



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, APRIL 27, 2026
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. Discussion regarding a preview of the 2026-2027 City of Kaufman Budget.
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.**

PROCLAMATION

3. Child Abuse Prevention Month - April 2026
4. Economic Development Week - May 4 through May 8
5. Municipal Clerks Week - May 3 through 9

RECOGNITION

6. Business of the Month - Donut Palace

CONSENT AGENDA

7. Consider and take appropriate action on the minutes from the March 23, 2026, Work Session and Regular City Council meeting.
8. Consider and take appropriate action on Resolution R-05-26, a resolution of the City Council of the City of Kaufman, Texas, approving an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street, State Highway 34 (Washington Street) from SH-243 to E. Fair Street, and E. Fair Street from SH-34 bypass to Washington Street on Saturday, July 4, 2026, from 7:00 a.m. until 12:00 p.m. for the purpose of the 2026 Red, White, & BOOM Event and Parade; authorizing the City Manager to execute necessary documents; and providing for an effective date.

END OF CONSENT AGENDA

PUBLIC HEARING

9. Conduct a Public Hearing, consider and take appropriate action on Resolution R-06-26, a resolution of the City Council of the City of Kaufman, Texas, declaring that the City is qualified to offer Tax Abatement and to renew the Tax Abatement Policy, repealing Resolution No. R-08-24, approving the reauthorization of Guidelines and Criteria for Economic Development and Tax Abatement to be effective from 2026 to 2028; and providing an effective date.
 - a. Presentation
 - b. Public Hearing
 - c. Consider and take appropriate action on Resolution R-06-26

DISCUSSION/ACTION ITEMS

10. Consider and take appropriate action on a **Final Plat** for **Caldwell Estates**, Block A, Lot 1, consisting of 2.307 acres (Property ID 210120), located within the C.A. Lovejoy Survey, Abstract No. A-303, in the City of Kaufman, Kaufman County, Texas, and generally located at 706 Adams Lane. (Case No. FP-01-26)
11. Consider and take appropriate action on a **Site Plan** for **Harmony Bank**, Kings Fort Addition, Block F, Lot 3, consisting of 1.102 acres (Property ID 240766), located within the D. Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, and generally located at 815 Kings Fort Parkway. (Case No. SP-01-26)
12. Consider and take appropriate action on a **Site Plan** for the **Charley's Restaurant drive-through**, Washington Square Center, consisting of 8.06 acres (Property ID 3871), located within a portion of the Anna L. Carter Addition, in the City of Kaufman, Kaufman County, Texas, and generally located at 2005 South Washington Street. (Case No. SP-08-25)
13. Consider and take appropriate action on amendment #1 to a Municipal Maintenance Agreement between the City of Kaufman and the Texas Department of Transportation, to cover and provide for State participation in the maintenance of state routes within the City; and authorizing the Mayor or his designee to execute necessary documents.

14. Consider and take appropriate action on Resolution R-07-26, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for Highland Meadows Phase 1 and establishing the date for a two (2) year warranty period.
15. Consider and take appropriate action on Resolution R-08-26, a resolution of the City Council of the City of Kaufman, Texas, approving the submission for the grant application for the Fiscal Year 2027 Motor Vehicle Crime Prevention Authority Grant Program; designating the City Manager as the authorized official, the Police Captain as the program director and the Finance Director as finance officer for the grant program; and providing an effective date.
16. Consider and take appropriate action on Resolution R-09-26, a resolution of the City Council of the City of Kaufman, Texas, authorizing the submission of an Application for Structural Repairs, through the Texas State Soil and Water Conservation Board Flood Control Structural Repair Grant Program, by the Kaufman-Van Zandt Soil Conservation District #505 for rehabilitation of the flood retarding structure for Cedar Creek Site 60 TX03350 (Kaufman Lake); and authorize the Mayor or his designee to execute necessary documents.

APPOINTMENT

17. Consider and take appropriate action on the appointment of one (1) member to the Kaufman Planning and Zoning Commission for an unexpired term to expire in November 2027.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

18. Receive an update and discussion regarding the following:
 - a. Kaufman Forward Community Open House - May 7
 - b. Council Retreat - May 11
 - c. Discussion Items Report (DIR)
 - d. STAR Transit Ridership Report - March 2026
 - e. Careflite Compliance Report - March 2026
 - f. Fire Department Monthly Report - March 2026
 - g. Police Department Monthly Report - March 2026
 - h. Development Services Monthly Report - March 2026
 - i. Monthly Calendars Attached

EXECUTIVE SESSION

19. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.071. CONSULTATION WITH ATTORNEY. (1) to seek advice from the City Attorney regarding: (A) pending or contemplated litigation; (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly

conflicts with the Texas Open Meetings Act: development agreements, contractual obligations, and ordinances; Enclave Development

- b. Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body, and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Project Junior

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

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

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON TUESDAY, APRIL 21, 2026, 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.



City of Kaufman

Proclamation

WHEREAS, In the state of Texas, we believe that each child thrives in a safe, stable, and nurturing home in their community. While it is critical to build a system that supports families when they are in a crisis, intentionally supporting families before they are in crisis is essential to preventing the abuse and maltreatment of Texas children. Through establishing partnerships with families, we can build strong, healthy families and resilient communities where children can thrive; and

WHEREAS, Each year, the month of April is dedicated to recognizing the critical work being done across our great state to support families before and after a crisis occurs; and

WHEREAS, Child abuse prevention occurs every day through the diligent work and tireless advocacy undertaken by Texas families, friends, neighbors, houses of faith, advocacy groups, nonprofit organizations, schools, health-care providers, social workers, and government agencies to support children and families in every community.

WHEREAS, Some of those agencies in our community include Kaufman County Department of Family and Protective Services, EMPOWER, Kaufman County Children's Advocacy Center (CAC), Kaufman County Child Welfare Board, Lone Star CASA, REACH Child Placing Agency, A. Fern Norville Shelter Foundation, and Bikers Against Child Abuse (BACA); and

WHEREAS, Child abuse prevention cannot be tasked to one community, agency, or system. Behind many families that succeeded is a strong community that provides a way for the family to meet their needs and ultimately provide the child with the safe, stable, and nurturing home they need to thrive; and

WHEREAS, I encourage all Texans to learn more about the many aspects of our communities working hard to create positive, healthy environments for the future leaders of our great state and nation; and

WHEREAS, Together, we can create a brighter future for children, families, and communities in the City of Kaufman and ensure future leaders have the support they need to thrive and reach their potential.

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, and on behalf of the Kaufman City Council, do hereby proclaim April 2026, as:

Child Abuse Prevention Month

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 27th day of April 2026.

Jeff Jordan, Mayor, City of Kaufman



City of Kaufman

Proclamation

WHEREAS, more than 100,000 economic development and related professionals worldwide are committed to creating, retaining, and expanding top-tier opportunities that foster long-term, equitable community growth; and

WHEREAS, for generations, the economic development profession has cultivated thriving neighborhoods, championed sustainability and resiliency, strengthened economic prosperity, enhanced quality of life, and built robust tax bases; and

WHEREAS, economic development professionals operate across diverse environments, including rural, suburban, and urban communities; local, state, provincial, and national governments; public-private partnerships; chambers of commerce; institutions of higher education; and similar organizations and associations; and

WHEREAS, economic development professionals serve as stewards of progress, connecting residents, business leaders, elected officials, industry executives, and educational institutions to advance job creation, community investment, infrastructure improvements, and long-term opportunity; and

WHEREAS, economic developers contribute to the continued strength and vitality of the City of Kaufman, building on past achievements while shaping a resilient and prosperous future; and

WHEREAS, the City of Kaufman, Texas, and Kaufman Economic Development Corporation promote business, job creation, and commercial development opportunities in the community,

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, and on behalf of the Kaufman City Council, do hereby proclaim the week of May 4, 2026, through May 8, 2026, as:

Economic Development Week

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 27th day of April 2026.

Jeff Jordan, Mayor, City of Kaufman



City of Kaufman

Proclamation

WHEREAS, the Office of the Municipal Clerk, a time-honored and vital part of local government, exists throughout the world; and

WHEREAS, the Office of the Municipal Clerk is the oldest among public servants; and

WHEREAS, the Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies, and agencies of government at other levels; and

WHEREAS, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

WHEREAS, the Municipal Clerk serves as the information center on the functions of local government and the community; and

WHEREAS, Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops, and the annual meetings of their state, provincial, county, and international professional organizations; and

WHEREAS, the City of Kaufman, Texas, finds it is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk.

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, and on behalf of the Kaufman City Council, do hereby proclaim the week of May 3, 2026, through May 9, 2026, as:

Municipal Clerks Week

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 27th day of April 2026.

Jeff Jordan, Mayor, City of Kaufman



Meeting
Date: 4/27/2026

Date: 03/24/2026

Item #: 7.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the March 23, 2026, Work Session and Regular City Council meeting.

BACKGROUND:

Author:

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation:



**MINUTES OF THE
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, MARCH 23, 2026
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.**

Mayor Jordan called the Work Session to order at 6:00 p.m. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Charles Gillenwater, Jason Nelson, Quattro Borders, and Ashlea Longenecker. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney M. Ann Montgomery, City Secretary Jessie Hanks, Human Resources Coordinator Sharna Ellis, Development Services Director Johnny Bray, Senior Planner Martin Mares, Community Relations Police Officer Adam Wall, and Fire Chief Brian Watson.

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

1. Discussion and review regarding an update to the City of Kaufman's Personnel Policies Manual.

Ms. Balthrop Mendoza informed the Council that staff have been working with our attorney on a complete overhaul of the city's personnel policy. She explained that several of the changes are to comply with various statutes and the City's Charter. She reviewed the proposed updates to the policy, including discipline and appeal procedures, removal of exit interviews, employee performance evaluations, reimbursement of expenses, and email, internet, and social media use. There was a discussion regarding reimbursement for food and mileage while traveling.

2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

There was no discussion on items from the regular session agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:10 p.m.

PLEDGE OF ALLEGIANCE

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

Mayor Jordan called the City Council meeting to order at 6:30 p.m. Councilmembers present were Jeff Jordan, Lisa Parker, Charles Gillenwater, Jason Nelson, Quattro Borders, and Ashlea Longenecker. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Attorney M. Ann Montgomery, City Secretary Jessie Hanks, Development Services Director Johnny Bray, Senior Planner Martin Mares, Community Relations ~~Police~~ Officer Adam Wall, and Fire Chief Brian Watson.

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.**

The following individuals spoke during the citizens comment section:

Patty Cave, 1406 Royal Dr., Kaufman, Texas 75142, addressed the Council about her concern regarding the need to amend the Code of Ordinances in relation to limiting fowl.

Ashley Sud, 1135 Stellar Dr, Newmarket, Ontario, Canada, stated he is the developer of the Enclave residential development. He gave the Council a brief review of the development's background. He requested the Council to allow the development to move forward.

Blake Arnold, 4306 Miller Rd, Rowlett, Texas 75088, stated he is with the home builder for the Enclave. He just wanted to introduce himself and make himself available for any questions the Council may have.

PRESENTATION

3. Nash Elementary Robotics

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

RECOGNITION

4. Business of the Month - Konny's Car Wash

Mayor Jordan, and Kristyn Ellis, with the Kaufman Chamber of Commerce, announced Konny's Car Wash as the Business of the Month recognition.

PRESENTATION/ACTION ITEM

5. Presentation by YWRD, P.C. regarding the City of Kaufman Fiscal Year 2024-2025 Financial Audit Report and discussion of the same.

Danny Strunc, Certified Public Accountant with YWRD, presented the City of Kaufman Fiscal 2024-2025 Financial Audit to the Council.

- a. Consider and take appropriate action on the acceptance of the Fiscal Year 2024-2025 Financial Audit Report.

Councilmember Nelson made a motion to accept the Fiscal Year 2024-2025 Financial Audit Report as presented. The motion was seconded by Councilmember Longenecker and passed 7/0.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the February 23, 2026, Work Session and Regular City Council meeting.
7. Consider and take appropriate action on the minutes from the March 9, 2026, Joint Planning and Zoning Commission and City Council work session.

Mayor Pro-Tem Phillips made a motion to approve Consent Agenda items 6 and 7 as presented. The motion was seconded by Councilmember Borders and passed 7/0.

END OF CONSENT AGENDA

DISCUSSION/ACTION ITEMS

8. Second Reading: Consider and take appropriate action on Ordinance O-04-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-31-20 approving the Contract for Collection of Solid Waste, an exclusive franchise agreement with Republic Waste Services of Texas, LTD. (“Franchise Agreement”), in order to approve the Third Amendment to the Franchise Agreement as set forth in Exhibit “A” thereto; providing for two readings in accordance with City Charter; providing for the incorporation of premises; approving the Third Amendment to the Franchise Agreement adopting an updated Term and Modification of Rates and repealing all conflicting terms of prior amendments to the Franchise Agreement and Ordinance No. O-31-20; authorizing the Mayor to execute the amended agreement upon its final approval; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.

Mr. Holder outlined the proposed amendment to the Franchise Agreement with Republic Services. He reviewed the proposed changes and their impact on the citizens.

Councilmember Parker made a motion to approve the second reading of Ordinance O-04-26 as presented. The motion was seconded by Councilmember Nelson and passed 7/0.

9. Consider and take appropriate action on Ordinance O-07-26, an ordinance of the City Council of the City of Kaufman, amending various provisions of the Code of Ordinances of the City of

Kaufman, specifically amending Chapter 4, “Building Regulations” and Chapter 6, “Fire Prevention and Protection” by adopting and incorporating into the Code of Ordinances by reference the 2021 International Building Code, the 2021 International Residential Code, the 2020 National Electrical Code, the 2021 International Plumbing Code, the 2021 International Mechanical Code, the 2021 International Fuel Gas Code, the 2021 International Energy Conservation Code, the 2021 International Property Maintenance Code, the 2021 International Existing Building Code, and the 2021 International Swimming Pool and Spa Code, and the 2021 International Fire Code; providing for adoption of certain local amendments including amendments as recommended by the North Central Texas Council of Governments (“NCTCOG”) to the codes as enumerated; providing for the incorporation of premises; providing for amendment; providing a cumulative repealer clause; providing for severability; providing a penalty in an amount not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues; and providing for publication and an effective date.

Mr. Bray informed the Council about the proposed update of the City’s adopted building codes from the 2015 edition to the 2021 edition. He explained that adopting the newer codes would align the City with current construction standards, improve safety and efficiency in development, and ensure consistency with regional and state practices. It was also noted that the City’s current ISO rating is negatively affected by not having the most up-to-date building codes in place, which can influence insurance premiums for residents and businesses. The update is intended to address this deficiency and enhance the City’s overall rating and resilience. He stated that staff recommends adopting the 2021 ICC editions and the 2020 National Electrical Code, along with the North Central Texas Council of Governments (NCTCOG) suggested regional code amendments.

Councilmember Nelson made a motion to approve Ordinance O-07-26, amending various provisions of the Code of Ordinances of the City of Kaufman, adopting the 2021 ICC editions and the 2020 National Electric Code, along with the North Central Texas Council of Governments (NCTCOG) suggested regional code amendments. The motion was seconded by Councilmember Longenecker and passed 7/0.

APPOINTMENT

10. Consider and take appropriate action on the appointment of three (3) members to the Parks and Recreation Board for a two (2) year term to expire in March 2028.

Ms. Hanks stated there are three members of the Parks and Recreation Board whose terms are expiring. She informed the Council that Cheyenne Baker, Anthony Dunn, and Shannon Prox have all expressed interest in being reappointed to the board. Staff had not received any other applications for appointments.

Mayor Jordan made a motion to re-appoint Cheyenne Baker, Anthony Dunn, and Shannon Prox for a two (2) year term to expire in March 2028. The motion was seconded by Councilmember Gillenwater and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

11. Receive an update and discussion regarding the following:
 - a. TxDOT Green Ribbon Grant
 - b. Discussion Items Report (DIR)
 - c. STAR Transit Ridership Report - February 2026
 - d. Careflite Compliance Report - February 2026
 - e. Fire Department Monthly Report - February 2026
 - f. Police Department Monthly Report - February 2026
 - g. Development Services Monthly Report - February 2026
 - h. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan recessed into executive session at 7:25 p.m.

12. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. To deliberate the purchase, exchange, lease, or value of real property regarding: Project Pie
 - b. Sec. 551.071. CONSULTATION WITH ATTORNEY. (1) to seek advice from the City Attorney regarding: (A) pending or contemplated litigation; (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: development agreements, contractual obligations, and ordinances; Enclave Development

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

Mayor Jordan reconvened into open session at 8:06 p.m.

13. Consider and take appropriate action, if any, on matters discussed in Executive Session.
- There was no action to be taken on matters discussed in Executive Session.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:07 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 4/27/2026

Date: 03/24/2026

Item #: 8.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on Resolution R-05-26, a resolution of the City Council of the City of Kaufman, Texas, approving an agreement with the Texas Department of Transportation to temporarily close State Highway 243 from Jefferson Street to Washington Street, State Highway 34 (Washington Street) from SH-243 to E. Fair Street, and E. Fair Street from SH-34 bypass to Washington Street on Saturday, July 4, 2026, from 7:00 a.m. until 12:00 p.m. for the purpose of the 2026 Red, White, & BOOM Event and Parade; authorizing the City Manager to execute necessary documents; and providing for an effective date.

BACKGROUND:

The City of Kaufman will be hosting the Annual Independence Celebration Parade on Saturday, July 4, 2026, beginning at 9:00 a.m. This resolution is for the purpose of requesting permission for TxDOT to close SH 34 and E Fair Street for the Red, White, & Boom Parade. The Independence Parade will begin at the Civic Center, head down Washington St, and end at Shannon Park. Registration is REQUIRED this year to assist staff with the crowd and traffic. In addition, we will hold a Stars & Stride Strolling Parade on the downtown square immediately following the Independence Parade. This will include inviting the public to deck out their bikes, scooters, wagons, self, and more to walk around the interior of the square and show off their patriotic creations.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-05-26 as presented.

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

RESOLUTION NO. R-05-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO TEMPORARILY CLOSE STATE HIGHWAY 243 FROM JEFFERSON STREET TO WASHINGTON STREET, STATE HIGHWAY 34 FROM SH-243 TO E. FAIR STREET, AND EAST FAIR STREET FROM SH-34 BYPASS TO WASHINGTON STREET ON JULY 4, 2026, FROM 7:00 A.M. UNTIL 12:00 P.M. FOR THE PURPOSE OF THE 2026 RED, WHITE & BOOM EVENT AND PARADE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

SECTION 1. The City Council does hereby authorize the City Manager to enter into an agreement with the Texas Department of Transportation for the Temporary Closure of State Right-of-Way to temporarily close State Highway 243 from Jefferson Street to Washington Street, Business Highway 34 (Washington Street) from SH-243 to East Fair Street, and East Fair Street from SH-34 bypass to Washington Street on Saturday, July 4, 2026, for the Red, White & BOOM parade.

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

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

PASSED AND APPROVED on this the 27th day of April 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY



Meeting
Date: 4/27/2026

Date: 03/31/2026

Item #: 9.

Dept.: Administration

Resolution

SUBJECT:

Conduct a Public Hearing, consider and take appropriate action on Resolution R-06-26, a resolution of the City Council of the City of Kaufman, Texas, declaring that the City is qualified to offer Tax Abatement and to renew the Tax Abatement Policy, repealing Resolution No. R-08-24, approving the reauthorization of Guidelines and Criteria for Economic Development and Tax Abatement to be effective from 2026 to 2028; and providing an effective date.

BACKGROUND:

State Law requires the renewal of a local tax abatement policy every two years. The City of Kaufman renewed its policy in 2024. There were no proposed amendments to the previously adopted policy.

Author:

Mike Holder, City Manager, Stewart McGregor ,
Executive Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-06-26 as presented.

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

RESOLUTION R-06-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, REPEALING RESOLUTION NO. R-08-24 ADOPTING THE 2024-2026 TAX ABATEMENT POLICIES AND GUIDELINES OF THE CITY OF KAUFMAN, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; DECLARING THAT THE CITY IS QUALIFIED TO OFFER TAX ABATEMENT AND APPROVING THE REAUTHORIZATION OF GUIDELINES AND CRITERIA FOR ECONOMIC DEVELOPMENT AND TAX ABATEMENT TO BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE EFFECTIVE DATE HEREOF; PROVIDING FOR THE ADOPTION OF 2026-2028 CITY OF KAUFMAN POLICY STATEMENT FOR TAX ABATEMENT, EXHIBIT A, AND THE QUALIFICATIONS AND APPLICATIONS FOR INCENTIVES FROM KAUFMAN ECONOMIC DEVELOPMENT CORPORATION AND CITY OF KAUFMAN TAX ABATEMENT, EXHIBIT B; PROVIDING FOR THE REPEAL OF CONFLICTING RESOLUTIONS; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the promotion of economic development in the City of Kaufman is a top priority of the City Council; and

WHEREAS, the amended Texas Property Redevelopment and Tax Abatement Act allows for the creation of reinvestment zones in adherence with local criteria; and

WHEREAS, the creation of reinvestment zones in the City of Kaufman and its extraterritorial jurisdiction leads to future economic development by encouraging investment and creating jobs; and

WHEREAS, the City must compete with other communities across the nation currently offering tax inducements and other incentives to attract new commercial development; and

WHEREAS, granting economic development incentives is one of the principle means by which the public sector and the private sector can forge a partnership to promote real economic growth within a community; and

WHEREAS, any economic development incentives offered must be strictly limited in application to those new and existing businesses that bring new wealth to the community in order to avoid reducing the needed tax revenues of area taxing authorities; and

WHEREAS, Chapter 312 of the Texas Tax Code authorizes a City to enter into a tax abatement agreement after the adoption of guidelines and criteria that are effective for two (2) years; and

WHEREAS, the City of Kaufman desires to repeal Resolution No. R-08-24 providing for existing economic development policies and programs and to adopt an updated program to develop and expand the local economy by promoting and encouraging projects that will enhance the City's economic base, that will stimulate business and commercial activity, and that will diversify and expand job opportunities; and

WHEREAS, on April 27, 2026, at an open public meeting, the City Council of the City of Kaufman held a public hearing on the adoption and reauthorizations of guidelines and criteria for economic development and tax abatement at which members of the public were afforded the opportunity to speak, in accordance with Chapter 312 of the Texas Tax Code; and

WHEREAS, the City Council hereby elects to become eligible to participate in tax abatement and has determined that the adoption of the City of Kaufman Policy Statement for Tax Abatement as set forth in **Exhibit "A"**, the adoption of the Qualifications and Applications for Incentives from Kaufman Economic Development Corporation and City of Kaufman Tax Abatement, attached hereto as **Exhibit "B"** and compliance with the provisions of Chapter 312 of the Tax Code and other applicable State laws relative to economic development incentives, serves the public health, safety and welfare and supports and enhances economic development for both new facilities and structures and for the expansion or modernization of existing facilities and structures within the City.

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

SECTION 1. Incorporation of Premises/Findings. The facts and recitations contained in the preamble of this Resolution are findings of the City Council, are hereby found and declared by the City Council to be true and correct; and are incorporated herein in their entirety.

SECTION 2. Adoption of Kaufman Policy Statement for Tax Abatement and Application. The City of Kaufman elects to continue to participate in a tax abatement program as authorized by the Texas Property Redevelopment and Tax Abatement Act. The City of Kaufman Policy Statement for Tax Abatement, attached hereto as **Exhibit "A"** and incorporated herein for all purposes, is hereby approved, and the Qualifications and Applications for Incentives from Kaufman Economic Development Corporation and City of Kaufman Tax Abatement, attached hereto as **Exhibit "B"** and incorporated herein for all purposes, is hereby approved.

SECTION 3. Conflicting Policies Repealed. The City of Kaufman hereby repeals Resolution No. R-08-24 and any and all economic development policies, including without limitation tax abatement policies, that conflict with **Exhibit "A"**, whether adopted by Resolution or otherwise.

SECTION 4. Severability. Should any section, subsection, sentence, clause or phrase of this Resolution, Exhibit "A" or Exhibit "B" hereto be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution, Exhibit "A" and Exhibit "B" shall remain in full force and effect. The City hereby declares that it would have passed this Resolution adopting Exhibit "A", and Exhibit "B" and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences clauses and phrases be declared unconstitutional or invalid.

SECTION 5. Effective Date. This Resolution shall take effect upon its passage as required by law and shall remain in effect for a period of two (2) years after its passage.

PASSED AND ADOPTED this 27th day of April, 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

Exhibit A

CITY OF KAUFMAN, TEXAS POLICY STATEMENT FOR TAX ABATEMENT

Adopted February 25, 2013
Renewed February 23, 2015
Amended January 25, 2016
Renewed February 26, 2018
Renewed January 24, 2022
Amended & Renewed March 18, 2024
Renewed April 27, 2026

I. GENERAL PURPOSE AND OBJECTIVES.

The City of Kaufman is committed to the promotion of high-quality development in all parts of the city and its ETJ; and to an ongoing improvement in the quality of life for its citizens. Insofar as these objectives are generally served by the enhancement and expansion of the local economy, the Kaufman City Council will, on a case-by-case basis, give consideration to providing tax abatement as stimulation for economic development in the City. It is the policy of the City of Kaufman that said consideration will be provided in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that the City of Kaufman is under any obligations to provide tax abatement to any applicant. All applicants shall be considered on a case-by-case basis.

Qualified projects eligible for a potential tax abatement are commercial or industrial developments that meet the capital investment and job threshold as described in this policy. Non-qualified projects include residential developments and tax-exempt properties.

II. CRITERIA/GUIDELINES/FORMULA.

Any request for tax abatement shall be reviewed by Kaufman Economic Development Corporation (KEDC) staff and the Kaufman City Manager. In the case of an applicant seeking a tax abatement from multiple taxing entities, KEDC and/or City staff shall coordinate accordingly with representatives from each respective entity.

Staff recommendation on the potential award of a tax abatement is subjective and shall be based upon an evaluation of the objective and subjective criteria set forth in this Policy which each applicant will be requested to address.

(a) Definitions.

- (1) "Abatement" means the full or partial exemption from ad valorem taxes of the increase in value of certain real and/or personal property in a reinvestment zone designated by the City for economic development purposes due to repairs and or improvements made to the real property.
- (2) "Agreement" means a contractual agreement between a property owner and the City of Kaufman for the purposes of tax abatement.
- (3) "Base year value" means the assessed value of eligible property on January 1 preceding the execution of an Agreement pursuant to this Policy.
- (4) "Deferred maintenance" means improvements necessary for continued operations which do not improve productivity or alter the process technology.
- (5) "Expansion" means the addition of buildings, structures, machinery, or equipment for purposes of increasing production capacity.
- (6) "Existing Facility" means a facility or business that has been in operation for more than one (1) year.
- (7) "Facility" means property improvements completed or in the process of construction which together comprise an integral whole.
- (8) "Modernization" means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of a facility of similar or expanded production capacity. Modernization may include improvements for the purpose for increasing productivity, updating the technology of fixed machinery and equipment, or both.
- (9) "New facility" means a property previously undeveloped which is placed into service by means other than or in conjunction with Expansion or Modernization.
- (10) "Reinvestment Zone" means an area designated for commercial-industrial tax abatement by Ordinance adopted by the Kaufman City Council and meeting the criteria of Chapter 311 of the Texas Tax Code, as amended, effective for a period of five (5) years after the date of the designation, and that may be renewed for periods not to exceed five (5) years.

(b) Abatement Authorized.

- (1) Authorized Facility/Project. All types of facilities or projects will be eligible for abatement if they meet the criteria set forth in this policy; however, decisions regarding the grant of abatement or terms of abatement shall be at the sole discretion of the City Council.
- (2) Creation of New Facility. Abatement may only be granted for the additional value resulting from improvements to eligible property made subsequent to and specified in an abatement Agreement between the City of Kaufman and the property owner.
- (3) New and Existing Facilities Abatement may be granted for new facilities and improvements to existing facilities for purposes of Modernization or Expansion.
- (4) Eligible Property Abatement may be extended to the value of buildings, structures, fixtures, inventories, machinery, equipment and site improvements plus that office space necessary to the operation and administration of the facility.
- (5) Ineligible Property. The following types of property shall be fully taxable and ineligible for abatement: land; supplies; tools; vehicles; vessels; aircraft; housing; hotel accommodations; deferred maintenance investments; property which has a useful life of less than ten (10) years; property owned or used by the State of Texas or its political subdivision or by any organization owned, operated or directed by a political subdivision of the State of Texas.
- (6) Leased Facilities. In order for a facility to qualify for abatement, the land and eligible property must be owned by the same individual or company and leased to a facility operator whose lease commitment is at least ten (10) years, unless the facility leased is owned by a nonprofit corporation.
- (7) Expansion of Existing Facility/Business. A facility or business that has been in operation for one (1) year or more and that meets the other requirements as set forth in this policy will be eligible for the same amount of tax abatement as set forth in the formula set out in Section II(d).

(c) Objective/Subjective Factors.

- (1) Economic Qualification/Objective Factors. In order to be eligible to receive tax abatement the proposed project will be evaluated by the following objective factors:

(A) Employment Impact

How many jobs will be created?

What will the total annual payroll be?

What is the overall employer benefits package?

Will health care insurance be provided to employees with at least 50% being employer sponsored premium?

(B) Fiscal Impact

How much real and personal property value will be added to the tax roll?

How much, if any, direct sales tax will be generated?

What infrastructure construction would be required?

Will the project add at least \$3,000,000 to the tax rolls.
(Inclusive of real and personal property)

(C) Community Impact

Will the project create any potential environmental effects?

Will the project generate significant utility demand?

Project can serve as a prototype and catalyst for other development of higher standard.

Project must not have a primary effect of transferring jobs within the county.

Property has high visibility, aesthetic impact, or is of a significantly higher level of development.

- (2) Subjective Factors: In addition to the objective criteria, several additional considerations must be evaluated.

(A) Is project sponsor a local company?

- (B) What types and values of public improvements, if any, will be made by the applicant?
- (C) Does, or can, the project meet all relevant zoning, subdivision and other legal requirements?
- (D) Does the project provide particular benefit to an area of the City targeted for revitalization?
- (E) Will the project substantially increase the business opportunities of existing local suppliers and contractors?
- (F) Does the project pose any negative environmental, operational, visual or other impacts (i.e., pollution, noise, traffic congestions, etc.)?
- (G) Is the Project in an area which might not otherwise be developed because of constraints of topography, ownership patterns, site configuration, etc.?
- (H) What impact will the Project have on other taxing entities?
- (I) How will this Project affect existing businesses/industries?
- (J) How competitive is the Project? Are locations outside of the City of Kaufman under consideration?
- (K) Is there a demonstrated financial need or gap that needs to be considered in order to facilitate the development of the Project?
- (L) Does the site under consideration meet at least one of the mandatory criteria to be designated as a Reinvestment Zone pursuant to Texas Local Government Code Chapter 312.202, as amended?

- (d) **Formula.** Once a determination has been made that tax abatement should be offered, a Project will be evaluated based upon total project costs as stated in this Policy. Additionally, an approved Abatement will apply to property in accordance with the provisions of this Policy Statement. **Abatement shall only apply to the maintenance and operations portion of City of Kaufman's total tax rate.** The value and term of the Abatement shall be at the discretion of the City and will be determined by referencing the following tables:

- (1) Facility/Project Adding at least \$10,000,000.00 to Tax Rolls and creating a minimum of twenty-five (25) jobs:

<u>YEARS OF ABATEMENT</u>	<u>PERCENTAGE OF ABATEMENT</u>
Year 1	60%
Year 2	50%
Year 3	40%
Year 4	30%
Year 5	20%
Year 6	10%
Year 7	<u>10%</u>
	220%

- (2) Facility/Project adding at least \$3,000,000.00 to the tax rolls but less than 10 Million and creating a minimum of ten (10) jobs:

<u>YEARS OF ABATEMENT</u>	<u>PERCENTAGE OF ABATEMENT</u>
Year 1	50%
Year 2	40%
Year 3	30%
Year 4	20%
Year 5	<u>10%</u>
	150%

Abatements on all facility/projects (both real and personal property) are open to negotiation up to the state law limits of 100% per year for a ten (10) year maximum term, including renewals. The required job count may, at the discretion of the City Council, be waived on a case-by-case basis should the project generate significant economic benefits for the community and local taxing districts. The number of years, up to the maximum of ten (10) years, including renewal terms, and/or percentage of abatements may be established at the sole discretion of the City Council on an individual basis. Maximum years of abatement will not exceed the maximum number of years permitted by state law.

III. GENERAL GUIDELINES.

Any person, organization or corporation desiring that the Kaufman City Council consider providing tax abatement as authorized by this Policy and state law, including without limitation, a tax abatement to encourage location or expansion of operations within the area designated by the location or expansion of operations

within the area designated by the City shall be required to comply with the following general guidelines. Nothing within these guidelines shall imply or suggest that Kaufman City Council is under any obligation to provide tax abatement in any amount or value to any applicant.

An Agreement shall only be effective if approved by majority vote of the City Council at a regularly scheduled meeting of the Council. Notice of the meeting shall comply with Chapter 551 of the Texas Government Code, as amended; however, such notice shall be provided at least thirty (30) days before the scheduled time of the hearing. The public notice of the meeting at which the City Council will consider approval of an Agreement for tax abatement with a property owner shall contain the following:

- (1) the name of the property owner and the name of the applicant for the tax abatement agreement;
- (2) the name and location of the Reinvestment Zone in which the property subject to the agreement is located;
- (3) a general description of the nature of the improvements or repairs included in the agreement; and
- (4) the estimated cost of the improvements or repairs.

Kaufman's Tax Abatement Policy is governed by Chapter 312 of the Texas Local Government Code, as amended ("Chapter 312"). Any abatement offered must comply with Chapter 312 and this Policy. It is understood that any changes to Chapter 312 may trigger a change to this Policy if in conflict with state law

IV. UNDOCUMENTED WORKERS PROVISION AND OTHER APPLICABLE CONTRACTUAL TERMS.

Section 2264.051 of the Texas Government Code requires the City to provide within the tax abatement application a statement certifying that the business, or a branch, division, or department of the business, does not and will not knowingly employ an undocumented worker. Further, the tax abatement agreement will contain a provision specifying the rate and terms of the payment of interest should the business be convicted of knowingly employing an undocumented worker, in violation of 8 U.S.C. Section 1324a(f).

Additionally, to the extent applicable, Applicant's compliance with Texas Government Code Chapter 2252, et seq., Chapter 2270, et seq., Chapter 2274, et seq., and other state laws providing prohibitions on government contracts shall be required and shall be included in all Agreements.

V. DEFAULT AND RECAPTURE.

- (a) In the event of default of any term or condition of the application for tax abatement by the applicant or the applicant's successor or of an assignee of the applicant, the City Council shall have the right to modify or terminate any Agreement and cease the abatement of taxes. Taxes based on the appraised value of the subject property with improvements will be due and payable for the year in which tax abatement is terminated.
- (b) Except for events of force majeure, or due to Modernization, if during the abatement period, the facility ceases operation for a period in excess of ninety (90) days, or falls below the contracted taxable values, and/or job count, then the tax abatement shall terminate, and no amount of taxes shall be abated for any calendar year this occurs. Notwithstanding the foregoing, an extension may be granted to Applicant in accordance with the following: If there is a planned closure for a period in excess of ninety (90) days, then at least thirty (30) days prior to the commencement of that closure, the Applicant shall submit a written notice to the City detailing the reason for the closure and the schedule for reopening. Upon receipt of such written request, Staff will consider granting an extension to the ninety (90) day limitation of this Section. An extension shall be at the sole discretion of the City and shall be determined on a case-by-case basis.
- (c) In the event that the Applicant fails to pay ad valorem taxes owed to City of Kaufman or any other taxing entity located in the county when due, or violates any of the terms or conditions of the tax abatement policy; or is in default with any other city-sponsored program; then the city shall have right to terminate the tax abatement, in which event, taxes based on the full value of the subject property with all improvements shall be immediately due and payable, including any amount of taxes abated during the calendar year in which the termination occurs and any amount of taxes abated during prior years.
- (d) In the event that the applicant, during the abatement period and for a period four years following the abatement period, ceases to operate the facility for which the abatement was granted or moves the facility for which abatement was granted to a location outside the City of Kaufman, the Kaufman City Council shall have the right to recapture taxes abated during any or all previous years.

VI. PRELIMINARY APPLICATION STEPS.

- (a) Applicant shall complete the application for incentives provided by the Kaufman Economic Development Corporation. attached "Applications for Incentives."
- (b) The location of the property must be provided. If the property is described by metes and bounds, a complete legal description shall be provided.

(c) Applicant shall complete all forms and information detailed in Items A & B above and submit them to the City.

VII. APPLICATION REVIEW STEPS.

(a) All information in the application package detailed above will be reviewed for completeness and accuracy. Additional information may be requested as needed.

(b) The application will be distributed to the appropriate departments of the fair taxing entities for internal review and comments. Additional information may be requested as needed.

VIII. CONSIDERATION OF THE APPLICATION.

All requests for Abatement shall be submitted on the Application provided in Exhibit “B” of this Policy. KEDC and City Staff (“Staff”) will consider the application. An economic impact analysis may be conducted to understand the over economic benefit to the community and taxing districts. Additional information may be requested as needed. Any negotiation will take place with the applicant after receipt of the application and all information determined necessary by Staff. Should the project location be in an existing tax increment reinvestment zone (TIRZ), additional research and negotiation by staff will need to be made in order to determine if a tax abatement or different incentive program is in the best interest of the City of Kaufman.

KEDC and City staff will coordinate with other taxing entities on a case-by-case basis should an applicant wish to seek a tax abatement from other local taxing entities.

The recommendation by staff for a City tax abatement will be forwarded to the Kaufman City Council for consideration. A reinvestment zone, if not already designated, must be designated with 7-day public notice and a public hearing by the City Council per state law. For the individual tax abatement, a public notice at least thirty (30) days prior to the Council’s consideration must occur, per state law. Following this notice, the City Council will be able to consider the tax abatement at a regularly scheduled City Council meeting.

POST-APPROVAL

(a) Preceding execution of an Agreement by the City of Kaufman, the City will provide written notice and a copy of the proposed Agreement to each other local taxing unit at least seven (7) days prior to execution of the Agreement.

- (b) The Applicant shall file an exemption application with all supporting documents to the Kaufman County Appraisal District. The application must be filed between January 1 and April 30 of the year for which an exemption is requested. An application for this exemption must be filed each year.
- (c) Taxing entities providing an Abatement are required to post the approved agreement to their website and submit the Agreement(s) to the Texas Comptroller's Office for public posting on their website, per state law.
- (d) Applicant shall provide annually to the City a signed affidavit confirming facility job count and taxable value as a compliance measure for the Abatement.
- (e) Ongoing compliance during the abatement period, including audit and/or inspection by the City or other participating tax entities for contracted improvements may occur.
- (f) Any assignment of the Abatement to an affiliate, subsidiary or new company must be requested in writing for approval by City; City's consent shall be discretionary based upon financial stability and viability of the affiliate, subsidiary or new company and other factors City determines reasonably appropriate given the terms of the Agreement. Any assignment shall provide that the assignee shall irrevocably and unconditionally assume all the duties and obligations of the assignor upon the same terms and conditions as set out in the agreement. Any assignment shall be to an owner that continues the same improvements or repairs to the property except to the extent such improvements or repairs have been completed, and that continues the same use of the facility as stated in the original Agreement with the owner. No assignment shall be approved if the assignor or the assignee is found to be in default.
- (g) Ongoing project operations following the Abatement period for a period of four (4) years per this Policy will be enforced.

Exhibit B

QUALIFICATIONS AND APPLICATION FOR INCENTIVES KAUFMAN ECONOMIC DEVELOPMENT CORPORATION

AND

CITY OF KAUFMAN TAX ABATEMENT

Revised and Adopted February 25, 2013

Renewed February 23, 2015

Renewed February 26, 2018

Renewed January 24, 2022

Renewed & Amended March 18, 2024

Renewed April 27, 2026



Application for Incentives

The Kaufman Economic Development Corporation (KEDC) is a nonprofit Type A Economic Development Corporation funded by $\frac{1}{4}$ -cent of the local sales tax. The KEDC's mission is to expand Kaufman's local economy with new quality employment opportunities and a diversified commercial tax base. As a part of this mission, the KEDC promotes development using financial incentives when deemed appropriate. Incentives can come from sources at the local, state and federal levels. They are targeted to close financial gaps, enhance public infrastructure, create a skilled workforce, control business costs and other related uses that make Kaufman a more economically competitive and friendly community for business. Incentives are not used as venture capital or as a subsidy to attract entities that do not comply with permissible projects found in the Development Corporation Act – Chapters 501 and 504 of the Texas Local Government Code. The questions in this application are to help KEDC Staff and Board Members assess a project and understand the specific needs, quality, competitiveness and anticipated development costs. Please answer the following questions as thoroughly as possible. Incentives are provided on a case-by-case basis and negotiations are kept confidential throughout the process. Any questions on this application can be directed to KEDC Staff at (972) 932-5332 or smcgregor@kaufmantx.org.

Date: _____

Company/Project Name: _____

Headquarters Address: _____

Applicant Point of Contact Info: _____

Name of Principal(s) & Title(s): _____

How Long in Business? _____

Number of Employees: _____ Annual Revenue (\$): _____

☐ Privately Held ☐ Publicly Traded

NAICS Code(s): _____

Federal Tax ID Number: _____

What type of location is this? ☐ New Location ☐ Relocation ☐ Expansion

If relocating, where from? _____

Type of Business/Development: ☐ Commercial ☐ Industrial ☐ Office ☐ Retail/Dining/Entertainment

Prospective Kaufman Site Address/Location: _____

Business/Development Description: _____

Will this facility serve as a corporate or regional headquarters? ☐ Yes ☐ No

Proposed square footage of facility: _____

Proposed height of new facility: _____

Are sites outside of Kaufman under consideration for this project? ☐ Yes ☐ No

If yes, what communities or regions are under consideration? _____

Have you already purchased property or executed a lease agreement in Kaufman? ☐ Yes ☐ No

How many estimated trucks per week will serve the facility? (if applicable): _____

How many annual estimated hotel stays will be generated by this business? (if applicable): _____

CAPITAL INVESTMENT

Type of Investment	Amount (\$)
Land/Real Estate (or Lease Value)	
Furniture, Fixtures & Equipment (FF&E)	
Business Personal Property/Inventory	
TOTAL ANTICIPATED CAPITAL INVESTMENT	

Investment Ramp Up (Specify amount of total planned capital investment ramp up over 10 years):

Year 1: _____ Year 2: _____ Year 3: _____

Year 4: _____ Year 5: _____ Year 6: _____

Year 7: _____ Year 8: _____ Year 9: _____

Year 10: _____

Does your business remit sales tax? ☐ Yes ☐ No

If yes, how much in anticipated annual taxable sales? _____

Will this business export a majority of product/service to places outside Kaufman County? ☐ Yes ☐ No

If yes, what is the annual estimated value of inventory leaving the State within 175 days?

JOB CREATION

**Denote as Full Time (FT) or Part Time (PT) - (Full Time is considered 35 hours per week or more)*

Year 1: _____ Year 2: _____ Year 3: _____ Year 4: _____ Year 5: _____

Year 6: _____ Year 7: _____ Year 8: _____ Year 9: _____ Year 10: _____

Total Anticipated Job Creation: _____

Average Employee Wage at Site: _____

How many positions will pay at or above \$23.53 per hour? _____

**Reflects 2022 QCEW average hourly wage for Kaufman County*

How many positions will be fully remote or hybrid work scenarios? _____

Employee Benefits (check all that apply):

- ☐ Health ☐ Dental ☐ Vision Sick Leave ☐ Retirement ☐ Paid
☐ Paid Vacation Time ☐ Overtime ☐ Tuition Reimbursement ☐ Other
(Describe)

Explanation of Benefits Coverage: _____

SITE & INFRASTRUCTURE IMPROVEMENTS

Type of Improvement	Amount (\$)
Access, Paving & Parking	
Fire Suppression	
Exterior Improvements	

Interior Improvements	
Utility Extensions/Upgrades	
Other Site Improvements <i>(Describe Below)</i>	
TOTAL COST OF IMPROVEMENTS	

UTILITIES

Will this business/development demand significant utility usage?

☐ Yes

☐ No

If yes, please fill out the utility demand table below:

Utility Type	Anticipated Daily Consumption
Electricity (kWh)	
Water (gpd)	
Wastewater (gpd)	
Natural Gas (mcf)	
Fiber Optics (Mb/Gb)	

Will this development generate any significant noise or environmental emissions?

☐ Yes

☐ No

If yes, describe: _____

FINANCING

What source(s) of funds are you using for this project? *(check all that are applicable)*

☐ Personal/Business Funds

☐ Equity Investment

☐ Private Financing

☐ Other Sources

(Describe)

Total Financing Secured: _____

Has your business filed for bankruptcy in the last 10 years? ☐ Yes ☐ No

Has your business been delinquent on taxes within the last 5 years? ☐ Yes

☐ No

Has your business received any tax incentives in the last 10 years? ☐ Yes

☐ No

If yes, describe: _____

Has your business defaulted on a loan, lease or performance agreement in the last 10 years? ☐ Yes ☐ No

If yes, describe: _____

REFERENCES

**Include name, company, phone number and email address*

Banker: _____

Accountant: _____

Attorney: _____

Applicant Notes: _____

I affirm the information provided to be true to the best of my knowledge. I understand the Kaufman Economic Development Corporation may request additional information or documentation throughout the negotiating process and consent to provide within reason to the best of my ability. I also understand that this document is a confidential communication, protected by Chapter 551.087 of the Texas Government Code (economic development negotiations). This application and its contents will be kept confidential during the negotiation process with the Kaufman Economic Development Corporation. If an incentive agreement is signed, the contents of this application could be subject to the Texas Public Information Act.

Applicant Signature: _____

Applicant Name (Printed): _____

Title: _____

Date: _____

****CONFIDENTIAL****

**Kaufman Economic Development Corporation
209 S. Washington St.
P.O. Box 1168
Kaufman, TX 75142
(972) 932-5332**



Meeting
Date: 4/27/2026

Date: 04/01/2026

Item #: 10.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on a **Final Plat** for **Caldwell Estates**, Block A, Lot 1, consisting of 2.307 acres (Property ID 210120), located within the C.A. Lovejoy Survey, Abstract No. A-303, in the City of Kaufman, Kaufman County, Texas, and generally located at 706 Adams Lane. (Case No. FP-01-26)

BACKGROUND:

See the attached April 7, 2026, Planning and Zoning Commission Report and attachments.

Author:

Martin Mares, Senior Planner

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Final Plat for Caldwell Estates, Block A, Lot 1.



Planning and Zoning Commission Report

Meeting Date: April 7, 2026

SUBJECT Consider and make a recommendation to City Council for a Final Plat for Caldwell Estates, Block A, Lot 1, situated on 2.307 acres of land (Property ID 210120), out of the C.A. Lovejoy Survey, Abstract No. A-303, in the City of Kaufman, Kaufman County, Texas, said property being generally located in the 706 Adams Lane. (Case No. FP-01-26)

SUMMARY:

The applicant is requesting approval of a Final Plat for Caldwell Estates, Block A, Lot 1, to allow for the construction of a single-family residence. The property is zoned Single-Family Residential (SF-10). Unlike a typical platted lot, the subject property does not front a dedicated public right-of-way; instead, it fronts an adjacent lot with an access easement connecting to Adams Lane. The nearest public right-of-way is approximately 168 feet from the southern corner of the property. This easement serves multiple lots and provides the primary access to the site. The applicant has submitted and received approval of civil plans for this tract.

Per Section 02.03.078(b)(2) of the Subdivision Ordinance, each lot within the City limits is required to front a public street or approved public way. Specifically, "each lot within the City limits shall have access to a street (or an approved public way) by having frontage on such a street that is not less than fifty (50) feet at the street right-of-way line, or as otherwise specified in the Zoning Ordinance or a Planned Development (PD) Ordinance, if applicable."

Frontage Exceptions (Infill):

The Subdivision Ordinance provides a limited frontage exception for infill development of no more than three (3) lots, where at least one lot has direct frontage onto a public street. Under this provision, the remaining lots may be served by a common access easement, provided that:

- The easement is paved in concrete;
- It is dedicated and platted as a fire lane;
- It is maintained by the property owners;
- It is approved by the Fire Chief; and
- Utility easements are provided to adequately serve all lots.

This lot fronts an existing access easement that has been previously dedicated and improved to serve the surrounding properties. While the access does not meet the current design standards required for a newly constructed public street, it was established prior to the adoption of the current code. As such, the access has been provided to the property owners and continues to function as the primary means of ingress and egress.

Single Family (SF-10)	Required	Provided
Minimum Lot Area	10,000 sf	100,500 sf
Minimum Lot Width	80'	Approximately 252'
Minimum Front Yard	35'	35'
Minimum Rear Yard	30'	30'
Minimum Side Yard	12'	12'

THOROUGHFARE PLAN:

Each lot within the city limits shall have access to a street (or an approved public way) by having frontage on such a street of not less than fifty (50) feet at the street right-of-way line. This lot access will be provided through the infill exception, with an access easement providing access to Adams Lane.

RECOMMENDATION:

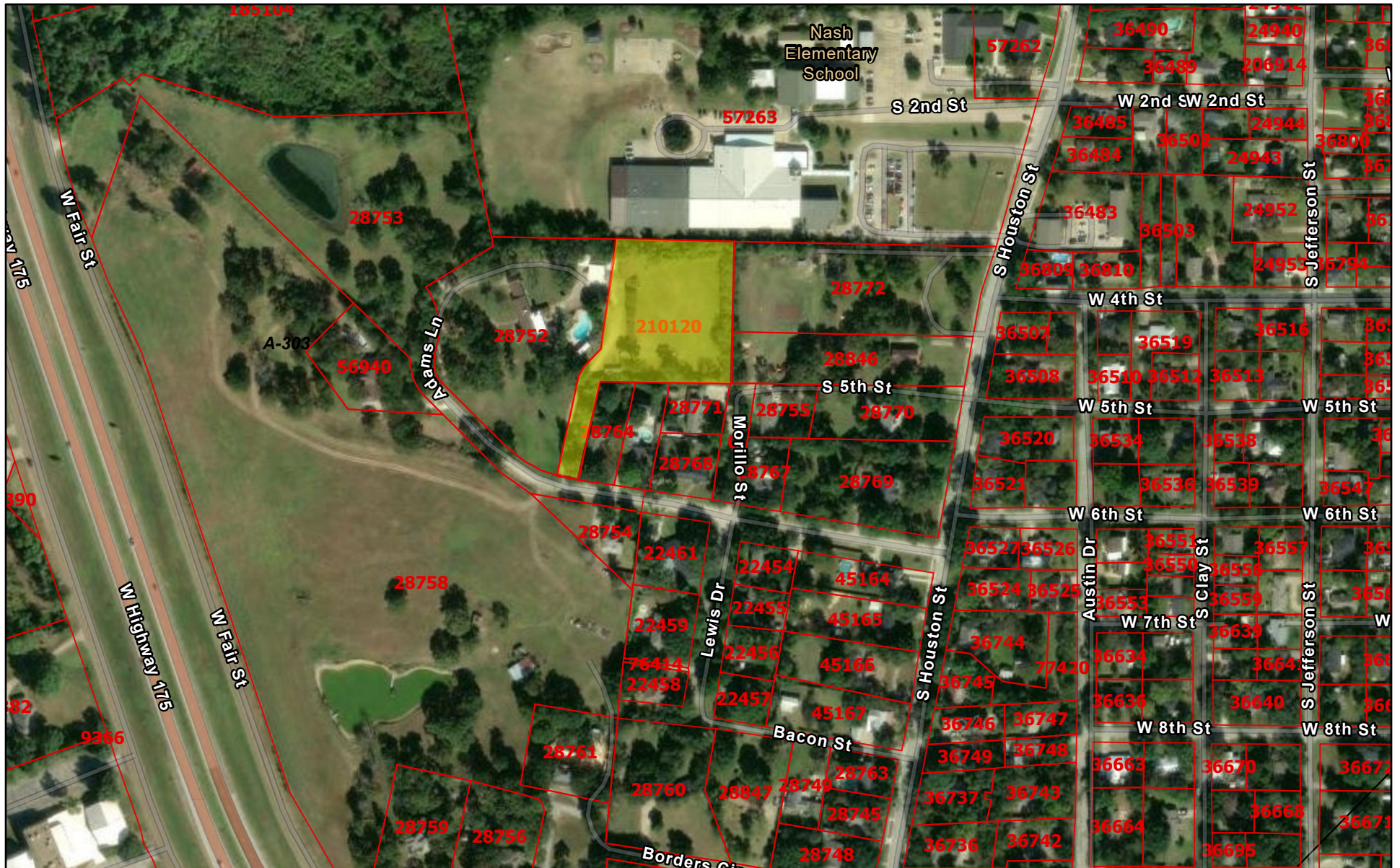
Staff recommends approval of the Final Plat for Caldwell Estates, Block A, Lot 1

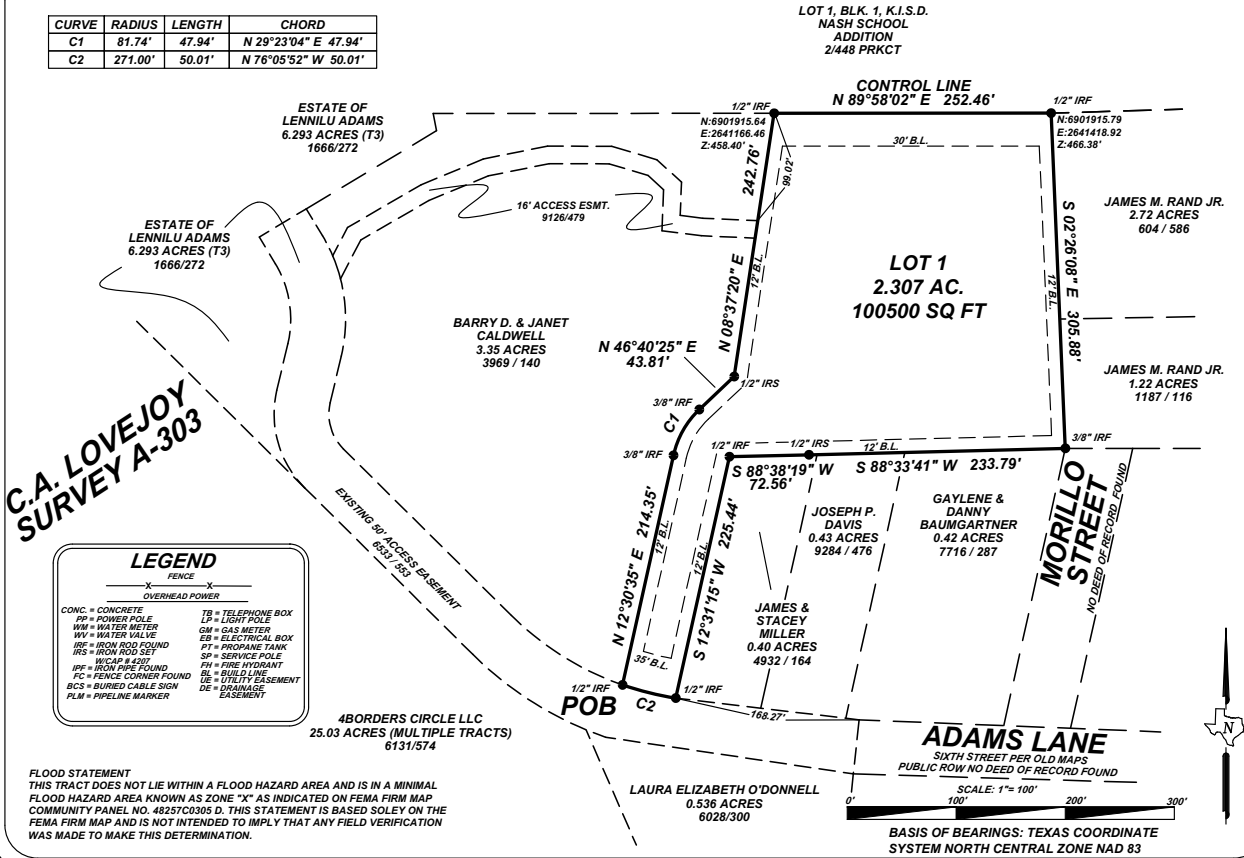
ATTACHMENTS:

- Location Map
- Exhibit A – Replat

Martin Mares
Senior Planner
972-932-2216 ext. 117
mmares@kaufmantx.org

Location Map





OWNER ACKNOWLEDGEMENT AND DEDICATION
STATE OF TEXAS
COUNTY OF KAUFMAN

I JAKE CALDWELL, THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE C.A. LOVEJOY SURVEY, A-303, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 2.306 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAKE CALDWELL RECORDED IN VOLUME 9129, PAGE 30, OF THE DEED RECORDS KAUFMAN COUNTY, TEXAS (DRKCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD SET, WITH A YELLOW CAP MARKED #4207, IN THE NORTH LINE OF A 50' ACCESS EASEMENT RECORDED IN VOLUME 6533, PAGE 553 OF THE DRKCT, AT THE SOUTHEAST CORNER OF THE BARRY D. AND JANET CALDWELL 3.35 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 3969, PAGE 140 OF THE DRKCT, BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON LINE OF THE CALDWELL 3.35 ACRE TRACT AND THIS TRACT AS FOLLOWS: N 12° 30' 35" E, 214.35 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT, WITH A RADIUS OF 81.74 FEET, AN ARC LENGTH OF 47.94 FEET, A CHORD THAT BEARS N 29° 23' 04" E, 47.94 FEET TO A 1/2" IRON ROD FOUND; N 46° 40' 25" E, 43.81 FEET TO A 1/2" IRON ROD SET, WITH A YELLOW CAP MARKED #4207; N 08° 37' 20" E, 242.76 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF THE LOT 1, BLK. 1, K.I.S.D. NASH SCHOOL ADDITION, ACCORDING TO THE PLAT RECORDED IN CABINET 2, PAGE 448, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF THE 3.35 ACRE TRACT, BEING THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 89° 58' 02" E (CONTROL LINE), 252.46 FEET ALONG THE COMMON LINE OF LOT 1, BLK. 1, K.I.S.D. NASH SCHOOL ADDITION AND THIS TRACT TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JAMES M. RAND JR. 2.72 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 604, PAGE 586 OF THE DRKCT, BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 02° 26' 08" E, 305.88 FEET ALONG THE COMMON LINE OF THE RAND 2.72 ACRE TRACT AND THIS TRACT, PASSING THE NORTHWEST CORNER OF A JAMES M. RAND JR. 1.22 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 1187, PAGE 116 OF THE DRKCT, ALSO PASSING THE NORTHEAST CORNER OF THE JAMES AND STACEY MILLER 0.40 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 4932, PAGE 164 OF THE DRKCT, AND CONTINUING TO A 1/2" IRON ROD FOUND;

THENCE, S 88° 33' 41" W, 233.79 FEET ALONG THE COMMON LINE OF THE BAUMGARTNER TRACT AND THIS TRACT PASSING THE NORTHEAST CORNER OF THE JOSEPH P. DAVIS 0.43 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 9284, PAGE 476 OF THE DRKCT, ALSO PASSING THE NORTHEAST CORNER OF THE JAMES AND STACEY MILLER 0.40 ACRE TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN VOLUME 4932, PAGE 164 OF THE DRKCT, AND CONTINUING TO A 1/2" IRON ROD FOUND;

THENCE, ALONG THE COMMON LINE OF THE MILLER TRACT AND THIS TRACT AS FOLLOWS: S 88° 38' 19" W, 72.56 FEET TO A 1/2" IRON ROD FOUND; S 12° 31' 15" W, 725.44 FEET TO A 1/2" IRON ROD SET WITH A YELLOW CAP MARKED #4207 IN THE NORTH LINE OF THE ABOVE MENTIONED ACCESS EASEMENT, BEING THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT, AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 271.00 FEET, A CHORD THAT BEARS N 76° 05' 52" W, 50.01 FEET;

THENCE, ALONG THE NORTH LINE OF SAID ACCESS EASEMENT, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 50.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.307 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL PERSON BY THESE PRESENTS:

THAT I JAKE CALDWELL, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1 OF CALDWELL ESTATES, AN ADDITION TO THE CITY OF KAUFMAN, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKING SPACES, PARKS AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS, AND OTHER UTILITIES AND FACILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TRESS SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF KAUFMAN. AT NO POINT SHALL ANY OVERHEAD UTILITIES BE INSTALLED ON THE SUBJECT PROPERTY. THE CITY OF KAUFMAN AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED JAKE CALDWELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: ____

CERTIFICATE OF PLAT APPROVAL

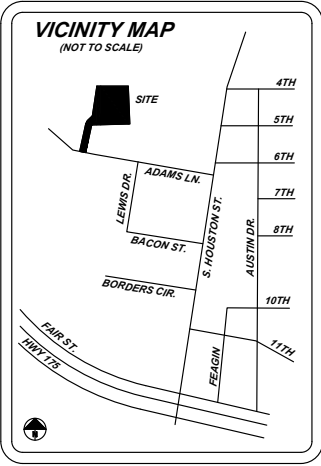
APPROVED _____ DATE _____

PLANNING AND ZONING COMMISSION
CHAIRPERSON CITY OF KAUFMAN, TEXAS

MAYOR
CITY OF KAUFMAN, TEXAS _____ DATE _____

WITNESS BY HAND THIS ____ DAY OF ____, 2026

CITY SECRETARY
CITY OF KAUFMAN, TEXAS



OWNERS/DEVELOPER
BRODY & JAKE CALDWELL
905 S. WASHINGTON STREET
KAUFMAN, TX 75142
(972) 741-6757
MOTORPARTS32@GMAIL.COM



REVISED DATE: MARCH 27, 2026
DATE PERFORMED: SEPTEMBER 2, 2025 WORK ORDER # 2506123
SCALE: 1"= 100 FEET FIELD BY: TS DRAWN BY: BH

FINAL PLAT
CALDWELL ESTATES

1 LOT
BLOCK A
2.307 ACRES
C.A. LOVEJOY SURVEY A-303
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS



Meeting
Date: 4/27/2026

Date: 04/01/2026

Item #: 11.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on a **Site Plan** for **Harmony Bank**, Kings Fort Addition, Block F, Lot 3, consisting of 1.102 acres (Property ID 240766), located within the D. Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, and generally located at 815 Kings Fort Parkway. (Case No. SP-01-26)

BACKGROUND:

See the attached April 7, 2026, Planning and Zoning Commission Report and attachments.

The site plan recommended for approval by Planning and Zoning on April 7 included a cross access and fire lane configuration that extended along the full perimeter of the property. The updated plan included as backup to this item modifies this layout, with the fire lane now provided along the south side of the property, closer to Kings Fort Parkway. This revision was not previously reviewed by Planning and Zoning. The change was requested on April 14 to accommodate the adjacent development, which is proposing a drive-through that would be impacted by the original configuration.

The site continues to provide cross access along Kings Fort Parkway, and the revised fire lane configuration maintains adequate emergency access. The updated layout was reviewed and approved by the Fire Marshal with no outstanding concerns. The revised site plan reflecting these changes is included in the Exhibit D.

Author:
Martin Mares, Senior Planner

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of a Site Plan for Harmony Bank.



Planning and Zoning Commission Report

Meeting Date: April 7, 2026

SUBJECT: Consider and make a recommendation to City Council for a Site Plan for Harmony Bank, Kings Fort Addition, Block F, Lot 3, situated on 1.102 acres of land (Property ID 240766), out of the D. Falcon Survey, Abstract No. 151, in the City of Kaufman, Kaufman County, Texas, said property being generally located in the 815 Kings Fort Parkway. (Case No. SP-01-26)

SUMMARY:

The applicant is requesting approval of a **Site Plan (SP-01-26)** for the construction Harmony Bank. The subject property is zoned Planned Development-15 (PD-15) for Highway Commercial uses. Harmony Bank is considered a financial institution with drive-thru service which is permitted within this Planned Development (PD-15) district.

Development standards for the site are outlined in the Planned Development ordinance (PD-15). Any standards not specifically addressed in Planned Development default to the Highway Commercial regulations in the Kaufman Development Code.

Updated Site Plan

The site plan recommended for approval by Planning and Zoning on April 7th included a cross access and fire lane configuration that extended along the full perimeter of the property. The updated plan modifies this layout, with the fire lane now provided along the south side of the property, closer to Kings Fort Parkway. This revision was not previously reviewed by Planning and Zoning. The change was made to accommodate the adjacent development, which is proposing a drive-through that would be impacted by the original configuration.

The site continues to provide cross access along Kings Fort Parkway, and the revised fire lane configuration maintains adequate emergency access. The updated layout has been reviewed and approved by Fire, with no outstanding concerns. The revised site plan reflecting these changes is included in the exhibit D.

Site Plan

The site plan includes one tract designated for the development of the Harmony Bank. The lot is 1.102 acres, and the building footprint is approximately 3,075.06 square feet. A total of 16 parking spaces are required, and 22 spaces are proposed.

On the eastern side of the property, the site will include a fire access and utility easement connection, which will provide future cross-access to an adjacent tract once it develops. The northern, western, and southern sides of the property will front a right-of-way.

The site plan is substantially in compliance with the requirements of the Zoning Ordinance and PD-15. Teller lanes are also proposed and provide adequate queuing and escape lanes, as required.

Building Elevations

Per the Planned Development, all buildings and walls are required to have at least eighty percent (80%) masonry exterior sheathing, excluding windows and doors. Glass block, stucco, split block, tilt-wall, and similar materials may be counted as masonry. Up to forty percent (40%) of the required masonry may be met with EIFS or Hardie Plank, provided it is installed at a height of eight feet (8') above the ground or higher.

The Harmony Bank building incorporates brick and cast stone for the majority of the structure, as shown on the façade plans. The building meets the minimum eighty percent (80%) masonry requirement, with each elevation exceeding ninety percent (90%) masonry.

Landscaping

The proposed development exceeds the minimum landscape requirements for nonresidential parcels, which require at least fifteen percent (15%) of the street yard to be devoted to living landscaped area. The total street yard area is 39,857 square feet, requiring a minimum of 5,979 square feet (15%) of landscaping. The proposal provides 16,874 square feet (42%), significantly exceeding the minimum requirement.

A minimum ten-foot (10') landscape buffer yard is provided along all adjacent rights-of-way, in compliance with the Zoning Ordinance. Along King Fork Parkway (86 linear feet), the site provides the required buffer, three (3) large trees, and fifty-two (52) shrubs, exceeding the required eighteen (18) shrubs. Along Meara Drive (303 linear feet), the proposal includes the required buffer, eight (8) large trees, and seventy-nine (79) shrubs, exceeding the required sixty-one (61) shrubs. Along U.S. Highway 175 (250 linear feet), the required buffer is provided with seven (7) small trees in lieu of large trees due to overhead utility lines, along with 147 shrubs, exceeding the required fifty (50) shrubs.

Parking lot landscaping meets ordinance requirements. A total of nine (9) trees are required; however, only six (6) trees are located at the terminus of parking rows. The remaining three (3) required trees have been redistributed to other areas of the site in accordance with PD-15.

PD-15 allows the City-required landscaping within the interior of the parking lot to be relocated to the perimeter of the parking lot. This may include, but is not limited to, landscaping at the terminus of parking rows and within street yard areas. A reduction in the required landscape area or the number of trees below what is required by the Kaufman Zoning Ordinance is not permitted; however, the required landscape area and trees may be placed along the perimeter of the lot rather than within the interior parking field.

The landscaping, quantity, and spacing are in adherence with the Zoning Ordinance requirements and PD-15 requirements.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Planned Development	Kaufman Business Park (across SH 175)
East:	Planned Development	Vacant land/ Brakes Plus
South:	Planned Development	Vacant land
West:	Planned Development	Lone Star Credit Union



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned “PD-15 Highway Commercial”, which allows for commercial uses listed in the Kaufman Zoning Ordinance. The proposed use is in conformance with the 2014 Future Land Use Plan and the Commercial zoning regulations.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates SH 34 as a major regional arterial (Type AA; 6 lanes), with a right-of-way width of 120 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80 feet. Meara Drive is designated with a 60-foot right-of-way. The necessary right-of-way for the thoroughfares already exists at this location.

RECOMMENDATION:

Staff recommend approval of the Site Plan for Harmony

ATTACHMENTS:

- Location Map
- Exhibit A – Site Plan
- Exhibit B – Elevations/Facade Plan
- Exhibit C – Landscape Plan
- Exhibit D – Updated Site Plan/ Landscape Plan

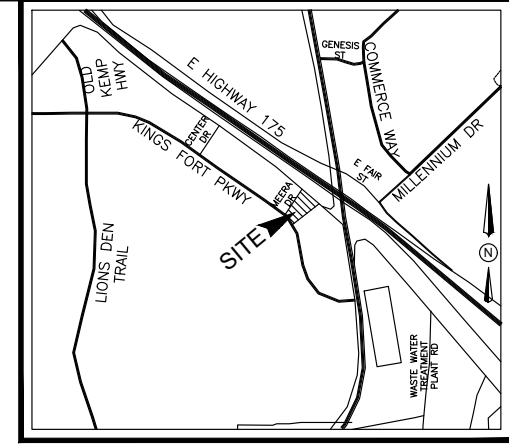
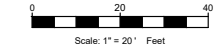
Martin Mares
Senior Planner
972-932-2216 ext. 117
mmares@kaufmantx.org

Location Map



FLOOD PLAIN NOTE

THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE COMMUNITY-PANEL NUMBER 48257C03100, EFFECTIVE DATE JULY 3, 2012. FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY.



VICINITY MAP

N.T.S.

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	---
FIRE LANE	---
STRIPIING	---
PARKING SPACES	---
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
SANITARY SEWER DOUBLE CLEANOUT	---
SANITARY SEWER SAMPLE PORT	---
GREASE TRAP	---
DOMESTIC WATER METER	---
IRRIGATION METER	---
GAS METER	---
TRANSFORMER	---
LIGHT POLE	---
POWER POLE	---

EXISTING LEGEND	
BOUNDARY LINE	---
ADJACENT BOUNDARY LINE	---
EASEMENT LINE (AS NOTED)	---
WATER LINE	---
STORM DRAIN LINE (AS NOTED)	---
OVERHEAD ELECTRIC LINE	---
SET IRON ROD (AS NOTED)	---
"X" CUT FOUND	---
"X" CUT SET	---
WATER METER	---
FIRE HYDRANT	---
SANITARY SEWER MAN HOLE	---
CABLE VAULT	---
UTILITY VAULT	---
FIBER OPTIC MARKER	---
WATER VALVE	---
TRAFFIC SIGN	---
STORM MAN HOLE	---
LIGHT POLE	---
POWER POLE	---
BENCH MARK	---
CONTROL MONUMENT	---
OFFICIAL PUBLIC RECORDS	---
COLOUR COUNTY, TEXAS	---
MAP RECORDS	---
COLOUR COUNTY, TEXAS	---

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.D.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.

SITE NOTES

- NO DUMPSTERS WILL BE LOCATED ON SITE.
- ALL SIGNS LOCATED ON SITE ARE CONCEPTUAL AND WILL REQUIRE SEPARATE APPROVAL THROUGH A SIGN PERMIT.

SITE DATA SUMMARY TABLE

LOT	1
EXISTING ZONING	HC PD-15
PROPOSED USE	FINANCIAL INSTITUTION
GROSS LOT AREA (S.F.)	47,998
GROSS LOT AREA (ACRES)	1.102
ROW DEDICATION AREA (S.F.)	47,998
NET LOT AREA (S.F.)	1,102
NET LOT AREA (ACRES)	3,075
TOTAL FINANCIAL INSTITUTION (BANK) AREA (S.F.)	0
TOTAL PATIO AREA (S.F.)	0
TOTAL BUILDING FLOOR AREA (S.F.)	3,075
LOT COVERAGE	6.41%
FLOOR AREA RATIO (FAR)	0.064
PROPOSED STREET YARD AREA	39,857
REQUIRED LANDSCAPE AREA	15%
PROPOSED LANDSCAPE AREA (S.F.)	5,979
PROPOSED LANDSCAPE AREA (ACRES)	16,874
PROPOSED USABLE LANDSCAPE AREA (%)	35.16%
OVERALL LOT IMPERVIOUS AREA	31,124
PARKING REQUIREMENTS:	
PARKING REQUIREMENTS FOR MEDICAL OFFICES	1 PER 200 SF GFA
REQUIRED PARKING TOTAL	16
REQUIRED TOTAL HANDICAP SPACES (1 PER 25 SPACES)	1
PROVIDED PARKING - REGULAR	20
PROVIDED PARKING - HANDICAP	2

BUILDING DATA SUMMARY TABLE

LOTS	BUILDING NAME	STORY	HEIGHT	USE	BLDG AREA (SF)	PATIO AREA (SF)	TOTAL (SF)
1	Financial Institution	1	30'-00"	Bank	3,075	0	3,075

PARKING DATA SUMMARY TABLE BY USE

LOTS	USE	TOTAL FLOOR AREA (SF)	PARKING REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED			PARKING RATIO PROVIDED
					REGULAR	HANDICAP SPACES	TOTAL	
1	Financial Institution	3,075	1 PER 200 SF	16	20	2	22	1.38

BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALL TERRA RTK NETWORK.

OTHER BENCHMARKS:

BENCHMARK NO. 1
FROM THE MOST WESTERLY CORNER NORTH 28.37 FEET
THENCE WEST 56.81 FEET TO A SQUARE CUT "X" IN CONCRETE. ELEVATION = 414.54'

BENCHMARK NO. 2
FROM THE MOST SOUTHERLY CORNER SOUTH 190.38 FEET
THENCE EAST 14.46 FEET TO A SQUARE CUT "X" IN CONCRETE. ELEVATION = 414.59'

SITE PLAN

HARMONY BANK

CONSTRUCTION PLANS

815 KINGS FORT PARKWAY, CITY OF KAUFMAN
KAUFMAN COUNTY, TX 75142
KINGS FORT ADDITION, BLOCK F, LOT 3



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning Civil Engineering Construction Management					
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	LG	03/06/26	SEE SCALE BAR	011-26	C-3.0
TX. P.E. FIRM #11525					

!! WARNING !!

EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.



Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	03/06/26	1ST CITY SUBMITTAL	KP
2	03/25/26	2ND CITY SUBMITTAL	KP
3	03/31/26	3RD CITY SUBMITTAL	KP



03/31/26



NOTE: ALL FINAL PLANS ARE BASED ON CONCEPTUAL DESIGN. FINAL SPECIFICATIONS MAY VARY.



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PERMITTING OR CONSTRUCTION.

These drawings are assumed to be complete and final. It shall be the tenant/client's responsibility to review and bring in writing any design discrepancies to the designer's attention. Any design changes will be at additional expense. The designer shall not be held responsible for city, state and federal code/regulation authority's interpretations.

Approved: _____ Date: _____

No.	Revision	Date

ISSUE STATUS: DESIGN DEVELOPMENT

ISSUE DATE: 2026-03-03

HARMONY BANK

815 KINGS FORT PARKWAY
KAUFMAN, TEXAS

PROJECT #: 25-1148-1003

SHEET TITLE
ARCHITECTURAL SITE
- RENDERING

SHEET NUMBER © 2025

CAUTION: IF THIS PRINT IS NOT 24" X 36" THEN IT IS A REDUCED PRINT

Harmony Bank – Elevation Facade Area Takeoff								
Elevation	Total Facade SF	Masonry SF	Glazing SF	Canopy SF	Masonry %	Glazing %	Canopy %	Masonry % (w/out glazing)
North	1,136	1,015	65	56	89.3%	5.7%	4.9%	94.8%
West	1,421	1,074	242	105	75.6%	17.0%	7.4%	91.1%
South	1,162	1,028	66	68	88.5%	5.7%	5.9%	93.8%
East	1,400	1,280	74	45	91.4%	5.3%	3.2%	96.5%
Building Total	5,119	4,397	447	274	85.9%	8.7%	5.4%	94.1%



BERMUDA BLUE - GLEN GERY



AZUL - GLEN GERY



RAVENSWOOD - ENDICOTT



MANAGANEZE IRONSPOT - ENDICOTT



WHITE LIMESTONED - DALLAS CAST STONE



DUNSMUIR - MCNEAR



OLD BRICK AUSTIN - NOVACERAMIC



LEATHER HONEY - LA COVADONGA

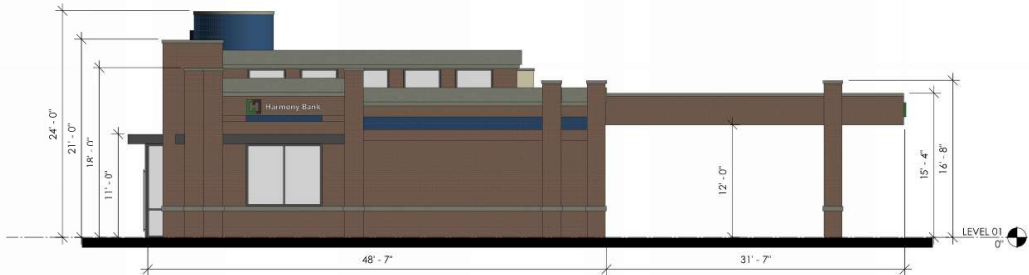
- PROPOSED FACADE MATERIALS:
- BRICK AND CAST STONE
 - 100% MASONRY EXCEPT FOR GLASS AND DOORS



04 EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



03 WEST ELEVATION
SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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Approved: _____ Date: _____

No.	Revision	Date

ISSUE STATUS: PRELIM SITE PLAN
ISSUE DATE: 2026-03-03

HARMONY BANK

815 KINGS FORT PARKWAY
KAUFMAN, TEXAS

PROJECT #: 25-1148-L003
PM: NICK LEWIS

SHEET TITLE
ARCHITECTURAL SITE-
ELEVATIONS

SHEET NUMBER © 2025

A0.31



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



04.02.2026

HARMONY BANK
815 KINGS FORT PARKWAY
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

ISSUE:

FOR APPROVAL 02.27.2026

CITY COMMENTS 03.23.2026

CITY COMMENTS 03.31.2026

CITY COMMENTS 04.02.2026

DATE:

04.02.2026

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.1

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

LANDSCAPE TABULATIONS

LANDSCAPE AREA PERCENTAGE:
REQUIREMENTS: FOR ALL NONRESIDENTIAL PARCELS AT LEAST FIFTEEN PERCENT (15%) OF THE STREET YARD SHALL BE DEVOTED TO LIVING LANDSCAPED AREA.

STREET YARD AREA = 39,857 S.F.

REQUIRED: LANDSCAPE AREA: 5,979 S.F. (15%)
PROVIDED: LANDSCAPE AREA: 16,874 S.F. (42%)

LANDSCAPE BUFFER YARD:
REQUIREMENTS: A MINIMUM TEN (10) FOOT LANDSCAPE BUFFER YARD IS REQUIRED ALONG ADJACENT RIGHT-OF-WAY. A MINIMUM (1) ONE LARGE TREE PER FORTY (40) LINEAR FEET OF STREET FRONTAGE. A MINIMUM TEN (10) SHRUBS PER FORTY (50) LINEAR FEET OF STREET FRONTAGE.

KING FORK PARKWAY = 86 L.F.

REQUIRED: 10' LANDSCAPE BUFFER
(3) LARGE TREES
(18) SHRUBS
PROVIDED: 10' LANDSCAPE BUFFER
(3) LARGE TREES
(52) SHRUBS

MEARA DRIVE = 303 L.F.

REQUIRED: 10' LANDSCAPE BUFFER
(8) LARGE TREES
(61) SHRUBS
PROVIDED: 10' LANDSCAPE BUFFER
(7) SMALL TREES (OVERHEAD POWER LINES)
(147) SHRUBS

US HWY 175 = 250 L.F.

REQUIRED: 10' LANDSCAPE BUFFER
(7) LARGE TREES
(50) SHRUBS
PROVIDED: 10' LANDSCAPE BUFFER
(7) SMALL TREES (OVERHEAD POWER LINES)
(147) SHRUBS

PARKING LOT LANDSCAPE:
REQUIREMENTS: ONE TREE TO BE LOCATED AT THE END OF EACH ROW OF PARKING.

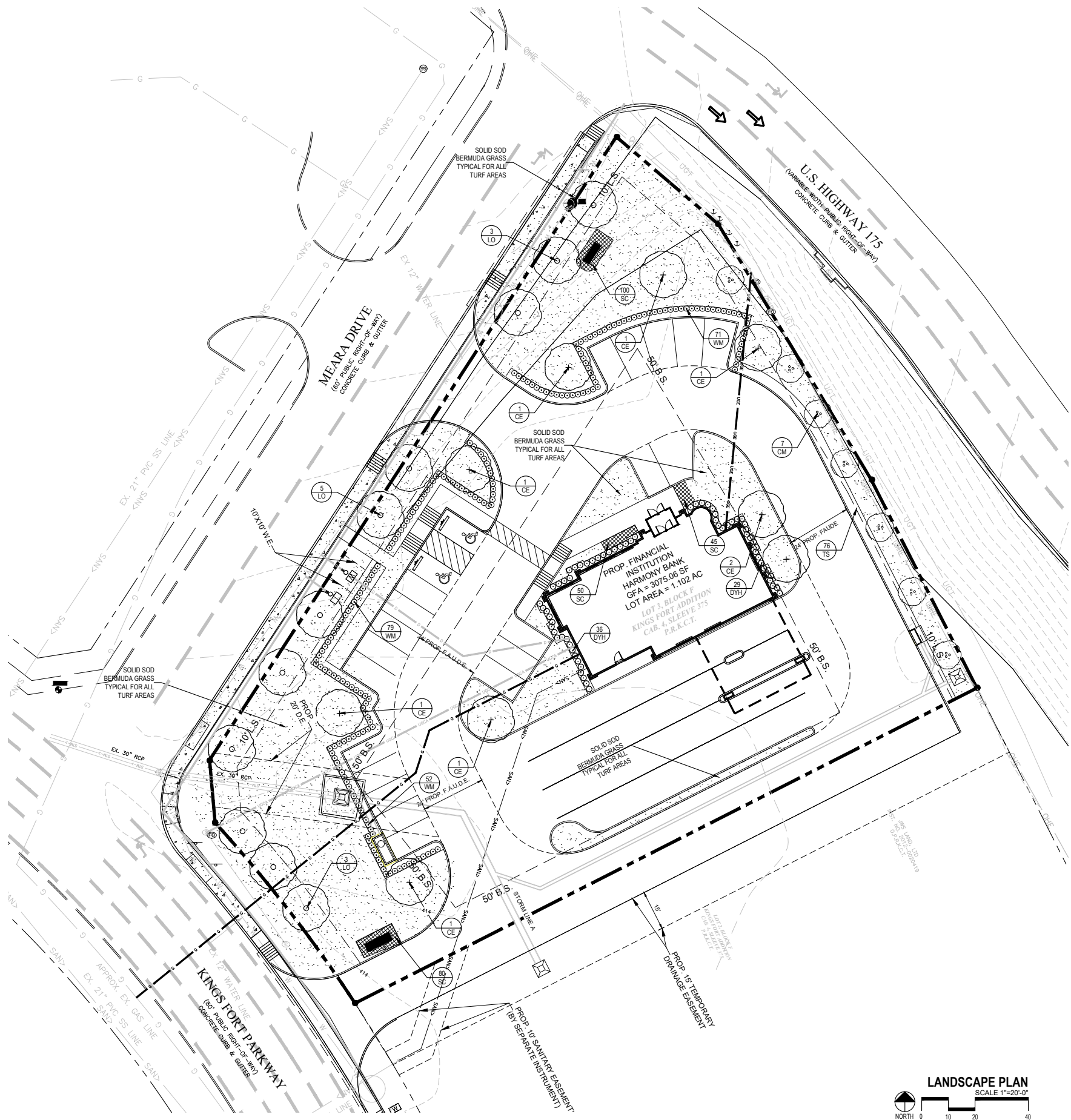
REQUIRED: (9) LARGE TREES
PROVIDED: (6) LARGE TREES

INTERNAL LANDSCAPE REQUIREMENT: NONE

REQUIRED: (0) LARGE TREES
PROVIDED: (3) LARGE TREES

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	"2" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
CM	7	Crape Myrtle	<i>Lagerstroemia indica</i>	"2" cal.	container, 8' ht., 4' spread, 3 or 5 caines
LO	11	Live Oak	<i>Quercus virginiana</i>	"2" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	65	Dwarf Yaupon Holly	<i>Ilex vomitoria</i>	5 gal.	container, 20" ht., 20" spread
TS	76	Texas Sage	<i>Leucophyllum frutescens</i>	5 gal.	container, 24" ht., 20" spread
WM	202	Wax Myrtle	<i>Myrica cerifera</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	275	Seasonal Color '419' Bermudagrass	<i>Selected by owner Cynodon dactylon '419'</i>	4" pots solid sod	full container, well rooted refer to solid sod notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees are to be measured at Diameter Breast Height (dbh). Trees to have straight trunks and be matching within varieties.					
* PER THE CITY OF KAUFMAN PROPOSED TREES ARE TO BE MEASURED 12 INCHED FROM THE TOP OF THE BOOT BALL.					



LANDSCAPE PLAN
SCALE 1"=20'-0"
NORTH 0 10 20 40

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1975 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the option of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- F. Shrub and tree pits shall be no less than two (2") feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 3/4" maximum height above grade.
 1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 2. Do not install steel edging along sidewalks.
 3. Cut steel edging at 45 degree angle where edging meets sidewalk.

- F. Shrub and tree pits shall be no less than two (2") feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

- J. Do not wrap trees.

- K. Do not over prune.

- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

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 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 3/4" maximum height above grade.
 1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 2. Do not install steel edging along sidewalks.
 3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Crown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

- A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

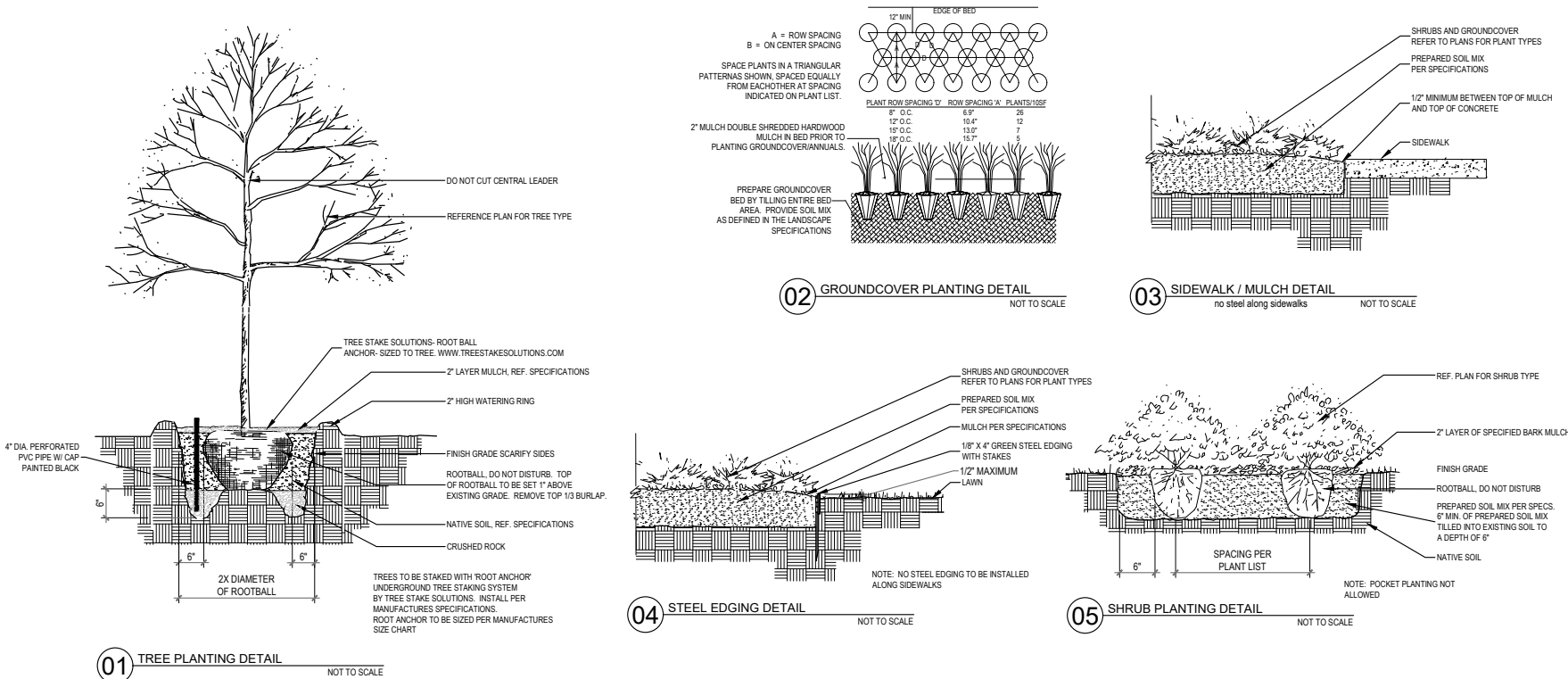
2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertalid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 1. Post: Studded T-Post, #1 Armoac with anchor plate, 6'-0" length; paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/4 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.



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03.31.2026

HARMONY BANK
815 KINGS FORT PARKWAY
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

ISSUE:

FOR APPROVAL 02.27.2026

CITY COMMENTS 03.31.2026

DATE:

03.31.2026

SHEET NAME:

LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

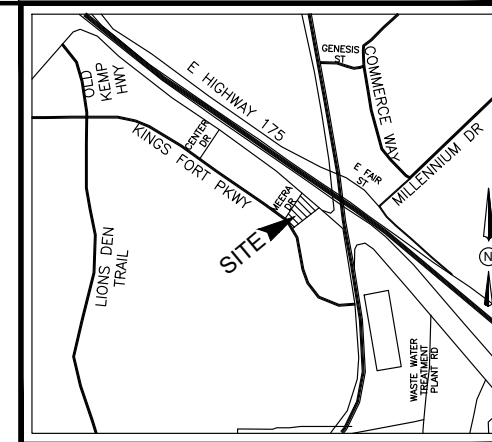
L.2

FLOOD PLAIN NOTE

THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE COMMUNITY-PANEL NUMBER 48257C03100, EFFECTIVE DATE JULY 3, 2012. FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY.



Scale: 1" = 20' Feet



VICINITY MAP

N.T.S.

SITE LEGEND	
CONCRETE CURB	X
SAW-CUT LINE	X
FENCE	X
FIRE LANE	X
STRIPIING	X
PARKING SPACES	X
MONUMENT/PYLON SIGN	X
WHEEL STOPS	X
HANDICAP LOGO	X
HANDICAP SIGN	X
RAMP	X
BOLLARD	X
TRAFFIC ARROW	X
FIRE HYDRANT	X
DUMPSTER	X
SANITARY SEWER MANHOLE	X
SANITARY SEWER CLEANOUT	X
SANITARY SEWER DOUBLE CLEANOUT	X
SANITARY SEWER SAMPLE PORT	X
GREASE TRAP	X
DOMESTIC WATER METER	X
IRRIGATION METER	X
GAS METER	X
TRANSFORMER	X
LIGHT POLE	X
POWER POLE	X

EXISTING LEGEND

BOUNDARY LINE	---
ADJACENT BOUNDARY LINE	---
EASEMENT LINE (AS NOTED)	---
WATER LINE	---
STORM DRAIN LINE (AS NOTED)	---
OVERHEAD ELECTRIC LINE	---
SET IRON ROD (AS NOTED)	---
"X" CUT FOUND	---
"X" CUT SET	---
WATER METER	---
FIRE HYDRANT	---
SANITARY SEWER MANHOLE	---
CABLE VAULT	---
UTILITY VAULT	---
FIRE OPTIC MARKER	---
TRAFFIC SIGN	---
STORM MANHOLE	---
LIGHT POLE	---
POWER POLE	---
BENCH MARK	---
CONTROL MONUMENT	---
OFFICIAL PUBLIC RECORDS	---
COLOUR COUNTY, TEXAS	---
MAP RECORDS	---
COLOUR COUNTY, TEXAS	---

BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALL TERRA RTK NETWORK.

OTHER BENCHMARKS:
BENCHMARK NO. 1
FROM THE MOST WESTERLY CORNER NORTH 28.37 FEET
THENCE WEST 56.81 FEET TO A SQUARE CUT "X" IN
CONCRETE. ELEVATION = 414.54'

BENCHMARK NO. 2
FROM THE MOST SOUTHERLY CORNER SOUTH 190.38 FEET
THENCE EAST 14.46 FEET TO A SQUARE CUT "X" IN
CONCRETE. ELEVATION = 414.59'

SITE PLAN

HARMONY BANK
CONSTRUCTION PLANS

815 KINGS FORT PARKWAY, CITY OF KAUFMAN

KAUFMAN COUNTY, TX 75142

KINGS FORT ADDITION, BLOCK F, LOT 3



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com

W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E. DES. DATE SCALE PROJECT NO. SHEET NO.

KP LG 03/06/26 SCALE BAR 011-26 C-3.0

TX. P.E. FIRM #11525

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT	F.A.U.D.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE EASEMENT	D.E.

SITE NOTES

- NO DUMPSTERS WILL BE LOCATED ON SITE.
- ALL SIGNS LOCATED ON SITE ARE CONCEPTUAL AND WILL REQUIRE SEPARATE APPROVAL THROUGH A SIGN PERMIT.

SITE DATA SUMMARY TABLE

LOT	1
EXISTING ZONING	HC PD-15
PROPOSED USE	FINANCIAL INSTITUTION
GROSS LOT AREA (S.F.)	47,998
GROSS LOT AREA (ACRES)	1.102
ROW DEDICATION AREA (S.F.)	
NET LOT AREA (S.F.)	47,998
NET LOT AREA (ACRES)	1.102
TOTAL FINANCIAL INSTITUTION (BANK) AREA (S.F.)	3,075
TOTAL PATIO AREA (S.F.)	0
TOTAL BUILDING FLOOR AREA (S.F.)	3,075
LOT COVERAGE	6.41%
FLOOR AREA RATIO (FAR)	0.064
PROPOSED STREET YARD AREA	39,996
REQUIRED LANDSCAPE AREA	15%
PROPOSED LANDSCAPE AREA (S.F.)	5,999
PROPOSED USABLE LANDSCAPE AREA (%)	21.582
OVERALL LOT IMPERVIOUS AREA	44.96%
PARKING REQUIREMENTS:	
PARKING REQUIREMENTS FOR MEDICAL OFFICES	1 PER 200 SF GFA
REQUIRED PARKING TOTAL	16
REQUIRED TOTAL HANDICAP SPACES (1 PER 25 SPACES)	1
PROVIDED PARKING - REGULAR	20
PROVIDED PARKING - HANDICAP	2

BUILDING DATA SUMMARY TABLE

LOTS	BUILDING NAME	STORY	HEIGHT	USE	BLDG AREA (SF)	PATIO AREA (SF)	TOTAL (SF)
1	Financial Institution	1	30'-00"	Bank	3,075	0	3,075

PARKING DATA SUMMARY TABLE BY USE

LOTS	USE	TOTAL FLOOR AREA (SF)	PARKING REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED			PARKING RATIO PROVIDED
					REGULAR	HANDICAP SPACES	TOTAL	
1	Financial Institution	3,075	1 PER 200 SF	16	20	2	22	1.38

NO.	DATE	DESCRIPTION	BY
1	03/06/26	1ST CITY SUBMITTAL	KP
2	03/25/26	2ND CITY SUBMITTAL	KP
3	03/31/26	3RD CITY SUBMITTAL	KP
4	04/21/26	4TH CITY SUBMITTAL	KP



04/21/26

!! WARNING !!

EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.



Know what's below.
Call before you dig.



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04.17.2026

HARMONY BANK
815 KINGS FORT PARKWAY
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

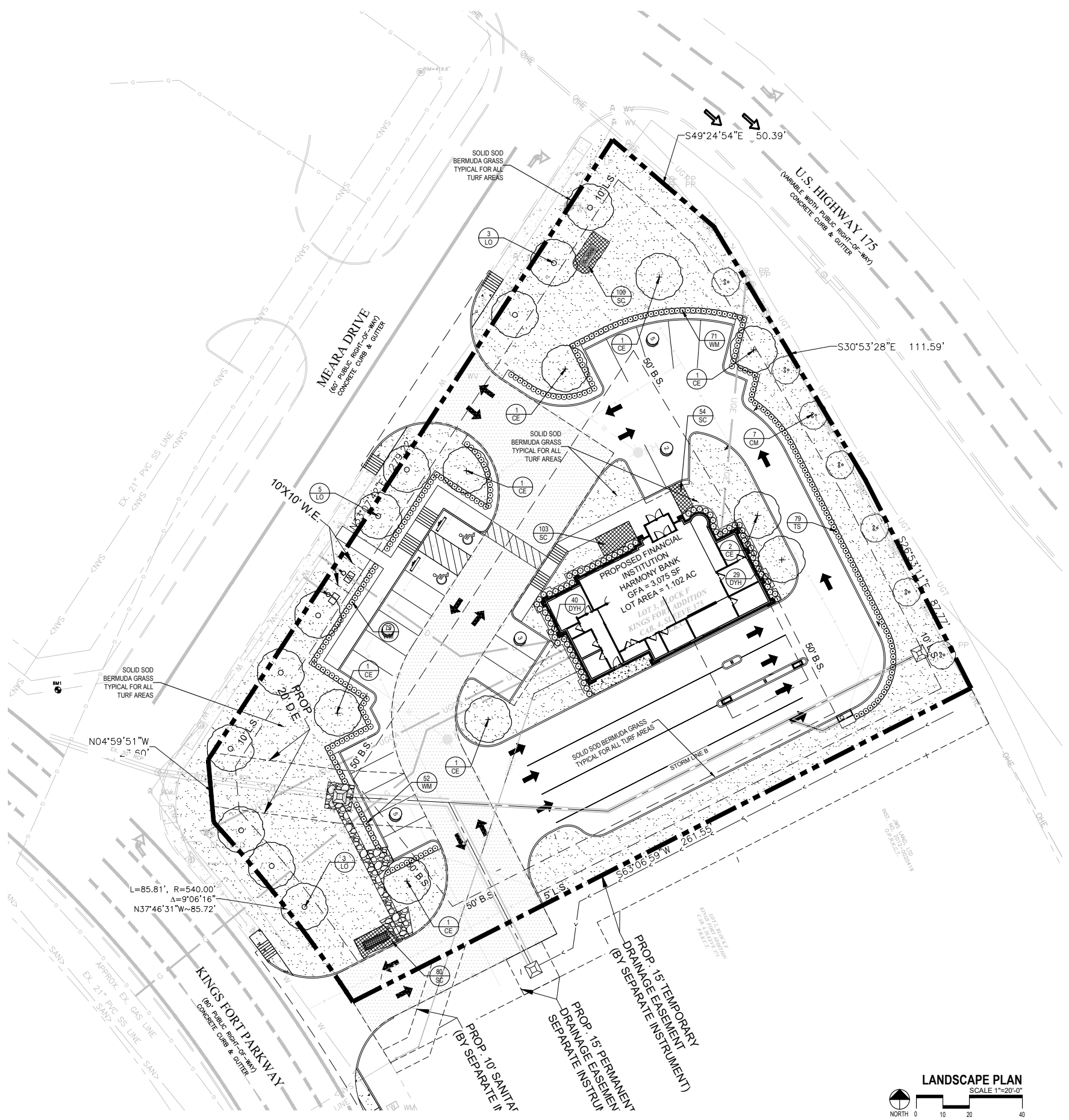
ISSUE:
FOR APPROVAL 02.27.2026
CITY COMMENTS 03.23.2026
CITY COMMENTS 03.31.2026
CITY COMMENTS 04.02.2026
CITY COMMENTS 04.17.2026

DATE:
04.17.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1



LANDSCAPE PLAN
SCALE 1"=20'-0"

LANDSCAPE TABULATIONS

LANDSCAPE AREA PERCENTAGE:
REQUIREMENTS: FOR ALL NONRESIDENTIAL PARCELS AT LEAST FIFTEEN PERCENT (15%)
OF THE STREET YARD SHALL BE DEVOTED TO LIVING LANDSCAPED AREA.

STREET YARD AREA = 39,857 S.F.

REQUIRED: LANDSCAPE AREA: 5,979 S.F. (15%)
PROVIDED: LANDSCAPE AREA: 16,874 S.F. (42%)

LANDSCAPE BUFFER YARD:
REQUIREMENTS: A MINIMUM TEN (10) FOOT LANDSCAPE BUFFER YARD IS REQUIRED ALONG
ADJACENT RIGHT-OF-WAY. A MINIMUM (1) ONE LARGE TREE PER FORTY (40)
LINEAR FEET OF STREET FRONTAGE. A MINIMUM TEN (10) SHRUBS PER
FORTY (50) LINEAR FEET OF STREET FRONTAGE.

KING FORK PARKWAY = 86 L.F.

REQUIRED: 10' LANDSCAPE BUFFER
(3) LARGE TREES
(18) SHRUBS
PROVIDED: 10' LANDSCAPE BUFFER
(3) LARGE TREES
(52) SHRUBS

MEARA DRIVE = 303 L.F.

REQUIRED: 10' LANDSCAPE BUFFER
(8) LARGE TREES
(61) SHRUBS
PROVIDED: 10' LANDSCAPE BUFFER
(7) SMALL TREES (OVERHEAD POWER LINES)
(79) SHRUBS

US HWY 175 = 250 L.F.

REQUIRED: 10' LANDSCAPE BUFFER
(7) LARGE TREES
(50) SHRUBS
PROVIDED: 10' LANDSCAPE BUFFER
(7) SMALL TREES (OVERHEAD POWER LINES)
(147) SHRUBS

PARKING LOT LANDSCAPE:
REQUIREMENTS: ONE TREE TO BE LOCATED AT THE END OF EACH ROW OF PARKING.

REQUIRED: (6) LARGE TREES
PROVIDED: (6) LARGE TREES

INTERNAL LANDSCAPE REQUIREMENT: NONE

REQUIRED: (0) LARGE TREES
PROVIDED: (3) LARGE TREES

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	<i>Ulmus crassifolia</i>	"2" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
CM	7	Crape Myrtle	<i>Lagerstroemia indica</i>	"2" cal.	container, 8' ht., 4' spread, 3 or 5 caines
LO	11	Live Oak	<i>Quercus virginiana</i>	"2" cal.	container, 12' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	65	Dwarf Yaupon Holly	<i>Ilex vomitoria</i>	5 gal.	container, 20" ht., 20" spread
TS	79	Texas Sage	<i>Leucophyllum frutescens</i>	5 gal.	container, 24" ht., 20" spread
WM	202	Wax Myrtle	<i>Myrica cerifera</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	275	Seasonal Color '419' Bermudagrass	<i>Selected by owner</i> <i>Cynodon dactylon</i> '419'	4" pots solid sod	full container, well rooted refer to solid sod notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees are to be measured at Diameter Breast Height (dbh). Trees to have straight trunks and be matching within varieties.					
* PER THE CITY OF KAUFMAN PROPOSED TREES ARE TO BE MEASURED 12 INCHED FROM THE TOP OF THE BOOT BALL.					

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

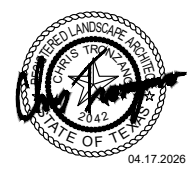
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.



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CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

- 1.1 REFERENCED DOCUMENTS**
Refer to bidding requirements, special provisions, and schedules for additional requirements.
- 1.2 DESCRIPTION OF WORK**
Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
1. Planting (trees, shrubs, and grass)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and Maintenance until final acceptance
 5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1975 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation. General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the option of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 1. Dead wood or suckers and broken badly bruised branches shall be removed. General topping of the branch is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 3/4" maximum height above grade.
 1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 2. Do not install steel edging along sidewalks.
 3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

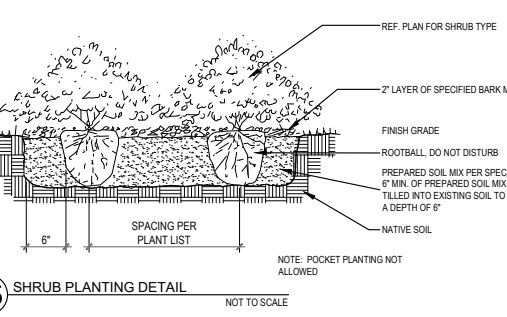
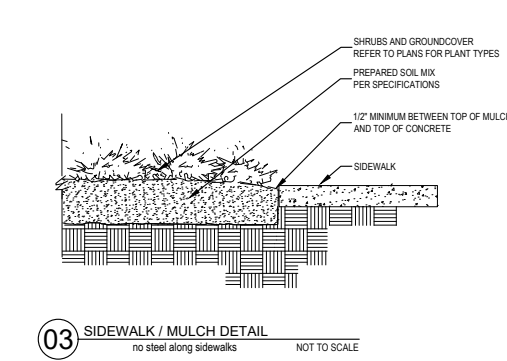
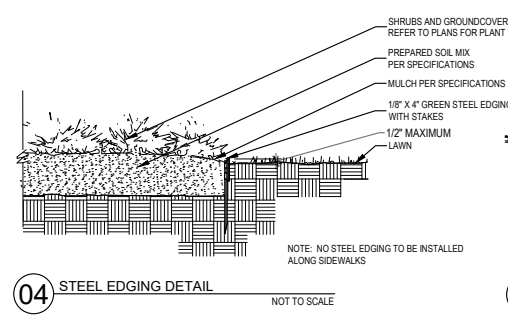
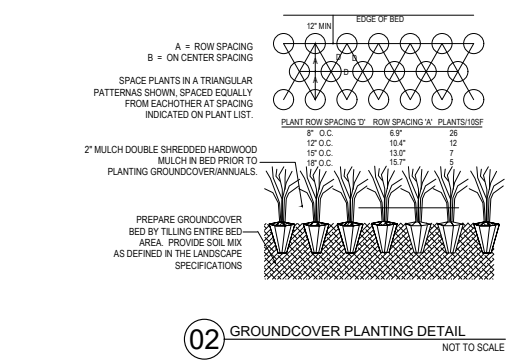
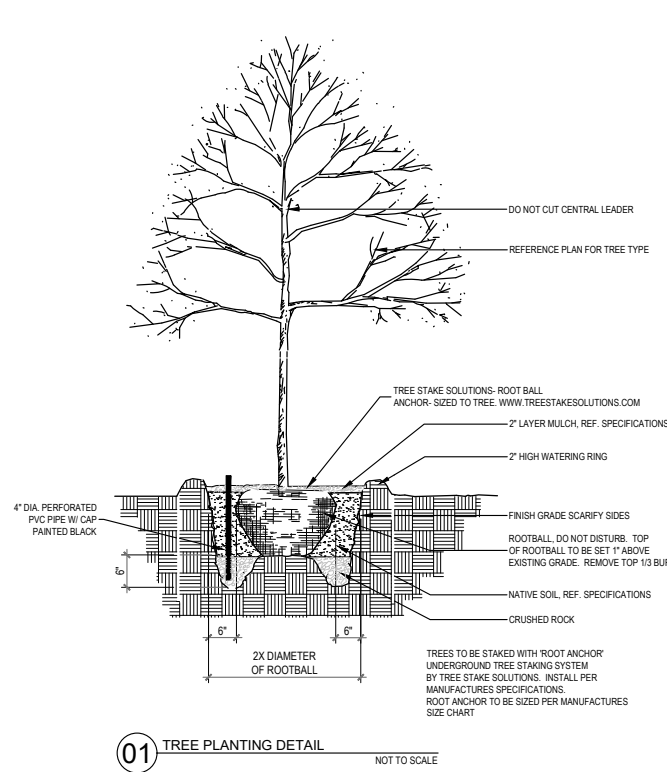
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Crown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.



ISSUE:
FOR APPROVAL 02.27.2026
CITY COMMENTS 03.31.2026

DATE:
04.17.2026

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:



Meeting
Date: 4/27/2026

Date: 04/01/2026

Item #: 12.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on a **Site Plan** for the **Charley's Restaurant drive-through**, Washington Square Center, consisting of 8.06 acres (Property ID 3871), located within a portion of the Anna L. Carter Addition, in the City of Kaufman, Kaufman County, Texas, and generally located at 2005 South Washington Street. (Case No. SP-08-25)

BACKGROUND:

See the attached April 7, 2026, Planning and Zoning Commission Report and attachments.

Author:
Martin Mares, Senior Planner

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the Site Plan for the Charley's Restaurant drive-through.



Planning and Zoning Commission Report

Meeting Date: April 7, 2026

SUBJECT: Consider and make a recommendation to City Council on a Site Plan for the Charley's Restaurant drive-through, Washington Square Center, consisting of 8.06 acres (Property ID 3871), located within a portion of the Anna L. Carter Addition, in the City of Kaufman, Kaufman County, Texas, and generally located at 2005 South Washington Street. (Case No. SP-08-25)

SUMMARY:

The applicant is requesting approval of a **Site Plan (SP-08-25)** for the remodel of an existing building into two tenant suites with a drive-through component. One portion of the building will be finished as a white box for a future tenant, while the remaining portion will be occupied by a Charley's restaurant with a drive-through window. Although restaurants with drive-through service are permitted within the Commercial District, the addition of a drive-through modifies the site's circulation pattern. In accordance with the Development Code, any change in traffic flow, including the introduction of a drive-through, requires Site Plan approval to ensure proper evaluation of on-site vehicular circulation.

Site Plan

The proposed Site Plan consists of one tract within Washington Square Center and includes minor modifications to the existing building formerly occupied by The Cash Store. The building will be divided into two suites: approximately 1,500 square feet will be developed as a Charley's restaurant with a drive-through, including a menu board and pickup window, and approximately 1,000 square feet will remain as a white box space for a future tenant.

Proposed site modifications include the removal of an existing dumpster enclosure adjacent to the building to accommodate the drive-through lane. Additionally, six (6) parking spaces located near the proposed pickup window will be removed to improve vehicular circulation. The drive-through will enter from the south side of the site, with the menu board located at the rear of the building and the pickup window positioned along the north side. No additional improvements are proposed that would trigger further site modifications or landscaping requirements. Existing parking located in front of the building will remain, and the drive-through lane will include striping and sufficient width to accommodate an escape lane.

Drive-Through Stacking Requirements

The proposed drive-through facility is required to provide adequate on-site vehicle stacking to ensure safe and efficient circulation. Stacking spaces must measure a minimum of nine (9) feet in width and twenty (20) feet in length per vehicle.

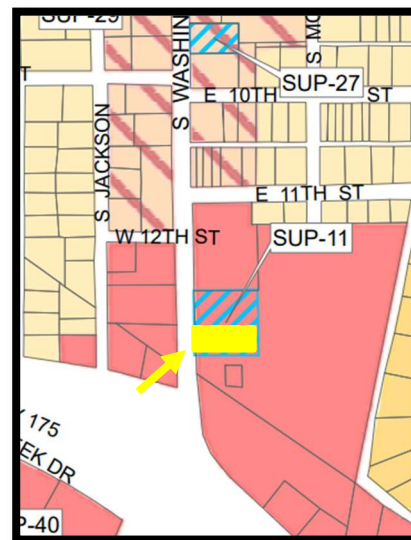
For restaurant uses, a minimum of six (6) stacking spaces is required at the first point of service, typically the menu board, with an additional two (2) spaces required for each subsequent service point, such as a pickup window.

Stacking areas must be designed to avoid conflicts with parking spaces, internal drive aisles, and designated fire lanes. The layout should ensure that queued vehicles remain internal to the site and do not impede circulation or access.

The removal of six parking spaces provides additional maneuvering room for two-way traffic and helps minimize potential conflicts with the drive-through lane. This adjustment is particularly important near the ingress and egress point adjacent to the escape lane, where additional space reduces the likelihood of vehicle interference and improves overall traffic flow within the site. The required stacking spaces have been provided.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Commercial	Asados Mexican Grill
East:	Commercial	Washington Square Center
South:	Commercial	Wells Fargo
West:	Commercial	Exxon



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property as Future Commercial uses. The property is zoned, which allows for commercial uses listed in the Kaufman Zoning Ordinance. The proposed use is in conformance with the 2014 Future Land Use Plan and the Commercial zoning regulations.

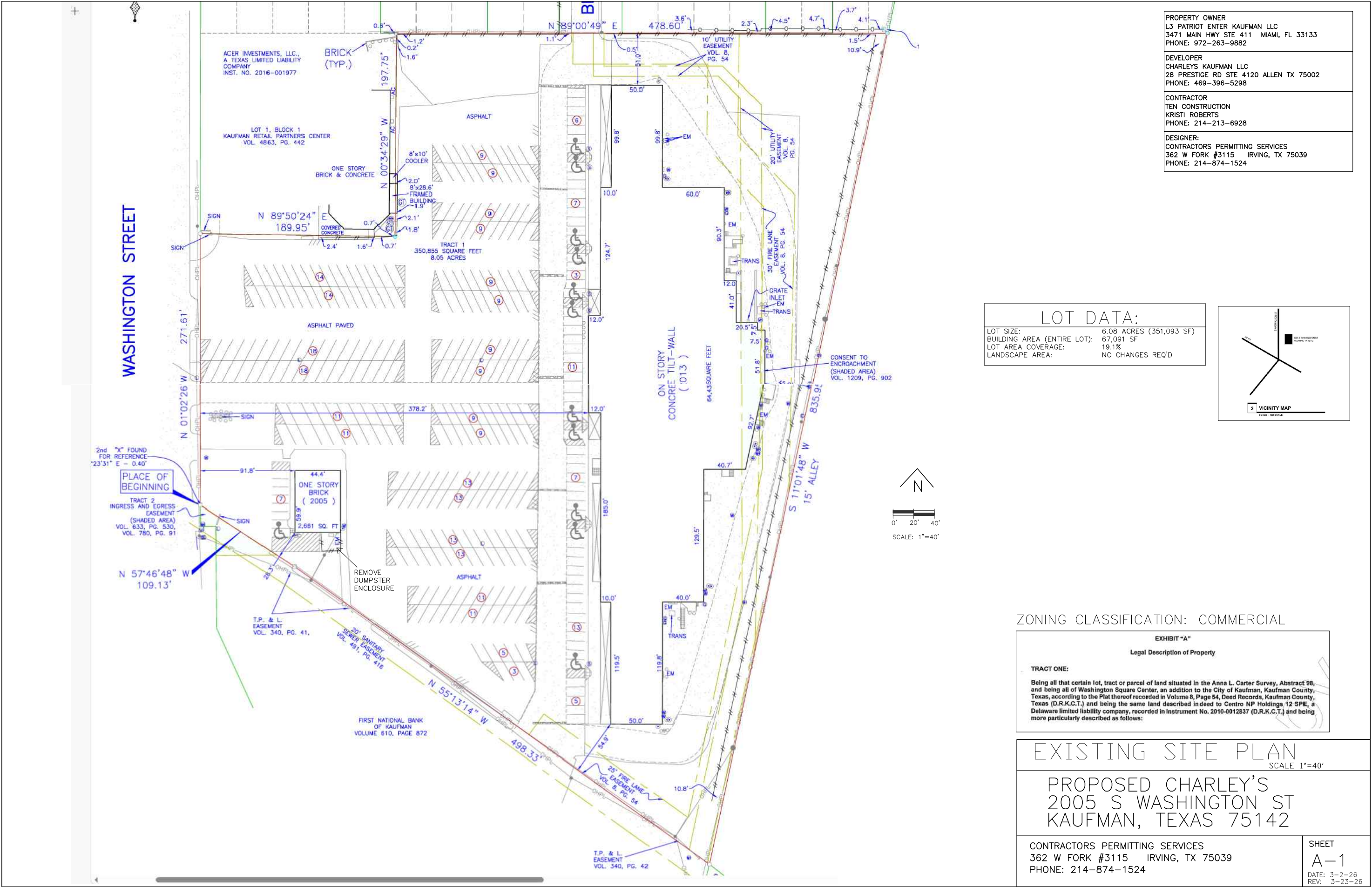
RECOMMENDATION:

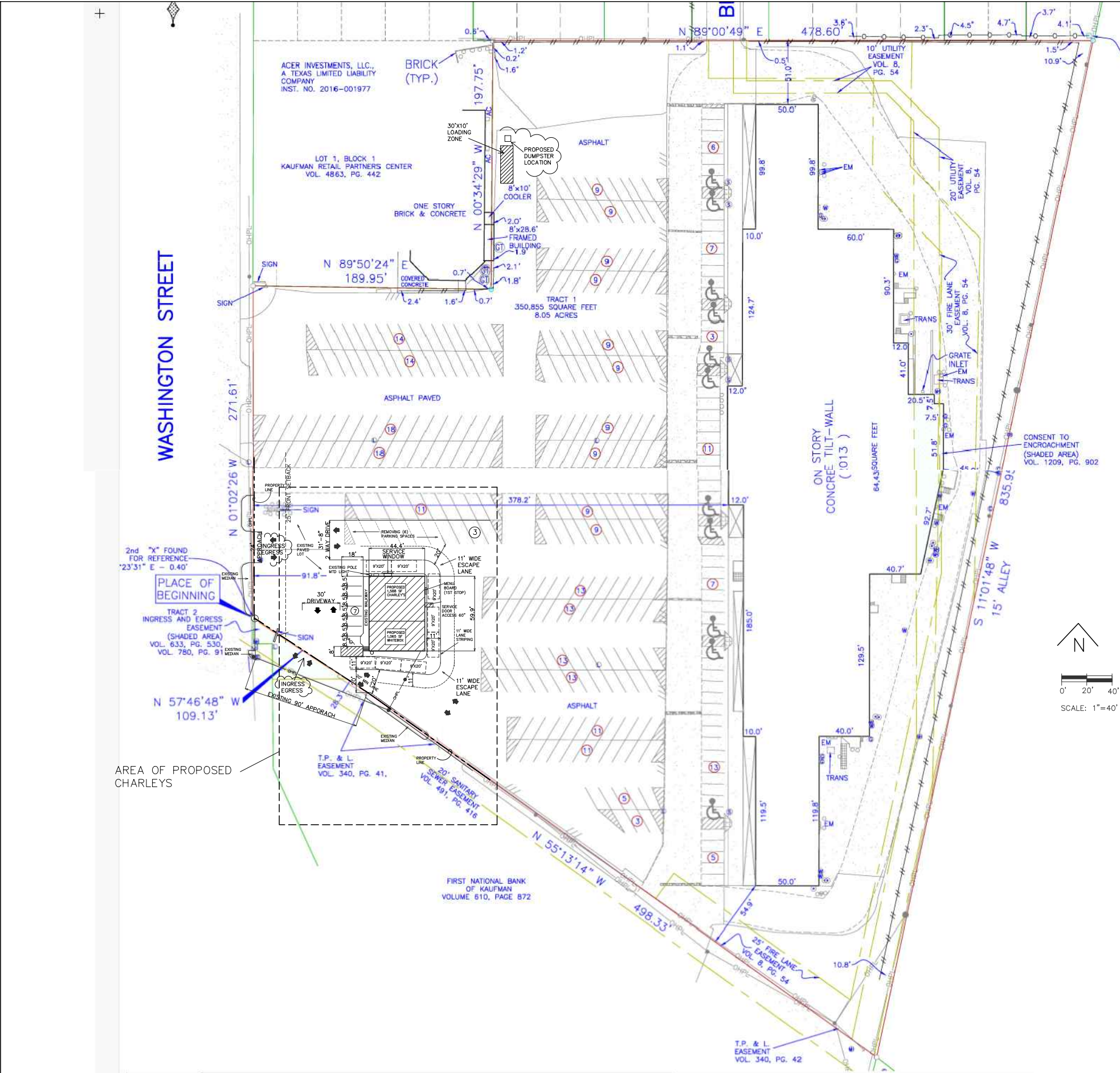
Staff recommends approval of the Charley's Restaurant drive-through.

ATTACHMENTS:

- Location Map
- Exhibit A – Site Plan
- Exhibit B – Elevations

Martin Mares
Senior Planner
972-932-2216 ext. 117
mmares@kaufmantx.org





WASHINGTON SQUARE PARKING TABLE				
2005-2017 S Washington Ave				
As of March 2028				
Suite #	Tenant Name	Tenant Type/Projected Use	Leased SF	Parking Ratio 1,000 SF
2005 S Washington St	Charley's Cheesesteaks	Restaurant	1,500	100.0
2005 S	Vacant	Retail/Service	1,100	200.0
2007 S Washington St	Vacant	Retail/Service	1,000	200.0
100	Vacant	Retail/Service	1,000	200.0
200	Vacant	Retail/Service	1,000	200.0
300	Vacant	Retail/Service	1,000	200.0
400	Vacant	Retail/Service	1,000	200.0
500	Vacant	Retail/Service	1,000	200.0
2009 S Washington St	Vacant	Retail/Service	4,200	200.0
100	Vacant	Medical	5,400	200.0
2011 S Washington St	Bealls	Retail	15,000	250.0
2013 S Washington St	AutoZone	Auto Parts Sales	8,230	500.0
2014 S Washington St	Snap Fitness	Fitness Gym	7,450	150.0
2015 S Washington St	Dollar Tree	Retail	13,000	250.0
2017 S Washington St	Vacant	Retail/Service	900	200.0
100	Vacant	Retail/Service	900	200.0
200	Vacant	Retail/Service	900	200.0
300	Vacant	Retail/Service	900	200.0
400	Vacant	Retail/Service	900	200.0
500	Vacant	Retail/Service	900	200.0
600	Smoothie King	Restaurant	1,500	200.0
TOTALS			66,880	
PARKING SUMMARY				
Total Stalls - All on TRACT 1			327	
Total Allocated Spaces			302	
Handicap Spaces			12	

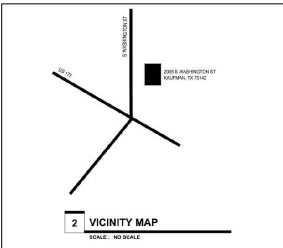
PROPERTY OWNER
L3 PATRIOT ENTER KAUFMAN LLC
3471 MAIN HWY STE 411 MIAMI, FL 33133
PHONE: 972-263-9882

DEVELOPER
CHARLEYS KAUFMAN LLC
28 PRESTIGE RD STE 4120 ALLEN TX 75002
PHONE: 469-396-5298

CONTRACTOR
TEN CONSTRUCTION
KRISTI ROBERTS
PHONE: 214-213-6928

DESIGNER:
CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

LOT DATA:	
LOT SIZE:	6.08 ACRES (351,093 SF)
BUILDING AREA (ENTIRE LOT):	67,091 SF
LOT AREA COVERAGE:	19.1%
LANDSCAPE AREA:	NO CHANGES REQ'D



- SITE NOTES:
1. THIS SITE WILL REMAIN AS ONE SINGLE PROPERTY AND LOT
 2. ALL EXISTING PARKING MEETS THE STANDARDS OF TABLE 35-1.
 3. ALL PARKING IS EXISTING (REMOVING 6 PARKING SPACES AS SHOWN THIS SHEET TO MAINTAIN MINIMUM 20' DRIVING LANES.

ZONING CLASSIFICATION: COMMERCIAL

EXHIBIT "A"

Legal Description of Property

TRACT ONE:

Being all that certain lot, tract or parcel of land situated in the Anna L. Carter Survey, Abstract 98, and being all of Washington Square Center, an addition to the City of Kaufman, Kaufman County, Texas, according to the Plat thereof recorded in Volume 8, Page 54, Deed Records, Kaufman County, Texas (D.R.K.C.T.) and being the same land described in deed to Centro NP Holdings, 12 SPE, a Delaware limited liability company, recorded in Instrument No. 2010-0012837 (D.R.K.C.T.) and being more particularly described as follows:

PROPOSED SITE PLAN

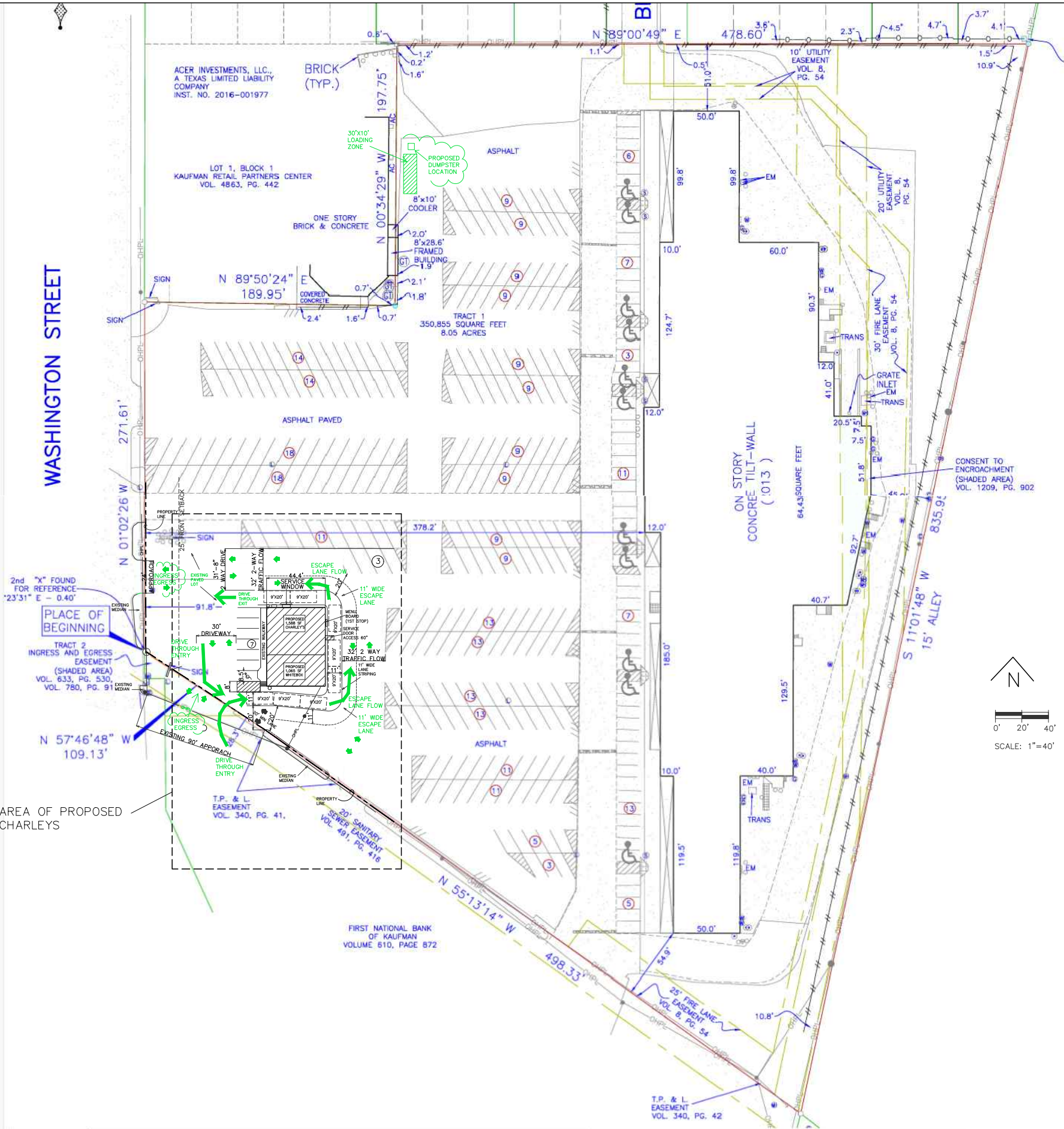
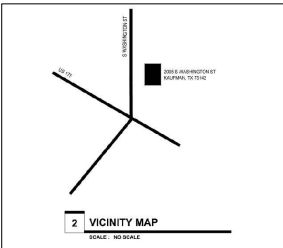
SCALE 1"=40'

PROPOSED CHARLEY'S
2005 S WASHINGTON ST
KAUFMAN, TEXAS 75142

CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

SHEET
A-1.1
DATE: 3-3-26
REV: 3-23-26

PROPERTY OWNER L3 PATRIOT ENTER KAUFMAN LLC 3471 MAIN HWY STE 411 MIAMI, FL 33133 PHONE: 972-263-9882
DEVELOPER CHARLEYS KAUFMAN LLC 28 PRESTIGE RD STE 4120 ALLEN TX 75002 PHONE: 469-396-5298
CONTRACTOR TEN CONSTRUCTION KRISTI ROBERTS PHONE: 214-213-6928
DESIGNER: CONTRACTORS PERMITTING SERVICES 362 W FORK #3115 IRVING, TX 75039 PHONE: 214-874-1524



ZONING CLASSIFICATION: COMMERCIAL

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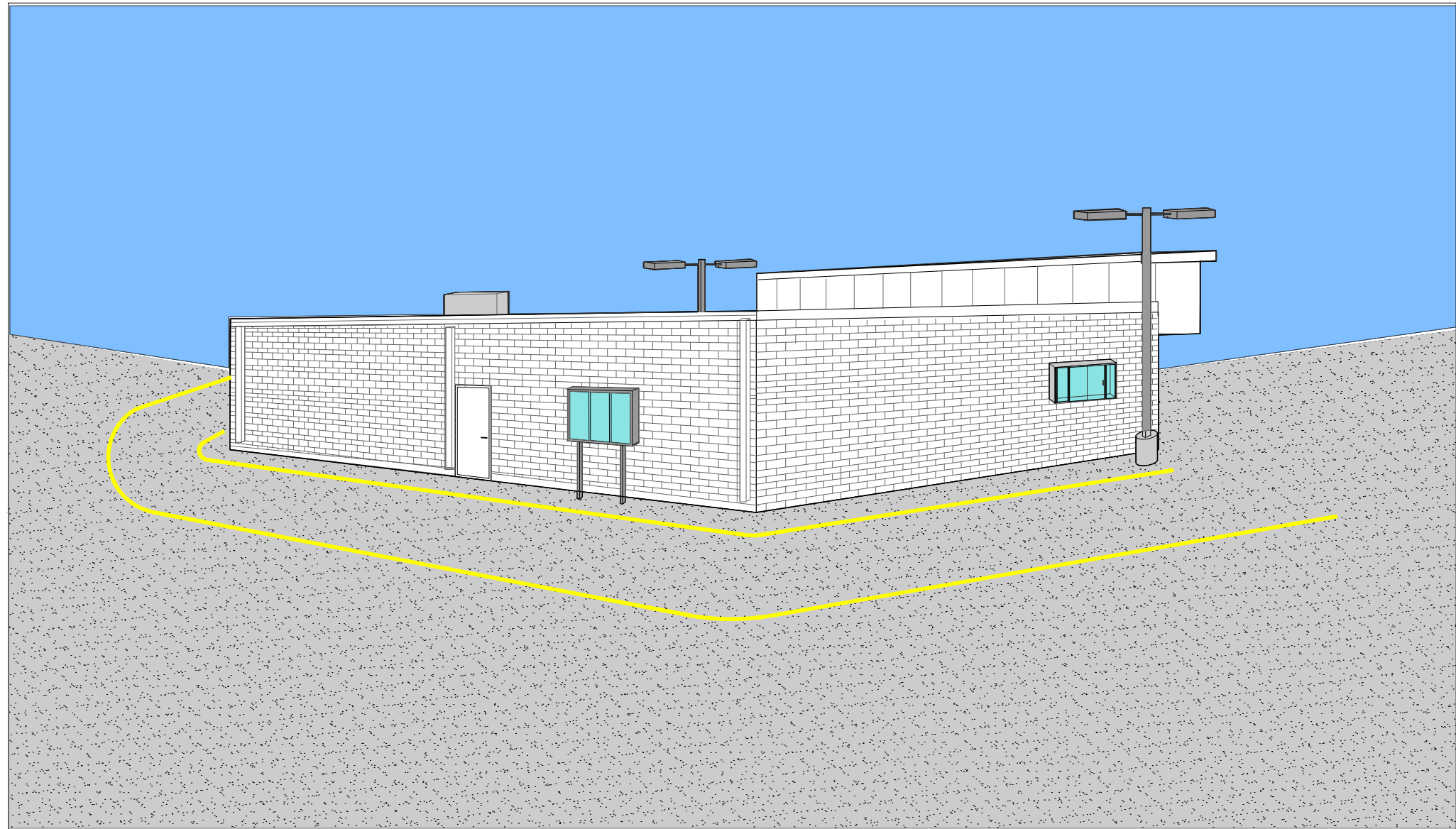
CIRCULATION EXHIBIT
SCALE 1"=40'

PROPOSED CHARLEY'S
2005 S WASHINGTON ST
KAUFMAN, TEXAS 75142

CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

SHEET
A-1.2
DATE: 3-3-26
REV: 3-23-26

PROPERTY OWNER L3 PATRIOT ENTER KAUFMAN LLC 3471 MAIN HWY STE 411 MIAMI, FL 33133 PHONE: 972-263-9882
DEVELOPER CHARLEYS KAUFMAN LLC 28 PRESTIGE RD STE 4120 ALLEN TX 75002 PHONE: 469-396-5298
CONTRACTOR TEN CONSTRUCTION KRISTI ROBERTS PHONE: 214-213-6928
DESIGNER: CONTRACTORS PERMITTING SERVICES 362 W FORK #3115 IRVING, TX 75039 PHONE: 214-874-1524



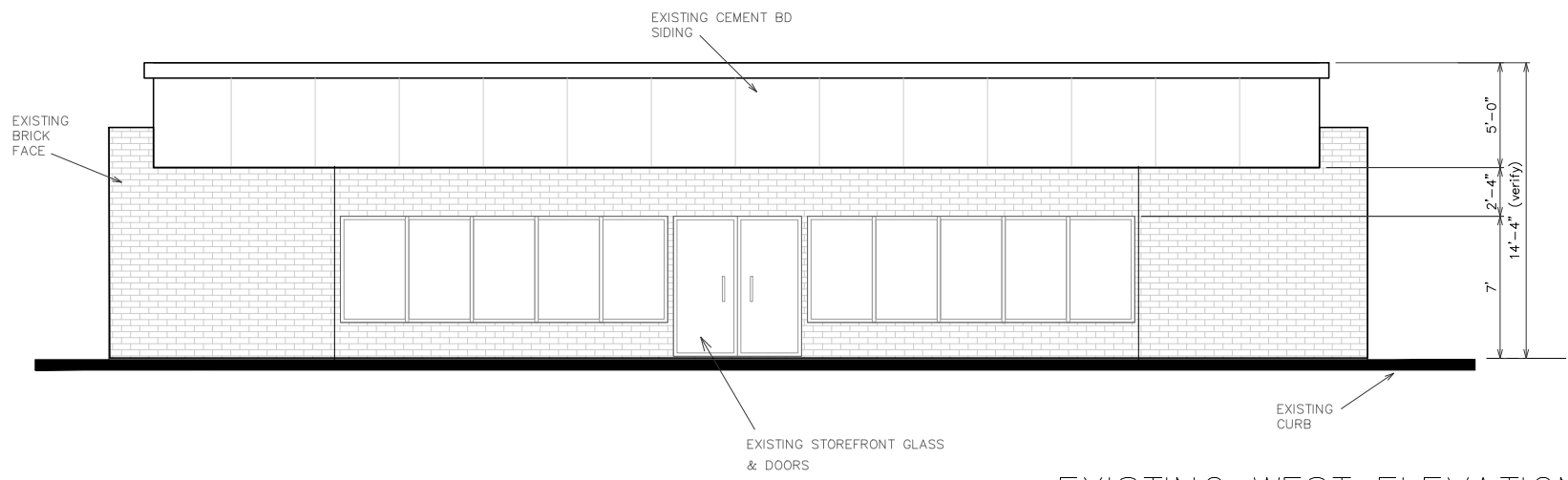
RENDERING OF PROPOSED DRIVE THROUGH @ CHARLEY'S KAUFMAN TEXAS

DRIVE THROUGH RENDERING

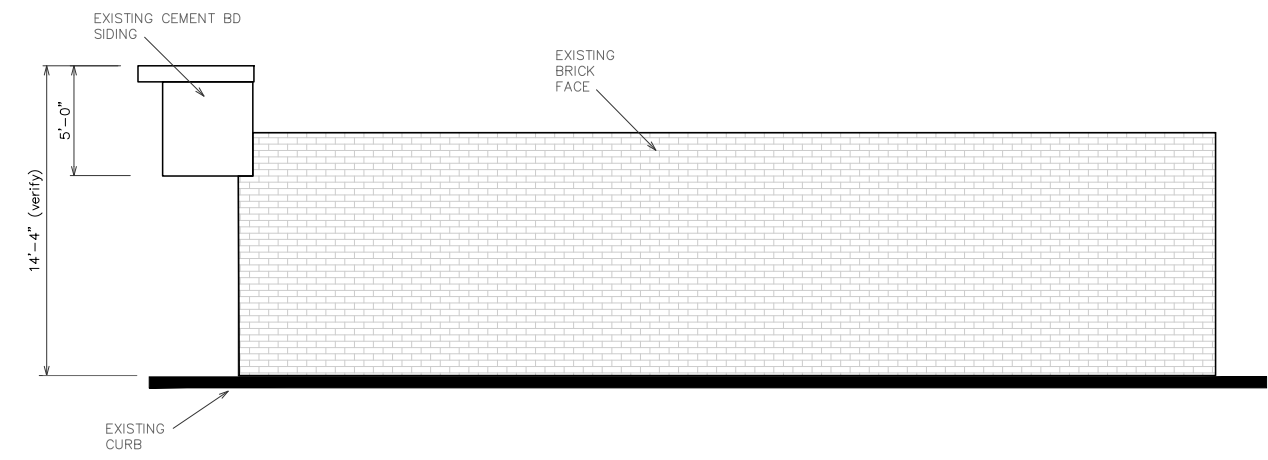
PROPOSED CHARLEY'S
2005 S WASHINGTON ST
KAUFMAN, TEXAS 75142

CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

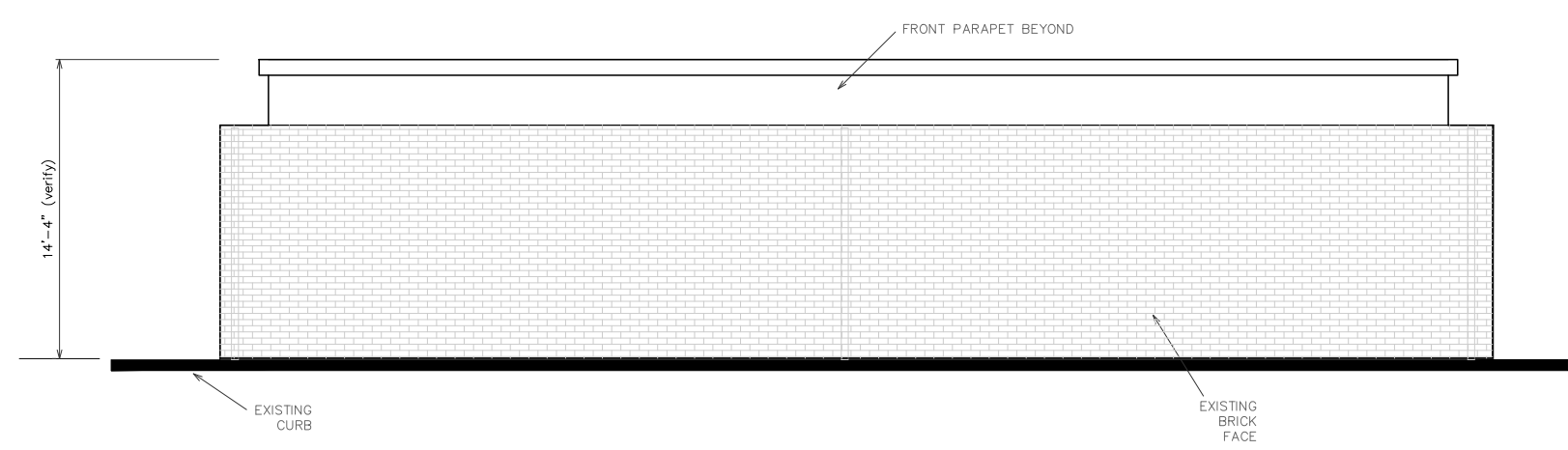
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A-1.3
DATE: 3-3-26
REV: 3-23-26



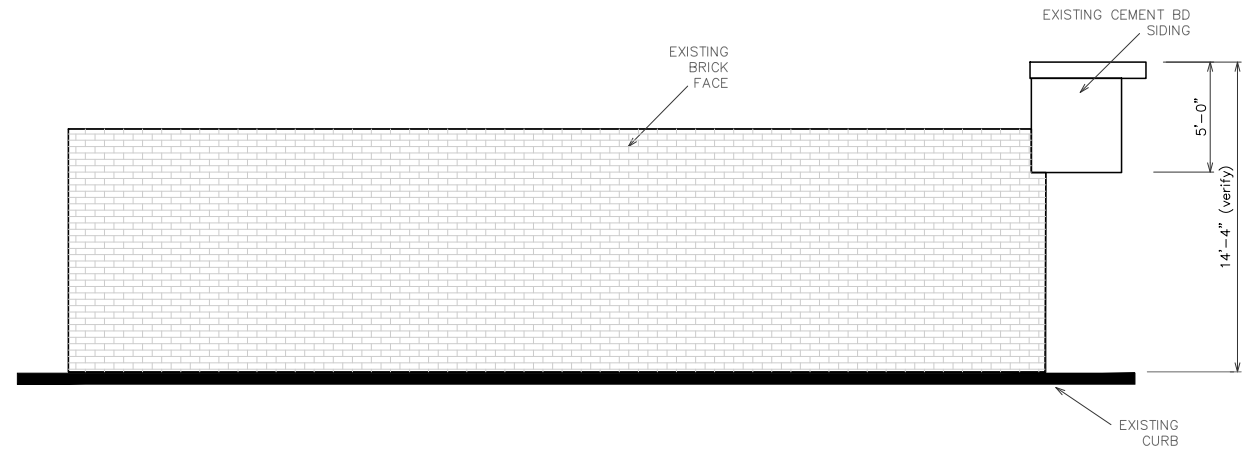
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

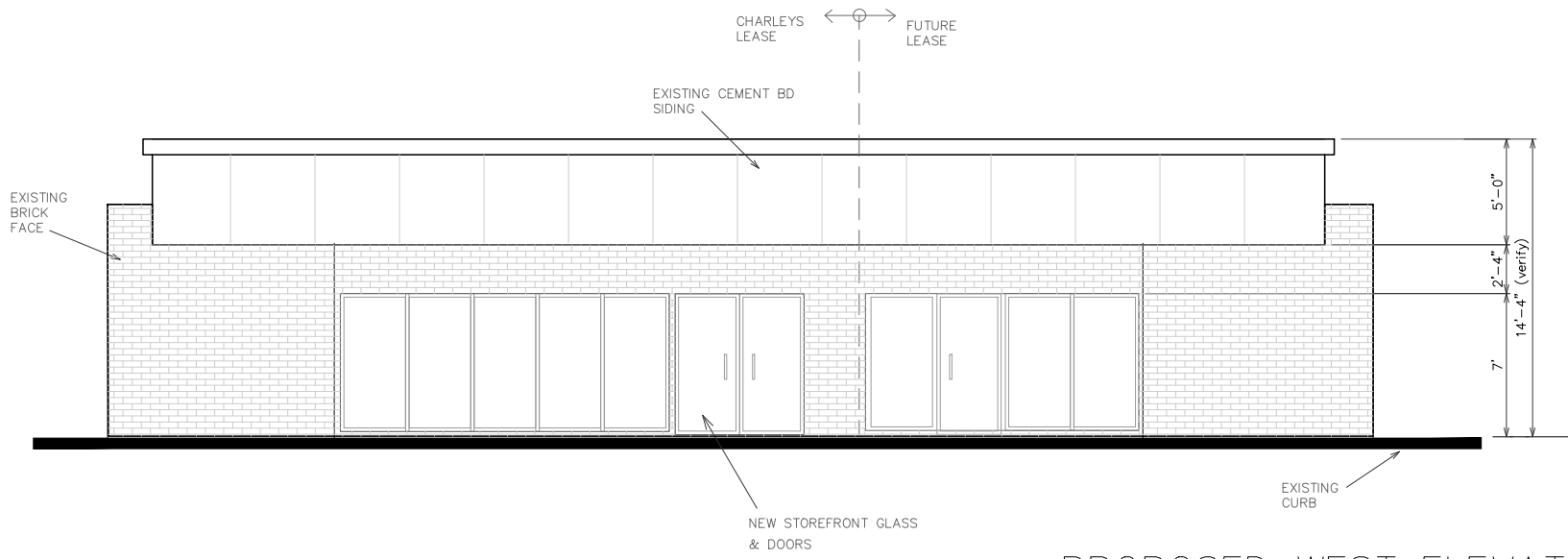


EXISTING EAST ELEVATION

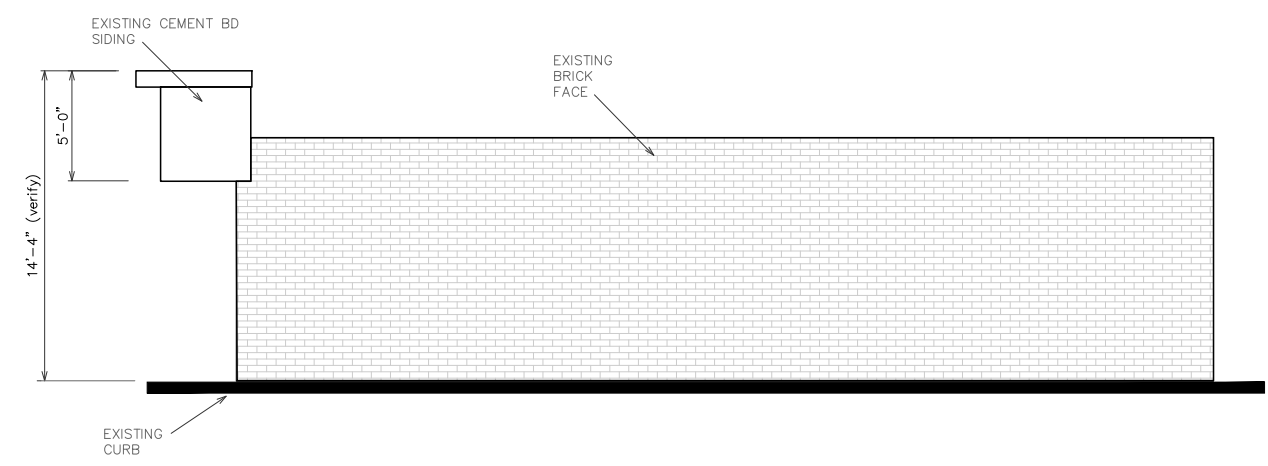


EXISTING NORTH ELEVATION

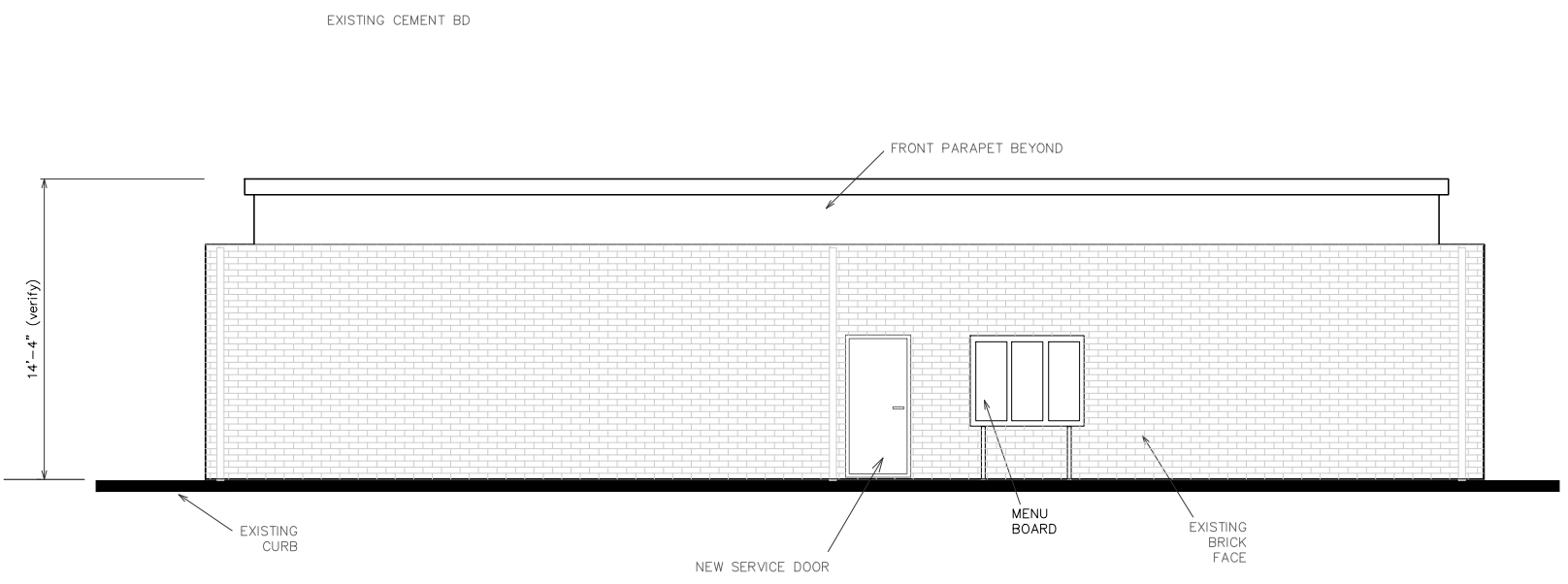
EXISTING ELEVATIONS	
SCALE 1/4"=1'	
PROPOSED CHARLEY'S 2005 S WASHINGTON ST KAUFMAN, TEXAS 75142	
CONTRACTORS PERMITTING SERVICES 362 W FORK #3115 IRVING, TX 75039 PHONE: 214-874-1524	SHEET A-3 DATE: 2-1-26 REV: 3-23-26



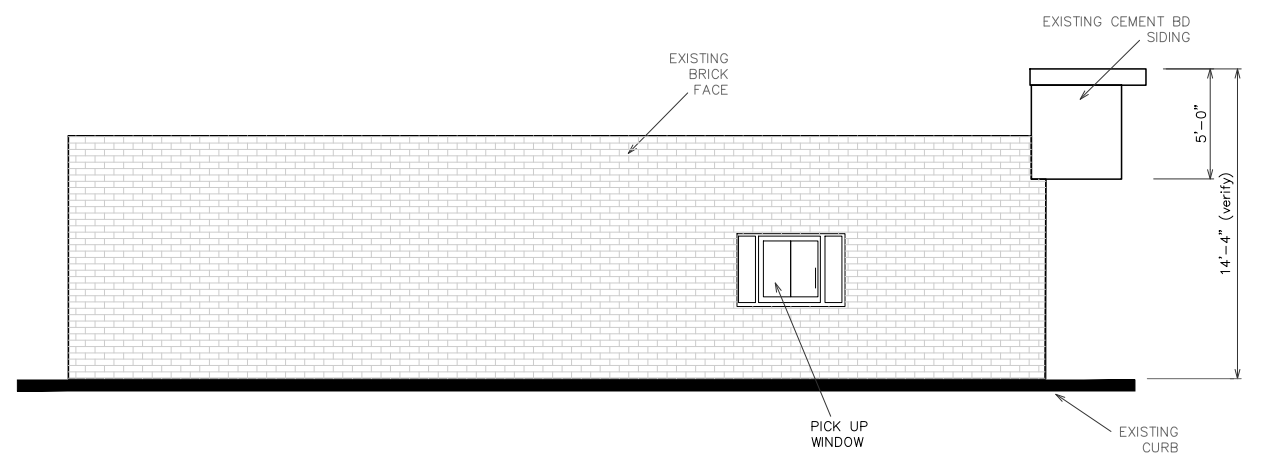
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED ELEVATIONS
SCALE 1/4"=1'

PROPOSED CHARLEY'S
2005 S WASHINGTON ST
KAUFMAN, TEXAS 75142

CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

SHEET
A-3.1
DATE: 2-1-26
REV: 3-23-26



Meeting
Date: 4/27/2026

Date: 04/01/2026

Item #: 13.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on amendment #1 to a Municipal Maintenance Agreement between the City of Kaufman and the Texas Department of Transportation, to cover and provide for State participation in the maintenance of state routes within the City; and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

The City of Kaufman and the Texas Department of Transportation (TxDOT) entered into a Municipal Maintenance Agreement (MMA) in 2012 to outline maintenance responsibilities for state right-of-way within the city limits. In 2024, the City began performing mowing services along TxDOT right-of-way on US-175 to enhance corridor appearance and safety.

Following the initiation of these services, the City engaged TxDOT regarding the potential for reimbursement associated with the maintenance of state-owned assets. As a result of these discussions, it has been determined that an amendment to the existing MMA is necessary to authorize reimbursement for mowing and litter clean-up activities conducted by the City within TxDOT right-of-way areas.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of amendment #1 to a Municipal Maintenance Agreement between the City of Kaufman and the Texas Department of Transportation, to cover and provide for State participation in the maintenance of state routes within the city.

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

AMENDMENT #1 TO MUNICIPAL MAINTENANCE AGREEMENT

WHEREAS, on the 5th, day of June, 2012, the Texas Department of Transportation, the “State”, and the City of Kaufman, the “City” entered into a Municipal Maintenance Agreement intended to cover and provide for State participate in the maintenance of state routes within the City; and

WHEREAS, the State, under the aforementioned Agreement, provides mowing and litter clean up maintenance of certain state highways and roadways within the City, including **US 175**; and

WHEREAS, the State, conducts this mowing and litter clean up maintenance through its contractors; and

WHEREAS, the City desires to perform additional mowing and litter clean up maintenance on the aforementioned state routes, and

WHEREAS, the City and the State agree to amend the existing Municipal Maintenance Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, as hereinafter set forth, the City and State do mutually agree to the amendment as follows:

State’s Responsibilities

Reimburse the City for mowing and litter clean up within the entire right-of-way.

Reimbursement shall be limited to 4 mowing and 12 litter cycles per year submitted the same or following month the work is completed. The rate of reimbursement shall be up to the current contract prices for mowing and litter costs for Kaufman County. Reimbursement for mowing the first year of the agreement will be based on invoiced billing not to exceed **\$50.00/acre**. Reimbursement for litter removal the first year of the agreement will be **\$18.00/acre**. Reimbursement for mowing and litter the second and third year of the agreement will be based on an increased amount, if applicable, in accordance with the CPI not to exceed billing invoice.

Reimbursement may be further limited if the State adopts a statewide policy reducing the number of mowing cycles to less than 3 per year or the number of litter cycles to less than 12 per year.

At the end of the third year, the State will re-evaluate the current prices for both mowing and litter clean up and enter into a new agreement with the City.

If there is a State policy change to further reduce the State's mowing or litter cycles, the State shall notify the City, in writing, within sixty (60) days of this change. If the State fails to notify the City as required under this paragraph, the State shall be responsible for payments to the City in accordance with the previously agreed upon reimbursement schedule.

City's Responsibilities (Controlled Access)

City's Responsibilities (Controlled Access)

1. Mow the entire right-of-way at locations indicated on the following table:

Facility	Acres
US 175 (Controlled Access)	172

2. Perform litter clean up at locations indicated on the following table:

Facility	Acres
US 175 (Controlled Access)	172

3. Submit invoices and cancelled checks for mowing and litter clean up cycles monthly.
4. Reimbursement will not be made for portions of the roadway under construction or if it is taken off the state system.
5. Prepare, maintain, and submit project schedules (showing 12 months) for the work to be performed under this agreement. Project schedules are used to convey the City's intended work plan to the department.

The City agrees that for mowing and litter clean up, if performed by employees of the City, the City shall show proof of self-insurance. If mowing and/or litter clean-up is performed by a contractor(s) selected by the City through its selection process; the City shall require the contractor(s) to have insurance in place as evidenced by the State's Certificate of Insurance form. The city will also require any contractor(s) to agree to indemnify and save harmless the

state from all claims and liability due the contractor(s) materials or activities of itself, its agent, or employees, performed under the agreement with the city that are caused or may result from error, omission, or negligent act. Prior to any mowing or litter clean up by the City, such evidence of self-insurance or certificate of insurance shall be provided to the State.

Termination

This Amendment is expressly made subject to the rights granted to TxDOT to terminate this Amendment without cause upon notice and to the rights granted to The City to terminate this Amendment without cause upon notice after three (3) years and upon the exercise of any such right by either party, this Amendment will terminate. TxDOT or the City may terminate this Amendment upon notice at any time for a violation of the terms of this Amendment. The termination of this Amendment does not affect any other provisions of the existing Municipal Maintenance Agreement between the parties. If the City has entered into a contract with a third party to perform any services under this Amendment, this Amendment will continue in effect until the current term of the contract has expired.

Should the City request to terminate without cause within the term of this agreement, submit notification by June 1. Notification will not relieve the City of fulfilling the agreement with the final clean up mowing being performed in approximately November.

In all other respects, the Agreement shall remain in force and effect without change.

IN TESTIMONY WHEREOF, the parties hereto have caused this amendment to be executed in duplicate. The Amendment becomes effective when last executed.

CITY OF KAUFMAN

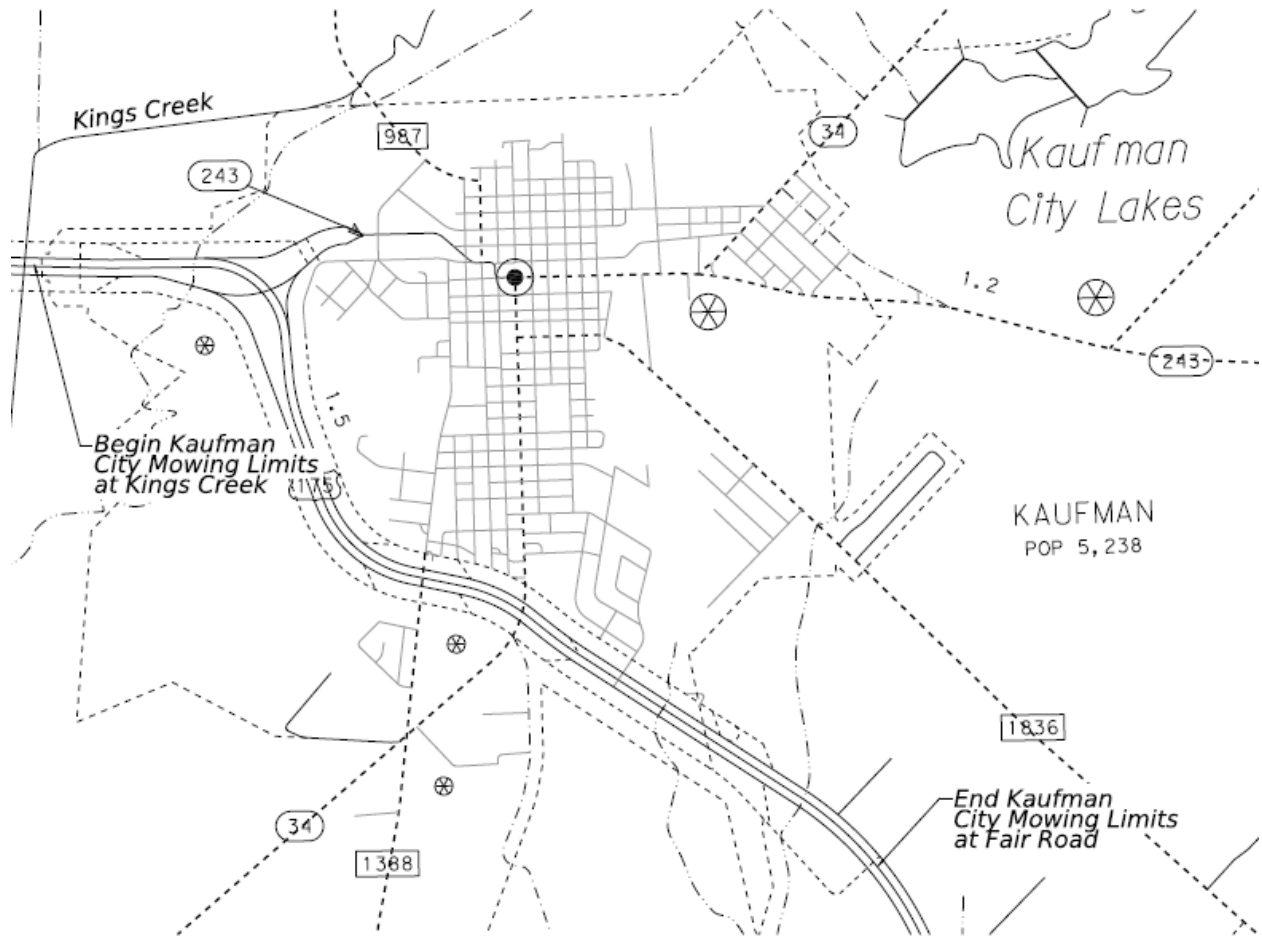
Date

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, and established policies or work programs hereto approved and authorized by the Texas Transportation Commission.

THE STATE OF TEXAS

Date

ATTACHMENT A-1





Meeting
Date: 4/27/2026

Date: 03/03/2026

Item #: 14.

Dept.: Public Works

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-07-26, a resolution of the City Council of the City of Kaufman, Texas, accepting Public Improvements for Highland Meadows Phase 1 and establishing the date for a two (2) year warranty period.

BACKGROUND:

This resolution accepts all public improvements for Highland Meadows Phase 1. The resolution and final acceptance letter are attached.

Author:

Tim Hopwood, Public Works Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-07-26 as presented.

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

April 27, 2026

Frank Su, Vice President
Martin Goldstein, Land Development Manager
Meritage Homes
8840 Cypress Waters Blvd., Suite 100
Coppell, TX 75019

Re: Final Acceptance for Highland Meadows, Phase 1

Dear Mr. Su and Mr. Goldstein,

This is your letter of Final Acceptance for the above project. The final inspection by the City indicate that the work is complete, and is therefore accepted by the City of Kaufman.

In accordance with the contract documents, the maintenance bond shall be in effect for two (2) years from April 27, 2026.

If you have any questions, please do not hesitate to contact us.

Sincerely,
tnp
teague nall & perkins



Philip C. Varughese, P.E., CFM
Team Leader/Associate Principal

cc: Mike Holder, City Manager - City of Kaufman (via email)
Rachel Balthrop Mendoza, Assistant City Manager (via email)
Tim Hopwood, Director of Public Works (via email)
Glenn Midkiff, President, GM Construction TX (via email)
KAU 25005 File

RESOLUTION NO. R-07-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ACCEPTING PUBLIC IMPROVEMENTS FOR HIGHLAND MEADOWS; ESTABLISHING THE WARRANTY PERIOD FOR THE PUBLIC IMPROVEMENTS; PROVIDING FOR THE INCORPORATION OF PREMISES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City and Meritage Homes of Texas, LLC (“Contractor”), entered into an agreement dated September 30, 2024 (the “Agreement”), pursuant to which Contractor was to construct public improvements and facilities to serve the Highland Meadows Phase 1 (the “Public Improvements”); and

WHEREAS, Contractor has constructed all required Public Improvements and City Council accepts the actual quantities and construction of said Public Improvements pursuant to final estimate, attached hereto as Exhibit A; and

WHEREAS, having accepted the Public Improvements via the adoption of this Resolution, the City Council hereby establishes that the two (2) year warranty period for said Public Improvements commences as of the date of this Resolution; and

WHEREAS, a two (2) year maintenance bond covering the Public Improvements has been received by the City.

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

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

SECTION 2. Acceptance of Improvements. That effective as of the date of this Resolution, the City accepts the Public Improvements as approved by final inspection of the City of Kaufman Public Works Department.

SECTION 3. Warranty Period. That the City establishes the warranty period to be in effect commencing on April 27, 2026, the effective date of this Resolution, and remaining in full force and effect until April 27, 2028, at 12:00 a.m., midnight (24 months from the effective date of this Resolution). Further, pursuant to the terms of the Agreement, the City has received a maintenance bond that shall remain in effect throughout the warranty period established herein and shall guarantee repairs to the Public Improvements occurring within the warranting period.

SECTION 4. Effective Date. This Resolution becomes effective immediately upon its passage and approval.

PASSED AND APPROVED this 27th day of April, 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

EXHIBIT A



Scope		Cost	
Paving	\$	3,148,665.72	
Storm Drainage	\$	2,233,455.10	
Water	\$	1,082,342.76	
Sewer	\$	1,102,578.23	



Meeting
Date: 4/27/2026

Date: 04/13/2026

Item #: 15.

Dept.: Police

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-08-26, a resolution of the City Council of the City of Kaufman, Texas, approving the submission for the grant application for the Fiscal Year 2027 Motor Vehicle Crime Prevention Authority Grant Program; designating the City Manager as the authorized official, the Police Captain as the program director, and the Finance Director as finance officer for the grant program; and providing an effective date.

BACKGROUND:

The Motor Vehicle Crime Prevention Authority (MVCPA) issued a Fiscal Year 2027 Request for Applications (RFA) following the provisions of Senate Bill 224. This legislation allocates funds for coordinated regulatory and law enforcement activities to detect and prevent such crimes. In response to this growing issue, the MVCPA is offering grants to local law enforcement agencies to enhance their theft prevention efforts.

The proposed resolution will authorize the submittal of the grant application. Additionally, the Police Captain will be appointed as the authorized official to oversee the grant process. The resolution will also authorize the city to allocate the necessary matching funds to comply with the grant program's requirements.

Author:
Les Edwards, Police Chief

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-08-26 as presented.

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

RESOLUTION NO. R-08-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING THE SUBMISSION OF THE CATALYTIC CONVERTER GRANT PROGRAM APPLICATION FOR THE CITY OF KAUFMAN FOR FISCAL YEAR 2027; DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL, THE POLICE CAPTAIN AS THE PROGRAM DIRECTOR AND THE FINANCE DIRECTOR AS FINANCE OFFICER FOR THE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Motor Vehicle Crimes Prevention Authority (MVCPA) has made funds available for law enforcement projects for Catalytic Converter Grant Program during the Fiscal Year (FY) 2027; and

WHEREAS, under the provisions of the Texas Transportation Code, Chapter 1006 and Texas Administrative Code, Title 43, Part 3, Chapter 57, entities are eligible to apply for and receive grants from the MVCPA to provide financial support to law enforcement task forces and agencies for economic automobile theft enforcement teams and to combat motor vehicle burglary in the jurisdiction; and

WHEREAS, this Grant Program will assist the City of Kaufman (the "City") in combating catalytic converter theft; and

WHEREAS, the City has agreed that in the event of loss or misuse of the funds from the Catalytic Converter Grant Program, the City agrees and assures that the funds will be returned in full to the MVCPA; and

WHEREAS, if the City receives the Catalytic Converter Grant, the City agrees to provide matching funds; and

WHEREAS, the City Council finds it in the best interest of the citizens of Kaufman and the Kaufman Police Department to submit the application for the Catalytic Converter Grant Program.

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

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

SECTION 2. The City Council hereby approves the submission of the Catalytic Converter Grant Program application for the City of Kaufman for FY 2027. The City further agrees to match funding for FY 2027, if the City is awarded a Catalytic Converter Grant. In the event of loss or misuse of the Catalytic Converter Grant award, the City will return all awarded funds to the MVCPA.

SECTION 3. The City Council hereby designates the City Manager Michael Holder, or his designee, as the City's authorized official and the Police Captain Jason Stastny, or his designee, as the City's Program Director for the Catalytic Converter Grant Program and authorizes the application for acceptance, rejection, alteration, or termination of the Catalytic Converter Grant Program, and all related documents, on behalf of the City.

SECTION 4. The City Council hereby designates the Finance Director Mary Wennerstrom as the Financial Officer for the Catalytic Converter Grant Program.

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

PASSED AND APPROVED by the City Council of the City of Kaufman, Texas, on this the 27th day of April 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY



Meeting
Date: 4/27/2026

Date: 04/20/2026

Item #: 16.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-09-26, a resolution of the City Council of the City of Kaufman, Texas, authorizing the submission of an Application for Structural Repairs, through the Texas State Soil and Water Conservation Board Flood Control Structural Repair Grant Program, by the Kaufman-Van Zandt Soil Conservation District #505 for rehabilitation of the flood retarding structure for Cedar Creek Site 60 TX03350 (Kaufman Lake); and authorize the Mayor or his designee to execute necessary documents.

BACKGROUND:

In 2024, the Kaufman-Van Zandt Soil Conservation District, Kaufman County, and the City of Kaufman applied for federal assistance to rehabilitate the dam structures and the former Kaufman Lake. Due to easement constraints, it is unlikely that this assistance will be awarded for this project. Therefore, we are seeking to obtain state assistance to rehabilitate the dam structures. The Texas State Soil and Water Conservation Board offers a Flood Control Structural Repair Grant Program to award funds for the repair of these structures. While the City no longer owns the property, we are still considered a property sponsor. The application for the funding requires the City to approve the request submission.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-09-26 as presented.

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

TEXAS STATE SOIL AND WATER CONSERVATION BOARD
Flood Control Structural Repair Grant Program

FORM NUMBER: TSSWCB-FC-1A

Effective Date: January 1, 2023

APPLICATION FOR STRUCTURAL REPAIRS

(Dam Repair)

Use this application to request financial assistance for conducting structural repairs on flood control dams as defined by Texas Administrative Code, Title 31, Chapter 529, Subchapter B. Do not use this form to request grant funds to provide a portion of the matching funds required for a federal rehabilitation project or federal Emergency Watershed Protection Program project being performed by the USDA-Natural Resources Conservation Service. Funds for matching rehabilitation projects may be requested by submitting Form Number TSSWCB-FC-2; funds for matching Emergency Watershed Protection Program projects may be requested by submitting Form Number TSSWCB-FC-3.

ADMINISTRATIVE FORM

One Administrative Form must be completed for each application. An individual Technical Form [Form Number TSSWCB-FC-1B] must be completed for each flood control dam for which repair grant funds are requested. The combination of an Administrative Form, all associated Technical Forms, and all other required documentation constitutes a complete application.

Submit completed applications to:

TSSWCB
 Attention: Flood Control
 1497 Country View Lane
 Temple, TX 76504
 or: claims@tsswcb.texas.gov

For assistance in completing this application, contact:

TSSWCB Flood Control Department
 (254) 773-2250
www.tsswcb.texas.gov/programs/flood-control-program

THIS SPACE FOR TSSWCB USE ONLY

Soil and Water Conservation District (SWCD) information:

Provide the following information for the Soil and Water Conservation District (SWCD) that is a sponsor of the flood control dam or dams that are specified on Technical Forms submitted with this Administrative Form. To request grant funds for dams where another SWCD is a sponsor, complete another Administrative Form and submit it with the appropriate Technical Forms as a separate application.

SWCD Name:	Kaufman-Van Zandt		
SWCD Number:	505	SWCD City:	Forney
Chairman First Name:	Roy	SWCD Zip Code:	75126
Chairman Last Name:	Deen	SWCD Phone Number:	972-552-5254 ext 3
SWCD Address:	8620 FM 741	SWCD Fax Number:	
SWCD Office/Suite Number:		SWCD Email Address:	kaufmanvanzandt@swcd.texas.gov

Authorized Representative information:

Provide the following information for the individual that the SWCD and other sponsors have mutually agreed should be the point of contact for all inquiries the Texas State Soil and Water Conservation Board (TSSWCB) may have regarding this application. The authorized representative must be an individual affiliated with one of the sponsors.

First Name:	Owen	Last Name:	Cantrell
Organization:	Kaufman-Van Zandt SWCD 505		
Address:	8620 FM 741	Zip Code:	75126
Office/Suite Number:		Phone Number:	214-356-5626
City:	Forney	Fax Number:	
State:	Texas	Email Address:	biggo@inbox.com

Provide the following information for the additional sponsors of flood control dams for which Technical Forms have been submitted (with this Administrative Form). Space for up to four additional sponsors has been provided below. All sponsors of each flood control dam must be listed below.

Non-SWCD Sponsor #1 information:

Entity Name:	Kaufman County	State:	Texas
Contact Person:	Steve Howie	Zip Code:	75142
Address:	2125 Houston St	Phone Number:	469-376-4163
Office/Suite Number:		Fax Number:	
City:	Kaufman	Email Address:	steve.howie@kaufmancounty.net

Non-SWCD Sponsor #2 information:

Entity Name:	City of Kaufman	State:	Texas
Contact Person:	Mike Holder	Zip Code:	75142
Address:	209 S Washington	Phone Number:	972-932-2216
Office/Suite Number:		Fax Number:	972-932-6288
City:	Kaufman	Email Address:	mholder@kaufmantx.org

Non-SWCD Sponsor #3 information:

Entity Name:		State:	
Contact Person:		Zip Code:	
Address:		Phone Number:	
Office/Suite Number:		Fax Number:	
City:		Email Address:	

Non-SWCD Sponsor #4 information:

Entity Name:		State:	
Contact Person:		Zip Code:	
Address:		Phone Number:	
Office/Suite Number:		Fax Number:	
City:		Email Address:	

Project Description

Provide a description of the overall project. Include information such as the type of repair(s) needed, the number of flood control dams involved, and the length of time the repair need has been known to the local sponsors. Use this space to narratively provide any additional information the TSSWCB may find useful when considering the importance of this project.

Replace principal spillway riser and pipe with a 48" pipe
 Install a rock lined plunge basin
 Flatten back slope to a 2.5:1, this should not require additional easements
 Replace backflow pipe through the dam to drain water from backside of dam into the lake
 Grub trees from dam and auxiliary spillway

Project Schedule:

Use this space to describe the anticipated length of time, schedule of events, and target completion date for all work to be completed through structural repair grant funds.

300 days to complete total project

Contracting Preferences / Organization of Partners:

Use this space to describe the preferable organization of contracting between the TSSWCB and local sponsors. Specify preferences for which local sponsors should enter into contracts with the TSSWCB for activities such as construction, land rights acquisition, or other allowable activities. The TSSWCB has designed this program to allow for significant flexibility for contracting with different types of local sponsors so that the most appropriate and efficient mechanisms are available for grant funds obligation.

Kaufman County will be the contracting officer

Grant Funds Requested for Design and Construction:

Use this table to summarize the total construction costs for all repair activities specified on each Technical Form submitted with this Administrative Form. List in order of highest local priority to lowest local priority.

NID ID Number	Watershed Name and Site Number	Construction Cost Estimate
1 TX03350	Cedar Creek 60	\$ 2,000,000
2		\$
3		\$
4		\$
5		\$
6		\$
7		\$
8		\$

Total Construction Cost Estimate

\$ 2,000,000

Anticipated Costs for Purchasing Easements and Land Rights:

Is it anticipated that easements or other land rights will need to be acquired in order to perform the structural repairs identified in this application?

☐ Yes☒ No

If "yes," characterize the anticipated type, extent, and cost:

Associate anticipated costs with specific flood control dams if this application addresses more than one dam.

TOTAL ESTIMATED COST OF PURCHASING EASEMENTS AND LAND RIGHTS

\$

Other Costs:

Are any costs other than those related to engineering design, construction, administration, easements, or land rights acquisition anticipated in order to perform the structural repairs identified in this application?

☐ Yes☒ No

If "yes," describe the other anticipated costs:

TOTAL ESTIMATED AMOUNT OF OTHER COSTS

\$

ESTIMATED GRAND TOTAL FOR PROJECT:

\$ 2,000,000

Priority for Funding:

The general priority order for all funding will be as follows:

1. Providing state matching funds for federal Watershed Rehabilitation or Emergency Watershed Protection projects.
2. Projects deemed to be "essential" projects.
3. Dam repair projects ranked and prioritized in a previous funding cycle for which designs have been prepared but construction funds were not available in the previous cycle.
4. High hazard dam repair projects ranked and prioritized in the current funding cycle.
5. High hazard dam upgrade projects ranked and prioritized in a previous funding cycle for which designs have been prepared but construction funds were not available in the previous cycle.
6. Dam upgrade projects ranked and prioritized in the current funding cycle.
7. Low and significant hazard dam repair projects ranked and prioritized in the current funding cycle.

Funding may be provided for design of the highest priority high hazard dam upgrades in the current funding cycle, but these projects may not be ready for construction funding for about 2 years. When ready for construction, "general priority 5" shown above will be followed to fund construction.

If an application is submitted for state funded upgrade of a dam, and before designs are started that dam receives federal funding to begin the federal rehabilitation process, that dam will no longer be eligible for state funded upgrade. However, when the dam receives federal funding for construction, it will be included in "general priority 1" and prioritized with other federally funded projects to receive matching state funds for construction.

Funding is allocated to dams in the priority order shown above. If the next dam in priority order to receive funds has an estimated cost which exceeds available funds, this dam will be skipped over to fund a lower cost dam for which available funds are adequate. This could occur within a single category, or among several categories.

General Information About Application Process:

TSSWCB has established policy to aid in ranking eligible dam rehabilitation, repair, and upgrade projects for grant funding opportunities for sponsors. TSSWCB staff will accept applications up to the posted deadline and will rank all applications based on this guidance. Applications may be scanned and submitted by email or sent by postal mail. All applications must be received by TSSWCB within the specified time frame to be considered for funding. Applications must be legible and complete with all questions answered and data fields filled, with supporting documentation included if required. If a data field does not apply, enter "N/A". Sponsors must not submit applications for more projects than they can complete within the specified funding cycle. If sponsors wish to apply for both repair and upgrade on the same dam, separate repair and upgrade applications must be submitted for that dam.

Each application will be scored and ranked within its category. All scores will be documented, and projects selected for funding based on available funding and best available project cost data. All sponsors will be notified of how all projects ranked and which projects will be funded for the funding cycle.

In the event the applicant disagrees with the TSSWCB ranked score, the applicants' representative may provide a written request justifying a reevaluation of the ranked score and provide any additional supporting information that was not previously provided in the original application submission. TSSWCB will make the determination if a rescore is warranted. However, protection of life and property (in that order) will be major deciding factors in any deviation from the ranking score system.

For additional details, see "Policy and Procedures Manual" posted on the TSSWCB web page: <https://www.tsswcb.texas.gov/index.php/programs/flood-control-program>

Grant Funds for Administrative Services under 31 TAC 529:

In accordance with Texas Administrative Code, Title 31, Chapter 529, Subchapter B, administrative costs in an amount not to exceed 5% of the total costs for construction, easement and/or land rights acquisition, or other costs approved by the TSSWCB are allowable. Exact administrative fee amounts and the request process will be negotiated between the TSSWCB and selected applicants at the time of contracting.

Sponsor Certification Signatures

31 TAC §529.55 (c) requires that all applications must have certification signatures by authorized individuals from all sponsors identified in the applicable watershed agreement with O&M responsibility for the flood control dam(s) on which repairs are proposed acknowledging and approving the application prior to it being submitted to the State Board for consideration. Certification by signature means the sponsor agrees to cooperate on the project with the other sponsors, may consider entering into a contract with the State Board relating to the project's completion. Where one or more of the sponsors listed on the watershed agreement is no longer formally in existence, the remaining sponsors should contact the State Board prior to submitting an application for additional guidance.

SWCD Signature:

Signature	Date
Roy	Deen
Chairman Kaufman-Van Zandt SWCD 505	

Non-SWCD Sponsor #1 Signature:

Signature	Date
Jakie Allen, County Judge	
Kaufman County, Texas	

Non-SWCD Sponsor #2 Signature:

Signature	Date
Mike Holder, City Manager	
City of Kaufman, Texas	

Non-SWCD Sponsor #3 Signature:

Signature	Date

Non-SWCD Sponsor #4 Signature:

Signature	Date

Authorized Representative Certification Signature

31 TAC §529.55 (d) requires that each application must identify one individual as the person that will represent all sponsors identified on the application. The authorized representative shall be the single point of contact for all communications regarding an application.

Signature	Date
Owen Cantrell	District Technician
Kaufman-Van Zandt SWCD 505	

Application Organization and Attachments:

A complete application for TSSWCB consideration should be assembled in the following manner.

1. ADMINISTRATIVE FORM (Form Number TSSWCB-FC-1A)
2. ALL APPLICABLE TECHNICAL FORMS (Form Number TSSWCB-FC-1B)
 - 2.(a). FOUR COLOR PHOTOGRAPHS OF EACH REPAIR NEED (after each corresponding Technical Form submitted)
3. OPERATION AND MAINTENANCE AGREEMENT(S) (other than NRCS agreements)
4. ANY ADDITIONAL REPORTS OR INFORMATION (if applicable and available)

Submitting an Application:**Submit completed applications with original signatures to:**

TSSWCB
Attention: Flood Control
1497 Country View Ln
Temple, TX 76504
or claims@tsswcb.texas.gov

Assistance in Preparing an Application:

Contact TSSWCB Flood Control Programs
(254) 773-2250 (ask for Flood Control Staff)

OR

Send Email to:

sbednarz@tsswcb.texas.gov
anash@tsswcb.texas.gov

(Send email to all persons for quickest response)

RESOLUTION R-09-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR STRUCTURAL REPAIRS, THROUGH THE TEXAS STATE SOIL AND WATER CONSERVATION BOARD FLOOD CONTROL STRUCTURAL REPAIR GRANT PROGRAM, BY THE KAUFMAN- VAN ZANDT SOIL CONSERVATION DISTRICT #505 FOR REHABILITATION OF THE FLOOD RETARDING STRUCTURE FOR CEDAR CREEK SITE 60 TX03350 (KAUMFAN LAKE); AND AUTHORIZING THE MAYOR AND CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICERS AND AUTHORIZED REPRESENTATIVES IN ALL MATTERS PERTAINING TO THE APPLICATION PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Kaufman, Texas, believes certain conditions exist to the food retarding structure for Kaufman Lake, which represent a threat to the public health and safety; and

WHEREAS, it is necessary and in the best interests of the City of Kaufman to authorize the submission of an Application for Structural Repairs, through the Texas State Soil and Water Conservation Board Flood Control Structural Repair Grant Program, by the Kaufman-Van Zandt Soil Conservation District #505 for rehabilitation of the flood retarding structure for Cedar Creek site 60 TX03350 (Kaufman Lake).

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

SECTION 1. The above and foregoing premises are hereby declared true and correct and shall be incorporated as if set forth fully herein.

SECTION 2. That an application for Structural Repairs, through the Texas State Soil and Water Conservation Board Flood Control Structural Repair Grant Program, by the Kaufman-Van Zandt Soil Conservation District #505 for rehabilitation of the flood retarding structure for Cedar Creek site 60 TX03350 (Kaufman Lake) is hereby authorized to be filed on behalf of the City.

SECTION 3. That the City Council directs and designates the Mayor and City Manager to act in all matters in connection with this application and serve as the City's Chief Executive Officer and Authorized Representative to execute this application and any subsequent contractual documents.

SECTION 4. That this Resolution shall be effective immediately upon its passage as required by law.

PASSED AND APPROVED this 27th day of April, 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY



Meeting
Date: 4/27/2026

Date: 03/24/2026

Item #: 17.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of one (1) member to the Kaufman Planning and Zoning Commission for an unexpired term to expire in November 2027.

BACKGROUND:

Lindsey Haynes submitted his resignation from the Planning and Zoning Commission. Staff received applications to serve from Laura Duran and Gilbert Altom III.

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

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

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

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff is seeking direction from the Council.

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



**BOARD OR COMMISSION
CANDIDATE APPLICATION FOR APPOINTMENT**

Which of the City's Boards/Commissions are you interested in serving on?

- ☐ Kaufman Economic Development Corp.
☒ Planning and Zoning Commission
☐ Board of Adjustment
☐ Parks and Recreation Board
☐ Downtown Development Advisory Board

- ☐ Keep Kaufman Beautiful Board
☐ Other (Please specify in space below.)

Name: Gilbert James Altom, III
Home Address: 3920 Holly Springs Lane, Kaufman, TX 75142
Home Phone #: (214) 686-5200
*E-mail Address: gilbertaltomlaw@gmail.com

Date Submitted: March 23, 2026
Occupation: Attorney
Employer: Self Employed
Work Phone #: 972-200-3683

Kaufman resident for 20+ years.

Qualified Voter: Yes ☒ No ☐

Are you related to any of the City Council members or the City Manager? Yes ☐ No ☒
If so, please give the name of the person you are related to and your relation to that person.

Name

Relationship

Highest Education Level Completed, School Attended and Year Graduated: (High School/College)
Bachelor of Public Administration, Texas State University 2014; Juris Doctor, UNT Dallas College of Law 2017

Boards/Commissions/Committees you have previously served on:	Dates
N/A	_____
_____	_____
_____	_____

Professional and/or Community (Civic) Activities:
I represent indigent clients in criminal and civil matters.

Skills, Hobbies, or Talents:
I enjoy playing guitar, going on walks, and gardening/lawn care.

Gilbert J. Altom, III

Digitally signed by Gilbert J.
Altom, III

Date: 2026.03.23 09:34:14 -05'00'

Signature



BOARD OR COMMISSION
CANDIDATE APPLICATION FOR APPOINTMENT

Which of the City's Boards/Commissions are you interested in serving on?

- | | |
|--|---|
| ☐ Kaufman Economic Development Corp. | ☐ Keep Kaufman Beautiful Board |
| ☒ Planning and Zoning Commission | ☐ Other (Please specify in space below.) |
| ☐ Board of Adjustment | |
| ☐ Parks and Recreation Board | |
| ☐ Downtown Development Advisory Board | |

Name: Laura Duran
Home Address: 4043 Three Forks rd, Kaufman
Home Phone #: Cell 469-595-1993
*E-mail Address: lauraduran81@gmail.com

Date Submitted: 3/20/26
Occupation: Registered Nurse
Employer: UTSW Medical Center Dallas
Work Phone #: _____

Kaufman resident for 36 years.

Qualified Voter: Yes ☒ No ☐

Are you related to any of the City Council members or the City Manager? Yes ☐ No ☒
If so, please give the name of the person you are related to and your relation to that person.

Name

Relationship

Highest Education Level Completed, School Attended and Year Graduated: (High School/College)
KHS graduate, class of 2000. Doctor of Nursing Practice (UT Tyler, 2021) - leadership track.

Boards/Commissions/Committees you have previously served on:	Dates
<u>Kaufman ISD Education Foundation - active member</u>	<u>2023 - present</u>
_____	_____
_____	_____

Professional and/or Community (Civic) Activities:

Clinical educator, mentor, and preceptor to nursing students. Experienced leading initiatives to improve hospital clinical compliance, outcomes, and staff engagement.

Skills, Hobbies, or Talents:

leadership in team development, data analysis, and quality improvement. Mentor and coach for nursing students and new hires.

Laura P Duran
Signature

COMMUNITY OPEN HOUSE

JOIN US

**Be part of this come-and-go
event and share your vision
for Kaufman's future!**

The focus of this open house is future land use
and gathering community feedback.



City Hall | 209 S. Washington Street



May 7, 2026 | 5:30–7:30 p.m.



bit.ly/47DS14O



DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	Comp Plan	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks & Rec	TBD	12/10/2019	Construction Underway	4,5
Comprehensive Plan	Admin		8/26/2020	Grant Awarded	2,3,4,5
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 & 2 complete. Start Phase 3.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 2 Under Construction	2,4,5
Kings Fort Park	PW/Admin		7/27/2022	On hold	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Arts Council	Admin	TBD	3/15/2023	Public Private Partnership	3,4
Crestview/Royal Reconstruction	Public Works		9/1/2023	Construction Underway	5
Phillip's Drainage	Public Works		9/1/2023	Construction Underway	5
HWY 34 Property	Admin		1/30/2024	Need Demo Quote	4
Impact Fees	Admin		7/16/2024	In Progress	2,4,5
Public Works Facility	Admin		7/16/2024	Working on Site Plan	5
WWTP	PW/Admin		7/16/2024	Schneider IGA approved June 2024	2,4,5
TxDOT Property	Admin/EDC		1/30/2024	City closed on the property and working with developer	2,5
Heritage Park	Admin	TBD	1/23/2025	On Pause	2,3

Discussion Item Report (DIR)
Completed

DISCUSSION ITEMS REPORT (DIR)
COMPLETED

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	Development Serv	01/28/2019 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks & Rec	8/5/2019	10/23/2018	Approved by Council	
34/243 Signal Installation	Public Works		10/23/2018	Complete	
HR Coordinator	Admin		12/17/2018	Admin/HR Assistant Full-Time Sept. 30	
Agenda Software Installation/Training	Admin		10/23/2018	Complete	
5 Year CIP	Admin	11/25/2019	11/25/2019	Work Session 12/16/19	
Water & Street Impact Fee Update	Development Serv		6/10/2019	Council approved 12/16/19	
Intern Program	HR	TBD	12/10/2019	Policy to Council 3/30/20	3,5
WWTP Finance Application	Finance	11/13/2018	10/23/2018	GTUA Approval	5
PD/FD Safety Equipment Grant	Public Safety	TBD	3/3/2020	Application Submitted	1
Street Maintenance Priorities	PW/Admin		2/27/2019	List Presented to Council/Incorporated into 5 Year CIP	5
Traffic Signal 1388@34 ByPass	Admin		1/28/2020	Final Construction Underway	1
Solid Waste RFP	Admin	TBD	5/18/2020	Contract Finalized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2

Discussion Item Report (DIR)
Completed

Kaufman Square Speakers	Admin/PW	TBD	10/22/2019	Installation Complete	2,3
Fire Department 5 Year Plan	FD		8/26/2020	Presented at Council Retreat 4/2021	2,5
TIRZ #2	Admin		8/6/2020	PPFP Approved 082420	2,3,4
Tabor Parkway Expansion	PW/Admin			Complete	2,3,5
IT Services RFP	Admin		1/6/2022	Contract award 2/28/22	1,5
Marlow Development	Development Serv	4/22/2019	10/23/2018	Construction Underway	2
Recodification of City Ordinances	Admin	11/13/2018	10/23/2018	Franklin Review	5
Kaufman Estates	PW/Admin	10/28/2019		No Action	5
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	Completed	4
Digital Gateway Signage	Admin	TBD	8/17/2020	Could not get an approved site	2,3
Former Senior Center Demo	Development Serv		11/8/2021	Property sold and closed 12/29/22	4
Sports Complex Football Fields/Lighting/S	PW/Admin		9/23/2022	Complete	3,4
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Splash Pad	Parks &Rec	TBD	10/23/2018	Completed	2,3,4
Body Cameras	PD		2/2/2021	Completed	1,3,5
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Completed	3,4,5
AMI	Admin/PW		4/29/2021	Installation complete	4,5
Website Update	Admin		1/26/2021	Planning Phase- kick off meeting on 1/30/2023	2,3
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	Completed	5
North & South Water Tower Rehab	Public Works		1/29/2021	Completed	4,5
Becker-Jiba Water Contract	Admin		1/30/2024	Approved	3,5
Fire Department Facility Improvements	Admin/Public Safety			Drainage improvements completed/Doors Painted	1,2,5
E. 1st North	Public Works		9/1/2023	Complete	5
South Pointe	Development Serv		2/3/2021	City recovered the property	2,3,4
Connector Road	Admin		4/29/2021	County project underway	2,3,5
Northeast Utility Project	Admin/PW		9/17/2021	Phase 1 Constructed	1,2,3,4,5
City Hall Front Plaza	Admin	TBD	5/15/2023	CM Contingency	4,5
Film Friendly Designation	Admin/KEDC	TBD	9/1/2023	Working w/ Chamber of Commerce	2,3
City Lakes Park/Lower Lake Improvement	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4



DATE: April 7, 2026

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: March 2026 Ridership Report

Demand Reponse	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	2,293	2,367	1,787	2,019	1,793	2,244	2,527						15,030
Days of Service	21	23	19	20	17	19	22						141
Avg. Daily Trips	109	103	94	101	105	118	115						107
Elderly & Disabled Trips	2,106	2,179	1,584	1,716	1,529	1,850	2,207						13,171
E&D Percentage	92%	92%	89%	85%	85%	82%	87%						88%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	42	57	24	40	73	44	175						455
Forney	565	585	322	519	509	825	708						4,033
Kaufman	266	292	165	156	331	397	462						2,069
Kemp	132	97	71	49	83	89	67						588
Mabank	14	9	3	8	4	6	18						62
Scurry	8	7	10	7	9	4	5						50
Terrell	733	800	542	534	583	843	556						4,591

STARNow	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Total Trips	3,047	3,360	2,884	2,862	2,336	2,337	2,285						19,111
Days of Service	21	23	19	20	17	19	22						141
Avg. Daily Trips	145	146	152	143	137	123	104						136
Median Wait Time (mins)	17.46	16.38	16.98	13.70	14.98	15.09	13.68						15.47

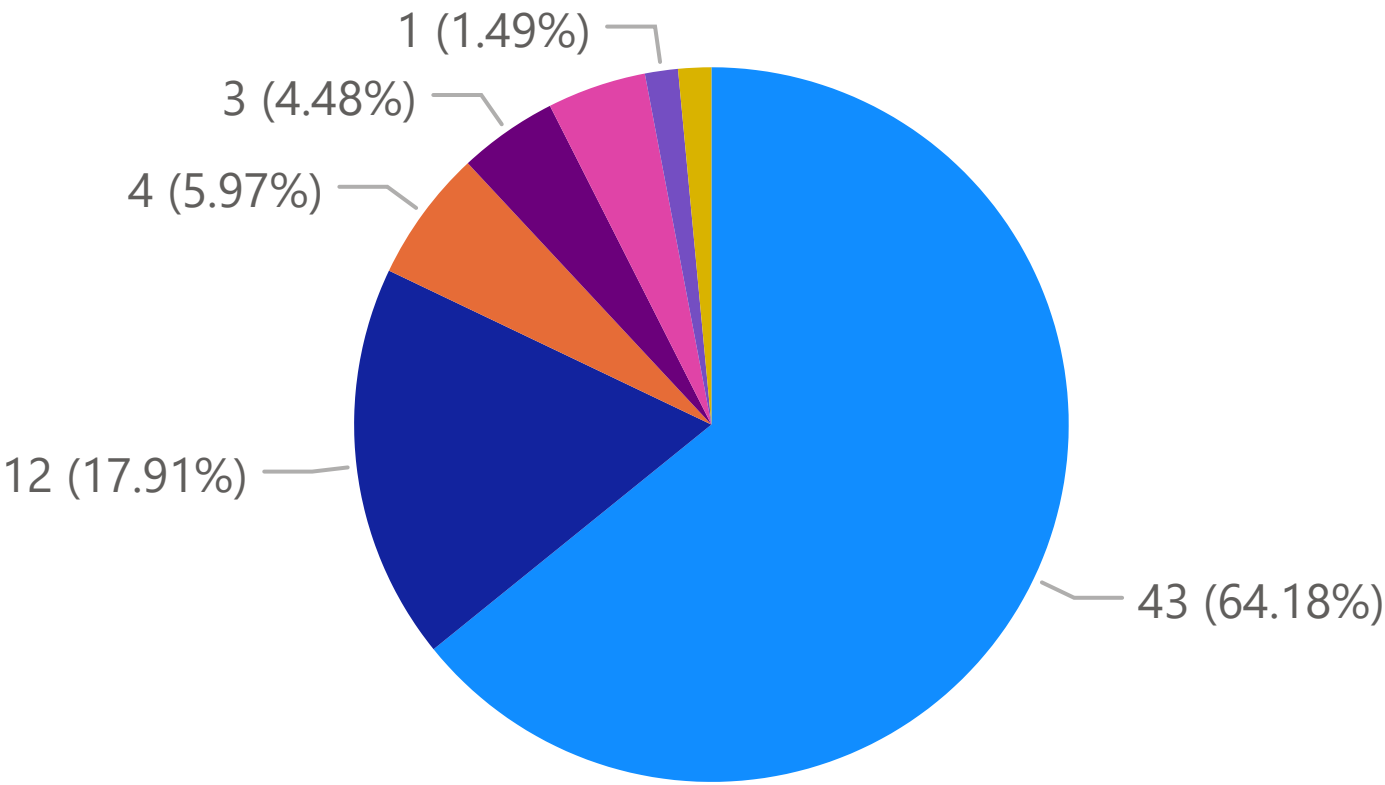
Total Requested Boardings ⓘ	Completed Boardings ⓘ	Avg. Boardings Per Service Hr. ⓘ	Boarding Cancellations ⓘ	Boarding Cancellations (No-Show) ⓘ	Cancellation Percentage ⓘ	Cancellation Percentage (No Show) ⓘ	Total Requests ⓘ	Completed Requests ⓘ
3128	2285	1.38	807	145	26.1 %	4.69 %	2850	2054
No Drivers Available Requests ⓘ	Request Cancellations ⓘ	Request Cancellations (No Show) ⓘ	Avg. # of Requests per Rider ⓘ	Avg. Travel Duration ⓘ	Avg. Travel Distance ⓘ	Mean Wait Time ⓘ	Median Wait Time ⓘ	Bookings from Admin Panel ⓘ
34	762	135	7.67	13.47 min	5.44 mi	23.29 min	13.68 min	29.02 %
Bookings from Rider Mobile App ⓘ	Bookings from Rider Web ⓘ	Flag Down Bookings ⓘ	Bookings from IVR ⓘ	Bookings from AI Voice ⓘ	Bookings from AI Chat ⓘ	Bookings from Open Bookings ⓘ	Avg. # Riders per Request ⓘ	
70.9 %	0 %	0 %	0 %	0.09 %	0 %	0 %	1.11	

STARNow Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Kaufman	115	106	76	101	86	119	120						723
Forney	1,260	1,508	1,273	1,239	1,013	1,003	1,303						8,599
Terrell	1,672	1,746	1,535	1,522	1,237	1,215	862						9,789

City of Kaufman Compliance

Priority▲	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P1	25	12		100%	48%
City of Kaufman P2	115	55		100%	48%
City of Kaufman P3	18	12		100%	67%
Total	158	79		100%	50%

Cancel Reason



- Cancel Reason
- AMA Refused Treatment or Transport
 - Cancelled by FD - Prior to Arrival
 - Cancelled by LE - Prior to Arrival
 - Cancelled by FD - Fire Obtaining A...
 - False Call/False Alarm
 - Cancelled by Caller
 - Critical Failure

Dropoff Facilities

Dropoff Fac	Count of Transport	% of Destination▼
Texas Health Kaufman (KAUF)	40	51%
Children's Medical Ctr (DCMC)	9	11%
Baylor Scott & White - Dallas (DBMC)	7	9%
Dallas Regional Medical Center (MDR1)	6	8%
Non Facility	5	6%
Texas Health Rockwall (RKPH)	3	4%
Baylor Scott & White - Sunnyvale (SUNV)	2	3%
Hunt Regional Greenville (GRNV)	1	1%
Kaufman County Sheriff's Office	1	1%
Medical City Dallas (DMCD)	1	1%
Methodist Dallas Medical Center (DMMC)	1	1%
Parkland Hospital (DPKD)	1	1%
Texas Health Dallas (DPMC)	1	1%
William P. Clements University Hospital (DWPC)	1	1%
Total	79	100%

Fractile

Fractile Bin	Count of Transport
	21
1) <5 minutes	56
2) 5 to 10 Minutes	54
3) 10 to 20 minutes	24
4) 20 to 30 minutes	3
Total	158

Average Response Time

00:07:30

KAUFMAN FIRE DEPARTMENT

Monthly Report

March 2026



FIRE PREVENTION



1

Development
Plans Reviewed



26

Fire Safety
Inspections



5:17

Average
Response Time



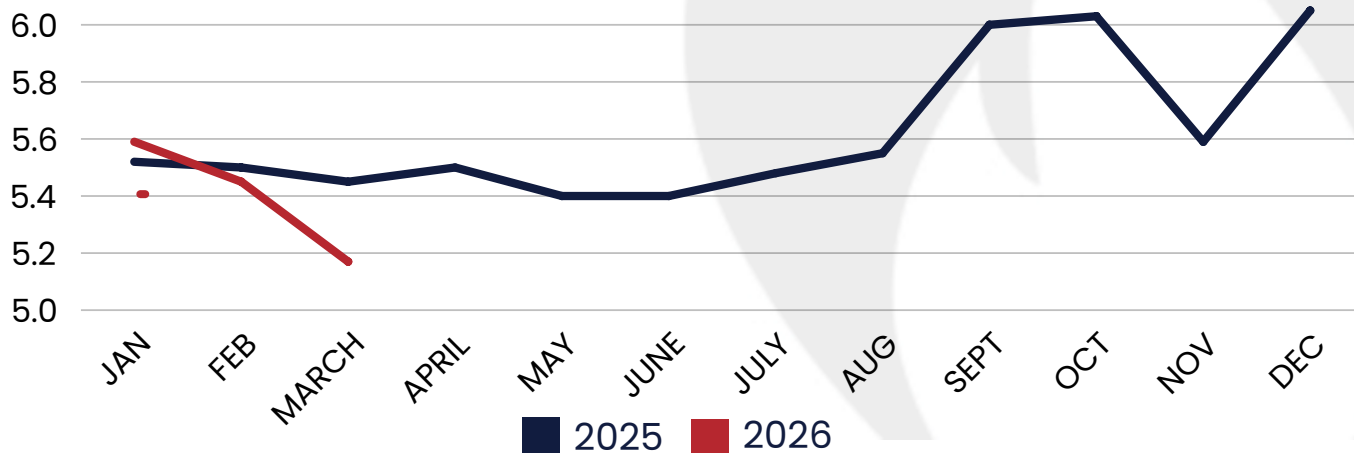
150

KIDS AND CITIZENS RECEIVED
FIRE PREVENTION PRESENTATIONS

Departmental Building

- Attended the Annual Parks and Recreation Easter egg hunt
- Training on Salvage Procedures, Firefighter safety, and RIT
- Career day for Mr Morrow's class and

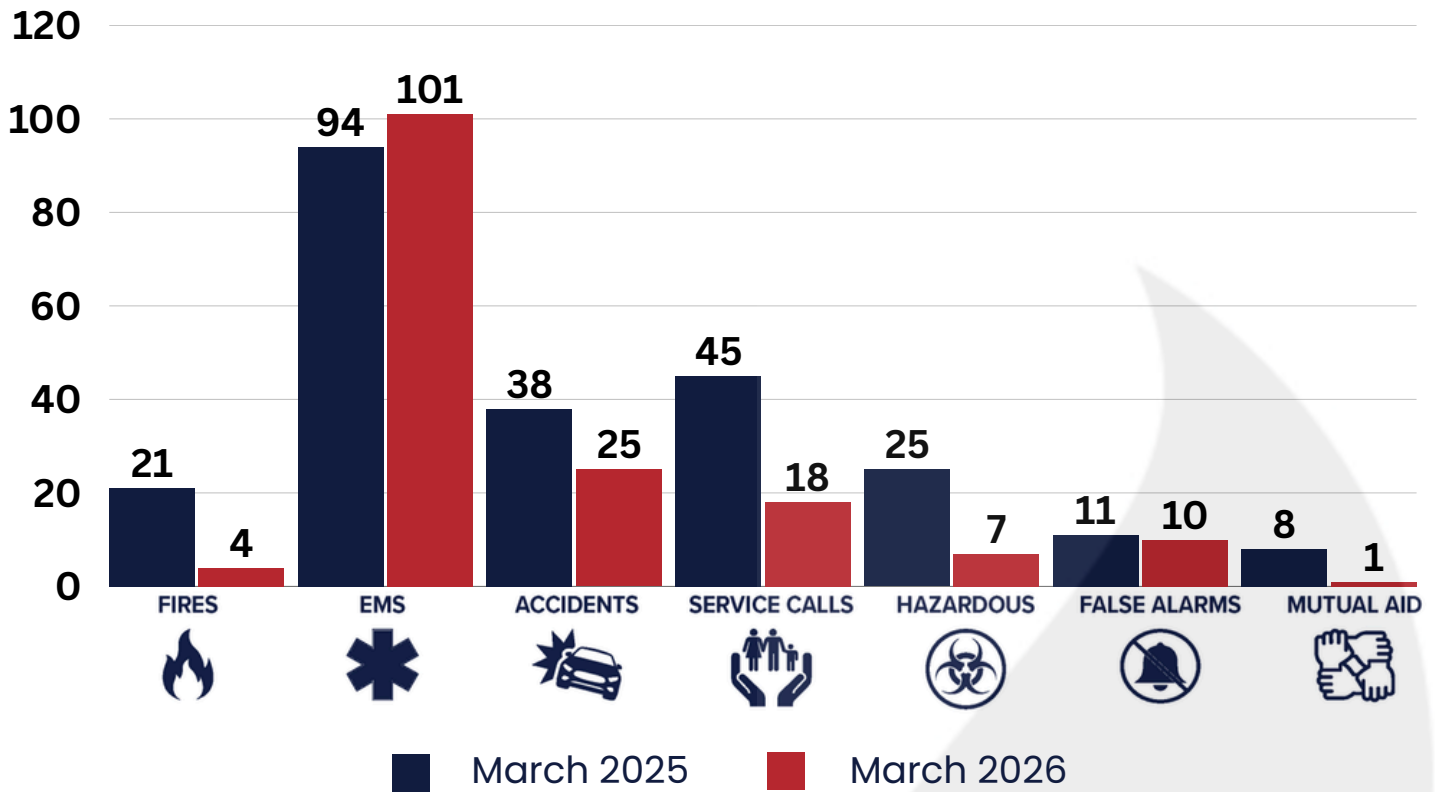
RESPONSE TIME TREND





Monthly Report

Call Volume by Major Category





KAUFMAN POLICE DEPARTMENT MONTHLY REPORT

MARCH 2026



EVENTS ATTENDED

- Supervisor's Meeting
- Kaufman County Crime Stoppers quarterly meeting
- Leadership Kaufman County
- City council meeting
- The Center's annual car show
- Clothed in Grace Foster Closet
- Legislative update class
- FY27 MVCPA Grant Workshop
- Texans for Safe & Drug-Free Youth workshop

TRAINING

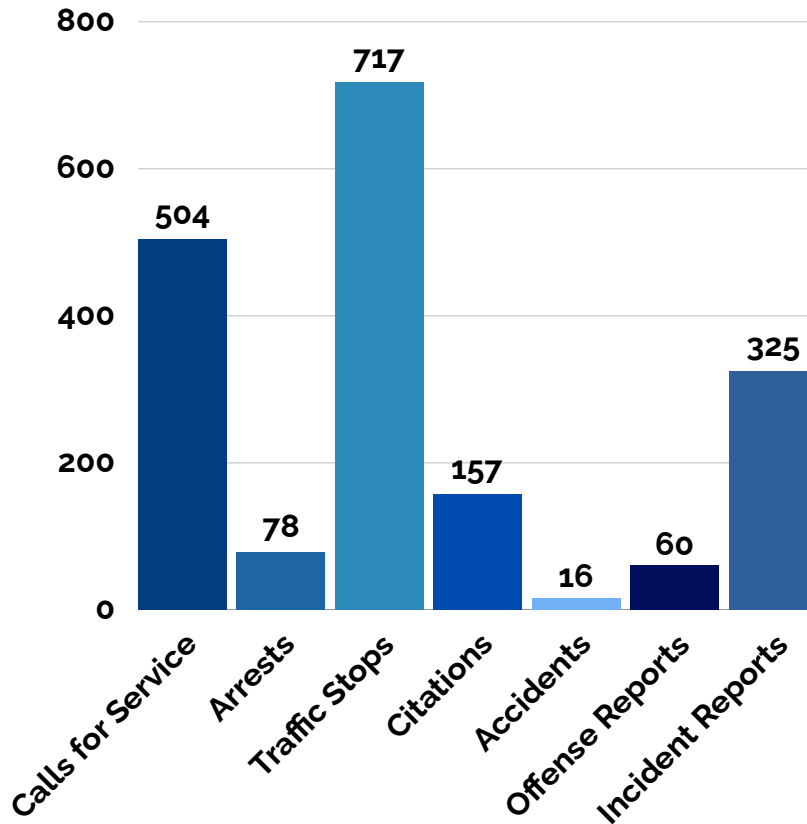
- 1 Police academy cadet is nearing the end of his training
- Officers attended the newest Legislative update class, hosted by the Kaufman County District Attorney's Office.





MONTHLY REPORT

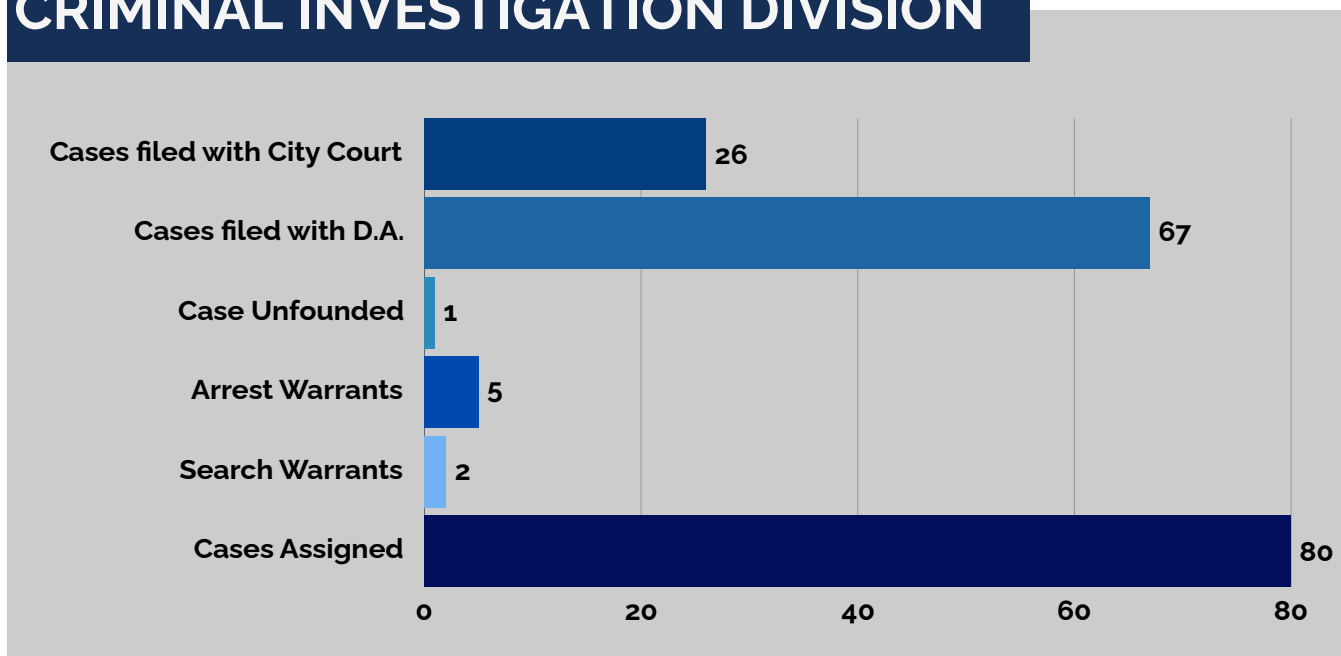
PATROL DIVISION



Response Time
4:33

Security Checks
1,157

CRIMINAL INVESTIGATION DIVISION



MONTHLY REPORT



CODE COMPLIANCE



33
Total
Violations



33
Cases
Opened/
First Notice
Sent



10
Second
Notice
Sent



0
Cases
Sent to
Court



20
Cases
Closed

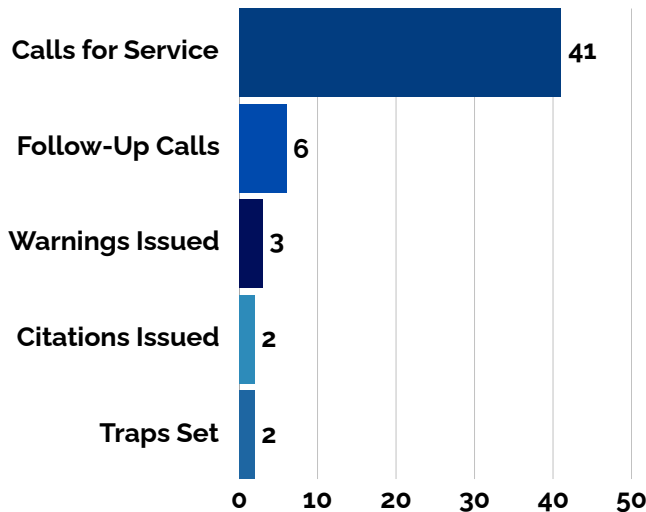


13
Active
Cases

CODE ENFORCEMENT

ANIMAL SERVICES

SUMMARY OF ACTIVITY



Animals Captured



- On Calls - 17
- On View - 0
- Non-Domestic - 0

Animals Turned Over



- To Owner - 0
- To Humane Society - 6



Deceased Animals
Recovered - 2

MONTHLY REPORT



Year to Date Comparison Report

01/01/2026 - 03/31/2026



Year to Date Comparison Report

Printed On: 04/24/2026

Beginning Date: 01/01/2026

Ending Date: 03/31/2026

Page 1 of 3

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total	0	0	0.00	0	-
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	22	14	2.10	12	83.33%
Aggravated Assault	7	4	0.67	1	600.00%
Intimidation	3	1	0.29	2	50.00%
Simple Assault	12	9	1.14	9	33.33%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	1	0	0.10	1	0.00%
Counterfeiting/Forgery, Total	0	0	0.00	2	-100.00%
Destruction/Damage/Vandalism of Property, Total	5	0	0.48	19	-73.68%
Drug/Narcotic Offenses, Total	59	57	5.62	51	15.69%
Drug Equipment Violations	22	21	2.10	19	15.79%
Drug/Narcotic Violations	37	36	3.52	32	15.63%
Embezzlement, Total	1	0	0.10	1	0.00%
Extortion/Blackmail, Total	0	0	0.00	1	-100.00%
Fraud Offenses, Total	3	1	0.29	4	-25.00%
False Pretenses/Swindle/Confidence Game	0	0	0.00	0	-
Credit Card/Automatic Teller Machine Fraud	0	0	0.00	1	-100.00%
Welfare Fraud	0	0	0.00	0	-
Wire Fraud	0	0	0.00	0	-
Hacking/Computer Invasion	0	0	0.00	0	-
Identity Theft	0	0	0.00	0	-
Impersonation	3	1	0.29	3	0.00%
Gambling Offenses, Total	0	0	0.00	0	-
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	0	0	0.00	0	-
Gambling Equipment Violations	0	0	0.00	0	-

This report reflects incidents submitted to the Texas Department of Public Safety's Uniform Crime Reporting (UCR) system as applied to your request. Agencies must submit their monthly data by the 10th of the following month. The availability of this data is dependent on local agency timely and accurate submissions, which can be impacted by local agency resource constraints, system updates, and technical issues. As data is submitted, routine data validations are applied to ensure compliance with FBI and state-level reporting guidelines. The UCR data is a 'live' collection; meaning agencies can continue to update their incident data per their investigation findings, when arrests occur, for any corrections needed, and in response to data quality checks. As such, this report is a reflection of all the data currently contained within the TXDPS UCR System at the time of inquiry for the timeframe specified. Due to the active nature of this data, this report may not match data retrieved from the system at a different time of inquiry or data produced in yearly publications. UCR data may not match crime data gathered for other purposes and/or according to different guideline/criteria.

MONTHLY REPORT



Year to Date Comparison Report

01/01/2026 - 03/31/2026



Year to Date Comparison Report

Printed On: 04/24/2026

Beginning Date: 01/01/2026

Ending Date: 03/31/2026

Page 2 of 3

Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Sports Tampering	0	0	0.00	0	-
Homicide Offenses, Total	0	0	0.00	0	-
Murder and Nonnegligent Manslaughter	0	0	0.00	0	-
Negligent Manslaughter	0	0	0.00	0	-
Human Trafficking, Total	0	0	0.00	0	-
Human Trafficking, Commercial Sex Acts	0	0	0.00	0	-
Human Trafficking, Involuntary Servitude	0	0	0.00	0	-
Kidnapping/Abduction, Total	0	0	0.00	0	-
Larceny/Theft Offenses, Total	37	12	3.52	12	208.33%
Motor Vehicle Theft, Total	4	1	0.38	1	300.00%
Pornography/Obscene Material, Total	0	0	0.00	0	-
Prostitution Offenses, Total	0	0	0.00	0	-
Assisting or Promoting Prostitution	0	0	0.00	0	-
Prostitution	0	0	0.00	0	-
Purchasing Prostitution	0	0	0.00	0	-
Robbery, Total	0	0	0.00	1	-100.00%
Sex Offenses, Total	1	0	0.10	0	-
Fondling	1	0	0.10	0	-
Rape	0	0	0.00	0	-
Sexual Assault with an Object	0	0	0.00	0	-
Sodomy	0	0	0.00	0	-
Sex Offenses, Non-Forcible, Total	0	0	0.00	0	-
Incest	0	0	0.00	0	-
Stolen Property Offenses, Total	0	0	0.00	0	-
Weapon Law Violations, Total	1	1	0.10	4	-75.00%
Group A Offense, Total	134	86	12.77	109	22.94%
Crimes Against Person, Total	23	14	2.19	12	91.67%



Year to Date Comparison Report

Printed On: 04/24/2026

Beginning Date: 01/01/2026

Ending Date: 03/31/2026

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Offenses Known to Police

Agency: KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Crimes Against Property, Total	51	14	4.86	42	21.43%
Crimes Against Society, Total	60	58	5.72	55	9.09%



**DEVELOPMENT SERVICES
MONTHLY BUILDING REPORT
MARCH 2026**

	# PERMITS ISSUED	PERMIT FEES	CONSTRUCTION VALUATION
<u>NEW RESIDENTIAL</u>			
Single Family Dwelling	1	\$12,314.93	\$357,990.00
Multi-Family			
<u>OTHER RESIDENTIAL</u>			
Residential Alteration / Remodel	5	\$1,516.00	\$157,726.00
Residential Addition			
Electrical	1	\$100.00	\$1,500.00
Mechanical			
Plumbing	4	\$400.00	\$17,280.10
Irrigation			
Fence	2	\$200.00	\$4,500.00
Swimming Pool			
Accessory Structures	3	\$432.00	\$12,450.00
Demolition			
<u>NEW COMMERCIAL</u>			
New Commercial Building			
<u>OTHER COMMERCIAL</u>			
Commercial Alteration / Remodel	4	\$4,227.72	\$420,001.00
Commercial Addition			
Signs	4	\$1,100.34	\$48,185.00
Electrical			
Mechanical			
Plumbing	1	\$100.00	\$18,000.00
Irrigation	1	\$1,100.10	\$88,049.00
Demolition			
Swimming Pool			
Fence/Screening Wall			
Certificate Of Occupancy			
Temporary Use Permit			
TOTALS	26	\$21,491.09	\$1,125,681.10

May 2026						
◀ April						June ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 Election Day
3	4	5 Planning & Zoning Meeting	6	7 Kaufman Forward Community Open House	8	9
10	11 Council Retreat	12 KEDC Meeting	13	14	15	16
17	18 Regular City Council Meeting	19 KKBB Meeting	20	21 Parks & Rec Meeting	22	23
24	25 City Hall Closed-Memorial Day	26	27	28	29	30
31						

June 2026						
◀ May						July ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 Planning & Zoning Meeting	3	4	5	6
7	8	9 KEDC Meeting	10	11	12	13
14	15	16 KKBB Meeting	17	18 Parks & Rec Meeting	19 City Hall Closed- Juneteenth	20
21	22 Regular City Council Meeting	23	24	25	26	27
28	29	30				

July 2026						
◀ June					August ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4 Red, White & BOOM
5	6 City Hall Closed- Independence Day	7 Planning & Zoning Meeting	8	9	10	11
12	13	14 KEDC Meeting	15	16 Parks & Rec Meeting	17	18
19	20	21 KKBB Meeting	22	23	24	25
26	27 Regular City Council Meeting	28	29	30	31	