system.”

**2.06.** Division 2 “Roadway Facilities Impact Fee” of Article 9.05 “Impact Fees” of Chapter 9 “Planning and Development Regulations”, Section 9.05.038 “Credits and Refunds” subparagraph (b) “Refunds” and subparagraph (d) “Calculation of Refund” of the Code of Ordinances of the City are hereby amended to be and read in their entirety as follows and all other subparagraphs of Section 9.05.038 not expressly amended hereby shall remain in full force and effect:

**§ 9.05.038. Credits and Refunds.**

...

“(b) Refunds. Upon application and except as otherwise provided by Section 395.025 of the Texas Local Government Code, any impact fee or portion thereof collected pursuant to this Article, which has not been expended within the Service Area or as otherwise provided in this Article, within ten (10) years from the date of payment, shall be refunded to the record owner of the property at the time the refund is paid for the property for which the Roadway Facilities Impact Fee was paid or, if the Roadway Facilities Impact Fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002 Texas Finance Code, or its successor statute. The application for refund pursuant to this section shall be submitted within sixty (60) days after the expiration of the ten (10) year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first out basis.”

...

(d) Calculation of Refund. If a refund is due pursuant to this Section, the City shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of Service Units assumed within the Service Area for the period to determine the refund due per Service Unit. The refund to the record owner shall be calculated by multiplying the refund due per Service Unit by the number of Service Units for the development for which the fee was paid, and interest due shall be calculated upon that amount.”

...

**2.07.** Division 2 “Roadway Facilities Impact Fee” of Article 9.05 “Impact Fees” of Chapter 9 “Planning and Development Regulations”, Section 9.05.039 “Appeals” of the Code of Ordinances of the City is hereby amended by amending subparagraph (d) to

read in its entirety as follows and all other subparagraphs of Section 9.05.039 not expressly amended hereby shall remain in full force and effect:

**§ 9.05.039. Appeals.**

...

“(d) If the notice of appeal under subsection (c) of this Section is accompanied by a payment in an amount equal to the original determination of the impact fee due, the City shall process and may issue a building permit if other requirements are met while the appeal is pending.”

...

**SECTION 3. Fee Schedule Amendment.** Section A4.002 “Roadway Facilities Impact Fee” of Article A4.000 “Building and Development Fees” of Appendix A “Fee Schedule” of the Code of Ordinances of the City of Kaufman, Texas, is hereby repealed and a new Section A4.002 “Roadway Facilities Impact Fee” of Article A4.000 of Appendix A “Fee Schedule” is hereby adopted and shall be and read in its entirety as follows, with all other sections of Article A4.000 not expressly amended hereby to remain in full force and effect without amendment:

**“A4.002 Roadway Facilities Impact Fee.**

Roadway Facilities Impact Fees shall be based on the maximum fee per Service Unit of \$9,672 per peak-hour trip and are hereby imposed to be effective on October 1, 2025, and, in accordance with the schedule below as authorized by Chapter 395 of the Texas Local Government Code, as amended. The actual fee per Service Unit of each land use is determined by multiplying the projected number of peak-hour trips generated by each Service Unit times the maximum fee provided in the Table below. The following are the Roadway Facilities Impact Fees for each land use:

**Roadway Impact Fee Rate Schedule**

Land Use Type	Units	Peak Hour Trip Rate	Max Fee by SU	Year 1	Year 2	Year 3	Year 4	Year 5
				10/1/2025 thru 12/31/2026	1/1/2027 thru 12/31/2027	1/1/2028 thru 12/31/2028	1/1/2029 thru 12/31/2029	1/1/2030 thru 12/31/2030
Residential	Dwelling Unit	0.9	\$8,704.80	\$3,700.00	\$3,850.00	\$4,010.00	\$4,180.00	\$4,350.00
Public / Semi-Public	per 1,000 SF	0.35	\$3,385.20	\$1,438.89	\$1,497.22	\$1,559.45	\$1,625.55	\$1,691.67
General Office	per 1,000 SF	1.5	\$14,508.00	\$6,166.67	\$6,416.67	\$6,683.34	\$6,966.66	\$7,250.00
Commercial / Retail	per 1,000 SF	2.57	\$24,857.04	\$10,565.55	\$10,993.89	\$11,450.79	\$11,936.21	\$12,421.66
Industrial	per 1,000 SF	0.61	\$5,899.92	\$2,507.78	\$2,609.45	\$2,717.89	\$2,833.11	\$2,948.33

**SECTION 4. Cumulative Repealed/Savings.** 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 Clause.** Should any section or part of this Ordinance or the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal, or invalid, such holding shall not affect the validity of this Ordinance or the Code of Ordinances, as amended hereby, other than the part decided to be unconstitutional, illegal, or invalid.

**SECTION 6. Penalty Clause.** That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction in the Municipal Court shall be punished by a fine not to exceed Five Hundred (\$500.00) Dollars for each offense.

**SECTION 7. Effective Date.** This ordinance shall take effect on October 1, 2025, after its passage and publication, as the law and Charter in such cases provide.

**PASSED AND ADOPTED** on this the 8<sup>th</sup> day of September 2025.

---

**JEFF JORDAN  
MAYOR**

**ATTEST:**

---

**JESSIE HANKS  
CITY SECRETARY**

**APPROVED AS TO FORM:**

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**M. ANN MONTGOMERY  
CITY ATTORNEY**



Meeting Date: 9/8/2025 Date: 08/19/2025

Item #: 6.

Dept.: Administration

**Ordinance**

**SUBJECT:**

Conduct a Public Hearing and consider and take appropriate action on Ordinance O-30-25, an Ordinance of the City Council of the City of Kaufman, amending Article 9.05, "Impact Fees", of Chapter 9 "Planning and Development Regulations", of the City's Code of Ordinances to adopt a new Division 4, "Wastewater Facilities Impact Fee", and amending Article 4, "Building and Development Fee", of Appendix A, "Fee Schedule", of the City's Code of Ordinances to renumber existing sections and to adopt a new Section A4.006, "Wastewater Facilities Impact Fees", adopting Wastewater Facilities Impact Fees to be assessed by the City of Kaufman, Texas, for the wastewater system service area within the corporate limits of the City and within the extraterritorial jurisdiction of the City; providing for calculation of maximum impact fees and use of proceeds from impact fees; regulating the assessment and collection of impact fees; providing a roadway facilities impact fee schedule; imposing an impact fee and providing for exceptions; providing for credits; regulating accounting for fees and interest; providing for refunds; incorporating the roadway facilities land use assumptions and service area, the Roadway Facilities Capital Improvements Plan; adopting various other provisions relative to roadway impact fees providing an effective date of October 1, 2025, for the assessment of the amended impact fees.

**BACKGROUND:**

The Capital Improvements Plan Advisory Committee (CIPAC) met in July 2025 to review how impact fees are determined. CIPAC met to review and approve the updated Capital Improvements Plan with the associated cost estimates and the updated Land Use Assumptions. Teague, Nall, and Perkins (TNP) reported the maximum wastewater impact fee cost per service unit was \$12,628. City Council, on July 28, 2025, approved Resolution R-24-25 setting a public hearing on September 8, 2025, to consider the updates to the Capital Improvements Plan and Land Use Assumptions and proposed wastewater facility impact fees. CIPAC, on August 25, 2025, recommended approval by a vote of 6-0 for amendments to the wastewater facilities impact fees, as recommended by staff. Staff recommended the wastewater impact fees starting on October 1, 2025, to be 79.2% of the maximum cost per service unit and to increase by 4% each successive year, until January 1, 2030.

Please see attached memo from the Capital Improvements Plan Advisory Committee, and the TNP Capital Improvements Plan and Impact Fee Update for Wastewater 2025-2035 Final Report.

Author:  
Mike Holder, City Manager

Reviewed:  
Mike Holder, City Manager

**Cost: Funds Available: Source:**

**Recommendation: Staff recommends approval of Ordinance O-30-25.**

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





**tnp**

engineers  
surveyors  
landscape architects



# Capital Improvements Plan and Impact Fee Adoption for Wastewater 2025-2035



**Offices:** Fort Worth | Denton | Allen | Heath | Katy | The Woodlands

**Registrations:** Texas Board of Professional Engineers and Land Surveyors: #F-230 | #10011600 | #10194381 | #10011601 | Texas Board of Architectural Examiners: #BR 2673



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Appendix A – Future Land Use Plan

Appendix B – Capital Improvements Plan (CIP) and Land Use Assumptions Ordinance O-18-25

Appendix C – Wastewater Impact Fee Ordinance O-30-25



## Executive Summary

The City of Kaufman desires to adopt a wastewater impact fee. The intent of the Impact Fee Program is to ease the financial burden borne by the City's existing ratepayers for the construction of new wastewater infrastructure required to support new development. Under the Impact Fee Program, new developments within the City's established service areas pay a portion of the costs associated with new wastewater infrastructure. In accordance with Local Government Code Chapter 395, the City must update the Impact Fee Program at least every five (5) years after initial adoption.

## Capital Improvements Advisory Committee

For this Impact Fee Program adoption, the City's Planning and Zoning Commission will act as the Capital Improvements Advisory Committee (CIAC) to consider recommendations for wastewater impact fees. The CIAC made recommendations to the City Council regarding Wastewater Capital Improvements Plan (CIP) and assessment rates for setting wastewater impact fees. The following individuals graciously donated their time and energies to the Impact Fee Program:

### Planning and Zoning Commission Members

Burton Brown  
Richard Dunn  
Lindsey Haynes  
Porfilo Lopez  
Kathleen Sisson \*  
Mike Slye \*  
Kathy Thorpe \*

\* Denotes member of real estate, development, or building industry not employed by a political subdivision or governmental entity.

## Land Use Assumptions

The land use assumptions used in the development of the impact fee adoption are based on the Future Land Use Plan prepared by Tim F. Glendening & Associates, Inc., dated September 2013, and adopted as the future land use assumptions for previous water and street impact fee updates via Ordinance O-32-19. A review of this Future Land Use Plan was performed by City staff to verify its relevance for the 2025 Impact Fee Program adoption. The Future Land Use Plan is included in this program adoption as **Appendix A**. City staff approved these land use assumptions for the purposes of identifying wastewater impact fee capital improvement projects and forwarded the land use assumption recommendations to the City Council for review and approval.

## Wastewater Capital Improvements Plan

As part of the adoption of the Wastewater Impact Fee Program, the Wastewater Capital Improvements Plan has been updated. The plan identifies improvements to the City's wastewater service area anticipated to be completed over the next 20 years. A percentage of these improvements required to meet the projected demands of new development between 2025 and 2035 was used to calculate the wastewater impact fees. The Wastewater System Capital Improvements Plan for years 2025-2035 identified \$22.8 million in wastewater capital improvements projects eligible for funding with impact fees.



### City of Kaufman's Maximum Wastewater Impact Fee

Based on the results of the land use assumptions and the wastewater capital improvements plan, the cost per service unit and maximum allowable wastewater impact fees that can be assessed for a standard service unit are:

<b>Wastewater CIP Cost per Service Unit:</b>	<b>\$ 12,628</b>
--	------------------

Chapter 395 of the Local Government Code requires that cities provide a 50% credit to impact fees to account for the tax revenues and utility bill revenues generated by new developments. Applying a 50% credit to the cost per service unit yields the following maximum allowable wastewater impact fee:

<b>Max. Allowable Wastewater Impact Fee per Service Unit after 50% Credit:</b>	<b>\$ 6,314</b>
--	-----------------

The wastewater impact fees are based on setting a 3/4" water meter as the standard service unit for single-family residential properties. American Water Works Association's (AWWA) meter equivalency data is utilized to compare the demand that larger water meters place on the system to the demand that a standard 3/4" meter places on the system.

### City of Kaufman's Assessed Wastewater Impact Fee

On September 8, 2025 the Kaufman City Council adopted an assessment rate of approximately 79.2% of the maximum allowable wastewater impact fee that could be assessed. The resulting wastewater impact fee assessment for the City of Kaufman will be \$5,000.00 per service unit, which is a 3/4" single-family residential meter.

<b>2025 Assessed Wastewater Impact Fee per Service Unit (3/4" meter):</b>	<b>\$ 5,000.00</b>
---	--------------------

## Introduction

The City of Kaufman desires to adopt a wastewater impact fee. Impact fees are used to fund or recover the capital costs associated with improving the wastewater infrastructure necessary to support new development within the City's service areas. The City of Kaufman wastewater system service area includes the area within the current city limits as well as within the City's 1-mile extraterritorial jurisdiction (ETJ). This Impact Fee Adoption covers the 2025-2035 period. Only projects that are identified as fully or partially funded by the City and attributable to future growth are considered impact fee eligible and included in this analysis.

A Capital Improvements Plan (CIP) is developed to determine the infrastructure projects eligible for impact fee funding in the 10-year period. City staff has developed a CIP to accommodate growth of the City's wastewater system within the current ETJ.

## Local Government Code, Chapter 395

This impact fee program adoption adheres to the Texas Local Government Code, Chapter 395 on *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*. According to this state legislation, an impact fee is "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development."

The law also states that impact fees may be used to pay for construction contract price, surveying and engineering fees, land acquisition costs, and consultants preparing or updating the capital improvements plan. Impact fees are not to pay for maintenance, operations, or repair to existing or new infrastructure.

The basis for calculating impact fees on new development is the number of *service units* the development generates. Chapter 395 defines *service units* as a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years. The service units to be used for determining impact fees for the wastewater infrastructure are defined in the applicable sections of this report.

## Population Projections

The *World Population Review* estimates that the City of Kaufman's 2024 population was 9,804. The estimated population for 2025 is 10,079. This assumes a yearly growth rate of 2.80% from the 2024 population estimate. The 2.80% growth rate is based on growth rates for years 2019-2035, from the North Central Texas Council of Governments' (NCTCOG's) Open Data: 2050 NCTCOG Demographic Forecast (City).

Using the projected growth rate referenced above, the population projections for the City of Kaufman are provided in **Table 1**. The projected growth rate for 2025 to 2035 is 2.80% per year.

Year	Population
2024	9,804
2025	10,079
2026	10,361
2027	10,651
2028	10,949
2029	11,256
2030	11,571
2031	11,895
2032	12,228
2033	12,570
2034	12,922
2035	13,284

(Source: \* World Population Review Estimate (2024), growth rate from 2024 to 2035 based on NCTCOG growth rates for years 2019-2035, from NCTCOG Open Data: 2050 NCTCOG Demographic Forecast (City)

Table 1: City of Kaufman Population Projections

## Existing Wastewater System

The City of Kaufman's existing wastewater system consists of a wastewater treatment plant (WWTP) permitted for an average day capacity of 1.2 million gallon per day (MGD), and a two-hour peak capacity of 3.1 MGD; thirteen wastewater lift stations of varying capacities; and the associated approximately 50.8 miles of 6-inch to 42-inch gravity pipelines and 4.4 miles of force main pipelines and other appurtenances necessary to provide service to its customers.

## Wastewater Impact Fee Service Unit

Since wastewater flow is directly related to water usage, the service unit for the wastewater impact fee is based on the water usage of the single-family residence, served in the City of Kaufman by ¾" meters. Larger meters are converted to Living Unit Equivalent (LUEs) based on the relative flow rates of the larger meter to a ¾" meter. For each meter larger than ¾", an LUE multiplier is applied to calculate the equivalent number of ¾" meters. The number of projected service units is determined by calculating the total number of LUEs in the City.

**Table 2** shows the conversion factors used for each meter size.

Meter Size (in)	Max. Capacity (gpm)	LUE Multiplier
3/4	30	1.00
1	50	1.67
1-1/2	100	3.33
2	160	5.33
2-1/2	240	8.00
3	350	11.67
4	630	21.00
6	1,400	46.67
8	2,400	80.00
10	3,800	126.67

(Source: Meter Capacities from AWWA C700 for Displacement-Type Meters 3/4"-2", AWWA C701 for Class II Turbine Meters 3"-10")

Table 2: Meter Conversion Table

Based on the current meter distribution provided by City staff, the existing 3,330 meters are equivalent to 4,978 LUEs. Assuming the same ratio of meter sizes in 2035 as the current distribution, the future increase of 1,188 meters is equivalent to adding 1,807 3/4" residential meters. **Table 3** outlines the current and 2035 breakdown of meters by size and their associated LUEs.

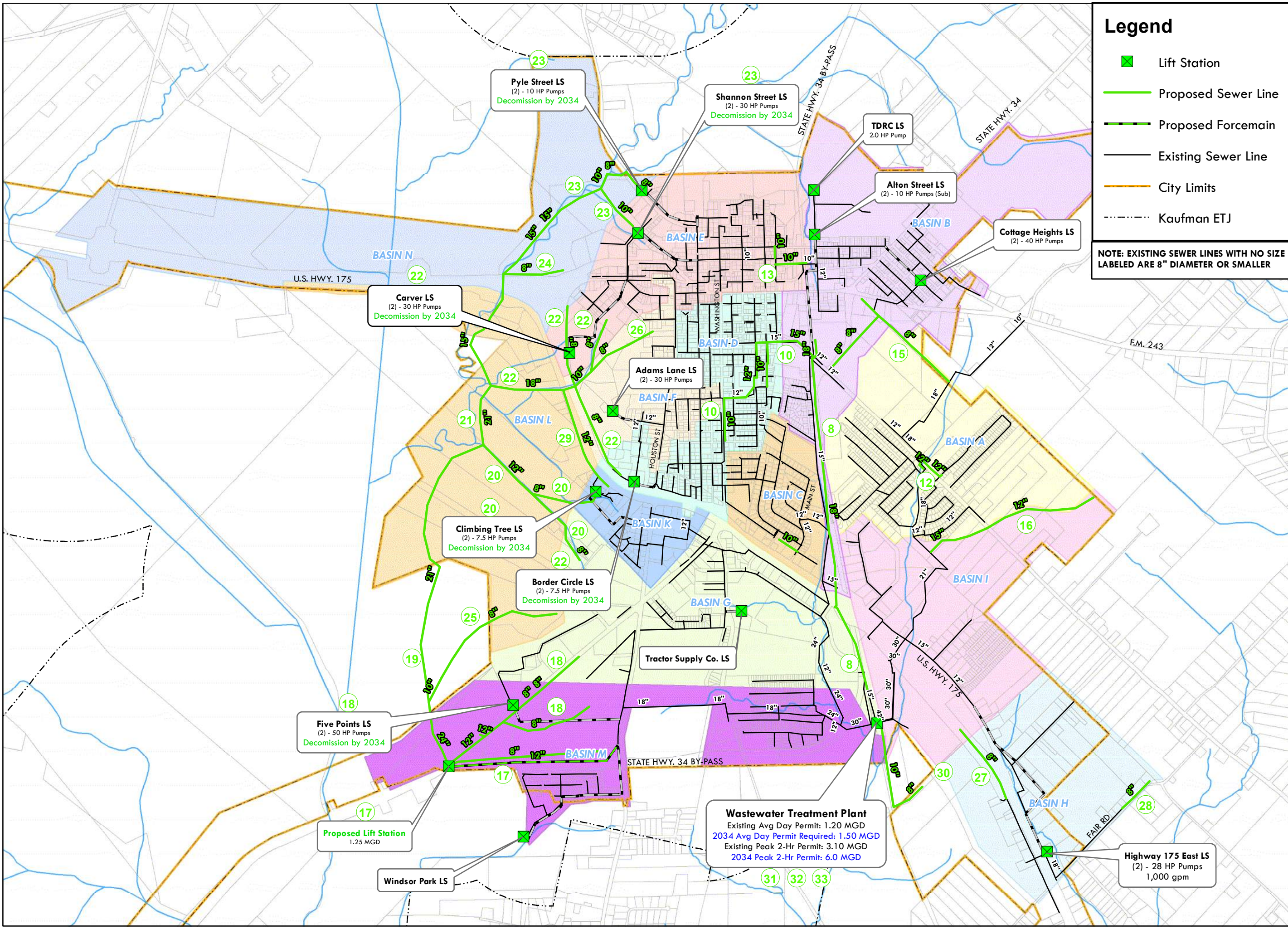
Meter Size (in)	2025		2035	
	# of Meters	Living Unit Equivalent	# of Meters	Living Unit Equivalent
3/4	2,890	2,890	3,921	3,921
1	203	339	275	459
1-1/2	39	130	53	176
2	156	831	212	1,130
2-1/2	5	40	7	56
3	24	280	33	385
4	8	168	11	231
6	3	140	4	187
8	2	160	3	240
<b>Total</b>	<b>3,330</b>	<b>4,978</b>	<b>4,518</b>	<b>6,785</b>
<b>2025-2035 Growth in LUEs</b>				<b>1,807</b>

Table 3: Living Unit Equivalents

## Wastewater Capital Improvements Plan for 2025-2035

Due to the unpredictable nature of development, it is difficult to determine which future wastewater projects identified in the CIP will be necessary in the next 10 years to support growth. Therefore, to establish the capital cost eligible for impact fees, a percentage of the total cost of the CIP program was calculated to establish the 10-year total cost. Because the planning window for the improvements shown on the CIP is 20 years, 50% of the improvements are assumed to be constructed during each 10-year period. Therefore, 50% of the impact fee eligible costs were used to calculate the CIP cost per service unit.

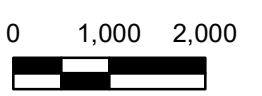
**Figure 1** is a map of the wastewater CIP projects. **Table 4** provides an inventory of the wastewater CIP projects along with estimated costs. The wastewater projects identified on the CIP map were originally developed as part of the 2014 *Sanitary Sewer Assessment Study* prepared for the City by Freese and Nichols, Inc. City staff have identified projects that have been partially or fully completed since the study's submittal, and provided additional projects to be added to the CIP. The roster of CIP wastewater projects has been revised accordingly. The total cost of the proposed wastewater facilities anticipated to be constructed during the 20-year window of the Wastewater CIP is approximately \$147.1 million (2030 dollars), of which approximately \$45.6 million is impact fee eligible. \$22.8 million (50%) of the total impact fee eligible cost is attributable to projected growth during the 2025-2035 impact fee period.



**Legend**

- Lift Station
- Proposed Sewer Line
- Proposed Forcemain
- Existing Sewer Line
- City Limits
- - - Kaufman ETJ

**NOTE: EXISTING SEWER LINES WITH NO SIZE LABELED ARE 8" DIAMETER OR SMALLER**



1 inch = 2,000 feet

Kaufman, Texas  
 Capital Improvement Plan (2025-2045 Planning Window)  
**Figure 1**  
**Wastewater**

Table 4: Impact Fee Capital Improvements Plan - Wastewater Facilities

IMPACT FEE CAPITAL IMPROVEMENTS PLAN - WASTEWATER FACILITIES (20 YEAR CIP PLANNING WINDOW)					
Project Number	Description	Basin	Total Cost	Impact Fee Eligible Cost	10-Year Impact Fee Eligible Cost
8	18" Interceptor Line to the Wastewater Treatment Plant		\$10,516,000	\$0	\$0
10	10"/12"/15" Sewer Line in Basin D	D	\$2,583,000	\$0	\$0
11	10" Sewer Line in Basin C	C	\$362,000	\$0	\$0
12	12" Interceptor Line in Basin A	A	\$435,000	\$0	\$0
13	10" Sewer Lines in Basin E	E	\$131,000	\$0	\$0
15	8" Sewer Line in Basin A	A	\$1,872,000	\$1,872,000	\$936,000
16	12"/15" Interceptor Line	I	\$2,019,000	\$2,019,000	\$1,009,500
17	Proposed Lift Station and 12" Force Main	M	\$4,932,000	\$4,932,000	\$2,466,000
18	Decommission Five Points Lift Station and 8"/12" Sewer Line	M	\$3,245,000	\$2,614,000	\$1,307,000
19	21"/24" Interceptor Line in Basin L	L	\$7,014,000	\$7,014,000	\$3,507,000
20	Decommission Climbing Tree Lift Station and 8"/12" Sewer Line	L	\$2,747,000	\$2,121,000	\$1,060,500
21	15"/21" Interceptor Line in Basin L	L	\$3,559,000	\$3,267,000	\$1,633,500
22	Decommission Carver and Border Circle Lift Stations, and 8"/10"/18" Sewer Lines	L	\$5,174,000	\$3,233,000	\$1,616,500
23	Decommission Pyle Street and Shannon Street Lift Stations, and 10"/15" Sewer Lines	N	\$3,753,000	\$2,325,000	\$1,162,500
24	8" Sewer Line in Basin N	N	\$560,000	\$560,000	\$280,000
25	8"/10" Sewer Line in Basin L	L	\$1,644,000	\$1,644,000	\$822,000
26	8" Sewer Line in Basin F	F	\$700,000	\$700,000	\$350,000
27	8" Sewer Line Along Highway 175	H	\$784,000	\$784,000	\$392,000
28	8" Sewer Line in Basin H	H	\$360,000	\$360,000	\$180,000
29	12" Sewer Line in Basin L	L	\$1,250,000	\$1,250,000	\$625,000
30	8"/10" Sewer Line around Detention Center	I	\$1,544,000	\$1,544,000	\$772,000
31	Treatment Plant Regulatory & Efficiency Upgrades (0-5 Year Priority)		\$14,305,000	\$2,861,000	\$1,430,500
32	Treatment Plant Regulatory & Efficiency Upgrades (5-10 Year Priority)		\$32,680,000	\$6,536,000	\$3,268,000
33	Treatment Plant Upgrades (10+ Year Priority)		\$45,000,000	\$0	\$0
<b>Total Improvement Cost</b>			<b>\$147,169,000</b>		
<b>Total Eligible Improvement Cost</b>				<b>\$45,636,000</b>	
<b>Total Eligible 10-Year Improvement Cost</b>					<b>\$22,818,000</b>
<b>Total City Cost Impact per Service Unit</b>					<b>\$12,628</b>
<b>Maximum Impact Fee (50%) per Service Unit</b>					<b>\$6,314</b>



## Wastewater Impact Fee

### Wastewater Maximum Impact Fee per Service Unit Calculation

In accordance with Chapter 395 of the Texas Local Government Code, the cost per service unit is calculated using the total capital improvement cost divided by “the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions.” The maximum allowable impact fee per service unit is calculated as 50% of the cost per service unit.

The wastewater impact fee cost per service unit is calculated by dividing the total eligible 10-year capital improvement cost by the 10-year increase in LUEs. As previously stated, the proposed 10-year eligible capital improvement cost for proposed wastewater facilities is \$22.8 million. The cost per service unit over the 10-year period is:

$$\text{Cost per Service Unit} = \frac{\$22,818,000}{1,807 \text{ LUEs}} = \$12,628$$

Due to the requirement in Chapter 395.014(7)(B) only 50% of the cost per service unit can be assessed:

$$\text{Maximum Impact Fee per Service Unit} = \$12,628 \times 50\% = \$6,314$$

### Assessed Wastewater Impact Fee

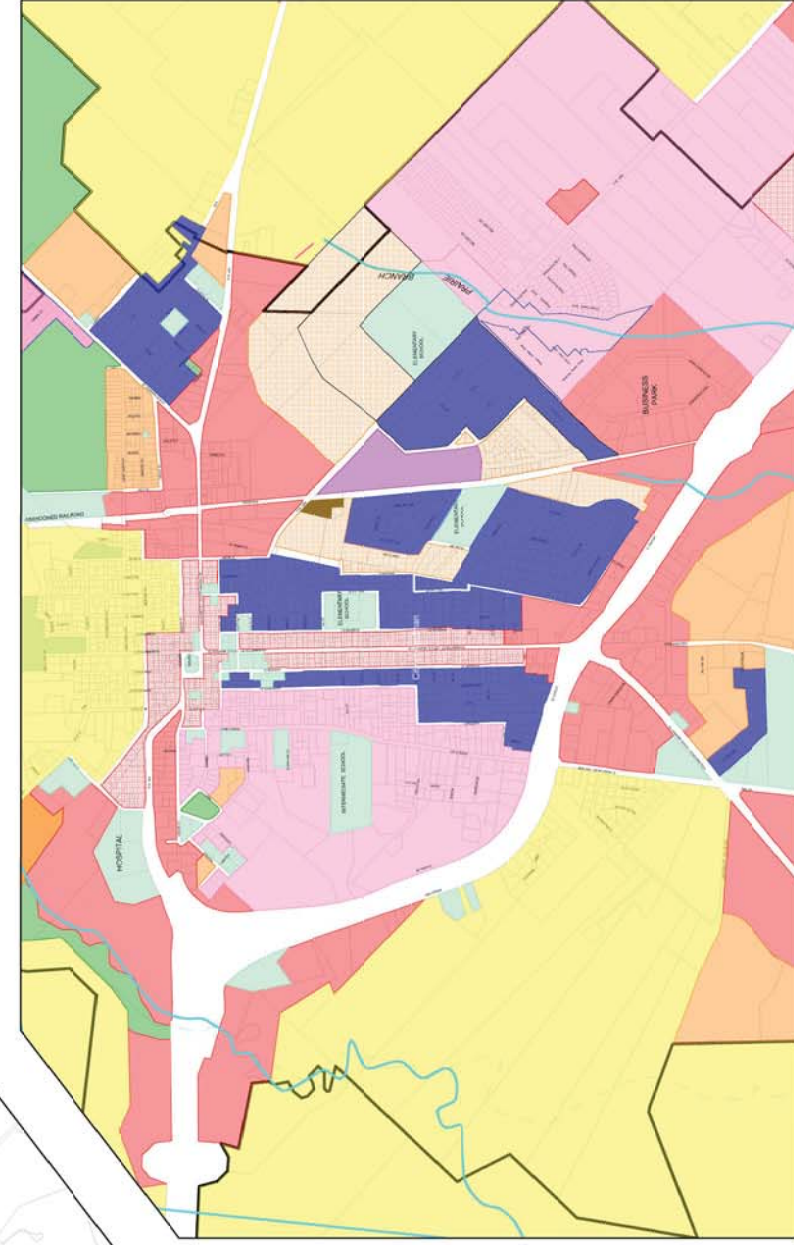
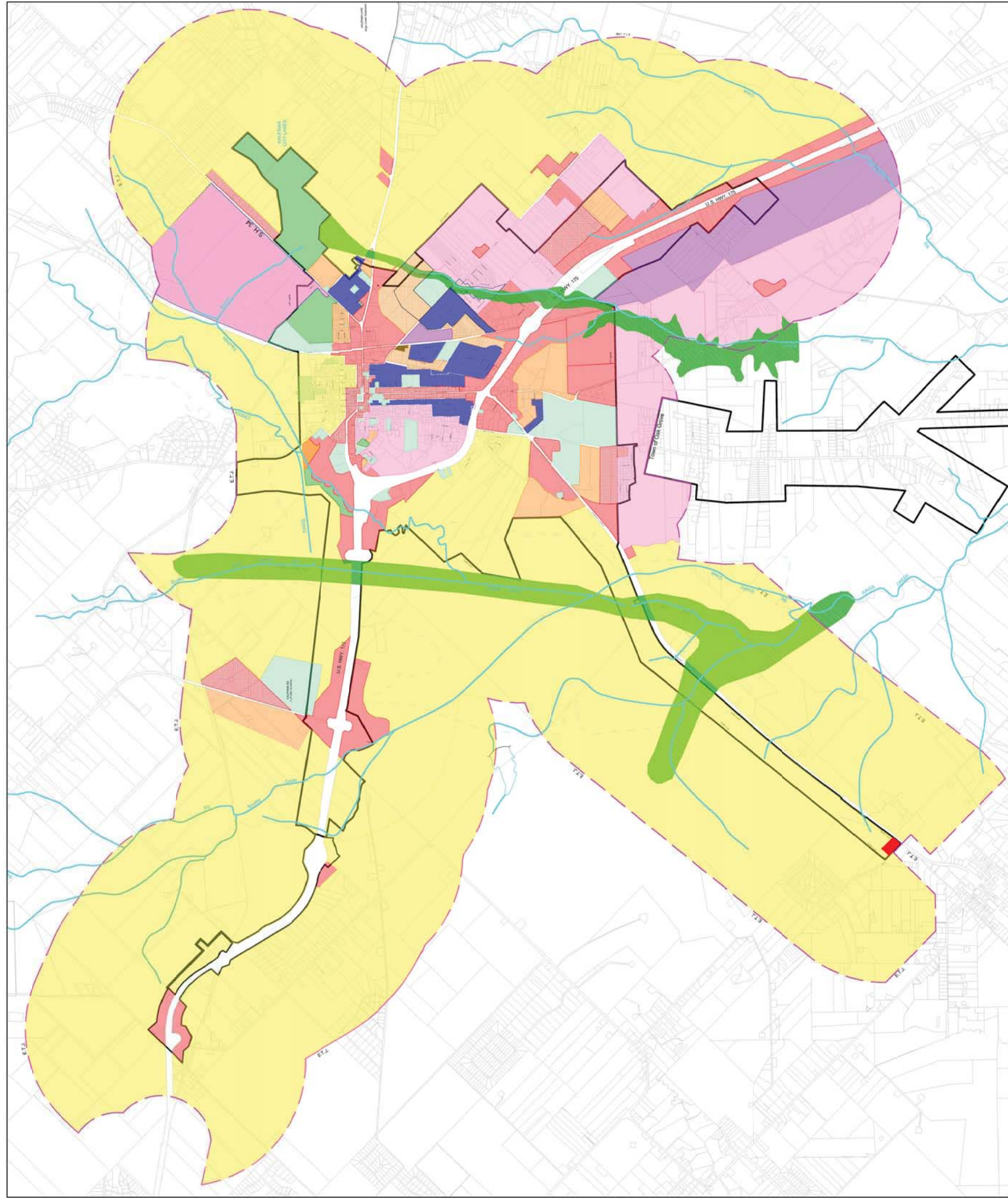
On September 8, 2025, the City Council approved an assessment of approximately 79.2% of the maximum assessable water impact fee per service unit for 2025-2026 via the adoption of Ordinance No. O-30-25. The ordinance is included in this program update as **Appendix C**. The impact fee will increase by approximately 4% each year between 2026 and 2030. The resulting wastewater impact fees that will be assessed for the next 5 years by the City of Kaufman against new development in the City are shown in **Table 5**.

Table 5: Wastewater Impact Fee Rate Schedule

Meter Size (in)	Meter Equivalents	2025-26 Assessment Rate	2027 Assessment Rate	2028 Assessment Rate	2029 Assessment Rate	2030 Assessment Rate
3/4	1.00	\$5,000.00	\$5,200.00	\$5,410.00	\$5,630.00	\$5,860.00
1	1.67	\$8,350.00	\$8,684.00	\$9,034.70	\$9,402.10	\$9,786.20
1-1/2	3.33	\$16,650.00	\$17,316.00	\$18,015.30	\$18,747.90	\$19,513.80
2	5.33	\$26,650.00	\$27,716.00	\$28,835.30	\$30,007.90	\$31,233.80
3	11.67	\$58,350.00	\$60,684.00	\$63,134.70	\$65,702.10	\$68,386.20
4	21.00	\$105,000.00	\$109,200.00	\$113,610.00	\$118,230.00	\$123,060.00
6	46.67	\$233,350.00	\$242,684.00	\$252,484.70	\$262,752.10	\$273,486.20
8	80.00	\$400,000.00	\$416,000.00	\$432,800.00	\$450,400.00	\$468,800.00
10	126.67	\$633,350.00	\$658,684.00	\$685,284.70	\$713,152.10	\$742,286.20

# APPENDIX A

## Future Land Use Plan



**LEGEND**

- CITY OF KAUFMAN CITY LIMITS
- CITY OF KAUFMAN 1 MILE ETJ
- FEMA FLOOD PLAIN
- FUTURE COMMERCIAL
- FUTURE INDUSTRIAL
- FUTURE MULTI-FAMILY (HD)
- FUTURE MULTI-FAMILY (LD)
- FUTURE MANUFACTURED HOMES
- FUTURE NS
- FUTURE PARK
- FUTURE PARK (LINEAR)
- FUTURE PUBLIC
- FUTURE SINGLE FAMILY (HD)
- FUTURE SINGLE FAMILY (LD)
- FUTURE SINGLE FAMILY (MD)

**INSET OF CENTRAL KAUFMAN**

**FUTURE LAND USE PLAN**

THE F. GLENNON ASSOCIATES, INC.  
 PLANNING AND MANAGEMENT CONSULTANTS  
 1000 WEST 10TH STREET  
 FORT WORTH, TEXAS 76102  
 SEPTEMBER, 2013

MLA CONSULTING, LLC  
 101 W. BENDER AVENUE, SUITE 100  
 FORT WORTH, TEXAS 76102  
 WWW.MLA-CONSULTING.COM

**CITY OF KAUFMAN**  
 CITY HALL  
 209 S. WASHINGTON ST  
 KAUFMAN, TEXAS

SCALE: 1"=800'  
 DATE: 12/2014  
 MAP NO.: 10423  
 SHEET: 1 OF 1

# APPENDIX B

## Capital Improvements Plan (CIP) and Land Use Assumptions

O-18-25

**APPENDIX C**

**Wastewater Impact Fee**

**Ordinance**

O-30-25

ORDINANCE NO. O-30-25

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ARTICLE 9.05 "IMPACT FEES" OF CHAPTER 9, "PLANNING AND DEVELOPMENT REGULATIONS", OF THE CITY'S CODE OF ORDINANCES TO ADOPT A NEW DIVISION 4, "WASTEWATER FACILITIES IMPACT FEE"; AMENDING ARTICLE 4, "BUILDING AND DEVELOPMENT FEES", OF APPENDIX A, "FEE SCHEDULE" OF THE CITY OF KAUFMAN'S CODE OF ORDINANCE TO RENUMBER SECTIONS 4.004, "PARKLAND DEDICATION AND PARK DEVELOPMENT FEES" AND SECTION A4.005, "UNSAFE BUILDING APPEAL" AS SECTIONS A4.005 AND A4.006 RESPECTIVELY WITHOUT SUBSTANTIVE AMENDMENT, AND TO ADOPT A NEW SECTION A4.004, "WASTEWATER FACILITIES IMPACT FEE"; PROVIDING FOR THE ADOPTION OF WASTEWATER FACILITIES IMPACT FEES TO BE ASSESSED BY THE CITY FOR THE WASTEWATER SYSTEM SERVICE AREA WITHIN THE CURRENT CITY LIMITS AS WELL AS WITHIN THE CITY'S ONE (1) MILE EXTRATERRITORIAL JURISDICTION (ETJ), AS SET FORTH IN THE WASTEWATER CAPITAL IMPROVEMENT PLAN AND LAND USE ASSUMPTIONS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS TO ADOPT DIVISION 4, WASTEWATER FACILITIES IMPACT FEES AND PROVIDING AMENDMENTS TO APPENDIX A, ARTICLE IV PROVIDING A WASTEWATER FACILITIES IMPACT FEE SCHEDULE EFFECTIVE FROM 2025 TO 2030; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) 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**, the City of Kaufman is a home rule municipality formed and operating under the Texas Constitution, the laws of the State of Texas, and its Home Rule Charter (the "City"); and

**WHEREAS**, Chapter 395 of the Texas Local Government Code provides the requirements and procedures for the adoption of Land Use Assumptions, a Capital Improvement Plan, and Impact Fees; and

**WHEREAS**, the City has adopted Land Use Assumptions, Capital Improvements Plan, and Impact Fees for its Water and Roadway Facilities, but had not adopted Land Use Assumptions, Capital Improvements Plan, and Impact Fees for its Wastewater Facilities; and

**WHEREAS**, the City determined it necessary to adopt Land Use Assumptions, Capital Improvements Plan, and Impact Fees for its Wastewater Facilities in order to fund wastewater capital improvements and facility expansions necessitated by New Development; and

**WHEREAS**, the City Council appointed a Capital Improvements Advisory Committee, in accordance with §395.058 of the Texas Local Government Code (the “Committee”); and

**WHEREAS**, the Committee worked with the City Engineer to develop the Capital Improvements Plan and Impact Fee Adoption for Wastewater 2025-2035, as approved by Ordinance No. 0-18-25, and incorporated herein by reference; and

**WHEREAS**, the City of Kaufman has, within sixty (60) days after the date it received the Land Use Assumptions and Capital Improvements Plan, adopted an order setting a public hearing to discuss and review the same and to determine whether to adopt the same; and

**WHEREAS**, the City of Kaufman published the required notice of the hearings in one or more newspapers of general circulation in each county in which the City of Kaufman lies before the thirtieth (30<sup>th</sup>) day before the date set for the hearing; and

**WHEREAS**, on or before the date of the first publication of the notices of the hearing, the updated Land Use Assumptions and Capital Improvements Plan, including the amount of the proposed Wastewater Facilities Impact Fee per service unit, were made available to the public; and

**WHEREAS**, the City Council has investigated and determined that the City of Kaufman has fully complied with Chapter 395 of the Texas Local Government Code, (the “Code”), concerning the notice, adoption, promulgation and methodology necessary to adopt Land Use Assumptions and a Capital Improvements Plan establishing impact fees and has properly adopted the Wastewater Facilities Impact Fee Ordinance; and

**WHEREAS**, on July 28, 2025, the City Council of the City of Kaufman, Texas (the “City Council”), held a public hearing to discuss the Land Use Assumptions, and Capital Improvements Plan, for Wastewater Facilities Impact Fees and adopted Land Use Assumptions and a Capital Improvements Plan by Ordinance O-18-25; and

**WHEREAS**, the Capital Improvements Advisory Committee filed its written comments on the proposed Land Use Assumptions, Capital Improvements Plan, and Wastewater Facilities Impact Fee before the fifth (5<sup>th</sup>) business day before the date of the public hearing on the adoption; and

**WHEREAS**, the City Council desires to adopt the amount of Wastewater Facilities Impact Fees by amending Chapter 9 “Planning and Development Regulations”, Article 9.05, “Impact Fees”, by adopting a new Division 4, “Wastewater Facilities Impact Fee”, of the City’s Code of Ordinances and amending Appendix A, “Fee Schedule”, Article 4, “Building and Development Fees”, by renumbering Sections 4.004, “Parkland Dedication

and Park Development Fees” and A4.005, “Unsafe Building Appeal” as Section 4.005, “Parkland Dedication and Park Development Fees” and Section A4.006, “Unsafe Building Appeal” and adopting a new Section A4.004, “Wastewater Facilities Impact Fee”, of the City’s Code of Ordinances; and

**WHEREAS**, the City Council has further investigated and determined and hereby finds that it is in the best interests of the citizens of Kaufman to adopt such amendments to the Lands Use Assumptions, Capital Improvements Plan and Wastewater Facilities Impact Fees to assure the provision of adequate wastewater facilities to serve New Development by requiring each such development to pay its share of the costs of such improvements necessitated by and attributable to such new development.

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

**SECTION 1. Incorporation of Premises/Purpose.**

**A. Incorporation of Premises.** The above and foregoing recitals are true and correct and are findings of the City Council incorporated into this Ordinance and made a part hereof for all purposes.

**B. Purpose.** This Ordinance is adopted pursuant to the provisions of Chapter 395 of the Texas Local Government Code, as amended, as well as under the authority of Article XI, Section 5 of the Texas Constitution. This Ordinance implements a policy of the City to impose fees on each New Development projects to pay the costs of constructing capital improvements and facility expansions necessary to serve New Development.

**SECTION 2. Code Amendment.** Article 9.05, “Impact Fees” of Chapter 9, “Planning and Development Regulations” of the City’s Code of Ordinances, is hereby amended to adopt a new Division 4, entitled “Wastewater Facilities Impact Fee” which shall be read in its entirety as follows and all other sections, subsections, and subparagraphs of Article 9.05 of Chapter 9 shall remain in full force and effect without amendment:

**“Division 4. - WASTEWATER FACILITIES IMPACT FEE**

**Section 9.05.081. Purpose/Applicability.**

- a. **Purpose.** This Division is adopted pursuant to the provisions of Chapter 395 of the Texas Local Government Code, as amended, as well as under the authority of Article XI, Section 5 of the Texas Constitution. This Article implements a policy of the City to impose fees on each New Development project to pay the costs of constructing capital improvements and facility expansions necessary to serve new development.
- b. **Applicability to Development.** The provisions of this Division shall apply to all new, non-exempt development within the corporate boundaries and/or

the extraterritorial jurisdiction of the City located within a service area as allowed by law and this Article.

- c. **Final Plat Approval.** No final plat for new development shall be approved within the service area without assessment of an impact fee pursuant to this Division, including, without limitation, Section 9.05.067(a). No building permit or certificate of occupancy shall be issued or utility connection shall be made for other types of New Development until the Impact Fee as required by this Article and applicable state law has been paid.”

### **Section 9.05.082. Definitions.**

**Facility Expansion.** The expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve New Development. The terms shall not include the repair, maintenance, modernization or expansion of an existing facility to better serve existing development.

**New Development.** A project involving the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of the use of land, any of which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, or the issuance of a building permit, or connection to the City’s water or wastewater system, and which has not been exempted from these regulations by provisions of this Article.

**Plat.** The term shall have the meaning provided in the City’s Subdivision Ordinance, as amended. As used in this Article, Plat has the meaning set forth in the adopted Subdivision Regulations, and includes without limitation, a Final Plat, Minor Plat, Replat, and Amending Plat.

**Service Area.** The entire area within the corporate limits and extraterritorial jurisdiction of the City of Kaufman, within which impact fees for wastewater improvements or facility expansions may be collected for new development occurring within such area, and within which fees so collected will be expended for those types of improvements or expansions identified in the capital improvements plan applicable to the service area.

**Service Unit.** A living unit equivalent displacement type water meter, which serves as the standardized measure of consumption, use, generation, or discharge attributable to the new unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the City or other political subdivision in which the individual unit of development is located during the previous ten (10) years and as defined in the Wastewater Capital Improvements Plan as defined herein.

**Wastewater Capital Improvement(s).** A Wastewater Facility or facility expansion with a life expectancy of three (3) or more years and owned and operated by or to be owned

and operated by or on behalf of the City, as identified in the Capital Improvements Plan and Impact Fee Adoption for Wastewater 2025-2035 adopted by the Kaufman City Council.

**Wastewater Capital Improvements Plan.** The adopted “Wastewater Capital Improvements Plan” of the City of Kaufman, Texas, as amended from time to time, adopted by the City as part of the “Capital Improvements Plan and Impact Fee Adoption for Wastewater 2025-2035” which identifies Wastewater Capital Improvements for which impact fees may be assessed.

**Wastewater Facilities Impact Fee or Impact Fee.** A charge or assessment imposed against New Development in order to generate revenue for funding or recovering of the costs of Wastewater Capital Improvements or Facility Expansions necessitated by and attributable to the New Development. The term includes amortized charges, lump sum charges, capital recovery fees, contributions in aid of construction, and any other fee that functions as described by this definition. The term shall not include:

- i. Dedication of land for public parks or payment in lieu of the dedication to serve park needs; or
- ii. Dedication of rights-of-way or easements, or the construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;
- iii. Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for constructing or over-sizing water or wastewater mains or lines; or
- iv. Other pro rata fees for reimbursement of water or wastewater mains or lines extended by the City.

**Wastewater Facility or Wastewater Facilities.** A wastewater interceptor or main, life station or other facility or improvement used for providing wastewater collection and treatment included within the City’s collection system for wastewater. The term includes land, easements or structures associated with such facilities. This term excludes a site-related facility.

**Section 9.05.083. Wastewater Facilities Impact Fee.** Wastewater Facilities Impact Fees shall be as established in the fee schedule in **Appendix A** of this Code.

**Section 9.05.084. Accounting for Fees and Interest and Records.**

- a. **Interest.** All impact fees collected shall be deposited in interest-bearing accounts clearly identifying the category of capital improvements or facility expansions within the service area for which the fee is adopted. Impact fees shall be spent only for the purposes for which the Impact Fee was imposed in accordance with the capital improvement plan and Chapter 395 of the Texas Local Government Code. Interest earned on impact fees shall be credited to the account on which it is earned and is subject to the same restrictions on expenditures of Impact Fees.

- b. **Accounting.** The records of the accounts into which Impact Fees are deposited shall be open for public inspection and copying consistent with the requirements of the Texas Public Information Act.
- c. **Records of Public Hearings.** The City shall make and maintain a record of all public hearings required by Chapter 395 of the Texas Local Government Code. Such record shall be maintained and be made available for public inspection by the City for at least ten (10) years after the date of the hearing adopting the Wastewater Facilities Impact Fees.

**Section. 9.05.085. Use of Other Financing Mechanisms.**

- a. The City may finance Wastewater Facility Improvements or Facility Expansions designated in the Wastewater Capital Improvements Plan through the issuance of bonds or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of Impact Fees.
- b. Except as herein otherwise provided, the assessment and collection of an Impact Fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.
- c. The City Council may decide that the City may credit or offset all or a part of Impact Fees due for a New Development pursuant to duly adopted criteria. Any such action shall be in accordance with applicable procedures in an open meeting.

**Section 9.05.086. Impact Fee as Additional and Supplemental Regulation.**

- a. Impact fees adopted by this division are additional and supplemental to, and not in substitution of, any other requirements imposed by the City on the development of land or the issuance of building permits or certificates of occupancy. Such Impact Fees are intended to be consistent with and to further the policies of City's Future Land Use Plan, the Wastewater Capital Improvements Plan, the comprehensive Zoning Ordinance, and other City policies, ordinances, and resolutions by which the City seeks to ensure the provision of adequate public facilities in conjunction with the development of land.
- b. This Ordinance shall not affect, in any manner, the permissible use of property, density of development, design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the Zoning Ordinance, Subdivision Ordinance, or other ordinances or regulations of the City, which shall be operative and remain in full force and effect without limitation with respect to all such development.
- c. The maximum Impact Fee assessed per Service Unit for Wastewater Facilities shall be calculated pursuant to section 395.015 of the Texas Local Government

Code, and as may be amended from time to time, and such fee is hereby declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the City's wastewater system.

**Section 9.05.087. Assessment and Collection of Impact Fees / Service Units.**

- a. **Assessment of Fees.** Impact Fees for any New Development shall be assessed before or at the time of Plat recordation and in accordance with the provisions of Section 395.016 of the Texas Local Government Code, as it exists or as amended. Impact fees shall be collected at the time the City issues a building permit for New Development within the corporate limits of the City, or at the time of application for an individual meter connection to the wastewater system, for land outside City limits, unless a different time is provided for in an agreement for capital improvements pursuant to subsection (b) of this Section, unless otherwise provided by state law in areas where services are not currently available, or unless otherwise exempted from the requirements of this Article. Following the lapse or expiration of approval for a preliminary plat, a new assessment shall occur at the time of final approval for a new plat.
- b. **Development Agreements.** Notwithstanding the foregoing, the City may enter into an agreement with a developer for a different time and manner of payment of Impact Fees, in which case the agreement shall determine the time and manner of payment.
- c. **Service Units.** The number of service units for a New Development shall be determined by using the Table set forth in **Section A4.004**, of Article A4.000, "Building and Development Fees", of Appendix A "Fee Schedule" of the City of Kaufman's Code of Ordinances and the provisions set forth in the Wastewater Capital Improvements Plan. In determining the number of service units, the following rules shall apply:
  - i. Each new freestanding building requires a new water meter, except as provided in subsection (c) (ii) of this section.
  - ii. Where a site is classified as "Infill", no new service units will be attributed to such redevelopment, provided that the water meter is of the same size as the development previously occupying the site. If the meter size is increased, the number of new service units will be based upon the increase in capacity of the meter in accordance with this Article.
  - iii. Existing buildings or land uses may be expanded using existing meter service unless the expansion requires increased service or meter size. No service units will be attributed to such development if the water meter size remains the same. If the meter size is increased, the number of service units will be based upon the increase in capacity of the meter.

- iv. If a New Development does not require a water meter for water service, or does not generate the need for water services, no service will be attributable to the development.
- v. An application for an amending plat made pursuant to Texas Local Government Code Chapter 212, as amended, and the Subdivision Regulations of the City, is not subject to reassessment for an Impact Fee.

### **Section 9.05.088. Credits and Refunds; Appeals; Waivers and Exemptions**

- a. **Credits.** Any construction of, contributions to, or dedications of off-site wastewater facilities agreed to or required by the City as a condition of development approval shall be credited against Wastewater Impact Fees otherwise due. The portion of the value of any such construction that is required by the City and to be paid by the property owner is limited to the total amount of the Wastewater Facilities Impact Fees assessed to the development, as defined by the final plat.
- b. **Refunds.** Upon application and except as otherwise provided by Section 395.025 of the Texas Local Government Code, any Impact Fee or portion thereof collected pursuant to this Article, which has not been expended within the Service Area or as otherwise provided in this Article, within ten (10) years from the date of payment, shall be refunded to the record owner of the property at the time the refund is paid for the property for which the Wastewater Facilities Impact Fee was paid or, if the Wastewater Facilities Impact Fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002 Texas Finance Code, or its successor statute. The application for refund pursuant to this section shall be submitted within sixty (60) days after the expiration of the ten (10) year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first out basis.
- c. **Expended Impact Fees.** An Impact Fee collected pursuant to this Division shall also be considered expended if the total expenditures for Wastewater Capital Improvements or Facility Expansions authorized within the Service Area within ten (10) years following the date of payment exceeds the total fees collected within the Service Area for such improvements or expansions during such period.
- d. **Calculation of Refund.** If a refund is due pursuant to this Section, the City shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due

per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

- e. **Building Permit Expiration.** If the building permit for a New Development for which a Wastewater Facilities Impact fee has been paid has expired, and a modified or new application has not been filed within six (6) months of such expiration, the City shall, upon written application, rebate the amount of the Impact Fee to the record owner of the property for which the impact fee was paid. If no application for rebate pursuant to this subsection has been filed within this period, no rebate shall become due.
- f. **Appeals.** The property owner or applicant for New Development may appeal the following administrative decisions of City staff to the City Manager and City Council in accordance with the procedures set forth in this Section:
  - i. the applicability of an impact fee to the development;
  - ii. The amount of the Impact Fee due;
  - iii. The availability of, the amount of, or the expiration of a credit;
  - iv. The amount of the Impact Fee in proportion to the benefit received by the new development; or
  - vi. The amount of a refund due, if any.
- g. **Proof.** The burden of proof shall be on the property owner or applicant for New Development to demonstrate that relief should be granted by the City.
- h. **Notice of Appeal.** In order to file an appeal under this Section, the property owner or applicant for new development (“appellant”) must file a written notice of appeal with the City Manager within thirty (30) days following the decision appealed from. The City Manager may resolve the appeal without further action if the appellant agrees with the City Manager’s decision. If the appellant does not agree with the decision of the City Manager, the appellant may appeal the matter to the City Council for final decision. Upon appellant request of Council review, the City Secretary shall schedule a public hearing at which the appellant may present testimony and evidence before the City Council. The Council shall act on the appeal within sixty (60) days of receipt of the notice of appeal by the City.
- i. **Fee Payment with Appeal.** If the notice of appeal under subsection f of this Section is accompanied by a payment in an amount equal to the original determination of the impact fee due, the City shall process and may issue a building permit if other requirements are met while the appeal is pending.
- j. **Duties Performed.** Any person who has paid an Impact Fee or an owner of land upon which an impact fee has been paid may petition the City Council to determine whether any duty required by this ordinance has not been performed

within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within sixty (60) days of the request. If the City Council determines that the duty is required pursuant to this Article and is late in being performed, it shall cause the duty to commence within sixty (60) days of the date of the request and to continue until completion. This subsection is not applicable to matters which may be appealed pursuant to **subsection f** of this Section.

- k. **Waivers and Exemptions.** Pursuant to Texas Local Government Code, Section 395.022, as amended, a school district shall not be required to pay impact fees imposed under this Ordinance unless the board of trustees of the district consents to the payment of the fees by entering a contract with the City imposing the fees.

### **SECTION 3. Fee Schedule Amendments.**

**3.01. Fee Schedule Sections Renumbered.** Section 4.004, “Parkland Dedication and Park Development Fees” and Section A4.005, “Unsafe Building Appeal” of Article A4.000, “Building and Development Fees”, of Appendix A, “Fee Schedule”, of the Code of Ordinances, City of Kaufman, Texas, are hereby renumbered as Section 4.005, “Parkland Dedication and Park Development Fees” and Section A4.006, “Unsafe Building Appeal” without substantive amendment to the content of those Sections.

**3.02. Fee Schedule Amendment - Section A4.006 Wastewater Facilities Impact Fee.** Section A4.004, “Wastewater Facilities Impact Fee”, of Article A4.000, “Building and Development Fees”, of Appendix A, “Fee Schedule”, of the Code of Ordinances, City of Kaufman, Texas, is hereby adopted to be and read in its entirety as follows:

#### **“ Section A4.004 Wastewater Facilities Impact Fee.**

A Wastewater Facilities Impact Fee based on the following schedule per living unit equivalent (LUE) is hereby imposed to be effective on October 1, 2025, in accordance with the schedule below as authorized by Chapter 395 of the Texas Local Government Code, as amended. The amount of each Wastewater Facilities Impact Fee due shall be determined by multiplying the number of LUE’s generated by the New Development times the applicable Impact Fee. The maximum Wastewater Facilities Impact Fee assessed per Service Unit for Wastewater Capital Improvements, as set forth in this Section, as may be amended from time to time, is declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the City’s water or wastewater system.

The number of LUEs for each land use shall be related to the volume of water and the size and type of water meter according to the chart below:

## Wastewater Impact Fee Rate Schedule

Size	# LUE	Max per LUE	Max Assessable	Year 1	Year 2	Year 3	Year 4	Year 5
				10/1/2025 thru 12/31/2026	1/1/2027 thru 12/31/2027	1/1/2028 thru 12/31/2028	1/1/2029 thru 12/31/2029	1/1/2030 thru 12/31/2030
3/4"	1	\$6,314.00	\$6,314.00	\$5,000.00	\$5,200.00	\$5,410.00	\$5,630.00	\$5,860.00
1"	1.67	\$6,314.00	\$10,544.38	\$8,350.00	\$8,684.00	\$9,034.70	\$9,402.10	\$9,786.20
1-1/2"	3.33	\$6,314.00	\$21,025.62	\$16,650.00	\$17,316.00	\$18,015.30	\$18,747.90	\$19,513.80
2"	5.33	\$6,314.00	\$33,653.62	\$26,650.00	\$27,716.00	\$28,835.30	\$30,007.90	\$31,233.80
3"	11.67	\$6,314.00	\$73,684.38	\$58,350.00	\$60,684.00	\$63,134.70	\$65,702.10	\$68,386.20
4"	21	\$6,314.00	\$132,594.00	\$105,000.00	\$109,200.00	\$113,610.00	\$118,230.00	\$123,060.00
6"	46.67	\$6,314.00	\$294,674.38	\$233,350.00	\$242,684.00	\$252,484.70	\$262,752.10	\$273,486.20
8"	80	\$6,314.00	\$505,120.00	\$400,000.00	\$416,000.00	\$432,800.00	\$450,400.00	\$468,800.00
10"	126.67	\$6,314.00	\$799,794.38	\$633,350.00	\$658,684.00	\$685,284.70	\$713,152.10	\$742,286.20

**SECTION 4. Cumulative Repealed/Savings.** 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 Clause.** Should any section of this Ordinance or the Code of Ordinances, as amended hereby, be adjudged or held to be unconstitutional, illegal, or invalid, such holding shall not affect the validity of this Ordinance or the Code of Ordinances, as amended hereby, other than the part decided to be unconstitutional, illegal, or invalid.

**SECTION 6. Penalty Clause.** That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction in the Municipal Court shall be punished by a fine not to exceed Five Hundred (\$500.00) Dollars for each offense.

**SECTION 7. Effective Date.** This Ordinance shall take effect on October 1, 2025, after its passage and publication, as the law and Charter in such cases provide.

**PASSED AND ADOPTED** on this the 8<sup>th</sup> day of September 2025.

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**JEFF JORDAN**  
**MAYOR**

**ATTEST:**

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**JESSIE HANKS  
CITY SECRETARY**

**APPROVED AS TO FORM:**

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**M. ANN MONTGOMERY  
CITY ATTORNEY**