



**AGENDA FOR
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, AUGUST 17, 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 and provide direction to staff regarding the Kings Fort Villas.
2. Discussion regarding items on the Regular Session Agenda, including the consideration of Executive Session items

WORK SESSION ADJOURNMENT

PLEDGE OF ALLEGIANCE

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

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

RECOGNITION

3. Business of the Month - Eleanor's Coffee Shop

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the July 27, 2026, Work Session and Regular City Council Meeting.
5. Consider and take appropriate action on the minutes from the August 3, 2026, City Council Budget Work Session.

6. Consider and take appropriate action regarding rescheduling the November 23, 2026, Regular City Council Meeting to Monday, November 16, 2026, due to Thanksgiving, and the December 28, 2026, Regular City Council Meeting to Monday, December 14, 2026, due to Christmas.
7. Consider and take appropriate action on an engagement letter with YWRD, P.C. to conduct audit services for the City of Kaufman for the year ended September 30, 2026; and authorize the Mayor or his designee to execute the necessary documents.
8. Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the surveying, landscape architecture, and engineering services for the design of Kings Fort Park Improvements at Kings Fort Park; and authorizing the Mayor or his designee to execute necessary documents.
9. Consider and take appropriate action on Resolution R-14-26, a Resolution of the City of Kaufman, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division, regarding the company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable rate-making expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.

END OF CONSENT AGENDA

PUBLIC HEARING

10. Conduct a Public Hearing and receive comments regarding the adoption of the proposed City of Kaufman Fiscal Year 2026-2027 Budget, including the Budget for the City of Kaufman Economic Development Corporation. (Ordinance No. O-17-26).
11. Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2026 property tax rate of \$.7590000 per \$100 of assessed valuation (Ordinance No. O-18-26).

DISCUSSION/ACTION ITEMS

12. Consider, and take appropriate action on Ordinance O-11-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Exhibit 9A, "Zoning Ordinance" of the City of Kaufman Code of Ordinances, and the official Zoning Map approving a Specific Use Permit to exceed the maximum allowed sign area for a monument sign on property zoned Commercial (C) on a property 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. (Property ID 3871) (Case No. Z-02-26)
13. Consider and take appropriate action on Ordinance O-12-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance O-32-23, Exhibit 9A, "Zoning Ordinance" of the City of Kaufman Code of Ordinances, and the official Zoning Map to amend Planned

Development-26 (PD-26), an approximate 10.00-acre tract of land (Property ID 225369) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The subject property is located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: Z-03-26)

14. Consider and take appropriate action on a Site Plan for the Kings Fort Villas, a property located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: Z-03-26)
15. Consider and take appropriate action on a Replat for the Harmony Bank, a property located at 815 Kings Fort Parkway, on Lot 3R of Block F of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 24066) (Case No: RP-02-26)
16. Consider and take appropriate action on a Replat of the K.I.S.D Early Childhood Center Addition, a property located at 1605 Rand Road, on Lot 1 of Block 1 of the KISD Early Childhood Center Addition, City of Kaufman, Kaufman County, Texas. (Property ID 16827) (Case No: RP-03-26)
17. Consider and take appropriate action regarding Ordinance O-17-26, an ordinance of the City Council of the City of Kaufman, Texas, making appropriations for the support of the City; appropriating money to a sinking fund to pay interest and principal on the City's indebtedness; approving and adopting the annual budget of the City of Kaufman, Texas for the 2026-2027 Fiscal Year, including the Budget for the City of Kaufman Economic Development Corporation; providing for emergency expenditures and expenditures as otherwise allowed by law; providing for the filing of the budget in the Office of the City Secretary; and providing an effective date.
18. Consider and take appropriate action regarding Ordinance O-18-26, an ordinance of the City Council of the City of Kaufman, Texas, levying taxes and fixing and adopting the tax rate on all taxable property for the year 2026 within the corporate limits of the City of Kaufman, Texas as of January 1, 2026; the said tax rate having a maintenance and operations component and a debt service component; providing when taxes shall become due and when same shall become delinquent if not paid together with penalties and interest thereon; and providing an effective date.
19. Consider and take appropriate action on Resolution R-13-26, a resolution of the City Council of the City of Kaufman, Texas, acknowledging and ratifying that the adoption of the Fiscal Year 2026-2027 Annual Budget will require raising more revenue from property taxes than in the previous Fiscal Year; and providing an effective date.
20. Consider and take appropriate action on Ordinance O-19-26, an Ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance No. O-26-25 and amending Section A8.002, "Water Rates", and Section A8.003, "Sewer Rates", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances of the City of Kaufman to adopt increased rates for water and sewer services; providing for the incorporation of premises; providing amendments; providing a severability clause; providing a cumulative repealer/savings clause; providing for enforcement; and providing for publication and an effective date.

APPOINTMENT

21. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Economic Development Corporation Board of Directors, each for a two (2) year term to expire in August 2028.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

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

EXECUTIVE SESSION

23. 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: Cause No. 124905-86; Enclave at Kings Fort, Inc. v. City of Kaufman, et al

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

24. Consider and take appropriate action, if any, on matters discussed in Executive Session.
25. Receive an update regarding the Enclave infrastructure and provide input to the City Staff.

ADJOURNMENT

TAXPAYER IMPACT STATEMENT

Property Tax Fee on Median Valued Homestead			
2025 Adopted Rate vs 2025 No New Revenue Rate vs 2026 Proposed Rate vs 2026 No New Revenue Rate			
	Rate per \$100 of Value	Median-Value Homestead Property	Tax Due
2025 Adopted Rate	\$0.7590000 per \$100	\$236,563.00	\$1,795.51
2025 No New Revenue Rate	\$0.7858543 per \$100	\$236,563.00	\$1,859.04
2026 Proposed Rate	\$0.7590000 per \$100	\$235,967.00	\$1,790.99
2026 No New Revenue Rate	\$0.7179567 per \$100	\$235,967.00	\$1,694.14

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON TUESDAY, AUGUST 11, 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.



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 4.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the July 27, 2026, Work Session and Regular City Council Meeting.

BACKGROUND:

See the attached minutes from the July 27, 2026, Work Session and Regular City Council meeting.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the July 27, 2026, Work Session and Regular City Council meeting.

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



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

Mayor Jordan called the work session to order at 6:00 p.m. Councilmembers present were Jeff Jordan, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Pro-Tem Matt Phillips arrived at 6:06 p.m. Councilmember Lisa Parker was absent. 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, Finance Director Mary Wennerstrom, 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 provide direction to staff regarding the Proposed Fiscal Year 2026-2027 City of Kaufman Budget.

Ms. Wennerstrom reviewed the certified property tax values, including a comparison between 2025 and 2026. She walked the Council through the city's process for determining the estimated total property tax levy. There were discussions regarding the tax rate calculations for FY 27, the effect of the Tax Increment Reinvestment Zones on the rate, and ways to project future trends that could impact the levy.

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

There was a discussion regarding item 7 on the consent agenda.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 6:18 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, Matt Phillips, Charles Gillenwater, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Councilmember Lisa Parker was absent. 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, Finance Director Mary Wennerstrom, Economic Development Director Stewart McGregor, Marketing and Community Relations Emily Golden, Development Services Director Johnny Bray, Senior Planner Martin Mares, Fire Chief Brian Watson, Police Captain Jason Stastny, and Police Chief Les Edwards.

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

No comments were given.

PROCLAMATION

3. Parks and Recreation Month - July 2026

Mayor Jordan proclaimed the month of July 2026 as Parks and Recreation Month in the City of Kaufman.

RECOGNITION

4. Business of the Month - SJ's Shaved Ice Co.

Mayor Jordan and Mr. McGreger announced SJ's Shaved Ice Co. as the business of the month.

5. Introduction of Procurement & Budget Analyst - Allison Golla

Ms. Balthrop Mendoza introduced Allison Golla as the new Procurement & Budget Analyst for the City of Kaufman.

CONSENT AGENDA

6. Consider and take appropriate action on the minutes from the June 22, 2026, Work Session and Regular City Council meeting.
7. Consider and take appropriate action to reschedule the Regular City Council Meeting set for Monday, August 24, 2026, to Monday, August 17, 2026.
8. Consider and take appropriate action on Resolution R-11-26, 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 portions of SH 243 (one-way traffic operation around the Kaufman County Courthouse), Business SH-34 (S. Washington Street from E. Mulberry St. to US 175) and East Fair Street (Westbound US 175 Frontage

road from Bypass-34 to S. Washington St.) on Saturday, October 17, 2026, from 7:30 a.m. until 11:00 a.m. for the purpose of the 2026 Kaufman Harvest Fest Parade; and providing for an effective date.

9. Consider and take appropriate action on Resolution R-12-26, 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 on Saturday, October 17, 2026, from 6:00 a.m. until 6:00 p.m. for the 2026 Kaufman Harvest Fest Event; and providing an effective date.

Councilmember Borders made a motion to approve consent agenda items 6 through 9 as presented. The motion was seconded by Councilmember Nelson and passed 6/0.

END OF CONSENT AGENDA

PUBLIC HEARING

10. Conduct a public hearing, consider, and take appropriate action on Ordinance O-11-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Exhibit 9A, "Zoning Ordinance" of the City of Kaufman Code of Ordinances, and the official Zoning Map approving a Specific Use Permit to exceed the maximum allowed sign area for a monument sign on property zoned Commercial (C) on a property 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. (Property ID 3871) (Case No. Z-02-26)

- a. Presentation

Mr. Mares presented the proposed SUP for a monument sign at the Washington Square Shopping Center due to the desire to increase the size, which would exceed the maximum allowed sign area. He reviewed the proposed sign and specifications. He outlined the city's regulations regarding this matter. He informed the Council about the conditions recommended by the Planning and Zoning Commission.

- b. Public Hearing

Mayor Jordan opened the public hearing at 6:46 p.m.

Karen Braum represented the applicant and stated she is the property manager. She outlined the purpose of the request for a larger monument sign. She reviewed the investment the property owner has put into the shopping center renovations.

There were discussions regarding the Planning and Zoning Commission recommendations.

There being no speakers present, Mayor Jordan closed the public hearing at 6:55 p.m.

- c. Consider and take appropriate action on Ordinance O-11-26

Councilmember Borders made a motion to table this item until the Regular City Council meeting on August 17. The motion was seconded by Mayor Jordan and passed 6/0.

11. Conduct a public hearing, consider and take appropriate action on Ordinance O-12-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance O-32-23, Exhibit 9A, "Zoning Ordinance" of the City of Kaufman Code of Ordinances, and the official Zoning Map to amend Planned Development-26 (PD-26), an approximate 10.00-acre tract of land (Property ID 225369) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The subject property is located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: Z-03-26)

- a. Presentation

Mr. Mares informed the Council about the proposed amendment to the zoning for Planned Development-26 for the Kings Fort Villas.

- b. Public Hearing

Mayor Jordan opened the public hearing at 7:05 p.m.

There was discussion regarding the removal of the public sidewalk that would connect this development to the future Kings Fort Park. The Council inquired about the proposed amendments being requested, including changes to parking, restaurant patios, and amenities.

There being no other speakers present, Mayor Jordan closed the public hearing at 7:27 p.m.

- c. Consider and take appropriate action on Ordinance O-12-26

Councilmember Borders made a motion to table this item until the Regular City Council meeting on August 17. The motion was seconded by Councilmember Nelson and passed 6/0.

DISCUSSION/ACTION ITEMS

12. Consider and take appropriate action on a Site Plan for Kings Fort Villas. The subject property is located on the south side of Kings Fort Parkway and the west side of State Highway 34, on lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: Z-03-26)

Councilmember Longenecker made a motion to table this item until the Regular City Council meeting on August 17. The motion was seconded by Councilmember Nelson and passed 6/0.

13. Consider and take appropriate action on an Economic Development Performance Agreement between the Kaufman Economic Development Corporation and Myrish Hospitality, LLC, for site improvements related to the Hampton Inn hotel project.

Mr. McGregor presented and reviewed the details of the proposed Economic Development Performance Agreement between the KEDC and Myrish Hospitality.

Councilmember Nelson made a motion to approve an Economic Development Performance Agreement between the Kaufman Economic Development Corporation and Myrish Hospitality, LLC,

for site improvements related to the Hampton Inn hotel project. The motion was seconded by Councilmember Longenecker and passed 6/0.

14. Consider and take appropriate action on Ordinance O-13-26, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving an Annual Service Plan Update and Assessment Roll 2026-2027 for the Kaufman Public Improvement District No. 1, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 1, and including applicable TIRZ Credit Calculation, as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Georgetown")

Mark Pfirman, Vice President with Municap, Inc., presented the Annual Service Plan Update and Assessment Roll for 2026-2027 for Kaufman PID #1 (Georgetown at Kings Fort).

Councilmember Nelson made a motion to approve Ordinance O-13-26, accepting and approving an Annual Service Plan Update and Assessment Roll 2026-2027 for the Kaufman Public Improvement District No. 1. (Georgetown at Kings Fort) The motion was seconded by Councilmember Gillenwater and passed 6/0.

15. Consider and take appropriate action on Ordinance O-14-26, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving an Annual Service Plan Update and Assessment Roll 2026-2027 for the Kaufman Public Improvement District No. 2, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 2 as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Prairie Creek")

Mark Pfirman, Vice President with Municap, Inc., presented the Annual Service Plan Update and Assessment Roll for 2026-2027 for Kaufman PID #2 (Prairie Creek Phase 3).

Councilmember Borders made a motion to approve Ordinance O-14-26, accepting and approving an Annual Service Plan Update and Assessment Roll 2026-2027 for the Kaufman Public Improvement District No. 2. (Prairie Creek Phase 3) The motion was seconded by Councilmember Longenecker and passed 6/0.

16. Consider and take appropriate action on Ordinance O-15-26, an Ordinance of the City Council of the City of Kaufman, Texas, accepting and approving an Annual Service Plan Update and Assessment Roll 2026-2027 for the Kaufman Public Improvement District No. 3, in compliance with Chapter 372 of the Texas Local Government Code, as amended; accepting and approving the Annual Service Plan Update and Updated Assessment Roll for PID 3 as set forth in Exhibit "A" to the Ordinance providing for payment of the assessments in accordance with Chapter 372; providing for the method of assessment and the payment of

the assessments, providing penalties and interest on delinquent assessments and compliance with all other legal requirements providing for severability, and providing an effective date. ("Freeman Farms")

Mark Pfirman, Vice President with Municap, Inc., presented the Annual Service Plan Update and Assessment Roll for 2026-2027 for Kaufman PID #3 (Freeman Farm).

Councilmember Longenecker made a motion to approve Ordinance O-15-26, accepting and approving an Annual Service Plan Update and Assessment Roll 2026-2027 for the Kaufman Public Improvement District No. 3. (Freeman Farm) The motion was seconded by Councilmember Nelson and passed 6/0.

17. Consider and take appropriate action on Ordinance O-16-26, an ordinance of the City Council of the City of Kaufman, approving the 2026 Certified Property Tax Values for the City of Kaufman, Texas.

Ms. Wennerstrom reiterated to the Council the work session discussion regarding the Certified Property Tax Values for the City of Kaufman.

Councilmember Gillenwater made a motion to approve Ordinance O-16-26, an ordinance of the City Council of the City of Kaufman, approving the 2026 Certified Property Tax Values for the City of Kaufman, Texas. The motion was seconded by Councilmember Longenecker and passed 6/0.

18. Consider and take appropriate action on a proposed, not to exceed Property Tax Rate of **\$0.7590000**, calling for a public hearing on the proposed tax rate for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Property Tax Rate for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

Councilmember Borders made a motion to set a proposed, not to exceed Property Tax Rate of **\$0.7590000**, call for a public hearing on the proposed tax rate for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and set the date for the vote on the Property Tax Rate for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142. The motion was seconded by Councilmember Longenecker and passed 6/0.

19. Consider and take appropriate action on setting the date, time, and place for a public hearing regarding the City's Fiscal Year 2026-2027 Budget, for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and setting the date for the vote on the Fiscal Year 2026-2027 Budget for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142.

Councilmember Nelson made a motion to set the date, time, and place for a public hearing regarding the City's Fiscal Year 2026-2027 Budget, for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, and set the date for the vote on the Fiscal Year 2026-2027 Budget for Monday, August 17, 2026, at 6:30 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142. The motion was seconded by Councilmember Borders and passed 6/0.

20. Consider and take appropriate action regarding an interlocal cooperation contract with the Texas Department of Public Safety for the new web-based Texas Conviction Reporting system, enabling the municipal court to electronically report convictions, and authorize the Mayor or his designee to execute the necessary documents.

Ms. Wennerstrom informed the Council about the communications from the Texas Department of Public Safety to execute an interlocal cooperation contract for the new web-based Conviction Reporting system.

Councilmember Gillenwater made a motion to approve an interlocal cooperation contract with the Texas Department of Public Safety for the new web-based Texas Conviction Reporting system, enabling the municipal court to electronically report convictions, and authorize the Mayor or his designee to execute the necessary documents. The motion was seconded by Longenecker and passed 6/0.

21. Consider and take appropriate action on a Memorandum of Understanding with Trinity Valley Community College for an educational partnership between entities and providing a tuition discount towards a specified associate's degree for eligible City employees.

Ms. Balthrop Mendoza informed the Council of an educational partnership between the City and Trinity Valley Community College (TVCC), which would provide eligible City employees with tuition discounts and access to additional educational opportunities, including the City's Tuition Reimbursement Program and potential scholarships.

Councilmember Phillips made a motion to approve a Memorandum of Understanding with Trinity Valley Community College for an educational partnership between the entities and to provide a tuition discount toward a specified associate's degree for eligible City employees. The motion was seconded by Councilmember Nelson and passed 6/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

22. Receive an update and discussion regarding the following:
- a. Holiday City Council Meeting Schedule - November & December
 - b. Budget Work Session Meetings - August 3 & August 10 (if needed)
 - c. Economic Summit - August 6
 - d. Lowe's Grand Opening - August 7
 - e. Regular City Council Meeting - August 17
 - f. 2026 TML Conference - San Antonio - November 11-13, 2026
 - g. Discussion Items Report (DIR)
 - h. STAR Transit Ridership Report - June 2026

- i. Careflite Compliance Report - June 2026
- j. Fire Department Monthly Report - June 2026
- k. Police Department Monthly Report - June 2026
- l. Development Services Monthly Report - June 2026
- m. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan recessed into Executive Session at 7:53 p.m.

23. 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: Cause No. 124905-86; Enclave at Kings Fort, Inc. v. City of Kaufman, et al; 105 N. Jackson property owned by Coco Properties, LLC; Docket No. 2026-0567-DIS, Kaufman County Municipal Utility District 16 (Bullhead Development)
 - b. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY. To deliberate the purchase, exchange, lease, or value of real property and 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: Project Pie

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 8:48 p.m.

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

Councilmember Nelson made a motion to reject the offer of settlement for this lawsuit styled Enclave at Kings Fort, LLC v. City of Kaufman, Cause No. 124905-86, Kaufman County. The motion was seconded by Councilmember Longenecker and passed 6/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 8:49 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 5.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the August 3, 2026, City Council Budget Work Session.

BACKGROUND:

See the attached minutes from the August 3, 2026, Budget Work Session.

Author:

Jessie Hanks, City Secretary

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of the minutes from the August 3, 2026, Budget Work Session.

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



**MINUTES OF THE
WORK SESSION - 6:00 PM
REGULAR CITY COUNCIL MEETING – 6:30 PM
MONDAY, AUGUST 3, 2026
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

BUDGET 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.

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 Budget Work Session to order at 6:00 p.m. Councilmembers present were Jeff Jordan, Lisa Parker, Quattro Borders, Ashlea Longenecker, and Jason Nelson. Mayor Pro-Tem Matt Phillips arrived at 6:01 p.m. Councilmember Charles Gillenwater arrived at 6:04 p.m. Mayor Jordan declared a quorum present. Also present were City Manager Mike Holder, Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Finance Manager LaJohnna Wells, Finance Accountant Jennifer Cook, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Development Services Director Johnny Bray, Fire Chief Brian Watson, Fire Captain Ferris Watson, and Police Chief Les Edwards.

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

No comments were given.

1. Discuss and provide direction to staff regarding the Proposed Fiscal Year 2026-2027 City of Kaufman Budget.

Mr. Holder presented an overview of the proposed FY 2026–2027 budget, beginning with the City's primary budget priorities of maintaining a conservative tax rate, investing in public infrastructure and capital equipment, and supporting employee retention. He reviewed the adopted FY 2026 budget and compared it with the proposed FY 2027 budget. He provided an overview of General and Utility Fund expenditures and explained how General Fund revenues are allocated between public safety, general government, streets and infrastructure, parks, and development services. Mr. Holder reviewed property valuation data, the financial impact of the proposed tax rate on the average

household, historical growth in certified taxable values, and the calculated tax rates. He presented a proposed tax rate of \$0.758950 per \$100 valuation, representing a slight reduction from the current rate of \$0.759000.

He provided an overview of proposed and ongoing infrastructure projects, including Wastewater Treatment Plant improvements, lift station generators and fencing, the Love Street drainage project, Highway 34 median landscaping, and the development of Kings Fort Park. Mr. Holder reviewed the anticipated costs and funding sources for each project. There were discussions regarding Love Street Drainage, Highway 34 median landscaping, and Kings Fort Park. There was discussion regarding an update to the Master Hike and Bike Trail plan to accommodate the new developments that have occurred since the plan was created.

Mr. Holder also presented proposed FY 2027 capital equipment purchases for the Police, Fire, Streets, Water, Wastewater Collection, and Wastewater Treatment departments, as well as the costs associated with the City's Enterprise Fleet Management program.

He concluded with a review of employee benefits, the City's annual investment in medical, dental, vision, and employee-assistance coverage, and proposed employee compensation schedules. The Council also reviewed the City's continued financial support of local nonprofit organizations.

He thanked the Council for their participation, support, and vision throughout the budget process. He also expressed his appreciation to the Finance and Budget teams for their hard work, long hours, and dedication in preparing the proposed budget.

WORK SESSION ADJOURNMENT

There being no further business, Mayor Jordan adjourned the work session at 7:06 p.m.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 8/17/2026

Date: 07/28/2026

Item #: 6.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action regarding rescheduling the November 23, 2026, Regular City Council Meeting to Monday, November 16, 2026, due to Thanksgiving, and the December 28, 2026, Regular City Council Meeting to Monday, December 14, 2026, due to Christmas.

BACKGROUND:

Due to conflicts with national holidays, there is a need to reschedule two (2) council meetings. The regularly scheduled City Council meeting on Monday, November 23, is the week of Thanksgiving. Staff recommends rescheduling this meeting to Monday, November 16. The Regular City Council meeting on Monday, December 28, is the Monday following Christmas. Staff is recommending that this meeting be rescheduled for Monday, December 14.

Staff will post on the City's website and Facebook page to inform the citizens of the changes.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost: N/A

Funds Available: N/A

Source: N/A

Recommendation: Staff recommends rescheduling the November 23, 2026, Regular City Council Meeting to Monday, November 16, 2026, due to Thanksgiving, and the December 28, 2026, Regular City Council Meeting to Monday, December 14, 2026, due to Christmas.

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



Meeting
Date: 8/17/2026

Date: 07/17/2026

Item #: 7.

Dept.: Finance

Consent Agenda

SUBJECT:

Consider and take appropriate action on an engagement letter with YWRD, P.C. to conduct audit services for the City of Kaufman for the year ended September 30, 2026; and authorize the Mayor or his designee to execute the necessary documents.

BACKGROUND:

The City of Kaufman seeks to enter into its annual engagement letter with YWRD, P.C. for Fiscal Year 2026 audit services, as part of a three-year contract. YWRD will conduct an audit of the City's financial component unit, each major fund, the aggregate remaining fund information, and related disclosures comprising the City's basic financial statements for the fiscal year ending September 30, 2026.

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of an engagement letter with YWRD, P.C. to conduct audit services for the City of Kaufman for the year ended September 30, 2026; and authorize the Mayor or his designee to execute the necessary documents.

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



August 10, 2026

To the Honorable Mayor and City Council
City of Kaufman, Texas

We are pleased to confirm our understanding of the services we are to provide City of Kaufman, Texas for the year ended September 30, 2026.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of City of Kaufman, Texas as of and for the year ended September 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement City of Kaufman, Texas' basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to City of Kaufman, Texas' RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary Comparison Schedule.
- 3) Schedule of Changes in Net Pension Liability and Related Ratios.
- 4) Schedule of Contributions.
- 5) Schedule of Changes in Total OPEB Liability and Related Ratios.

We have also been engaged to report on supplementary information other than RSI that accompanies City of Kaufman, Texas' financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

1. Combining and Individual Fund Financial Statements and Schedules.

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

- 1) Introductory Section
- 2) Statistical Section.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- 1) Management override of controls.
- 2) Improper revenue recognition.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of City of Kaufman, Texas' compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statement date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Other Services

We will also assist in preparing the financial statements, budget to accrual conversions, other reconciliations necessary to generate auditable balances, and reconciliations of amounts to supporting

documentation, as needed, of City of Kaufman, Texas in conformity with U.S. generally accepted accounting principles based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services, budget to accrual conversion services, other reconciliations necessary to generate auditable balances, and reconciliations of amounts to supporting documentation, as needed, as previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, and/or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of YWRD, P.C. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to various state agencies or their designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of YWRD, P.C. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to various state agencies or their designee. The various state agencies or their designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Tracie Wood, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for services will be at our standard hourly rates, currently ranging from \$125 to \$500 plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.). Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes sixty days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination.

Honorable Mayor and City Council
City of Kaufman, Texas
Page Six

Reporting

We will issue a written report upon completion of our audit of City of Kaufman, Texas' financial statements. Our report will be addressed to the Honorable Mayor and City Council of the City of Kaufman, Texas. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to City of Kaufman, Texas and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

A handwritten signature in blue ink that reads "YWRD, P.C." in a cursive, stylized font.

YWRD, P.C.
Certified Public Accountants

RESPONSE:

This letter correctly sets forth the understanding of City of Kaufman, Texas.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____



Meeting
Date: 8/17/2026

Date: 08/10/2026

Item #: 8.

Dept.: Administration

Consent Agenda

SUBJECT:

Consider and take appropriate action on a proposal for professional services from Teague Nall & Perkins for the surveying, landscape architecture, and engineering services for the design of Kings Fort Park Improvements at Kings Fort Park; and authorizing the Mayor or his designee to execute necessary documents.

BACKGROUND:

This Professional Services Agreement would authorize Teague Nall & Perkins (TNP) to serve as the consultant for the Kings Fort Park Project and to provide surveying, landscape design, engineering, and construction management. The cost for services is \$256,950 and is reimbursable through the Texas Parks and Wildlife (TPWD) Grant, if awarded. The application to the TPWD is for \$750,000, with the same being the maximum match for the City. The City's match will come from the park development funds received as per the 2014 development agreement for Georgetown.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of a proposal for professional services from Teague Nall & Perkins for the surveying, landscape architecture, and engineering services for the design of Kings Fort Park Improvements at Kings Fort Park; and authorizing the mayor or his designee to execute necessary documents.

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

AUTHORIZATION FOR PROFESSIONAL SERVICES (FIXED FEE)

PROJECT NAME: KINGS FORT PARK

TNP PROJECT NUMBER: KAU

CLIENT: CITY OF KAUFMAN
Rachel Balthrop Mendoza
Assistant City Manager

ADDRESS: 209 S. Washington Street
Kaufman, TX 75142

The City of Kaufman (the CLIENT) hereby requests and authorizes Teague Nall and Perkins, Inc., (the CONSULTANT) to perform the following services:

Article I

SCOPE: Provide surveying, landscape architecture, and engineering services for the design of KINGS FORT PARK IMPROVEMENTS at Kings Fort Park in Kaufman, Texas as related to the Texas Park and Wildlife Department Grant to be submitted on behalf of the CLIENT.

The project includes construction documents and grant administration for the following improvements identified as priorities per the grant application and working Master Plan. (the numbers listed below correlate directly with the attached Master Plan included in Attachment 'E'):

- 1) Texas Park and Wildlife Department Grant Application
- 2) Trail Network Connections
- 3) Accessible Practice Fields
- 4) Native Habitat Restoration
- 5) Accessible Hike and Bike Trails
- 6) Bioswale and Drainage Flume Network
- 7) Bench and Recycling/Trash Station
- 8) Enhanced Detention Outfall
- 9) Inclusive Interpretive Heritage Playground
- 10) Drinking Fountain
- 11) Picnic Pavilion
- 12) Fitness Court
- 13) Prefabricated Restroom

Article II

COMPENSATION to be based on the following:

- A. Basic Services: The CONSULTANT's compensation for Basic Services included in Attachment 'A' shall be based on a Fixed Fee of \$256,950 (Two Hundred Fifty-six Thousand Nine Hundred Fifty Dollars), which includes expenses such as prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. Payment to the CONSULTANT shall be due in

monthly installments based on the CONSULTANT's estimate of the percentage of the contact completed during the billing period.

- B. Special Services: Services required for the project but not included in the fixed fee for Basic Services are considered Special Services. The CONSULTANT's compensation for Special Services included in Attachment 'A' may be on a Fixed Fee, Hourly Reimbursable, or Unit Cost basis. Refer to Attachment 'B-2' Compensation Summary for the compensation basis for Special Services.

Fixed Fee Compensation for Special Services: Payment shall be as described above for Basic Services.

Hourly Reimbursable Compensation for Special Services: Payment shall be due in monthly installments based on the amount of hours worked by each employee and the CONSULTANT'S current standard rates presented in Attachment 'B' Standard Rate Schedule.

Unit Cost Compensation for Special Services: Payment to CONSULTANT shall determined by the quantity (per Each or per LF) completed times the Unit Price reflected in Attachment 'B-2' Compensation Summary. Payment shall be due in monthly installments based on the quantity completed during the billing period.

- C. Additional Services: Any service provided by the CONSULTANT which is not specifically described in the scope of work for this contract as defined above or delineated in an attachment shall be considered additional services. Additional services shall include, but shall not be limited to:

- 1.) Land planning, lot layout and configuration, preliminary plat preparation, final plat preparation, zoning applications, zoning exhibits, preliminary utility plans, drainage studies and preliminary drainage plans;
- 2.) Property research and real property surveying for easements, rights-of-way or plats;
- 3.) Preparation of real property transfer documents, exhibits or plats;
- 4.) Participation in real property acquisition;
- 5.) Construction staking; and/or
- 6.) Construction inspection.

Upon written authorization from the CLIENT, the CONSULTANT will perform Additional Services. Payment to the CONSULTANT for Additional Services shall be on a Fixed Fee or Hourly Reimbursable basis, as described above.

- D. Fees: Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by the CONSULTANT to other entities shall be invoiced at 1.15 times actual cost.
- E. Payment Terms: CLIENT shall be billed monthly for services rendered and pay promptly upon receipt of invoice. Delays of transmitting payments to CONSULTANT more than 30 days from invoice date may result in cessation of services until payment is received. If CONSULTANT stops work due to nonpayment, additional time equal to the delay shall be added to the project schedule described in Article III.

- F. Compensation Summary: A summary of project fees is included in Attachment 'B-1'.
- G. Funding: Agreement to this contract acknowledges available funding for the services to be provided by the CONSULTANT. Payment for the CONSULTANT's services shall not be contingent upon the CLIENT's available project-specific funds or anticipated future funding.
- H. Sample Invoice: The CONSULTANT'S invoice format will match the sample invoice included in Attachment 'B-2'.

Article III

SCHEDULE: Notwithstanding any other term or provision to the contrary, the date of notice to proceed shall be ten (10) days following the date of CLIENT execution of this Agreement unless other written notice is provided by CLIENT to CONSULTANT. All work shall be completed within design schedule established with the CLIENT included as Attachment 'C' and made a part hereto from the date of written authorization to proceed.

Article IV

CONTRACT PROVISIONS: The document entitled "Contract Provisions" which are attached hereto is made a part hereof. This Authorization of Professional Services, together with the Contract Provisions and all other attachments and exhibits attached hereto are collectively referred to as the "Agreement".

Please execute and return a signed copy for our files. Receipt of an executed copy of this contract will serve as notice to proceed. No work shall commence on the project until CONSULTANT receives an executed copy of this contract. By signing below, the signer warrants that he or she is authorized to execute binding contracts for the CLIENT.

Approved by CLIENT:

City of Kaufman

Signature: _____

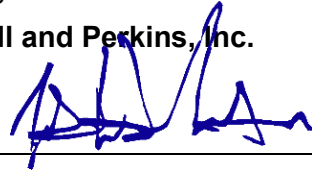
Name: _____

Title: _____

Date: _____

Accepted by CONSULTANT:

Teague Nall and Perkins, Inc.

Signature:  _____

Name: Nicholas Nelson

Title: Director of Landscape Architecture

Date: August 14, 2026

Firm Contact Information:

5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817-336-5773
Contact: Nicholas Nelson



TNP Firm Registrations

Texas Board of Professional Engineers and Land Surveyors | Engineering Firm No. F-230 | Surveying Firm No. 10011600 | 10194381 | 10011601
Texas Board of Architectural Examiners Firm No. BR 2673

Project Name: Kings Fort Park
Client: City of Kaufman
TNP Project #: KAU

Date: August 14, 2026

CONTRACT PROVISIONS

1. AUTHORIZATION TO PROCEED

Signing this agreement shall be construed as authorization by CLIENT for CONSULTANT to proceed with the work, unless otherwise provided for in this agreement.

2. DIRECT EXPENSES

For Hourly Reimbursable payment terms, a fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP. Fixed Fee totals include expenses such as prints, plots, photocopies, plans or documents on CD, DVD or memory devices, mileage, air fare, and lodging.

3. OUTSIDE SERVICES

When technical or professional services are furnished by an outside source, subject to reasonable, timely and substantive objections of CLIENT, an additional amount shall be added to the cost of these services for CONSULTANT's administrative costs, as provided herein.

4. OPINION OF PROBABLE COST

In providing opinions of probable cost, the CLIENT understands that CONSULTANT has no control over costs or the price of labor, equipment, or materials, or over the Contractor's method of pricing, and that the opinions of probable cost provided to CLIENT are to be made on the basis of the design professional's qualifications and experience. CONSULTANT makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

5. PROFESSIONAL STANDARDS

The standard of care for all professional engineering and services performed or furnished by CONSULTANT shall be the care and skill ordinarily used by other members of the relevant profession in the same circumstances and type of work in the State of Texas, and with the same level of professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, and other work and materials furnished under this Authorization as other members of the same profession in the same circumstances and location. CONSULTANT makes no other warranty, expressed or implied. Subject to the above standards of care, CONSULTANT may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

6. TERMINATION

Either CLIENT or CONSULTANT may terminate this authorization by giving 10 days written notice to the other party. In such event CLIENT shall forthwith pay CONSULTANT in full for all work previously authorized and performed prior to effective date of termination. If no notice of termination is given, relationships and obligations created by this Authorization shall be terminated upon completion of all applicable requirements of this Authorization.

7. LEGAL EXPENSES

In the event legal action is brought by CLIENT or CONSULTANT against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for fees, costs and expenses as may be set by the court.

8. PAYMENT TO CONSULTANT

Monthly invoices will be issued by CONSULTANT for all work performed under the terms of this agreement. Invoices are due and payable on receipt. If payment is not received within 30 days of invoice date, all work on CLIENT's project shall cease and all work products and documents shall be withheld until payment is received by TNP. Time shall be added to the project schedule for any work stoppages resulting from CLIENT's failure to render payment within 30 days of invoice date. Interest at the rate of 1½% per month will be charged on all past-due amounts, unless not permitted by law, in which case, interest will be charged at the highest amount permitted by law.

9. ADDITIONAL SERVICES

Services not specified as Basic Services in Scope and Attachment 'A' will be provided by CONSULTANT as Additional Services when authorized by the CLIENT. Additional services will be paid for by CLIENT as indicated in Article II, Compensation.

10. SALES TAX

In accordance with the State Sales Tax Codes, certain surveying services are taxable. Applicable sales tax is not included in the fee set forth and will be added on and collected when required by state law. Sales tax at the applicable rate will be indicated on invoice statements.

11. SURVEYING SERVICES

In accordance with the Professional Land Surveying Practices Act of 1989, the CLIENT is informed that any complaints about surveying services may be forwarded to the Texas Board of Professional Engineers and Land Surveyors, 1917 S. Interstate 35, Austin, Texas 78741, (512) 440-7723.

12. LANDSCAPE ARCHITECT SERVICES

The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as landscape architects in Texas. The CLIENT is informed that any complaints about landscape architecture services be forwarded to the Texas Board of Architectural Examiners, Hobby Building: 333 Guadalupe, Suite 2-350, Austin, Texas 78701, Telephone (512) 305-9000, Fax (512) 305-8900.

13. INVALIDITY CLAUSE

In case any one or more of the provisions contained in this Agreement shall be held illegal, the enforceability of the remaining provisions contained herein shall not be impaired thereby.

14. PROJECT SITE SAFETY

CONSULTANT has no duty or responsibility for project site safety.

15. CONSTRUCTION MEANS AND METHODS AND JOBSITE SAFETY

Means and methods of construction and jobsite safety are the sole responsibility of the contractor. CONSULTANT shall not: (i) at any time supervise, direct, control, or have authority over any contractor's work, or (ii) be responsible for construction site safety, the means and methods of construction or the safety

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precautions a selected or used by any contractor. CONSULTANT shall not be responsible for any decisions, acts or omissions of any constructor.

16. OWNER RESPONSIBILITY

CLIENT shall be responsible for all requirements and instructions that it furnishes to CONSULTANT pursuant to this Agreement, and for the accuracy and completeness of all programs, reports, data, and other information furnished by CLIENT to CONSULTANT pursuant to this Agreement. CONSULTANT may use and rely upon such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement, subject to any express limitations or reservations applicable to the furnished items. CLIENT shall give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of: (i) any hazardous materials or matters that affect the scope or time of performance of CONSULTANT's services; or (ii) any defect or nonconformance in CONSULTANT's services or the contractor's work.

17. SITE VISITS

In the event the Scope of work requires CONSULTANT to make site visits to observe contractor's work on a Project, such visits and observations are not intended to be exhaustive or to extend to every aspect of the Work or to involve detailed inspections of the work, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the work based on CONSULTANT's exercise of professional judgment. CONSULTANT will have no responsibility for any defects in the work not actually discovered by CONSULTANT during such site visits.

18. CHOICE OF LAW; VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas without regard to applicable principles of conflicts of law. Each of the parties hereto irrevocably consents to the exclusive jurisdiction of any federal or state court located within Tarrant County, Texas, in connection with any matter based upon, arising out of, or contemplated in this Agreement or the matters.

19. DOCUMENTS

A. All documents prepared by CONSULTANT ("Documents") are instruments of service, and CONSULTANT shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the CONSULTANT) whether or not the subject project ("Project") is completed. CLIENT may make and retain copies of Documents for information and reference in connection with the use of the Documents on the Project, and will have a limited license to use the Documents only on the Project, extensions of the Project, and for related uses, subject to receipt by CONSULTANT of full payment due and owing for all services relating to preparation of the Documents, may not be used unless completed and not for any work or purpose not intended.

B. CLIENT and CONSULTANT may transmit, and shall accept, Project-related correspondence, Documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.

20. ATTORNEY FEES

In the event that any suit or action over the enforcement, interpretation or other matter emanating from this Agreement, the prevailing party in such dispute shall be entitled to recover from the losing party all fees, costs and expenses of enforcing any right of such prevailing party under or with respect to this Agreement, including without limitation, such reasonable fees and expenses of attorneys and accountants, which shall include, without limitation, all fees, costs and expenses of appeals.

21. MISCELLANEOUS

This Agreement is binding on and will inure to the benefit of each of the parties and their respective successors and legal representatives. Neither party may assign this Agreement in whole or in part without the prior written consent of the other party. There are no third party beneficiaries. Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the parties. Non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

ATTACHMENT 'A' ITEMIZED SCOPE OF SERVICES

Teague Nall and Perkins, Inc., (TNP) shall render the following professional services necessary for the development of the project:

BASIC SERVICES

LANDSCAPE ARCHITECTURE ASSUMPTIONS AND EXCLUSIONS: Below are shown the assumptions and qualifiers for the landscape architecture scope of work found herein.

Assumptions:

- Kings Fort Park Master Plan based on the public input received during the Kaufman Parks Recreation Master and Open Space Masterplan adopted August 5, 2019.
- Total project budget was estimated to be \$2.35 million as of 2023. Considering inflation and new additional program elements, in 2026 the budget will increase to \$2.55 million.
- Work to be included is as shown and attached as "Exhibit A".
- The scope generally anticipates design by the landscape architect for both hardscape and planting improvements.
- Includes coordination with appropriate consultant team members such as the CLIENT, structural/civil/MEP engineer, and/or contractor as appropriate.
- Submittal for TAS/ADA review.

Exclusions:

- Public meetings or public input.
- TPWD Grant application or coordination.
- Presentations, documents, or plans required for council presentations, "Special Exceptions", Variances or Zoning changes required by the design solutions chosen by the Owner.
- Multiple design alternatives beyond those "Submittals" described or significant site plan revisions following acceptance at each given phase of review documents.

SUBMITTALS & COORDINATION MEETINGS: A Landscape Architect from Consultant will attend meetings and or presentations to coordinate with other team members and the owner during the design phase. Plans and specifications will be submitted as outlined below for Owner and/or governmental review.

Included in this item:

- Up to five (5) team coordination or presentation meetings during the design phase of the project.
- Official plan review submittals as follows:
 - One (1) Schematic Design (30%) review submittal.
 - Deliverable: 24X36" B&W landscape site plan showing proposed layout, hardscape, and planting elements.
 - One (1) Design Development (60%) review submittal.
 - Deliverable: Hardscape Layout and Dimensioning, Landscape Planting, Landscape Grading/Drainage, Landscape Irrigation, Site Lighting, Sections/Elevations/Details.
 - One (1) Construction Document (90%) review submittal.
 - Deliverable: Advanced Design Development Drawings with technical specifications, quantities and schedules sufficient for competitive bidding.
 - One (1) "For Bid and Permit" submittal.
 - Deliverable: Signed and Sealed Drawing Set and Technical Specifications.
 - One (1) "For Construction" submittal.
 - Deliverable: Signed and Sealed Drawing Set incorporating bid addendum or value engineering revisions

Not included in this item:

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- Submittals for multiple early release permit drawings exceeding the total plan submittals described above.

LANDSCAPE ARCHITECTURE SERVICES: CONSULTANT will provide design services that consist of hard and soft surface elements of the site on the ground plane. Elements typically include one entry feature sign/monument, pedestrian paving, selection and location of ornamental light fixtures, pedestrian handrails, exterior stairs and ramps as necessary for the accessible playground, site furniture, fencing, mow curbs, landscape plantings, irrigation, amenity area elements, shade structures and seat walls/retaining walls less than 36" in height.

Included in this item:

- Trail Network Connections, Accessible Practice Fields, Native Habitat Restoration, Accessible Hike and Bike Trails, Bioswale and Drainage Flume Network, Bench and Recycling/Trash Station, Enhanced Detention Outfall, Inclusive Interpretive Heritage Playground, Drinking Fountain, Picnic Pavilion
- Coordinate Prefabricated Restroom and Fitness Court with manufacturer CLIENT
- General Notes, Schedules and Quantities.
- Clearing/Grubbing/Minor Demolition Plan.
- Hardscape Layout & Dimensioning Plan.
- Landscape Grading and Drainage Plan.
- Landscape Planting Plan.
- Landscape Irrigation Plan.
- Enlargements and Details.
- Technical Specifications.
- Line-Item Opinion of Probable Construction Cost.

Not included in this item:

- Illustrative renderings.

ENGINEERING SERVICES: CONSULTANT will provide design services that consist of plans and details for site paving including parking and drive approaches and utility design for connections to a prefabricated restroom structure. Paving section designs are to be based on recommendations included in a current Geotechnical Report.

Included in this item:

- Coordination of City review and approval of plans prepared as part of this item.
- One (1) revision to the plan to reflect site plan changes as a result of CLIENT or
- CLIENT comments. Additional changes will be made on an hourly rate basis.

Not included in this item:

- Design of any off-site paving improvements, street extensions or widening.
- Design of any off-site storm sewer or drainage improvements.
- Profiles for public or private systems.

STRUCTURAL ENGINEERING DESIGN: CONSULTANT will provide structural review and detailed design for the project. The plan will be completed by a Licensed Structural Engineer in the State of Texas. This item will include design of foundations, reinforcement, and connections for the pavilion structure and light poles and the abutments for a prefabricated pedestrian bridge.

HYDRAULIC AND HYDROLOGICAL ENGINEERING: CONSULTANT will provide the following professional services including existing conditions modeling, improvement alternatives modeling, and coordination as described in detail below.

Included in this item:

- Extend the hydrologic and hydraulic modeling as needed for Prairie Branch Tributary.

- Develop SCS Unit Hydrograph hydrologic parameters and peak discharges for the Prairie Branch Tributary.
- Extend HEC-RAS hydraulic model from Texas 34 Bypass to the existing detention pond of Prairie Branch Tributary.
- Evaluate existing bridge and channel capacities and verify existing detention pond storage volume, water surface elevations, and outfall discharge.
- Evaluate the potential improvement alternatives:
 - Size pedestrian bridge over Prairie Branch Tributary and size improvements to mitigate adverse impacts.
 - Evaluate proposed detention/retention pond improvements to confirm the required storage volume is still achieved by the proposed improvements.
 - Re-evaluate the pond outfall and revise as needed to conform to the proposed improvements.
- Client coordination:
 - Prepare a report that discusses the background, assumptions, methodologies, and results of the feasibility study. Report will include pertinent exhibits and tables that support the narrative and findings and cost estimates.

Additional services related to this item include, but are not limited to the following:

- Preparation of Right-of-Entry documents.
- Survey not specifically described herein, including but not limited to topographic survey, ROW survey, finished floor elevations, or additional survey on private properties.
- Comprehensive review of hydrologic and hydraulic modeling prepared by others or under separate contract to extents or in capacities other than those stated herein.
- FEMA floodplain map amendments or studies (CLOMR, LOMA, LOMR, etc).
- Demolition plan for removal of the existing trees or any existing structures or facilities.
- Water and/or sanitary sewer studies or modeling.
- TCEQ dam permitting or dam breach analyses.
- Preparation of emergency action plans or similar.
- TWDB water rights permitting.
- Preparation of cost estimates beyond those quantified herein.
- Presentations and public meetings not specifically described herein.
- Subcontractor services.

Not included in this item:

- Application fees are not included in the BASIC SERVICES fees and must be paid by the CLIENT prior to submittal.

LANDSCAPE ARCHITECTURE BID PHASE SERVICES: During the Bid Phase, CONSULTANT will be available to provide coordination as required with prospective bidders. This may include answering pre-bid RFI's, issuing design revisions as addenda or attendance at a pre-bid conference or scoping session.

LANDSCAPE CONSTRUCTION ADMINISTRATION: CONSULTANT will provide limited Construction Administration services by processing shop drawings and product submittals, responding to RFIs, and issuing supplemental instructions if required related to the work shown on the Landscape Architecture Plans. Submittals not required by the contract documents or not related to plans developed by the Landscape Architect will not be reviewed.

At the CLIENT's request, a representative will attend up to five (5) Owner/Architect/Contractor (OAC) project coordination meetings during construction. At the request of the Owner, and in conjunction with the OAC meetings, CONSULTANT will visit the site at critical junctures during the course of site construction up to five (5) times. Recommended times for site visits could include:

- Paving mockups and site formwork/reinforcing.
- Testing of the irrigation main line and landscape drainage structures.
- Upon completion of soil preparation and finish grade, after plant material has been laid out, but prior to actual planting.
- Substantial Completion Walk-Through.
- Final Completion Walk-Through.

This shall not be construed as performing continuous construction inspection.

Please note the following:

- CONSULTANT shall not at any time supervise or have authority over any Contractor work or jobsite management procedures, nor shall CONSULTANT have authority over or be responsible for the means and methods, or procedures of construction selected or used by the Contractor.
- CONSULTANT neither guarantees the performance of the Contractor nor assumes responsibility for the Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.
- CONSULTANT shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements.
- CONSULTANT shall not be responsible for the acts or omissions of the Contractor or for any decision or interpretation of the Contract Documents made by the Contractor.
- While at the Site, CONSULTANT's employees and representatives shall comply with the specific applicable requirements of the Contractor's and Owner's safety programs of which CONSULTANT has been informed in writing.

SPECIAL SERVICES

TEXAS PARK AND WILDLIFE GRANT APPLICATION SERVICES: CONSULTANT will assist the CLIENT in the pursuit of Texas Park and Wildlife Department (TPWD) grant funding for Kings Fort Park. Kings Fort Park master plan has reconsidered vehicular circulation (roads & parking), pedestrian circulation (trail system), park amenities and landscaping. CONSULTANT will serve as a grant consultant for the CLIENT.

Included in this item:

- TPWD Grant Pursuit
- Grant Preparation
- Coordinate with CLIENT to develop a TPWD grant submittal based on the Local Parks Urban Outdoor Recreation Grant.
- Prepare information and exhibits from the Kings Fort Park master plan and construction budget of proposed park improvements as appropriate to the grant pursuit.
- CONSULTANT to provide preliminary flood plain impact assessment.
- Grant Submittal.
- CONSULTANT will assist the CLIENT by providing information relevant to the grant submittal. It is understood that the CLIENT will submit the grant prior to the deadline.
- CONSULTANT and CLIENT shall be responsible for performing the following basic tasks in the process of preparing the TPWD grant submittal as follows:

Grant Application Sections/Responsibilities

Section	Responsible Group
Application Information	CLIENT
Eligibility Confirmation, Legal Information and Compliance (includes exhibits: certification and program assurance form, resolution)	CLIENT
Project/Site Information (including the following exhibits: site plan, aerial photo)	CONSULTANT
Project Legal Control (includes deed exhibits)	CLIENT
Floodplains/Wetlands and Maintenance	CONSULTANT
Project Geography	CONSULTANT
Project Location/Timeline (including exhibits: location map, vicinity map, site photographs)	CONSULTANT
Project Budget Details	CONSULTANT
Environmental Information	CONSULTANT
Environmental Impacts	CONSULTANT
Project Narrative (includes exhibits: service area, maps, community support, outside support)	CONSULTANT

TPWD GRANT COORDINATION: CONSULTANT will assist the CLIENT to prepare submittals and documentation Texas Parks and Wildlife Department (TPWD) to be reviewed in accordance with TPWD grant administration and documentation process.

TAS/TDLR COORDINATION: CONSULTANT will prepare submittal paperwork and submit plans and specifications to a Registered Accessibility Specialist (RAS) to be reviewed in accordance with the Texas Accessibility Standards (TAS); particularly, the Architectural Barriers Act.

Included in this item:

- One (1) revision to the plans to respond to any deficiencies in the plans and specifications identified in the RAS plan review.
- One (1) site visit with the RAS for the final site inspection.

Not included in this item:

- Changes to plan sheets other than those representing deficiencies in the design identified by the RAS.
- Fees for the review and inspection will be submitted as a reimbursable expense.

GEOTECHNICAL ENGINEERING: CONSULTANT will coordinate with a subconsultant to provide a geotechnical report with associated specifications based on 6 borings. Report will include pavement, footing, abutment, and foundation recommendations.

ENVIRONMENTAL INVESTIGATION: CONSULTANT will contract with a sub-consultant to provide an Environmental Investigation for the project. This item will include a report that will provide site information and delineation for a proposed pedestrian bridge. An archeological assessment and cultural resource assessment will also be provided to ensure the project's compliance with ACT and NHPA Section 106 requirements and coordination with the Texas Historical Commission.

ATTACHMENT B

Teague Nall and Perkins, Inc.
Standard Hourly Rates
Effective Date: December 15, 2025

Engineering/Landscape Architecture/ROW	Hourly Billing Rate
Intern	\$95.00
Clerical	\$100.00
ROW Tech	\$120.00
CAD Technician	\$130.00
Title Agent	\$135.00
Engineer I/II	\$150.00
Landscape Designer	\$150.00
ROW Agent	\$155.00
Senior CAD Technician	\$165.00
Engineer III/IV	\$180.00
Designer	\$190.00
IT Technician	\$190.00
Senior ROW Agent	\$195.00
Relocation Agent	\$195.00
Project Engineer	\$205.00
Senior Designer	\$205.00
Landscape Architect / Planner	\$210.00
Structural Engineer	\$240.00
Project Manager	\$245.00
ROW Manager	\$265.00
Senior Engineer	\$290.00
Senior Landscape Architect/Planner	\$290.00
Senior Structural Engineer	\$295.00
Senior Project Manager	\$300.00
Team Leader	\$310.00
Principal or Director	\$340.00

Surveying	Hourly Billing Rate
Flagger	\$75.00
Survey Technician	\$145.00
Abstractor (Property Deed Research)	\$145.00
S.I.T. or Senior Survey Technician	\$160.00
Field Coordinator	\$165.00
1-Person Field Crew w/Equipment**	\$170.00

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2-Person Field Crew w/Equipment**	\$220.00
Registered Professional Land Surveyor (RPLS)	\$280.00
3-Person Field Crew w/Equipment**	\$295.00
Terrestrial Scanning Equipment & Crew	\$300.00
Survey Manager	\$340.00
Small Unmanned Aerial Systems (sUAS) Equipment & Crew	\$500.00

Utility Management, Utility Coordination, and SUE	Hourly Billing Rate
Utility Location Specialist	\$140.00
Utility Coordinator	\$170.00
1-Person Designator Crew w/Equipment***	\$170.00
Sr. Utility Location Specialist	\$180.00
SUE Field Manager	\$200.00
2-Person Designator Crew w/Equipment***	\$235.00
Senior Utility Coordinator	\$250.00
3- Person Designator Crew w/Equipment***	\$335.00
2-Person Vac Excavator Crew – Vac Trailer (Exposing Utility Only)	\$350.00 (4 hr. min.)
2-Person Vac Excavator Crew – 4 Yard Vac Truck (Exposing Utility Only)	\$375.00 (4 hr. min.)
2-Person Vac Excavator Crew – 12 Yard Vac Truck (Exposing Utility Only)	\$400.00 (4 hr. min.)
Core Drill (equipment only)	\$830.00 per day
SUE QL-A Test Hole (0 < 8 ft)****	\$2,700.00 each
SUE QL-A Test Hole (> 8 < 15 ft)****	\$3,200.00 each

Construction Management, Construction Engineering and Inspection (CEI)	Hourly Billing Rate
Construction Inspector I/II	\$120.00
Construction Inspector III	\$150.00
Senior Construction Inspector	\$175.00
Construction Manager	\$245.00
Senior Construction Manager	\$300.00

Direct Cost Reimbursables

A fee equal to 3% of labor billings shall be included on each monthly invoice for prints, plots, photocopies, plans or documents on CD, DVD or memory devices, and mileage. No individual or separate accounting of these items will be performed by TNP.

Any permit fees, filing fees, or other fees related to the project and paid on behalf of the client by TNP to other entities shall be invoiced at 1.10 times actual cost.

Notes:

All subcontracted and outsourced services shall be billed at rates comparable to TNP's billing rates above or cost times a multiplier of 1.10.

** Rates shown are effective as of Dec. 15, 2025 and are subject to change.*

*** Survey equipment may include truck, ATV, Robotic Total Station, GPS Units and Digital Level.*

**** Includes crew labor, vehicle costs, designating equipment, and field supplies.*

***** Level B Designation required prior to Level A Test Hole. Cost of Level B work not included.*

ATTACHMENT 'B-1' COMPENSATION SUMMARY

The services described in Attachment A Scope of Services shall be provided for a total lump sum fee of \$256,950 (Two Hundred Fifty-six Thousand Nine Hundred Fifty Dollars). The overall fee total shown shall not be exceeded without prior written authorization from the CLIENT.

Payment for the services described in Attachment A Scope of Services shall be invoiced to the CLIENT on a monthly basis, based upon the percentage completed for each task. Below is a fee breakdown by task for the services described in Attachment A Scope of Services:

Kings Fort Park Improvements

SERVICE	FEE
BASIC SERVICES	
<i>Submittals & Coordination Meetings</i>	\$ 7,500
<i>Landscape Architecture Services</i>	\$ 47,000
<i>Engineering Design</i>	\$ 19,500
<i>Structural Engineering Design</i>	\$ 24,000
<i>Hydrologic and Hydraulic Engineering</i>	\$ 23,500
<i>Landscape Architecture Bid Phase Services</i>	\$ 3,700
<i>Landscape Construction Administration</i>	\$ 22,000
Subtotal	\$147,200
SPECIAL SERVICES	
<i>TPWD Grant Application</i>	\$ 12,000
<i>TPWD Grant Coordination</i>	\$ 16,000
<i>TAS/TDLR Coordination</i>	\$ 2,500
Geotechnical Engineering	\$ 21,000
Environmental Investigation	\$ 35,750
• Nationwide Permit Pre Construction Notification (if needed)	\$ 15,000
Subtotal	\$102,250
<i>Reimbursable Expenses 3%</i>	\$ 7,500
Total Fee for Services	\$256,950



ATTACHMENT 'B-2' SAMPLE INVOICE

Teague, Nall & Perkins, Inc.

5237 N. Riverside Drive
Suite 100
Fort Worth, TX 76137
817-336-5773

Client Contact
Client
Address

Invoice number
Date

Professional services rendered for the month ending November 30,2022

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
Basic Services	258,500.00	91.39	236,252.86	233,827.86	2,425.00
Topo and Boundary Survey	28,950.00	100.71	29,155.34	29,155.34	0.00
Geotechnical Investigations	7,800.00	99.99	7,799.00	7,799.00	0.00
ROW Instruments	36,000.00	44.49	16,017.50	16,017.50	0.00
Negotiation Services	72,000.00	84.21	62,358.58	60,628.58	1,730.00
Appraisal Services	84,000.00	0.00	0.00	0.00	0.00
Title and Closing	36,000.00	0.00	0.00	0.00	0.00
TDLR Review	3,500.00	0.00	0.00	0.00	0.00
Direct Cost	14,385.00	12.19	1,752.89	1,752.89	0.00
Total	541,135.00	65.30	353,336.17	349,181.17	4,155.00

Negotiation Services

Professional Fees

	Hours	Rate	Billed Amount
ROW Agent			
JMB	3.00	145.00	435.00
Senior ROW Agent			
PAJ	7.00	185.00	1,295.00

Invoice total **4,155.00**

Please show project number on all payments of this statement

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ATTACHMENT 'C' PROJECT SCHEDULE

CONSULTANT shall endeavor to accomplish the work in accordance with the following schedule:

Upon receiving a notice to proceed the schedule will be developed within ten (10) business days. TNP shall endeavor to accomplish the work in a timely manner in accordance with a schedule based on the magnitude of the task as coordinated with the Client.

ATTACHMENT 'D' PROJECT LOCATION

The project limits are based on the Kings Fort Park Master Plan. The project area includes the limits of illustrated below.



Kings Fort Park Master Plan

Project Name: Kings Fort Park
Client: City of Kaufman
TNP Project #: KAU

EXHIBIT 1
ADDITIONAL PROVISIONS

VII.
Insurance Requirements

- A. Before commencing work, CONSULTANT shall, at its own expense, procure, pay for and maintain during the term of this Contract the following insurance written by companies approved by the state of Texas and acceptable to the CITY. CONSULTANT shall furnish to the CITY certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be provided to the CITY.
1. Commercial General Liability insurance, including, but not limited to Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors and Contractual Liability, with minimum combined single limits of \$1,000,000 per-occurrence, \$1,000,000 Products/Completed Operations Aggregate and \$1,000,000 general aggregate. **Coverage must be written on an occurrence form.** The General Aggregate shall apply on a per project basis.
 2. Workers' Compensation insurance with statutory limits; and Employers' Liability coverage with minimum limits for bodily injury: a) by accident, \$100,000 each accident, b) by disease, \$100,000 per employee with a per policy aggregate of \$500,000.
 3. Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined bodily injury and property damage limit of \$1,000,000 per occurrence.
 4. Professional Liability Insurance to provide coverage against any claim which the CONSULTANT and all CONSULTANTs engaged or employed by the CONSULTANT become legally obligated to pay as damages arising out of the performance of professional services caused by error, omission or negligent act with minimum limits of \$2,000,000 per claim, \$2,000,000 annual aggregate.
- B. With reference to the foregoing required insurance, the CONSULTANT shall endorse applicable insurance policies as follows:
1. A waiver of subrogation in favor of City, its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.

2. The City, its officials, employees and officers shall be named as additional insureds on the Commercial General Liability policy, by using endorsement CG2026 or broader.
 - 3.. All insurance policies shall be endorsed to the effect to endeavor to provide the City at least thirty (30) days notice prior to cancellation, non-renewal, termination, or material change of the policies.
- C. All insurance shall be purchased from an insurance company that meets a minimum financial rating of A or better as assigned by A.M. Best Company or equivalent. CONSULTANT shall provide City with a copy of any of the foregoing policies upon written request of City.

VIII. INDEMNIFICATION

CONSULTANT DOES HEREBY COVENANT AND CONTRACT TO WAIVE ANY CLAIMS, RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, OFFICERS, EMPLOYEES, AND AGENTS, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM AND AGAINST ANY LIABILITY, CAUSES OF ACTION, CITATIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES, FINES, JUDGMENTS, LOSSES, PENALTIES OR SUITS, WHICH IN ANY WAY ARISE OUT OF, RELATE TO, OR RESULT FROM CONSULTANT'S PERFORMANCE UNDER THIS CONTRACT OR WHICH ARE CAUSED BY THE INTENTIONAL WRONGFUL ACTS OR NEGLIGENT ACTS OR OMISSIONS OF CONSULTANT, ITS SUBCONTRACTORS, ANY OFFICERS, AGENTS OR EMPLOYEES OF EITHER CONSULTANT OR ITS SUBCONTRACTORS, AND ANY OTHER THIRD PARTIES FOR WHOM OR WHICH CONSULTANT IS LEGALLY RESPONSIBLE (THE "INDEMNIFIED ITEMS") SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE § 271.904 (A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002 (B).

BY WAY OF EXAMPLE, THE INDEMNIFIED ITEMS MAY INCLUDE PERSONAL INJURY AND DEATH CLAIMS AND PROPERTY DAMAGE CLAIMS, INCLUDING THOSE FOR LOSS OF USE OF PROPERTY.

INDEMNIFIED ITEMS SHALL INCLUDE ATTORNEYS' FEES AND COSTS, COURT COSTS, AND SETTLEMENT COSTS. INDEMNIFIED ITEMS SHALL ALSO INCLUDE ANY EXPENSES, INCLUDING ATTORNEYS' FEES AND EXPENSES, INCURRED BY AN INDEMNIFIED INDIVIDUAL OR ENTITY IN ATTEMPTING TO ENFORCE THIS INDEMNITY.

IN ITS SOLE DISCRETION, THE CITY SHALL HAVE THE RIGHT TO APPROVE COUNSEL TO BE RETAINED BY CONSULTANT IN FULFILLING ITS OBLIGATION TO DEFEND AND INDEMNIFY THE CITY. CONSULTANT

SHALL RETAIN CITY'S APPROVED COUNSEL FOR THE CITY WITHIN SEVEN (7) BUSINESS DAYS AFTER RECEIVING WRITTEN NOTICE FROM THE CITY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS CONTRACT. IF CONSULTANT DOES NOT RETAIN COUNSEL FOR THE CITY WITHIN THE REQUIRED TIME, THEN THE CITY SHALL HAVE THE RIGHT TO RETAIN COUNSEL AND THE CONSULTANT SHALL PAY THESE ATTORNEYS' FEES AND EXPENSES. THE CITY RETAINS THE RIGHT TO PROVIDE AND PAY FOR ANY OR ALL COSTS OF DEFENDING INDEMNIFIED ITEMS, BUT IT SHALL NOT BE REQUIRED TO DO SO.

IX.

Independent Contractor

CONSULTANT's status shall be that of an Independent Contractor and not an agent, servant, employee or representative of CITY in the performance of this Contract. No term or provision of or act of CONSULTANT or CITY under this Contract shall be construed as changing that status. CONSULTANT will have exclusive control of and the exclusive right to control the details of the work performed hereunder, and shall be liable for the acts and omissions of its officers, agents, employees, contractors, subcontractors and engineers and the doctrine of respondeat superior shall not apply as between CITY and CONSULTANT, its officers, agents, employees, contractors, subcontractors and engineers, and nothing herein shall be construed as creating a partnership or joint enterprise between CITY and CONSULTANT.



Meeting
Date: 8/17/2026

Date: 08/10/2026

Item #: 9.

Dept.: Administration

Resolution

SUBJECT:

Consider and take appropriate action on Resolution R-14-26, a Resolution of the City of Kaufman, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division, regarding the company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC's reasonable rate-making expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel.

BACKGROUND:

Resolution R-14-26 is a resolution allowing for the approval of the negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate review mechanism filing. The Atmos Cities Steering Committee has recommended that the City of Kaufman approve the settlement.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Resolution R-14-26 as presented.

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

RESOLUTION NO. R-14-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Kaufman, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026, Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2026; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2026 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications; and

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to

recover annually an additional \$260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2026 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 17th DAY OF AUGUST, 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

ATTACHMENT 1
CALENDAR YEAR 2026 MID-TEX DIVISION RRM – TARRIFF

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 24.35 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 24.40 per month
Commodity Charge – All <u>Ccf</u>	\$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 115.50 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 115.50 per month
Commodity Charge – All Ccf	\$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.9582 per MMBtu
Next 3,500 MMBtu	\$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.14)
Rate C – Commercial Sales	\$ (0.49)
Rate I – Industrial Sales	\$ (10.47)
Rate T – Transportation	\$ (10.47)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes (“EDIT”) remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (4.45)
Rate C – Commercial Sales	\$ (14.80)
Rate I – Industrial Sales	\$ (319.02)
Rate T – Transportation	\$ (319.02)

Maximum Allowable Operating Pressure (“MAOP”) Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer’s monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ 0.30
Rate C – Commercial Sales	\$ 0.98
Rate I – Industrial Sales	\$ 21.17
Rate T – Transportation	\$ 21.17

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2026	

Base Use/Heat Use Factors

<u>Weather Station</u>	<u>Residential</u>		<u>Commercial</u>	
	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>	<u>Base use Ccf</u>	<u>Heat use Ccf/HDD</u>
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATTACHMENT 2
CALENDAR YEAR 2026 MID-TEX DIVISION RRM – PENSIONS AND RETIREE
MEDICAL BENEFITS

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	\$ 200,382	\$ (490,197)	\$ 951,536	\$ (3,288,240)	\$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 93,490	\$ (228,707)	\$ 827,882	\$ (2,860,928)	\$ 72,926	\$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	\$ 75,047		\$ 299,646			\$ 374,693
11	Total Post-Employment Benefit Plan		\$ (183,588)		\$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					\$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 75,047	\$ (183,588)	\$ 299,646	\$ (1,035,492)	\$ 6,367	\$ (838,020)



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 10.

Dept.: Administration

Discussion Item

SUBJECT:

Conduct a Public Hearing and receive comments regarding the adoption of the proposed City of Kaufman Fiscal Year 2026-2027 Budget, including the Budget for the City of Kaufman Economic Development Corporation. (Ordinance No. O-17-26).

BACKGROUND:

The Mayor will call for a Public Hearing regarding City of Kaufman's Fiscal Year 2026-2027 Budget and receive comments from the citizens.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: N/A

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



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 11.

Dept.: Administration

Discussion Item

SUBJECT:

Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2026 property tax rate of \$.7590000 per \$100 of assessed valuation (Ordinance No. O-18-26).

BACKGROUND:

This is the Public Hearing on the proposed Property Tax Rate of \$.7590000 per \$100 of Assessed Valuation. The Mayor will open the Public Hearing and accept citizen comments regarding the proposed Property Tax Rate.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: N/A

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



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 12.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider, and take appropriate action on Ordinance O-11-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Exhibit 9A, "Zoning Ordinance" of the City of Kaufman Code of Ordinances, and the official Zoning Map approving a Specific Use Permit to exceed the maximum allowed sign area for a monument sign on property zoned Commercial (C) on a property 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. (Property ID 3871) (Case No. Z-02-26)

BACKGROUND:

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

At the **July 27th City Council meeting**, there was discussion regarding the size and dimensions of the existing monument sign compared to the proposed sign. To provide Council with additional context, staff visited the site and physically measured the existing monument sign. Based on those measurements, the existing sign is approximately **12 feet in overall height**, compared to the proposed height of **20 feet 4 inches**, an increase of approximately **8 feet 4 inches**. The base height would remain generally the same at approximately **3 feet**; however, the proposed base would be approximately **6 feet 11 inches narrower**, decreasing from **16 feet 5 inches** to approximately **9 feet 6 inches**. The overall sign area would increase slightly, from approximately **190 square feet to 195 square feet**, an increase of approximately **5 square feet**. Staff also measured the location of the existing sign and found that it is approximately **21 feet 6 inches from the back of curb**. These measurements are provided for Council's reference to better illustrate the differences between the existing and proposed monument signs.

Author:
Martin Mares, Senior Planner

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: During the Planning and Zoning Commission meeting, the Commission recommended adding three additional conditions to the Special Use Permit, in addition to the conditions already included in the ordinance. The recommended conditions are as follows:

- The proposed sign shall be located no closer to the roadway than the existing sign.
- The maximum overall height of the sign shall not exceed fifteen (15) feet.
- All tenant sign panels or inserts shall be generally equal in size and proportion to ensure no single tenant panel dominates the overall sign design.



Planning and Zoning Commission Report

Meeting Date: July 7, 2026

SUBJECT: Conduct a public hearing and make a recommendation to City Council for a Specific Use Permit (SUP-61) to exceed the maximum allowed sign area for a monument sign on property zoned Commercial (C). The subject property is 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. (Property ID 3871) (Case No. Z-02-26)

SUMMARY:

The applicant is requesting approval of a new multi-tenant monument sign to replace the existing monument sign. Section 44.9.A.1 of the Zoning Ordinance states that "any monument sign larger than one hundred square feet (100 sq. ft.) shall require an approved Specific Use Permit."

The proposed monument sign will measure approximately 9.54 feet in width by 20.33 feet in height, for a total sign area of approximately 195 square feet. The monument sign is designed to accommodate up to twelve (12) tenant identification panels, consisting of six (6) panels measuring 72 inches by 20 inches and six (6) panels measuring 51¼ inches by 20 inches. The sign will provide identification for businesses within the shopping center, including, but not limited to, AutoZone, Bealls, Charleys, Dollar Tree, Snap Fitness, and WellMed, while also allowing space for future tenants. Additionally, the sign incorporates a vertical "Washington Sq" center identification panel as part of the overall monument sign design.

Site Plan

The proposed Washington Square Center Site Plan consists of one tract containing two buildings and approximately 320 parking spaces. Building 1 contains 2,661 square feet with two tenant suites, while Building 2 contains 64,438 square feet with multiple tenant suites. The applicant is proposing to replace the existing monument sign with a new multi-tenant monument sign. The proposed sign will be located approximately 17 feet from the public right-of-way, in the same general location as the existing monument sign. No additional site improvements are proposed that would trigger further site modifications or additional landscaping requirements.

Sign

Requirement (Sec. 44.9.A)	Required	Proposed	Complies
Maximum Sign Area	100 sq. ft. (larger requires SUP)	195 sq. ft.	SUP Required
Maximum Height	10 ft.	20.33 ft.	SUP Required
Setback from Front Property Line	5 ft. minimum	17 ft.	Yes

Requirement (Sec. 44.9.A)	Required	Proposed	Complies
Side/Rear Property Line Setback	15 ft. minimum	N/A or complies	Yes
Separation from Other Monument Signs	250 ft.	Existing sign being replaced	Yes
Maximum Number of Monument Signs	One per street frontage	One	Yes

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	Commercial Single Family-6	Asados Mexican Grill Residential Homes
East:	Single Family-8	Residential Homes
South:	Commercial	Wells Fargo & Julio's Market
West:	Commercial	Exxon & Jack-In-The-Box



DETERMINATIONS NECESSARY FOR CONSIDERING SPECIFIC USE PERMITS

Sec 30.2. – SPECIFIC USE PERMIT REGULATIONS:

- A. In recommending that a Specific Use Permit for the premises under consideration be granted, the City shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, screening and open space, heights of structures, and compatibility of buildings. In approving a requested SUP, the Planning and Zoning Commission and City Council may consider any or all the following:
1. The use is harmonious and compatible with surrounding existing uses or proposed uses;
 2. The activities requested by the applicant are normally associated with the permitted uses in the base district;
 3. The nature of the use is reasonable;
 4. Any negative impact on the surrounding area has been mitigated; and/or
 5. That any additional conditions specified ensure that the intent of the district purposes are being upheld.
- B. In granting a Specific Use Permit, the Planning and Zoning Commission and City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the Building Official, or his designee, for use of the

building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy, and shall be incorporated into the amending ordinance establishing the SUP.

The proposed monument sign exceeds the maximum height and sign area permitted by Section 44.9.A and therefore requires approval of a Specific Use Permit. Staff finds that the sign is intended to serve as the primary identification feature for the Washington Square Shopping Center, replacing the existing monument sign. The proposed location exceeds the minimum front setback requirement, maintains a single monument sign along the street frontage, and provides identification for multiple tenants within the center. The proposed sign is consistent with the commercial character of the surrounding area and is not anticipated to adversely affect adjacent properties.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 52 property owners within 300 feet of the property. The results are as follows:

- Number of property owners who returned letter in agreement of the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 52

RECOMMENDATION:

The Planning and Zoning Commission may make one of the following recommendations to the City Council:

- Approve
- Approve with conditions
- Deny

If the Planning and Zoning Commission recommends approval of Z-02-26, a Specific Use Permit (SUP-61) for a multi-tenant monument sign at 2005 South Washington Street, staff recommends the following conditions:

1. The property, including the monument sign, shall be developed and maintained in substantial conformance with the approved Site Plan, monument sign elevations, and all associated exhibits. Any enlargement, relocation, or other significant change to the approved monument sign or site layout shall require approval of an amendment to SUP-61 by the City Council.
2. The existing monument sign shall be removed prior to or concurrent with the installation of the approved monument sign.
3. The monument sign shall comply with all applicable provisions of the City of Kaufman Zoning Ordinance and Building Code not specifically modified by this Specific Use Permit.

ATTACHMENTS:

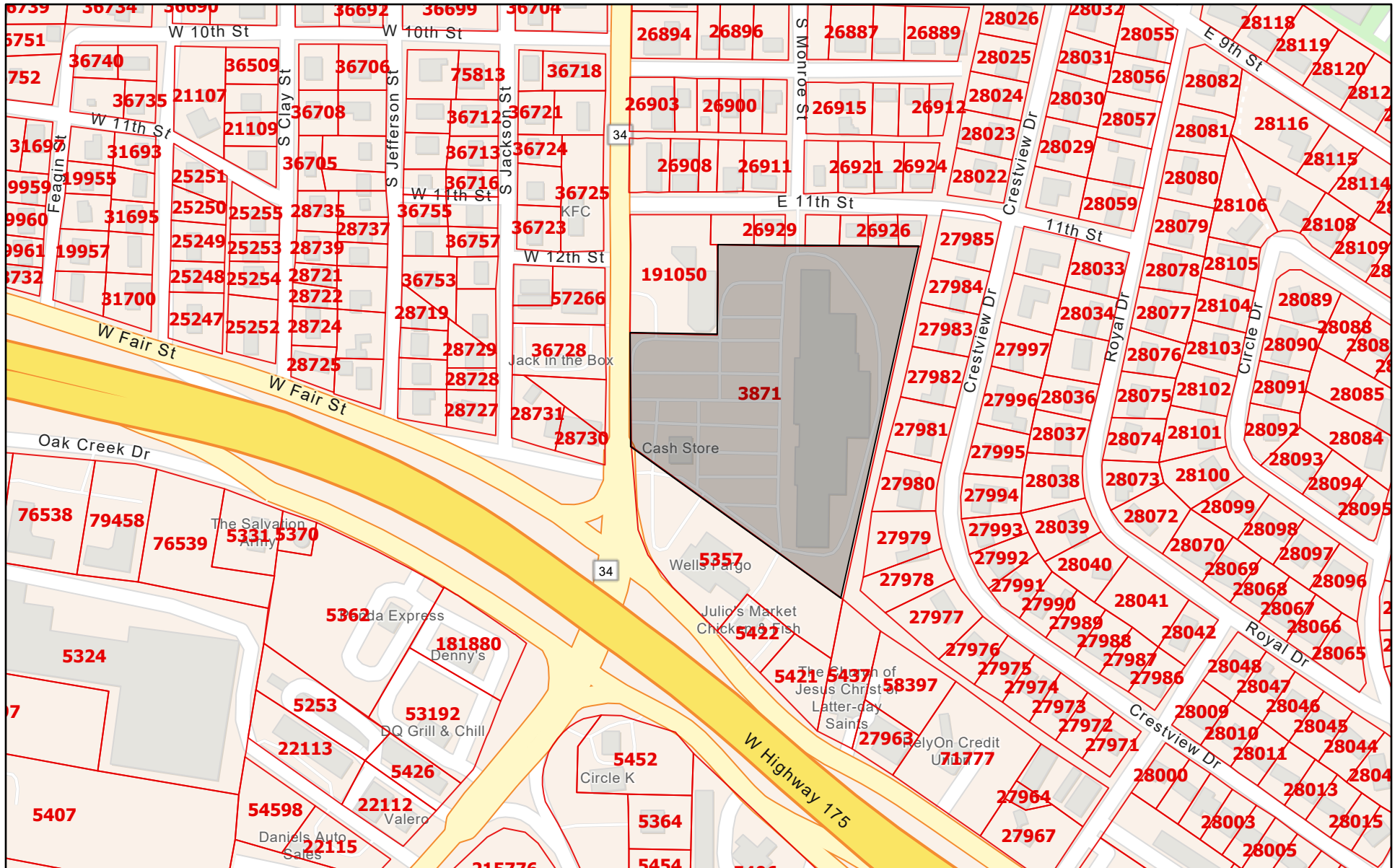
Exhibit A – Location Map

Exhibit B – Site Plan and SUP associated exhibits

Martin Mares
Senior Planner
972-932-2216 ext. 141
MMares@kaufmantx.org

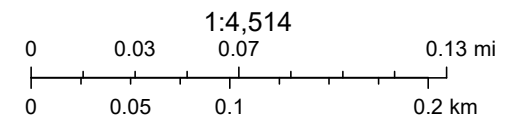
Location Map

EXHIBIT A



6/15/2026, 10:42:55 AM

 Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

**SPECIFIC USE PERMIT APPLICATION****1. Site Location:**Street Address: 2005 S Washington st, Kaufman tx 75142Lot, Block, & Subdivision Name: WASHINGTON SQ**2. Applicant:**Name: Christian AlvaradoAddress: 6960 marvin d love fwyCity/State: dallas tx Zip: 75237Office #: 469-602-2858 Cell #: 469-412-9771

Fax #: _____

Email Address: permits@mosquitosigns.com**3. Property Owner:**Name: WASHINGTON SQAddress: 2005 S Washington st,City/State: Kaufman tx Zip: 75142

Office #: _____ Cell #: _____

Fax #: _____

Email Address: _____

4. Summarize the proposed development. If necessary, use a separate sheet.We are applying for this permit due to our monumnet being to big

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:

THENCE North 01 degrees 02 minutes 26 seconds West, along the said East line of Washington Street, a distance of 271.61 feet to a 5/8 inch iron rod found at the Southwest corner of a tract of land described in deed to Acer Investments, LLC., a Texas limited liability company, recorded in Instrument No. 2016-001977 (D.R.K.C.T.);

THENCE North 00 degrees 34 minutes 29 seconds West, a distance of 197.75 feet to an "X" found for corner in the South line of a tract of land described in deed to Hector Pedroza, recorded in Instrument No. 2012-0003561 (D.R.K.C.T.);

THENCE South 11 degrees 01 minutes 48 seconds West, with the said West line of a 15 foot alley, a distance of 835.95 feet to a 5/8 inch iron rod found at the Northeast corner of said First National Bank of Kaufman tract;

THENCE North 57 degrees 46 minutes 48 seconds West, a distance of 109.13 feet to the PLACE OF BEGINNING and containing 350,855 square feet or 8.05 acres of land.

Non-exclusive easement created in that certain Ingress and Egress Easement dated October 21, 1977, from The First National Bank of Kaufman to Carl W. Summers recorded in Volume 633, Page 530 of the Deed Records Kaufman County, Texas.

The following Items are from Schedule B, Commitment for Title Insurance, First American Title, G.F. No. 3020-970397, issued October 3, 2019.

f. Easement granted by Emmett Jordan and wife Nan Jordan to Texas Power & Light Company, filed 03/08/1951, recorded in Volume 340, Page 42, Real Property Records, Kaufman County, Texas. (as shown on survey)

h. Easement granted by George D. Cooley to the City of Kaufman, filed 06/17/1966, recorded in Volume 491, Page 416, Real Property Records, Kaufman County, Texas. (as shown on survey)

i. Consent to Encroachment by the City of Kaufman, dated 04/12/1996, filed 05/02/1996, recorded in Volume 1209, Page 902, Real Property Records, Kaufman County, Texas. (as shown on survey)

Tract 1 Gross land area 8.05 acres or 350.855 square feet
Tract 2 Gross land area 8.05 acres or 8.05 square feet

333 Regular Parking Spaces, 12 Total Handicap Spaces

No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

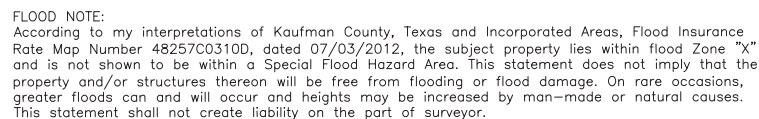
There has been no known field delineation of wetlands conducted by a qualified specialist hired by the client, and no known delineation markers were observed in the process of conducting the fieldwork.

No known plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items).

Party walls not observed

SURVEYOR'S CERTIFICATION

To: First American Title and HPAM Washing Square, LLC.
This is to certify that this map or plat and the survey on which it is based were made substantially in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The fieldwork was completed on October 23, 2019.



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIRST AMERICAN TITLE AND HPAM WASHING SQUARE, LLC. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THERE RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

ACCEPTED BY: _____



LEGEND

WOOD FENCE	— TEXT
CHAIN LINK	— MONUMENTS
IRON FENCE	— BOUNDARY LINE
WIRE FENCE	— FASIMET NETWORK
CM	— RESIDENCE
MRD	— CONTROLLING MONUMENT
1/2" IRON ROD FOUND	— MONUMENTS OF RECORD DIGNITY
1/2" YELLOW-CAPPED IRON ROD SET	— MONUMENTS OF RECORD DIGNITY
3/8" IRON ROD FOUND	— MONUMENTS OF RECORD DIGNITY
1/2" "X" IRON ROD FOUND	— SIGN
5/8" IRON ROD FOUND	— SIGN
PK NAIL FOUND	— GREASE TRAIL
— CABLE	— ELECTRIC
— CLEAN OUT	— PE - POOL EQUIPMENT
— GAS METER	— POWER POLE
— FIRE HYDRANT	— TELEPHONE
— LIGHT POLE	— WATER METER
— MANHOLE	— WATER VALVE
— BOLLARDS	— NO PARKING
— FIRE LANE	— SPEED LIMIT

() UNLESS OTHERWISE NOTED

BURNS
SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2005 AND 2013 S WASHINGTON AVENUE, in the city of KAUFMAN, KAUFMAN COUNTY Texas.
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 10/23/219
G. F. No.: 3020-970397
Job no.: 201907875
Drawn by: CMR

7509 PENNRIDGE CIRCLE
ROWLETT, TEXAS 75088
PHONE 214-326-1090





Job Location
800 SW 3rd St, Grand Prairie, TX 75050

Type of Sign
LIT MONUMENT SIGN

Elevation: West
Approved By: Mosquito Signs LLC
Area (sqft): 193.91

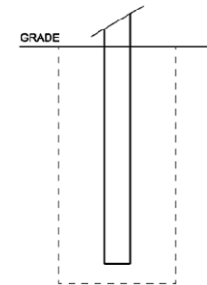
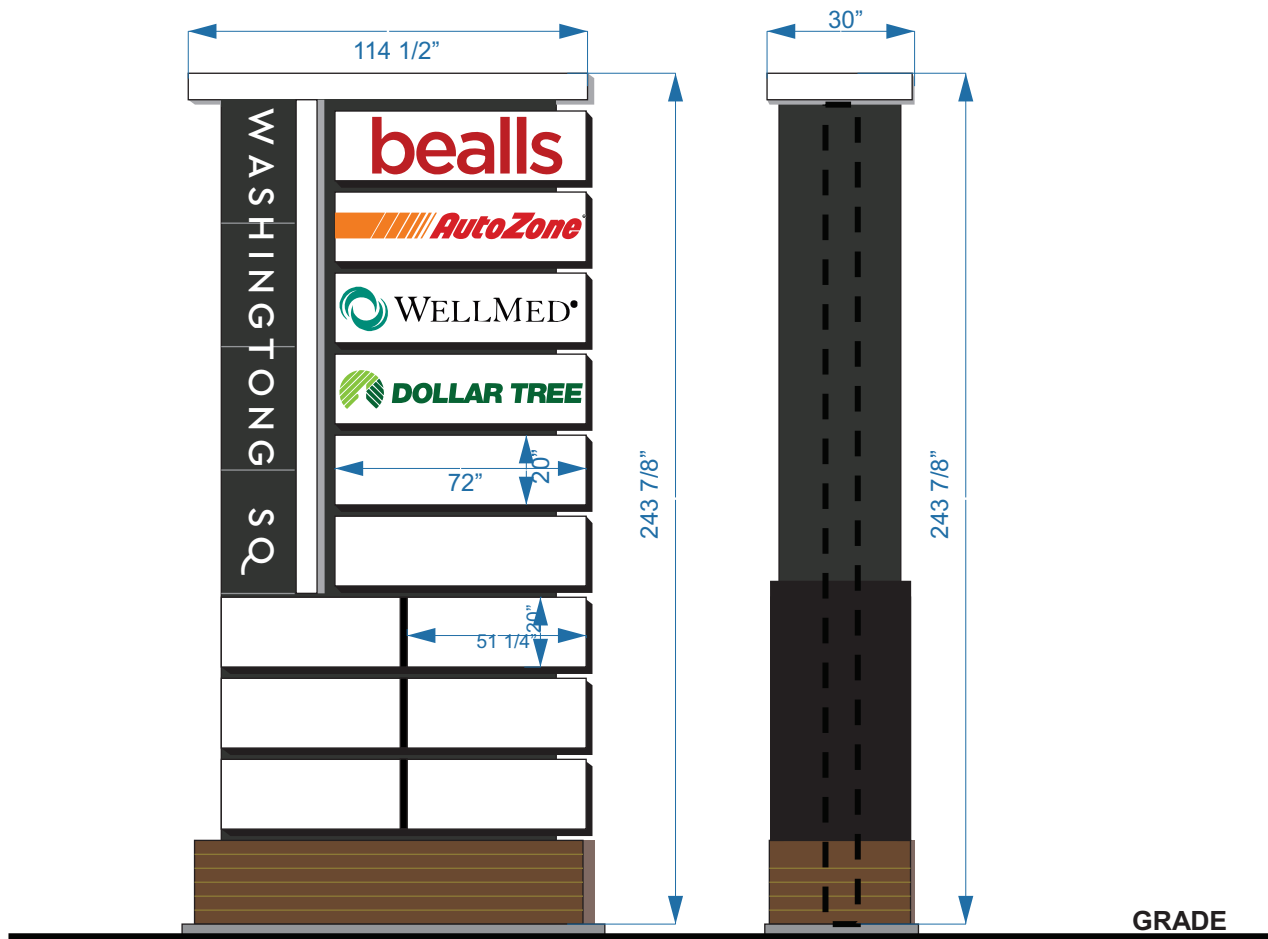
6960 MARVIN D. LOVE FWY A, DALLAS, TX 75237

SALES@MOSQUITOSIGNS.COM

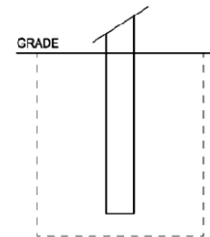
469-412-9771

Renderings are for graphic purposes only and not intended for actual construction dimensions. For wind load requirements actual dimensions and mounting detail, please refer to engineering specification and installation drawings. These drawings and designs are the exclusive property of Mosquito Signs. Use of or duplication in any manner without express written permission of Mosquito Signs is prohibited.

2005 S Washington St, Kaufman, TX 75142

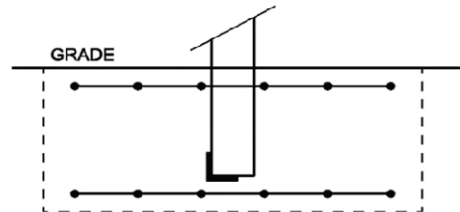


Drilled Shaft Foundation
3' dia x 9.3' deep
or 2.5' dia x 10.1' deep
or 2' dia x 11' deep



Cube Foundation
6.2' cube, L=W=D

GRADE



Spread Foundation (Long is perpendicular to face)

8' long x 8' wide x 2.4' deep

#6, 12" OC each way, 2 mats, 3" from top and bottom, gentle bend around column

Weld 3' long 2" x 2" x 3/8" angle to bottom and side of column with 3/8" fillet weld all around

In 2500 psi or higher concrete, embed support columns, anchor bolts, and/or vertical rebar to 6" from bottom in drilled shaft and cube foundations, and to 3" from bottom in spread foundations.

10" Sch 40, 10.75" Dia, 0.365" wall, A53 35 ksi Steel Column, S=27.51 M=48.1
10", 10.75" Dia, 0.375" wall, A53 35 ksi Steel Column, S=28.18 M=49.3
10" Dia, 0.375" wall, A500 42ksi HSS Steel Column, S=24.7 M=51.9
8" L x 8" W x 0.312" wall, A500 46ksi HSS Steel Column, S=21.4 M=49.2

Acceptable Sign Support Columns

direct_embed type foundation

Grade offset (ft)

143 Wind Speed, Vult, mph, from ASCE 7-10, Figure 26.5
II Risk Category; I, Low; II, Normal; III, Substantial Hazard; IV, Essential/Critical
C Wind Exposure; C, House size obstructions for > 600 ft; D, no obstructions > 5000 ft

EXHIBIT B

Clay, sandy clay, silty clay, clayey silt, silt, sandy silt ← Presumptive soil type

WIND LOAD CALC: ASCE 7-10 Section 29.4.1, Solid Freestanding Signs

Terrain $K_{zt}=1$, no hill, ridge, or escarpment >15' high; Directionality $K_d=0.85$; Gust $G=0.85$ rigid structure;
 $K_z=2.01*(H/900)^{(2/9.5)}ExpC$, (700&11.5)ExpD; $q_{h,ult}=0.00256*K_z*K_{zt}*K_d*V_{ult}^2$; load = 0.6W+D, D ≤ 15 psf

A	B	C	D	E	F	Sign Segment ID	OAH
16.0						Segment Top Above Grade, Top, ft	16.0
7.5						Segment Width, W, ft	7.5
16.0						Segment Height, H, ft	16.0
120.00						Segment Area, ft², adjusted for grade offset	
0.86						Velocity Pressure Exposure Coeff; K_z	
38.3						Velocity Pressure, $q_{h,ult}$, psf (per segment)	
1.55						Force Coefficient, C_f (per segment)	1.63
50.4						Wind Pressure, P_{ult} , psf = $q_{h,ult}*G*C_{f,seg}$	
30.3						Wind Pressure, P_{asd} , psf = $P_{ult}*0.6$	
3.6						Wind Force, F_{seg} , kips = $P_{asd}*Area_{seg}$	
32.0						Wind Moment M_{seg} kip*ft = $F_{seg}*(Top_{seg}-0.45*H_{seg})$	
"grade" = 0 ft		3.63 kip	Total Shear at Grade, V = Sum (F_{seg})				
8.8		32.0 kip.ft	Total Moment at Grade, M = Sum(M_{seg})				

- Sign manufacturer/installer's design, detailing, fabrication, and erection shall conform to the following specifications: Building Code, ASTM specifications, ACI-318 for reinforced concrete, American Welding Society Code for Welding in Building Construction, AISC Specification for Design, Fabrication, and Erection of Structural Steel for Buildings.
- Materials of construction: (Unless noted otherwise)
 - Structural steel (angles, shapes, plates, gussets): ASTM A-36, $F_y=36$ ksi.
 - HSS steel tubing: A-500, Grade B, Round $F_y=42$ ksi; Rectangular $F_y=46$ ksi.
 - Structural aluminum tubing: 6061-T6, or equivalent, $F_y = 18$ ksi at weld.
 - Structural pipe: A-53, Grade B, Type E or S, $F_y=35$ ksi.
 - Anchor bolts: ASTM F1554 Grade 36 with heavy hex at bottom, not "L or J" bolts.
 - Connection bolts: A-325, snug tight.
 - Rebar: ASTM 615, #6 or larger - Grade 60, #5 or smaller - Grade 40, 3" cover.
 - Concrete: 2500 psi, 28 days.
 - Provide coatings to prevent any possibility of corrosion.
- Welding design and fabrication according to AWS D1.1.
- AWS certification required for all structural welders.
- Use D1.1 certified weld with same bending strength as column UNO.
- Embedded column acts as vertical reinforcement for drilled and cube foundations.
- Soil bearing capacity is Section 1806.2 Presumptive Load Bearing Value. Lateral bearing is doubled for sign poles per 1806.3.4. Soil choice types per Table 1806.2. Soil type must be applicable for entire foundation. Flat level grade and presumptive soil type must be verified by sign installer.

Cube	Drilled Shaft Foundation,	Code Section 1807.3.2
L=W=D	laterally unconstrained at grade	
6.2	3.0	2.5
6.2	9.3	10.0
2.4	4.6	5.1
410	619	666
		729
		100
		1500

Spread Foundation	Q psf for Clay, sandy clay, silty clay, clayey silt, silt, sandy silt = 1500
8.0	Length, L, ft
8.0	Width, W, ft
2.4	Depth, D, ft
2041	Soil Bearing at Bottom of Fdn, Q_{bot} , psf, $Q_{bot} = 1.3*(Q+100pcf*(D-1))$
23.0	Total Weight, W_t , kips, $W_t = L * W * D * .15$ kips/ft³
2.8	Toe Length, Toe, ft, $Toe = W_t / (W * Q_{bot})$
3.1	Bearing Eccentricity, e, ft, $e = L / 2 - Toe / 3$
47.0	Overturning Capacity Calc, OT, kip.ft, $OT = W_t / e / 1.5$ safety

ORDINANCE O-11-26

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING CHAPTER 9A, "ZONING ORDINANCE", OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, AND THE OFFICIAL ZONING MAP OF THE CITY, TO APPROVE SPECIFIC USE PERMIT NO. SIXTY ONE ("SUP-61"), ADOPTING SUP-61 AS SET FORTH HEREIN, TO PERMIT A MONUMENT SIGN TO EXCEED THE MAXIMUM ALLOWED SIGN AREA, SUBJECT TO CONDITIONS, ON AN APPROXIMATE 8.05 ACRE TRACT OF LAND (PROPERTY ID 3871) ZONED "C" COMMERCIAL DISTRICT, SUCH PROPERTY BEING GENERALLY LOCATED AT 2005 SOUTH WASHINGTON STREET, BEING A PORTION OF THE ANNA L. CARTER ADDITION, IN THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS THAT IMPOSE CONDITIONS UPON THE SUP FOR THE PROPERTY TO ALLOW A MONUMENT SIGN EXCEEDING HEIGHT AND AREA REGULATIONS, AND RESTRICTIONS ON SUCH SIGNAGE, AND ON USE OR EXPANSION OR MODIFICATION; PROVIDING A ZONING MAP AMENDMENT; PROVIDING ASSIGNABILITY AND EXPIRATION/RECISSION; PROVIDING LAND USE REGULATIONS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (hereinafter referred to as "City"), is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, at its regular meeting held on the 7th day of July, 2026, the Planning and Zoning Commission, after holding a public hearing, did consider and make a recommendation to City Council for approval of SUP-61 (Z-02-26), to allow a monument sign to exceed the maximum allowed sign area with the conditions listed in Section 2 of this Ordinance on an approximate 8.05 acre tract of land, Kaufman CAD Property ID 3871, zoned Commercial District "C", generally located at 2005 South Washington Street, being a portion of the Anna L. Carter Addition, City of Kaufman, Kaufman, Texas; and more specifically described and depicted on **Exhibit "A"**, a copy of which is attached hereto and incorporated herein as, (the "Property"); and

WHEREAS, at its regular meeting held on the 27th day of July, 2026, the City Council held a public hearing to consider approving SUP-61 (**Exhibit “B”**) as noted above and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning Commission; (3) provided the public an opportunity to provide input; (4) considered public input; (5) considered the compatibility of the proposed SUP-61 zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City; and (6) determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan of the City, would allow orderly development of the Property which would serve the best interest of the health safety, and general welfare of the public; and

WHEREAS, pursuant to the foregoing findings, the City Council determined it necessary and beneficial to the public health, safety and welfare to adopt this Ordinance approving SUP-61 as set forth herein.

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

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

SECTION 2. AMENDMENT. That Chapter 9A, “Zoning Ordinance”, of the Code of Ordinances of the City of Kaufman, and the Official Zoning Map”, are hereby amended to reflect a change in zoning to the Property, described and depicted in **Exhibit “A”**, attached hereto and incorporated herein, from Commercial District to Commercial District with Specific Use Permit-61 (“SUP-61”).

Pursuant to the zoning designation of Commercial District with SUP-61, the Property shall only be used as allowed by the Commercial District zoning district of the City of Kaufman, as amended by SUP-61 which hereby authorizes a monument sign exceeding the maximum height and sign area permitted by Section 44.9 (A), “Sign Regulation” of the Zoning Ordinance of the City, which SUP shall be subject to the following conditions, each of which shall also be included on the Site Plan for SUP-61:

- a. Neither the monument sign for which this SUP is authorized nor the Property, including all buildings, premises, or land used pursuant to this SUP-61 shall be enlarged, modified, structurally altered, added to, or otherwise significantly changed in size nor from the layout on the approved Site Plan and associated exhibits, described and depicted in **Exhibit “B”** hereto, unless an amendment to SUP-61 and the Site Plan, are first approved by the City Council specifically authorizing such enlargement, modification, structural alteration, or change to the signage or Property, or associated exhibits.
- b. The existing monument sign shall be removed prior to the installation of the approved monument sign to serve as identification for the Washington Square Shopping Center (the “New Monument Sign”).

- c. The New Monument Sign shall comply with all applicable provisions of the City of Kaufman Zoning Ordinance and Building Code except as expressly modified by this Specific Use Permit.
- d. The New Monument Sign shall be located no closer than seventeen feet to the roadway; the intent being that the New Monument Sign shall be no closer to the roadway than the original monument sign for the Property.
- e. The maximum overall height of the New Monument Sign shall not exceed fifteen (15) feet.
- f. All tenant sign panels or inserts on the New Monument Sign shall be equal in size and proportion.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the change in zoning classification of the Property from Commercial to Commercial with Specific Use Permit-61 ("SUP-61"), thereon and the updated map shall be on file with the Office of the City Secretary.

SECTION 4. SITE PLAN. The Site Plan for SUP-61, including the detail of the New Monument Sign, attached hereto and incorporated as if set forth fully herein as **Exhibit "B"**, is hereby approved by the City Council. The approved Site Plan meeting the requirements of this Section shall be adhered to in its entirety for the duration of the uses authorized by SUP-61 for the Property.

SECTION 5. ASSIGNABILITY; TERMINATION/RECISSION. SUP-61 is non-transferable. SUP-61 shall expire or terminate when the Planning and Zoning Commission and the City Council take proper zoning action to rescind the SUP, with appropriate publication notification and public hearing, pursuant to Section 30.1 of the City's Comprehensive Zoning Ordinance.

SECTION 6. LAND USE REGULATIONS. The regulations contained in the City's Comprehensive Zoning Ordinance for Commercial District zoning, as amended, shall control, except as expressly modified by SUP-61.

SECTION 7. CUMULATIVE REPEALER/SAVINGS This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or

unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 9. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 10. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

[The remainder of this page intentionally left blank]

PASSED AND APPROVED this 17th day of August, 2026.

JEFF JORDAN
MAYOR

ATTEST:

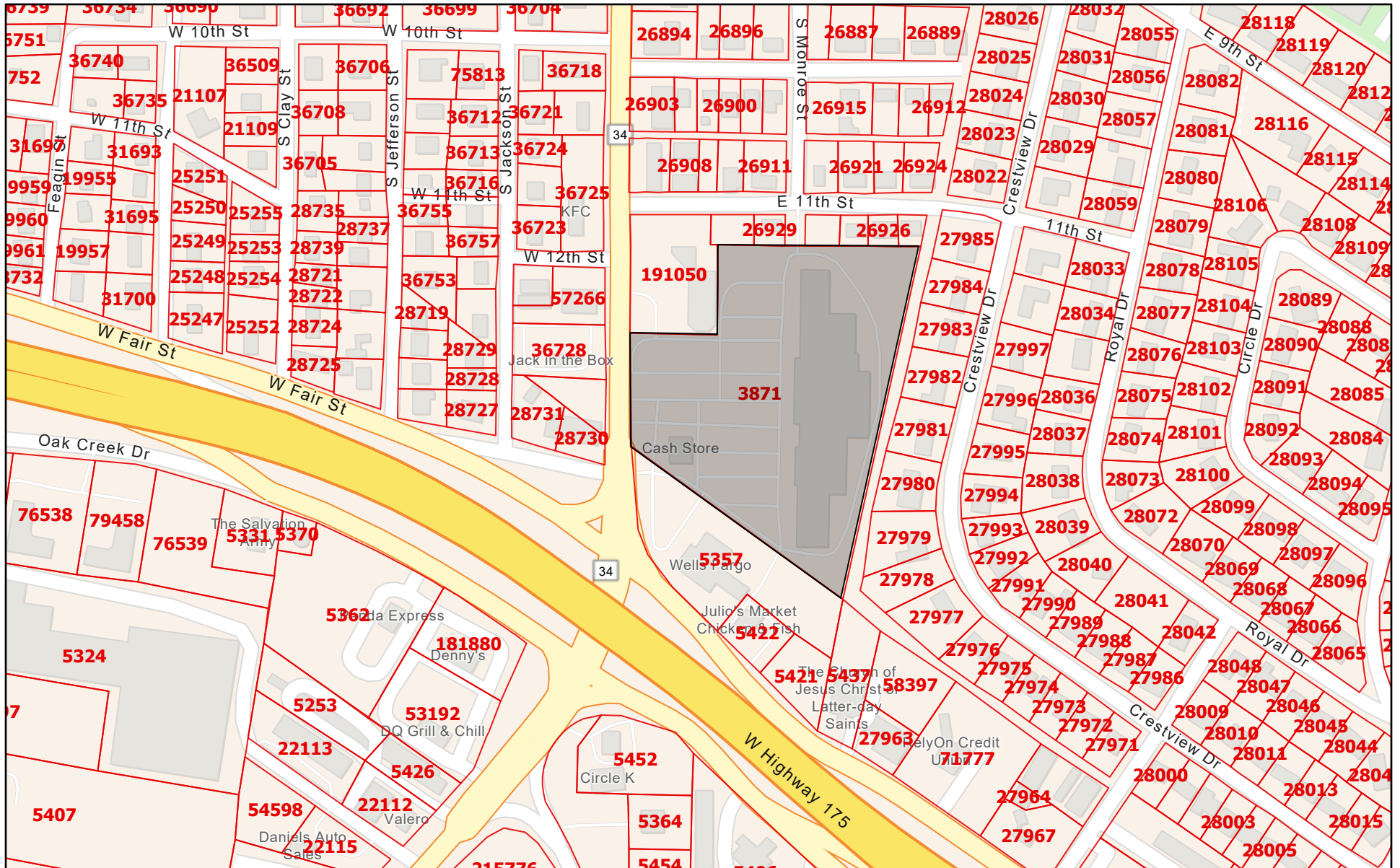
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

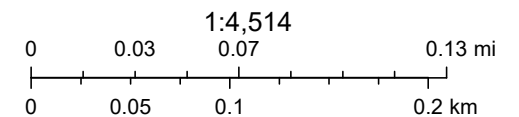
Location Map

EXHIBIT A



6/15/2026, 10:42:55 AM

 Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

**SPECIFIC USE PERMIT APPLICATION****1. Site Location:**Street Address: 2005 S Washington st, Kaufman tx 75142Lot, Block, & Subdivision Name: WASHINGTON SQ**2. Applicant:**Name: Christian AlvaradoAddress: 6960 marvin d love fwyCity/State: dallas tx Zip: 75237Office #: 469-602-2858 Cell #: 469-412-9771

Fax #: _____

Email Address: permits@mosquitosigns.com**3. Property Owner:**Name: WASHINGTON SQAddress: 2005 S Washington st,City/State: Kaufman tx Zip: 75142

Office #: _____ Cell #: _____

Fax #: _____

Email Address: _____

4. Summarize the proposed development. If necessary, use a separate sheet.We are applying for this permit due to our monumnet being to big

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:

THENCE North 01 degrees 02 minutes 26 seconds West, along the said East line of Washington Street, a distance of 271.61 feet to a 5/8 inch iron rod found at the Southwest corner of a tract of land described in deed to Acer Investments, LLC., a Texas limited liability company, recorded in Instrument No. 2016-001977 (D.R.K.C.T.);

THENCE North 00 degrees 34 minutes 29 seconds West, a distance of 197.75 feet to an "X" found for corner in the South line of a tract of land described in deed to Hector Pedroza, recorded in Instrument No. 2012-0003561 (D.R.K.C.T.);

THENCE South 11 degrees 01 minutes 48 seconds West, with the said West line of a 15 foot alley, a distance of 835.95 feet to a 5/8 inch iron rod found at the Northeast corner of said First National Bank of Kaufman tract;

THENCE North 57 degrees 46 minutes 48 seconds West, a distance of 109.13 feet to the PLACE OF BEGINNING and containing 350,855 square feet or 8.05 acres of land.

Non-exclusive easement created in that certain Ingress and Egress Easement dated October 21, 1977, from The First National Bank of Kaufman to Carl W. Summers recorded in Volume 633, Page 530 of the Deed Records Kaufman County, Texas.

The following Items are from Schedule B, Commitment for Title Insurance, First American Title, G.F. No. 3020-970397, issued October 3, 2019.

f. Easement granted by Emmett Jordan and wife Nan Jordan to Texas Power & Light Company, filed 03/08/1951, recorded in Volume 340, Page 42, Real Property Records, Kaufman County, Texas. (as shown on survey)

h. Easement granted by George D. Cooley to the City of Kaufman, filed 06/17/1966, recorded in Volume 491, Page 416, Real Property Records, Kaufman County, Texas. (as shown on survey)

i. Consent to Encroachment by the City of Kaufman, dated 04/12/1996, filed 05/02/1996, recorded in Volume 1209, Page 902, Real Property Records, Kaufman County, Texas. (as shown on survey)

333 Regular Parking Spaces, 12 Total Handicap Spaces

No known evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

No known proposed changes in street right of way lines, no known of information is made available to the surveyor by the controlling jurisdiction. No known evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There has been no known field delineation of wetlands conducted by a qualified specialist hired by the client, and no known delineation markers were observed in the process of conducting the fieldwork.

No known plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items).

Party walls not observed

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made substantially in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The fieldwork was completed on October 23, 2019.

FLOOD NOTE:
According to my interpretations of Kaufman County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48257C0310D, dated 07/03/2012, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and heights may be increased by man-made or natural causes. This statement shall not create liability on the part of surveyor.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIRST AMERICAN TITLE AND HPAM WASHING SQUARE, LLC. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THERE RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

ACCEPTED BY: _____

TITLE AND ABSTRACTING WORK FURNISHED BY _____ FIRST AMERICAN TITLE _____



First American Title



LEGEND

WOOD FENCE	— TEXT
CHAIN LINK	— MONUMENTS
IRON FENCE	— BOUNDARY LINE
WIRE FENCE	— FASIMEST NETWORK
CM	— RESIDENCE
MRD	— CONTROLLING MONUMENT
1/2" IRON ROD FOUND	— MONUMENTS OF RECORD DIGIT
1/2" YELLOW-CAPPED IRON ROD SET	—
3/8" IRON ROD FOUND	—
1/2" "C"	— SIGN
5/8" IRON ROD FOUND	—
PK NAIL FOUND	— GREASE TRAIL
— CABLE	— ELECTRIC
— CLEAN OUT	— PE - POOL EQUIP
— GAS METER	— POWER POLE
— FIRE HYDRANT	— TELEPHONE
— LIGHT POLE	— WATER METER
— MANHOLE	— WATER VALVE
— BOLLARDS	— NO PARK
— FIRE LANE	— SPEED B

() UNLESS OTHERWISE NOTED

BURNS
SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 2005 AND 2013 S WASHINGTON AVENUE, in the city of KAUFMAN, KAUFMAN COUNTY Texas.
The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 10/23/219
G. F. No.: 3020-97039
Job no.: 201907875
Drawn by: CMR

7509 PENNRIDGE CIRCLE
ROWLETT, TEXAS 75088
PHONE 214-326-1090





Job Location
800 SW 3rd St, Grand Prairie, TX 75050

Type of Sign
LIT MONUMENT SIGN

Elevation: West

Approved By: Mosquito Signs LLC

Area (sqft): 193.91

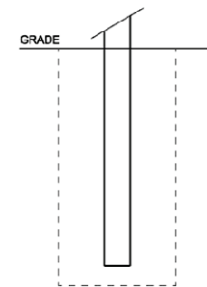
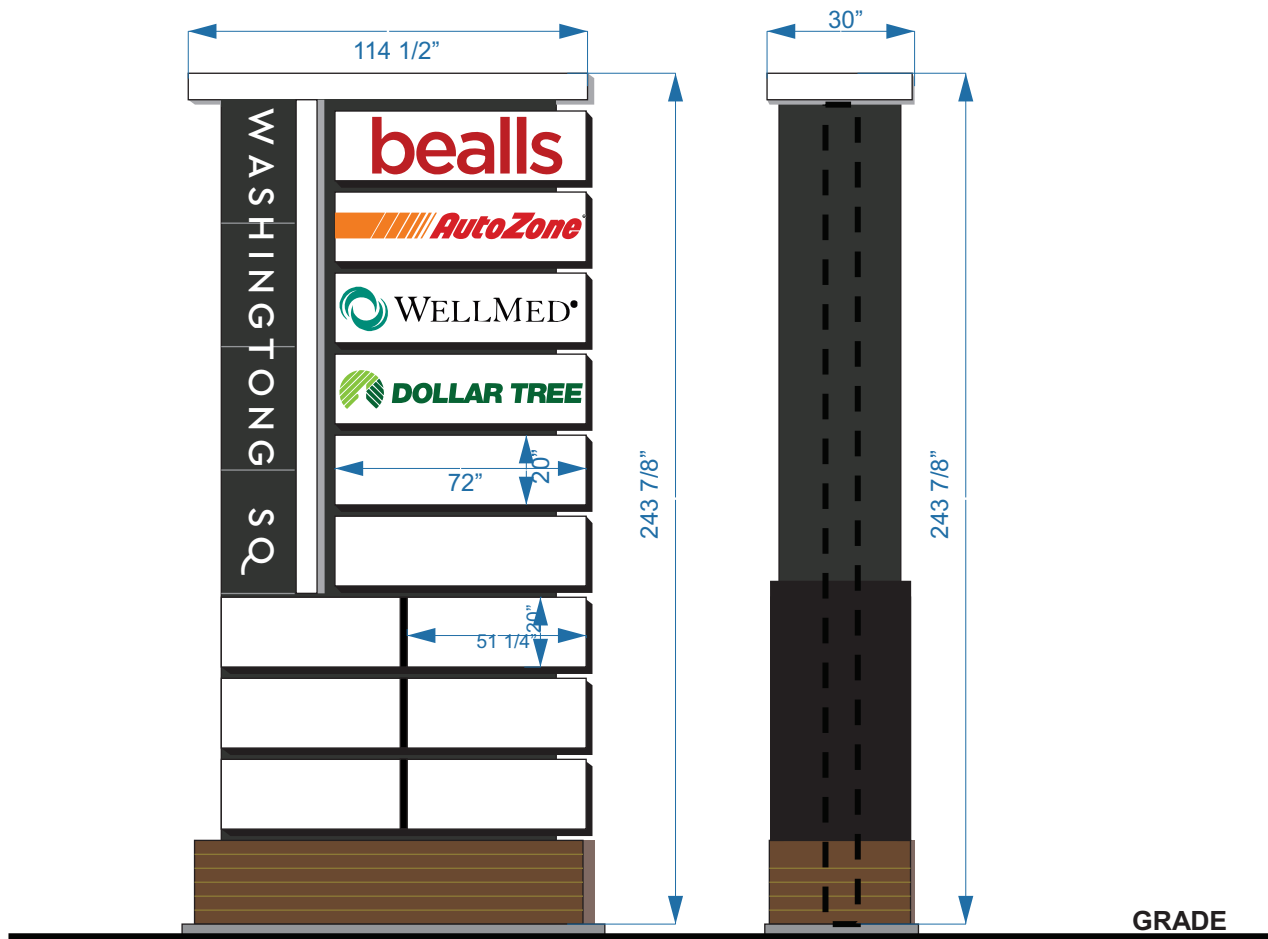
6960 MARVIN D. LOVE FWY A, DALLAS, TX 75237

SALES@MOSQUITOSIGNS.COM

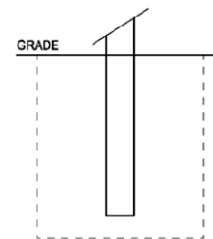
469-412-9771

Renderings are for graphic purposes only and not intended for actual construction dimensions. For wind load requirements actual dimensions and mounting detail, please refer to engineering specification and installation drawings. These drawings and designs are the exclusive property of Mosquito Signs. Use of or duplication in any manner without express written permission of Mosquito Signs is prohibited.

2005 S Washington St, Kaufman, TX 75142

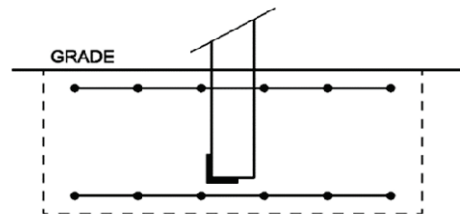


Drilled Shaft Foundation
3' dia x 9.3' deep
or 2.5' dia x 10.1' deep
or 2' dia x 11' deep



Cube Foundation
6.2' cube, L=W=D

GRADE



Spread Foundation (Long is perpendicular to face)

8' long x 8' wide x 2.4' deep

#6, 12" OC each way, 2 mats, 3" from top and bottom, gentle bend around column

Weld 3' long 2" x 2" x 3/8" angle to bottom and side of column with 3/8" fillet weld all around

In 2500 psi or higher concrete, embed support columns, anchor bolts, and/or vertical rebar to 6" from bottom in drilled shaft and cube foundations, and to 3" from bottom in spread foundations.

10" Sch 40, 10.75" Dia, 0.365" wall, A53 35 ksi Steel Column, S=27.51 M=48.1

10", 10.75" Dia, 0.375" wall, A53 35 ksi Steel Column, S=28.18 M=49.3

10" Dia, 0.375" wall, A500 42ksi HSS Steel Column, S=24.7 M=51.9

8" L x 8" W x 0.312" wall, A500 46ksi HSS Steel Column, S=21.4 M=49.2

Acceptable Sign Support Columns

direct_embed type foundation

Grade offset (ft)

143 Wind Speed, Vult, mph, from ASCE 7-10, Figure 26.5

II Risk Category; I, Low; II, Normal; III, Substantial Hazard; IV, Essential/Critical

C Wind Exposure; C, House size obstructions for > 600 ft; D, no obstructions > 5000 ft

EXHIBIT B

Clay, sandy clay, silty clay, clayey silt, silt, sandy silt ← Presumptive soil type

WIND LOAD CALC: ASCE 7-10 Section 29.4.1, Solid Freestanding Signs

Terrain $K_{zt}=1$, no hill, ridge, or escarpment >15' high; Directionality $K_d=0.85$; Gust $G=0.85$ rigid structure; $K_z=2.01*(H/900)^(2/9.5)ExpC$, (700&11.5)ExpD; $q_{h,ult}=0.00256*K_z*K_{zt}*K_d*V_{ult}^2$; load = 0.6W+D, D ≤ 15 psf

A	B	C	D	E	F	Sign Segment ID	OAH
16.0						Segment Top Above Grade, Top, ft	16.0
7.5						Segment Width, W, ft	7.5
16.0						Segment Height, H, ft	16.0
120.00						Segment Area, ft², adjusted for grade offset	
0.86						Velocity Pressure Exposure Coeff; K_z	
38.3						Velocity Pressure, $q_{h,ult}$, psf (per segment)	
1.55						Force Coefficient, C_f (per segment)	1.63
50.4						Wind Pressure, P_{ult} , psf = $q_{h,ult}*G*C_{f,seg}$	
30.3						Wind Pressure, P_{asd} , psf = $P_{ult}*0.6$	
3.6						Wind Force, F_{seg} , kips = $P_{asd}*Area_{seg}$	
32.0						Wind Moment M_{seg} kip*ft = $F_{seg}*(Top_{seg}-0.45*H_{seg})$	
"grade" = 0 ft		3.63 kip	Total Shear at Grade, V = Sum (F_{seg})				
8.8		32.0 kip.ft	Total Moment at Grade, M = Sum(M_{seg})				

- Sign manufacturer/installer's design, detailing, fabrication, and erection shall conform to the following specifications: Building Code, ASTM specifications, ACI-318 for reinforced concrete, American Welding Society Code for Welding in Building Construction, AISC Specification for Design, Fabrication, and Erection of Structural Steel for Buildings.
- Materials of construction: (Unless noted otherwise)
 - Structural steel (angles, shapes, plates, gussets): ASTM A-36, $F_y=36$ ksi.
 - HSS steel tubing: A-500, Grade B, Round $F_y=42$ ksi; Rectangular $F_y=46$ ksi.
 - Structural aluminum tubing: 6061-T6, or equivalent, $F_y=18$ ksi at weld.
 - Structural pipe: A-53, Grade B, Type E or S, $F_y=35$ ksi.
 - Anchor bolts: ASTM F1554 Grade 36 with heavy hex at bottom, not "L or J" bolts.
 - Connection bolts: A-325, snug tight.
 - Rebar: ASTM 615, #6 or larger - Grade 60, #5 or smaller - Grade 40, 3" cover.
 - Concrete: 2500 psi, 28 days.
 - Provide coatings to prevent any possibility of corrosion.
- Welding design and fabrication according to AWS D1.1.
- AWS certification required for all structural welders.
- Use D1.1 certified weld with same bending strength as column UNO.
- Embedded column acts as vertical reinforcement for drilled and cube foundations.
- Soil bearing capacity is Section 1806.2 Presumptive Load Bearing Value. Lateral bearing is doubled for sign poles per 1806.3.4. Soil choice types per Table 1806.2. Soil type must be applicable for entire foundation. Flat level grade and presumptive soil type must be verified by sign installer.

Cube	Drilled Shaft Foundation,				Code Section 1807.3.2	
L=W=D	laterally unconstrained at grade					
6.2	3.0	2.5	2.0	Diameter, b, ft	(or length and width of cube)	8.
6.2	9.3	10.0	10.9	Depth, D, ft	$D=0.5*A\{1+[1+(4.36*H_{cent}/A)]^{\wedge}.5\}$	
2.4	4.6	5.1	5.8	A term	$A=2.34*F/(S1*b)$	
410	619	666	729	S1 or S3	$S1=2*S_{soil}*D/3$	
				100	psf/ft	Soil psf/ft for Clay, sandy clay, silty clay, clayey silt, silt, sandy silt

Spread Foundation	Q psf for Clay, sandy clay, silty clay, clayey silt, silt, sandy silt = 1500
8.0	Length, L, ft
8.0	Width, W, ft
2.4	Depth, D, ft
2041 Soil Bearing at Bottom of Fdn, Qbot, psf, $Qbot=1.3*(Q+100pcf*(D-1))$	
23.0 Total Weight, Wt, kips, $Wt=L*W*D*.15$ kips/ft3	
2.8 Toe Length, Toe, ft, $Toe=Wt/(W*Qbot)$	
3.1 Bearing Eccentricity, e, ft, $e=L/2-Toe/3$	
47.0 Overturning Capacity Calc, OT, kip.ft, $OT=Wt/e/1.5$ safety	



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 13.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on Ordinance O-12-26, an ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance O-32-23, Exhibit 9A, "Zoning Ordinance" of the City of Kaufman Code of Ordinances, and the official Zoning Map to amend Planned Development-26 (PD-26), an approximate 10.00-acre tract of land (Property ID 225369) out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas. The subject property is located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: Z-03-26)

BACKGROUND:

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

Based on the discussion with City Council at the **July 27th City Council meeting**, the applicant revised the façade material requirements to provide greater flexibility in how masonry is distributed across the elevations of the exclusively residential buildings, rather than requiring the majority of the masonry to be concentrated on the first floor. The original language required exclusively residential buildings to provide a minimum of **20% masonry per building elevation, an aggregate of 20% masonry, and a minimum of 80% masonry on the first floor of each building elevation**. The revised language now requires exclusively residential buildings to provide a minimum of **20% masonry per building elevation**, while **removing the 80% first-floor masonry requirement and the additional aggregate masonry language**. This change allows the required masonry to be distributed throughout each building elevation while maintaining the minimum 20% masonry requirement on every elevation. The masonry requirements for **buildings with commercial components remain unchanged**, including the 80% first-floor masonry requirement, and accessory structures will continue to require a minimum **two-foot-tall masonry base**.

Author:
Martin Mares, Senior Planner

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation:

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



Planning and Zoning Commission Report

Meeting Date: July 7, 2026

SUBJECT: Conduct a public hearing and make a recommendation to City Council for an amendment to **PD Planned Development District-26** for multi-family residential and neighborhood retail service uses on Lot 6 of Block A of Kings Fort Addition, being approximately 10.00 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy. (Property ID 225369) (Case No: Z-03-26)

BACKGROUND/SUMMARY:

The subject property consists of approximately 10.00 acres located on the west side of SH 34 and south of Kings Fort Parkway. The property is currently zoned PD-26 Planned Development, which allows a mixed-use development consisting of multi-family residential and neighborhood retail uses.

The applicant is requesting an amendment to PD-26 Development Regulations (Exhibit B). The proposed amendment does not change the permitted land uses, density, building height, or overall development concept. Instead, the request modifies several development standards due to the Civil Plans and engineering required to make the site work.

The primary amendments include revisions to parking requirements, landscaping standards, amenities, architectural standards, and signage requirements. All development will continue to require Site Plan approval and must comply with the amended PD standards.

Summary of Proposed Amendments:

The following sections summarize the proposed amendments to the adopted PD-26 Development Regulations.

Commercial Outdoor Dining Areas:

The existing PD-26 requires designated outdoor patio dining areas to be constructed at each commercial end-cap. The proposed amendment revises this standard by requiring the commercial end-cap areas to be designed to accommodate future outdoor patio dining, rather than requiring the patios to be constructed with the initial development.

This modification provides flexibility for future commercial tenants, as the specific restaurant users and their outdoor seating needs are not yet known. The intent of the Planned Development remains to incorporate outdoor patio dining when restaurant tenants occupy the commercial spaces while allowing the final size, location, and configuration of the patios to be tailored to the needs of those future businesses.

Internal Street

The proposed amendment revises the internal circulation requirements by replacing the previously required public north-south street with a private internal drive. The original PD required a public street extending from Kings Fort Parkway to the southern property line to accommodate future connectivity and create a traditional urban streetscape. Under the proposed amendment, this circulation route will remain, but it will be privately owned and maintained by the owner.

In addition to changing the street from public to private, the amendment provides greater flexibility in the parking configuration. Rather than requiring parallel parking along the majority of the roadway, the amendment allows different parking configuration to better accommodate the final site layout and engineering constraints. The revised standards continue to promote an interconnected, pedestrian-oriented development while allowing additional flexibility in the design of the internal circulation system.

Parking and Loading Requirements

The proposed amendment revises the minimum parking requirements to better reflect the anticipated parking demand and updated development for the project. Specifically, the amendment:

- Reduces the required parking for two-bedroom dwelling units from 2.0 spaces to 1.75 spaces per unit.
- Reduces the required parking for three-bedroom dwelling units from 2.5 spaces to 2.0 spaces per unit.
- Revises the parking requirement for retail, commercial, and restaurant uses from one parking space per 200 square feet to one parking space per 250 square feet of floor area.
- Establishes a new parking requirement of one parking space per 500 square feet for residential leasing office and clubhouse space, which was not previously addressed by the Planned Development.

All other parking, loading, paving, and vehicle storage requirements of PD-26 will remain unchanged.

Landscaping and Buffer Requirements

The proposed amendment revises the side and rear landscape buffer standards to address site constraints identified during the engineering design process and to accommodate the project's phased development.

Along the western property line, the original PD-26 did not require a landscape buffer because the adjacent property was intended to contain off-site amenities, including a public trail and associated improvements. As the civil engineering plans were developed, it was determined that a retaining wall is necessary along the western portion of the site, making the originally proposed off-site amenities impractical. In lieu of the previous design, the amendment requires the western property line to be landscaped with shrubs, ornamental trees, and other plant materials that are compatible with the retaining wall and will not damage the structure. This modification introduces a landscaped buffer where one was not previously required while recognizing the site's engineering constraints.

The amendment also revises the southern landscape buffer to reflect the applicant's future planned phased. Rather than installing the full landscape buffer with the initial phase, the

southern property line may initially be planted with grass or sod only. Additional landscaping will be installed upon development of the future southern phase, creating a cohesive transition between the two phases of the project.

Amenities, Sidewalks, and Trails

The proposed amendment revises the amenity and trail requirements to reflect the final engineering design and the removal of the previously proposed off-site improvements on the property west of the development.

The original PD-26 required the developer to construct a public amenity area on the adjacent western parcel, including a 10-foot-wide public trail, landscaping, seating areas, trash receptacles, and a BBQ area, in exchange for receiving park fee credits. During preparation of the civil engineering plans, it was determined that a retaining wall is necessary along the western portion of the site, making construction of these off-site improvements impractical.

As a result, the amendment removes the requirements for the off-site public trail, associated landscaping, BBQ area, public seating, and park fee credits. The development will instead focus on providing amenities within the boundaries of the project.

The amendment also updates the list of required outdoor amenities to provide greater flexibility in the final site design. Rather than requiring a specific combination of amenities, the revised standards require outdoor resident amenities include features such as a mail and parcel center, dog park, grill stations, sport courts, and other similar recreational amenities.

The amendment also clarifies that commercial end-cap spaces shall be designed to accommodate future outdoor patio dining and updates the internal sidewalk language to maintain pedestrian connectivity between buildings, parking areas, amenities, and the existing public sidewalks along Kings Fort Parkway and SH 34.

Architectural Design Standards

The proposed amendment revises the architectural façade standards to provide greater flexibility in building design while maintaining the high-quality appearance intended by the original Planned Development.

The existing PD-26 requires a minimum of 40 percent brick and/or stone masonry on each building elevation, with the remaining façade materials limited to stucco, EIFS, or fiber cement siding and restrictions on where those materials may be used.

The proposed amendment replaces this single masonry requirement with building-specific façade standards based on the type of structure being constructed. The revised standards require:

- Buildings containing commercial uses to provide a minimum of 10 percent masonry on each building elevation, with an aggregate of 20 percent masonry across the building. In addition, the entire first floor must consist of at least 80 percent masonry, reinforcing the pedestrian-oriented streetscape and creating a durable commercial frontage.
- Buildings consisting entirely of residential units to provide a minimum of 20 percent masonry on each elevation, with an aggregate of 20 percent masonry, while also requiring the first floor to consist of at least 80 percent masonry.
- Accessory structures to include a minimum two-foot masonry base.

In addition to revising the façade material requirements, the amendment removes several architectural design standards that were previously required by PD-26, including:

- Requirements for a combination of flat- and sloped-roof designs with parapet walls;
- Decorative windows, shutters, false windows, and brick inlays intended to create four-sided architecture;
- Private patios or balconies for all residential units; and
- Traditional architectural detailing, such as horizontal banding, window treatments, cornice treatments, foundation accentuation, and tower elements.

The proposed amendment shifts the focus from detailed prescriptive architectural elements to minimum façade material standards in the final building design while continuing to establish minimum masonry requirements for each building type.

Signage

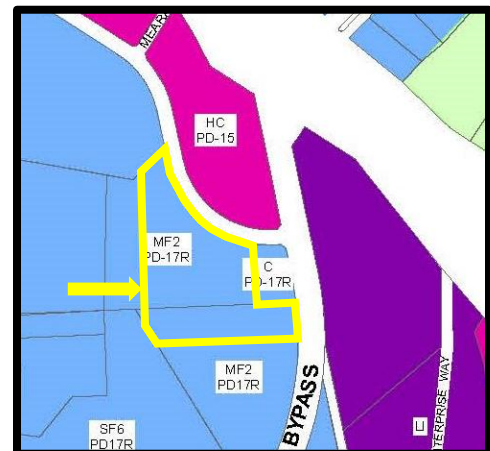
The proposed amendment revises the monument sign standards to better accommodate the entry signage for the development while maintaining the overall signage program established by PD-26.

The amendment removes the Planned Development's previous limitation of 50 square feet per sign face for monument signs. In the absence of this specific limitation, the monument signs will instead be regulated by the City's Sign Ordinance, which permits monument signs up to 100 square feet unless otherwise modified by the Planned Development.

In addition, the amendment incorporates Exhibit D as the controlling design exhibit for the approved monument signs. The exhibit includes a primary multi-family identification sign measuring approximately 8 feet by 19 feet (152 square feet), which exceeds the standard 100-square-foot monument sign allowance established by the City's Sign Ordinance. The amendment is intended to allow this larger entry feature as part of the Planned Development approval.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-15-HC (across street)	Quick Trip
West:	PD-17R-MF-2	Vacant land
South:	PD-17R-MF-2	Vacant land
East:	PD-17R-C & LI (across street)	Vacant land; Manufacturing facility (across street)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property for Future Commercial uses, while conceptual plans approved with more recent zoning changes on the property allowed for multi-family residential uses. The requested Planned Development zoning

for a mixture of multi-family residential and commercial uses is consistent with the Land Use Plan and the more recent zoning changes allowing multi-family residential uses.

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a principal arterial (Type AA; 4 – 6 lanes), with a right-of-way width of 120 – 140 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for both thoroughfares already exists at this location.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 7 property owners within 300' of the subject property. The results are as follows:

- Property owners returned letters in opposition to the request = 0
- Property owners returned the letter in agreement to the request = 0
- Property owners who have not responded = 7

RECOMMENDATION:

The Planning and Zoning Commission may make one of the following recommendations to the City Council:

Approve

Approve with Conditions

Deny the Request

ATTACHMENTS:

Exhibit A – Location Map

Exhibit B – Planned Development (PD-26) Standards – Redline Version

Exhibit C – Planned Development (PD-26) Standards – Clean Version

Exhibit D – Site Plan and Associated Exhibits

Exhibit E – PD-26

Martin Mares

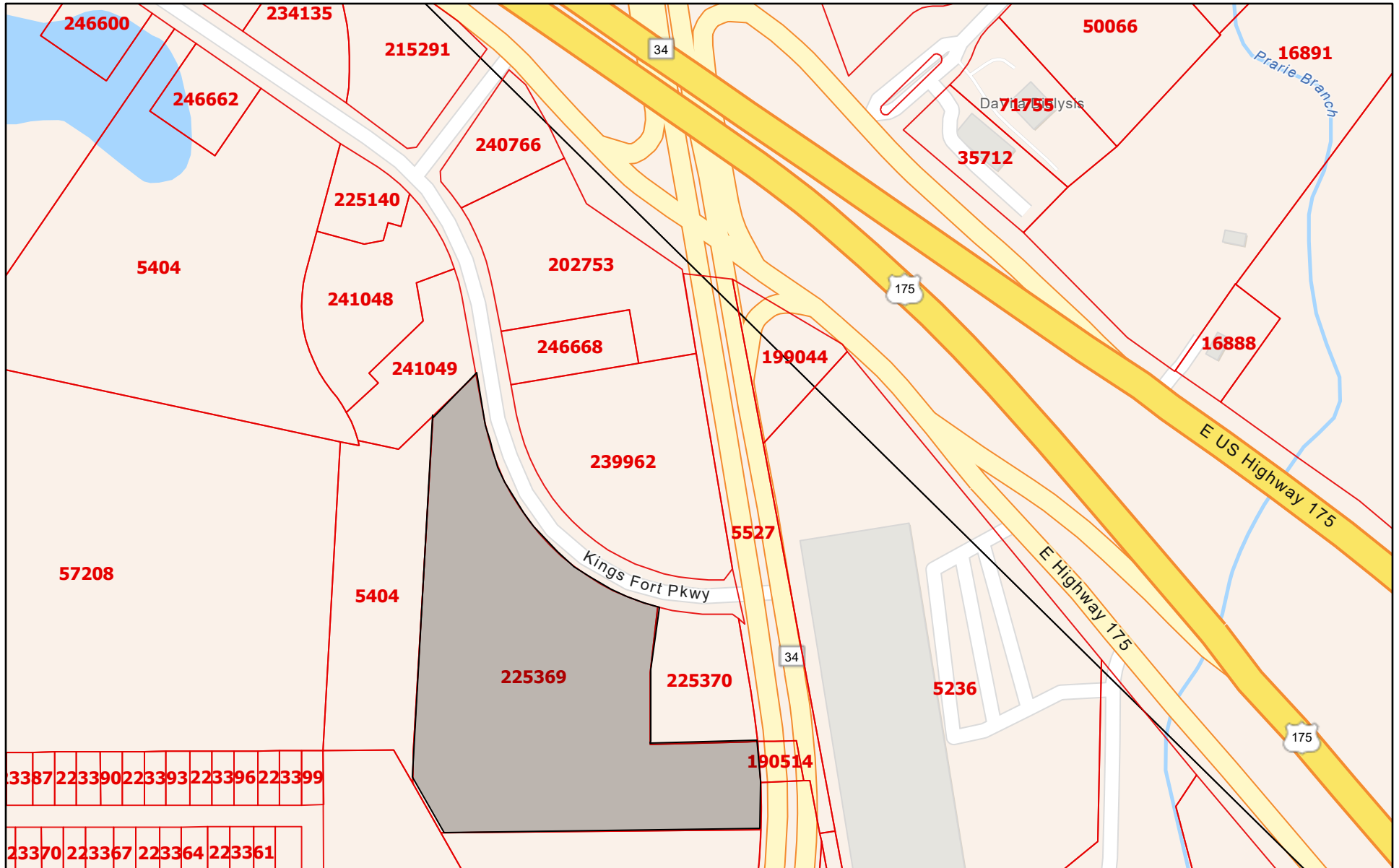
Senior Planner

972-932-2216 ext. 141

mmares@kaufmantx.org

Location Map

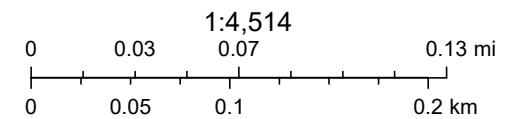
EXHIBIT A



6/15/2026, 9:11:40 AM

Parcels

Abstracts



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Exhibit "B"
PD-26 Development Regulations
PLANNED DEVELOPMENT-26
10.00 acres
Lot 6, Block A, Kings Fort Addition

A. GENERAL PURPOSE, INTENT AND DESCRIPTION:

The PD-26 district is intended to establish a sustainable, high-quality, mixed-use development with a strong neighborhood character, including predominantly multi-family residential uses with a ground-floor retail component. The district provides development standards which will help to ensure that the land uses will be developed in a cohesive, integrated, and visually appealing manner, while providing for some relief from some of the typical zoning requirements, where appropriate, in order to provide for the desired quality and arrangement of the development.

B. PERMITTED USES:

- (1) Uses permitted in the "MF-2" Multi-Family Residential-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.
- (2) Uses permitted in the "LR" Local (Neighborhood) Retail zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended, with the following exceptions:
 - a. The following use is permitted by right: Health, fitness, or sports club (indoors only)
 - b. The following use is permitted subject to approval of a Specific Use Permit: Alcoholic beverage sales in conjunction with a restaurant
 - c. The following uses are not permitted: Assisted living facilities; appliance, tool, or furniture rental (indoors); auto parts and accessory sales (indoor); auto repair, minor (paint less, dent repair & accessory install); car wash (attended); convenience store with gasoline sales; laboratory, scientific or research; motor fuel service station
- (3) New and Unlisted Uses - It is recognized that new unanticipated types of land uses (or land uses which are so dissimilar to any of those listed as to cause uncertainty in interpretation) may seek to be located in the district. Any land use which is not listed in the Use Charts shall be referred to the Planning & Zoning Commission and City Council for interpretation in accordance with the procedures set forth in the "Classification of New and Unlisted Uses" section of the Kaufman Zoning Ordinance.
- (4) Nuisance/Noxious Uses - Land uses which are deemed to be a hazard or a nuisance to the public (i.e., due to the presence/creation of unpleasant or noxious odors, noise, vibration, glare or other phenomenon that is inherent to the normal operation of the business/use) shall not be permitted within the district. The City Council has the authority, at its own discretion, to require the elimination of any of the above phenomena, or the removal of the

Exhibit "B"
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business/use, which produces a public hazard or nuisance.

C. MAXIMUM HEIGHT REGULATIONS:

60 feet, or four (4) stories.

D. AREA AND OTHER REGULATIONS:

(1) Area and Setback Requirements:

The development shall adhere to the area and setback regulations permitted in the MF-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(2) Commercial Component:

The commercial space shall be configured in the following manner:

- a. Located on the ground floor of the building facing Kings Fort Parkway.
- b. Include a minimum of 7,900 sq. ft. of floor area dedicated to commercial/retail uses.
- c. Include areas at each commercial end-cap for potential future outdoor dining.~~Include outdoor patio dining areas for the end-cap tenants.~~

(3) Access:

The site shall include the following access points, as follows:

- a. Full-access point on Kings Fort Parkway.
- b. Right-in/right-out access point on Kings Fort Parkway.
- c. Right-in/right-out access point on SH 34.
- d. Stub to the property to the south to provide for future full access to SH 34 at an existing median opening through the property to the south.
- e. Open Access - To provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not be gated.

(4) Internal Street:

The development shall provide a new internal, north-south ~~public~~-street extending from Kings Fort Parkway and stubbing to the property to the south,

Exhibit "B"
PD-26 Development Regulations

where a future connection to SH 34 at an existing median opening will be provided when the property to the south develops. This internal street shall be designed like a traditional urban street with ~~parallel~~ parking along the majority of its length, sidewalks along both sides (adjacent to the parking spaces), and street trees to break up ~~parking groups, the areas of parallel parking. In order to meet the minimum parking requirements, some of the spaces may be configured to be head-in, as long as parallel parking spaces are provided on both sides of the street and for a total of at least fifty percent (50%) of the street length as calculated on both sides.~~

(5) Parking and Loading Requirements:

- e. Parking Requirements - parking requirements shall be as follows:
 - ii. One-and-a-half (1.5) spaces for each one-bedroom unit
 - iii. ~~One-and-three-quarter~~Two (1.752) spaces for each two-bedroom unit
 - iv. ~~Two-and-a-half~~ (2.5) spaces for each three-bedroom unit
 - v. One (1) parking space per 2500 sq. ft. of retail/commercial/restaurant space
 - ~~v.vi.~~ One (1) parking space per 500 sq. ft. of residential leasing/clubhouse space
- f. No boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property.
- g. Dedicated loading areas for the commercial businesses located out of the fire lane shall be provided.
- h. All parking spaces shall meet the minimum dimensional requirements as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(6) Paving in Vehicular and Pedestrian Circulation Areas:

All paving in vehicular and pedestrian circulation areas (e.g., streets, drive aisles, parking areas, fire lanes, loading areas, sidewalks, trails, etc.) shall be reinforced concrete, and in accordance with the City's paving design standards, as may be amended.

(7) Landscaping Requirements:

- a. Minimum Usable Open Space (Pervious Surface) Area - Twenty percent (20%) of total lot area, not including the off-site park land area to the west.
- b. Minimum Landscaped (Pervious Surface) Area - Ten percent (10%) of total lot area.

Exhibit "B"
PD-26 Development Regulations

- c. Front Landscape Buffer Area - Minimum ten feet (10') along Kings Fort Parkway and SH 34, as measured from front property line (i.e., maximum future right-of-way line for the street) and excluding any portion of a building/structure for any parking area pavement; may include sidewalks, turf, ground cover, trees, shrubs, decorative landscape features, etc., and may be crossed by vehicular driveways entering the property. In addition, large shade trees (minimum four-inch (4") caliper) shall be planted at 50-foot centers within the front yard buffer area.
- d. Side/Rear Landscape Buffer Area –
The western buffer shall be planted with shrubs, ornamental trees, or
and plant materials that will not damage the adjacent retaining wall shall
be used.
- The southern buffer may be initially installed as grass/sod only, and
shall be enhanced with additional landscaping, conducive to connecting
the two phases, upon development of the southern phase of the
development.
- ~~d. Side/Rear Landscape Buffer Area – A landscaped~~
~~buffer yard with a minimum width of ten feet (10') shall be provided~~
~~along any side or rear property line, with the exception of the future park~~
~~land parcel to the west. The buffer yard shall include a mixture of small~~
~~ornamental and large shade trees. The large shade trees (minimum~~
~~four inch (4") caliper) shall be planted at 50 foot centers within any~~
~~side/rear buffer area, with the exception of the park land parcel to the~~
~~west.~~
- ~~The southern buffer may be initially installed as grass/sod only, and~~
~~shall be enhanced with additional landscaping upon development of the~~
~~southern phase of the development.~~
- e. Interior Parking Lot Landscaping Islands - A landscaped island (nine foot (9') minimum width) is required at the end of each bay (i.e., row) of parking spaces, and shall be placed such that bays of parking spaces do not exceed twenty-four (24) spaces in length; one (1) large shade tree shall be placed within each landscaped island such that the minimum distance from the center point of the tree is at least four feet (4') from any curb or paved surface. All other interior parking lot landscaping shall conform to Section 36.6 of the Kaufman Zoning Ordinance.
- f. Shrub Screening of Parking Areas – Adjacent to all parking and driving areas, a row of shrubs shall be planted of adequate distribution and height to provide full screening of the parking and maneuvering areas from surrounding streets and adjacent properties.

Exhibit "B"
PD-26 Development Regulations

- g. Building Foundation Landscaping – Landscaping shall be provided around the foundation of each building, which shall include a mixture of shrubs, groundcovers, grasses, and small trees.
- h. ~~Off Site Landscaping – The park land parcel to the west shall be planted with grass and include a mixture of shade trees, small ornamental trees, shrubs, and other plantings along the 10-foot wide public use trail. The developer shall receive credit towards their park fees for the installation of these improvements.~~
- h. All landscaped areas are to be maintained in a clean, living and growing condition at all times, and shall be equipped/irrigated with an automatic, underground irrigation system.
- i. Other landscaping provisions to be as required in the Kaufman Zoning Ordinance O-02-07, as amended, and in any other applicable City code or ordinance.

(8) Amenities, Sidewalks, and Trails:

- a. Indoor amenities for the multi-family residential development, including the leasing office, ~~mail center~~, fitness center, community room, etc., shall be incorporated into the ground floor of one of the buildings.
- b. ~~Various outdoor amenities shall be provided including, but not limited to: mail & parcel center, dog park, grill stations, and sport court(s). An open-air plaza with seating; fenced dog run with seating; and BBQ area with seating/tables/grilling stations; and various other outdoor seating areas shall be provided throughout the development for use by the residents. The BBQ area shall be allowed to be installed off-site on the future park land parcel to the west.~~
- c. ~~Patio dining areas: Refer to D.2.c above. shall be provided for each commercial end cap.~~
- d. An internal pedestrian sidewalk system shall be provided throughout the development to connect building entrances, parking areas, ~~outdoor and~~ amenities, ~~and as well as~~ provide connections to existing perimeter sidewalks along Kings Fort Parkway and SH 34, ~~as well as surrounding trails.~~ The sidewalks shall be at least five feet (5') in width and constructed of concrete.
- e. ~~A public use trail at least ten feet (10') in width and constructed of concrete shall be installed by the developer through the off-site park land parcel to the west. Sidewalk/trail connections from the development to this trail shall be made at regular intervals. The trail shall be amenitized with seating areas, trash receptacles, and~~

Exhibit "B"
PD-26 Development Regulations

~~landscaping at regular intervals. The trail and associated amenities shall be made open to the public. The developer shall receive credit towards their park fees for the installation of these improvements.~~

(9) Architectural Requirements:

- a. Facade material requirements: Buildings shall provide the following minimum brick or stone masonry, the remainder of facade materials shall be primarily cementitious materials (cement fiber board, portland stucco, etc.)
 - i. Buildings with commercial components: Minimum 10% masonry per building elevation with an aggregate 20% masonry. 1st floor shall have a minimum of 80% masonry per building elevation.
 - ii. Buildings with exclusively residential components: Minimum 20% masonry per building elevation with an aggregate of 20% masonry. 1st floor shall have a minimum of 80% masonry per building elevation.
 - ~~a-iii. Accessory structures: Minimum 2' tall masonry base. Minimum twentyfour percent (240%) brick and/or stone per building elevation. Other materials shall Stucco, EIFS, or hardi plank siding materials may be used for the remaining materials. Metal and wood (or wood look materials) may be used as accent materials. Stucco and hardi plank should only be used on surfaces eight (8) feet above grade and/or in recessed patio and balcony areas.~~
- b. The buildings shall employ wall plane recesses and projections at regular intervals on all elevations.
- c. The top portions of the buildings shall be accentuated with vertical articulations at regular intervals, cornice treatments, parapets, or other architectural details.
- d. ~~The buildings may include a mix of flat roof and sloped roof designs. The flat roof portions shall include parapet walls.~~
- e. ~~Windows, false windows, shutters, or brick inlays shall be used on all elevations to break up areas of blank wall and provide for four sided architecture. These treatments shall be of similar size/proportion and style to provide a sense of uniformity throughout the development.~~
- f. ~~All residential units shall include patios or balconies of adequate size to provide usable outdoor living space for each unit.~~
- g. Ground-floor ~~residential and~~ commercial units shall include storefront window designs to provide for an inviting appearance and awnings to provide shade and cover from the elements.
- h. ~~To provide for a traditional residential neighborhood character,~~

Exhibit "B"
PD-26 Development Regulations

~~architectural details shall be provided, which could include horizontal banding, window treatments (sills and headers, shutters, windowpane systems, etc.), cornice treatments, foundation/base accentuation, tower elements at building corners, etc.~~

(10) Lighting Requirements:

Lighting shall be in accordance with the City's code of Ordinances, as amended. Lighting fixtures shall be of a type that can be oriented downward or upon building facades, and shall not produce light overspill onto adjacent properties or public rights-of-way. Adequate lighting for safety and security at nighttime shall be provided, but the amount of lighting shall not be excessive such that it produces a "glowing" effect that would detract from the community's peaceful setting. Special types of lighting (such as for holidays and festivals) shall be allowed and encouraged within the district.

(11) Screening:

- a. Dumpster Screening (including dumpsters and other solid waste facilities such as trash compactors, recycling containers/compactors, etc.) - All free-standing solid waste facilities shall be screened from view from any public street and any adjacent residential zoning district by a six foot (6') tall masonry wall (same colors and materials as main building) on at least three (3) sides, with securable gates for access (unless screened from public views by a building). Solid waste facilities that are attached to the main building (i.e., trash/recycling compactors, etc.) Shall be effectively screened from view of any public street and any adjacent residential district with strategic placement of tall evergreen shrubs (six foot (6') height and seventy-five percent (75%) opacity within three (3) years of initial planting/installation) and large shade trees.
- b. Mechanical Equipment Screening - All mechanical equipment and satellite dishes (including rooftop- and ground-mounted) shall be screened from view of any public street by architecturally integrated facade extensions, parapet or "wing" walls, a living screen, or by some other device/means that is approved by the City.
- c. Perimeter Screening and Amenity Fencing - To provide for a pedestrian-friendly, mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not include perimeter screening or fencing, with the following exceptions:
 - i. Screening may be installed adjacent to the commercial property to the east, particularly to provide screening from the back end of commercial uses, which commonly include loading areas,

Exhibit "B"
PD-26 Development Regulations

dumpsters, etc.

- ii. Open-style decorative metal fencing may be installed around certain amenities that require security and separation, such as the dog park and the commercial patio areas.

(12) Signage:

- a. Small free-standing signs for on-site directional or movement control purposes shall be allowed to be placed within the complex, but not within public right-of-way. The maximum size of on-site directional signs shall be six (6) square feet per side.
- b. Address and building designation signs with proper illumination for legible at night shall be allowed to be placed on each building.
- b. Monument Signs - One (1) monument-style sign per direct access point on Kings Fort Parkway or SH 34 shall be allowed, for a total of three (3) signs – two (2) along Kings Fort Parkway and one (1) along SH 34. The monument signs along Kings Fort Parkway may identify the multi-family development and the commercial users. The monument sign along SH 34 may identify the multi-family development. The monument signs are limited to a maximum of ten feet (10') in height; ~~maximum size of fifty (50) square feet of sign area per sign face;~~ and shall be placed at least ten feet (10') setback from the street right-of-way line and not over any utility easements lines. Monument signs shall be constructed~~The monument signs shall include a masonry base at least two (2) feet tall and~~ with the same colors, architectural style, and materials as the main building.The bottom two feet (2') of signs shall be constructed of brick and/or stone masonry.
- c. Refer to Exhibit "C" for sign sizing and conceptual design. Sign copy and final design shall be approved and permitted separately.
- d. Commercial Wall Signs – Each commercial tenant shall be allowed one wall sign per façade. The wall signs shall meet the criteria outlined in Section 44.8 of the City of Kaufman Zoning Ordinance O-02-07, as amended, as applicable to the LR zoning district.
- e. Pole/pylon signs are prohibited.
- e.f. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.
- f. ~~Pole/pylon signs are prohibited.~~

Exhibit "B"
PD-26 Development Regulations

~~g.f. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.~~

(13) Outside Storage:

Open storage is prohibited. There shall be no outside storage of materials or outside display of merchandise on the property.

E. APPROVAL REQUIREMENTS:

- (1) Site Plan Review:** The review and approval of a site plan shall be required prior to the development of any site (or the construction of any structure) within the district (see Section 39, Site Plan Review, of the Kaufman Zoning Ordinance). Development standards for each building site shall be in accordance with this and any other applicable section of the Kaufman Zoning Ordinance, and shall be clearly shown on the site plan. Additional supporting information may be required by the City prior to consideration and approval of the site plan.
- (2) Landscape Plan and Facade Plan Review:** Detailed landscape plans, building elevations, and floor plans shall be submitted for review and approval along with the site plan. The landscape plans, building elevations, and floor plans shall clearly show all details relating to the distribution of landscaping and specific plant species, quantities, and sizes; architectural materials and details for each facade; and dimensions of buildings, building openings, distribution of unit types, and arrangement of uses across each floor. The plans shall also demonstrate how the site meets the landscaping and architectural requirements of the PD and Kaufman Zoning Ordinance requirements, as applicable.
- (3) Construction Plan and Final Plat Review:** After approval of the site plan and associated landscape plans, building elevations, and floor plans, the development will be subject to construction/civil plan review and approval and final plat approval in accordance with the City's current development policies and procedures. No building permit shall be issued until all required plans/plats are properly reviewed and approved, and no certificate of occupancy shall be issued until all construction and improvements conform to the approved site plat, building plans, etc.
- (4) Modifications:** Any modifications to the site plan and associated landscaping/building plans, construction plans, or final plat shall require City approval. Whether the change can be processed as a minor modification (staff approval) or major modification (consideration by the Planning & Zoning Commission and the City Council) shall follow the procedures as outlined in the City's adopted zoning and subdivision regulations, as amended.

Exhibit "B"
PD-26 Development Regulations

F. SPECIAL REQUIREMENTS:

(1) Design Criteria:

- a. Power/Utility Lines - New utility service lines (including, but not limited to, those for electricity, telephone, cable, etc.) shall be placed underground, in accordance with Section 3.8 of the Subdivision Ordinance, as amended.

- b. Architectural Design:

The purpose of this section is not to require all structures and development projects within the district to be identical in appearance or design, but to ensure compatibility among the various development projects within the district, and to ensure a harmonious, visually pleasing, high-quality appearance for the overall district as a whole.

- 1. The architectural standards shall aim to achieve the following objectives:

- (1) Architectural compatibility and harmonious appearance of structures throughout the district;
 - (2) Human scale design and perception;
 - (3) Integration of uses and physical design elements;

- 2. All building materials shall be established on architectural elevations and supporting information, and shall be subject to City review and approval (or disapproval) with the final site plan.

- c. Building Placement/Orientation - Any building within one hundred feet (100') of a public right-of-way shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.

(2) Other Regulations:

Any requirements not specifically addressed herein shall be as stated in the MF-2 section and other applicable sections of the Kaufman Zoning Ordinance O-02-07, as amended, and/or within the City's Code of Ordinances, as amended.

Exhibit "B"
PD-26 Development Regulations
PLANNED DEVELOPMENT-26
10.00 acres
Lot 6, Block A, Kings Fort Addition

A. GENERAL PURPOSE, INTENT AND DESCRIPTION:

The PD-26 district is intended to establish a sustainable, high-quality, mixed-use development with a strong neighborhood character, including predominantly multi-family residential uses with a ground-floor retail component. The district provides development standards which will help to ensure that the land uses will be developed in a cohesive, integrated, and visually appealing manner, while providing for some relief from some of the typical zoning requirements, where appropriate, in order to provide for the desired quality and arrangement of the development.

B. PERMITTED USES:

- (1) Uses permitted in the "MF-2" Multi-Family Residential-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.
- (2) Uses permitted in the "LR" Local (Neighborhood) Retail zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended, with the following exceptions:
 - a. The following use is permitted by right: Health, fitness, or sports club (indoors only)
 - b. The following use is permitted subject to approval of a Specific Use Permit: Alcoholic beverage sales in conjunction with a restaurant
 - c. The following uses are not permitted: Assisted living facilities; appliance, tool, or furniture rental (indoors); auto parts and accessory sales (indoor); auto repair, minor (paint less, dent repair & accessory install); car wash (attended); convenience store with gasoline sales; laboratory, scientific or research; motor fuel service station
- (3) New and Unlisted Uses - It is recognized that new unanticipated types of land uses (or land uses which are so dissimilar to any of those listed as to cause uncertainty in interpretation) may seek to be located in the district. Any land use which is not listed in the Use Charts shall be referred to the Planning & Zoning Commission and City Council for interpretation in accordance with the procedures set forth in the "Classification of New and Unlisted Uses" section of the Kaufman Zoning Ordinance.
- (4) Nuisance/Noxious Uses - Land uses which are deemed to be a hazard or a nuisance to the public (i.e., due to the presence/creation of unpleasant or noxious odors, noise, vibration, glare or other phenomenon that is inherent to the normal operation of the business/use) shall not be permitted within the district. The City Council has the authority, at its own discretion, to require the elimination of any of the above phenomena, or the removal of the

Exhibit "B"
PD-26 Development Regulations

business/use, which produces a public hazard or nuisance.

C. MAXIMUM HEIGHT REGULATIONS:

60 feet, or four (4) stories.

D. AREA AND OTHER REGULATIONS:

(1) Area and Setback Requirements:

The development shall adhere to the area and setback regulations permitted in the MF-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(2) Commercial Component:

The commercial space shall be configured in the following manner:

- a. Located on the ground floor of the building facing Kings Fort Parkway.
- b. Include a minimum of 7,900 sq. ft. of floor area dedicated to commercial/retail uses.
- c. Include areas at each commercial end-cap for potential future outdoor dining. The foundation of these areas will be constructed and prepared for enhancement and use by future tenant(s).

(3) Access:

The site shall include the following access points, as follows:

- a. Full-access point on Kings Fort Parkway.
- b. Right-in/right-out access point on Kings Fort Parkway.
- c. Right-in/right-out access point on SH 34.
- d. Stub to the property to the south to provide for future full access to SH 34 at an existing median opening through the property to the south.
- e. Open Access - To provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not be gated.

(4) Internal Street:

The development shall provide a new internal, north-south street extending

Exhibit "B"
PD-26 Development Regulations

from Kings Fort Parkway and stubbing to the property to the south, where a future connection to SH 34 at an existing median opening will be provided when the property to the south develops. This internal street shall be designed like a traditional urban street with parking along the majority of its length, sidewalks along both sides (adjacent to the parking spaces), and street trees to break up parking groups.

(5) Parking and Loading Requirements:

- e. Parking Requirements - parking requirements shall be as follows:
 - ii. One-and-a-half (1.5) spaces for each one-bedroom unit
 - iii. One-and-three-quarter (1.75) spaces for each two-bedroom unit
 - iv. Two (2) spaces for each three-bedroom unit
 - v. One (1) parking space per 250 sq. ft. of retail/commercial/restaurant space
 - vi. One (1) parking space per 500 sq. ft. of residential leasing/clubhouse space
- f. No boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property.
- g. Dedicated loading areas for the commercial businesses located out of the fire lane shall be provided.
- h. All parking spaces shall meet the minimum dimensional requirements as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(6) Paving in Vehicular and Pedestrian Circulation Areas:

All paving in vehicular and pedestrian circulation areas (e.g., streets, drive aisles, parking areas, fire lanes, loading areas, sidewalks, trails, etc.) shall be reinforced concrete, and in accordance with the City's paving design standards, as may be amended.

(7) Landscaping Requirements:

- a. Minimum Usable Open Space (Pervious Surface) Area - Twenty percent (20%) of total lot area, not including the off-site park land area to the west.
- b. Minimum Landscaped (Pervious Surface) Area - Ten percent (10%) of total lot area.
- c. Front Landscape Buffer Area - Minimum ten feet (10') along Kings Fort Parkway and SH 34, as measured from front property line (i.e., maximum future right-of-way line for the street) and excluding any

Exhibit "B"
PD-26 Development Regulations

portion of a building/structure for any parking area pavement; may include sidewalks, turf, ground cover, trees, shrubs, decorative landscape features, etc., and may be crossed by vehicular driveways entering the property. In addition, large shade trees (minimum four-inch (4") caliper) shall be planted at 50-foot centers within the front yard buffer area.

d. Side/Rear Landscape Buffer Area –

The western buffer shall be planted with shrubs, ornamental trees, or and plant materials that will not damage the adjacent retaining wall shall be used.

The southern buffer may be initially installed as grass/sod only, and shall be enhanced with additional landscaping, conducive to connecting the two phases, upon development of the southern phase of the development.

e. Interior Parking Lot Landscaping Islands - A landscaped island (nine foot (9') minimum width) is required at the end of each bay (i.e., row) of parking spaces, and shall be placed such that bays of parking spaces do not exceed twenty-four (24) spaces in length; one (1) large shade tree shall be placed within each landscaped island such that the minimum distance from the center point of the tree is at least four feet (4') from any curb or paved surface. All other interior parking lot landscaping shall conform to Section 36.6 of the Kaufman Zoning Ordinance.

f. Shrub Screening of Parking Areas – Adjacent to all parking and driving areas, a row of shrubs shall be planted of adequate distribution and height to provide full screening of the parking and maneuvering areas from surrounding streets and adjacent properties.

g. Building Foundation Landscaping – Landscaping shall be provided around the foundation of each building, which shall include a mixture of shrubs, groundcovers, grasses, and small trees.

h. All landscaped areas are to be maintained in a clean, living and growing condition at all times, and shall be equipped/irrigated with an automatic, underground irrigation system.

i. Other landscaping provisions to be as required in the Kaufman Zoning Ordinance O-02-07, as amended, and in any other applicable City code or ordinance.

(8) Amenities, Sidewalks, and Trails:

a. Indoor amenities for the multi-family residential development, including

Exhibit "B"
PD-26 Development Regulations

the leasing office, fitness center, community room, etc., shall be incorporated into the ground floor of one of the buildings.

- b. Various outdoor amenities shall be provided including: mail & parcel center, dog park, grill stations, and sport court(s) shall be provided throughout the development for use by the residents.
- c. Patio dining areas: Refer to D.2.c above.
- d. An internal pedestrian sidewalk system shall be provided throughout the development to connect building entrances, parking areas, outdoor amenities, and provide connections to existing perimeter sidewalks along Kings Fort Parkway and SH 34. The sidewalks shall be at least five feet (5') in width and constructed of concrete.
- e.

(9) Architectural Requirements:

- a. Facade material requirements: Buildings shall provide the following minimum brick and/or stone masonry, the remainder of facade materials shall be primarily cementitious materials (cement fiber board, portland stucco, etc.)
 - i. Buildings with commercial components: Minimum 10% masonry per building elevation with an aggregate 20% masonry. 1st floor shall have a minimum of 80% masonry per building elevation.
 - ii. Buildings with exclusively residential components: Minimum 20% masonry per building elevation.
 - iii. Accessory structures: Minimum 2' tall masonry base.
- b. The buildings shall employ wall plane recesses and projections at regular intervals on all elevations.
- c. The top portions of the buildings shall be accentuated with vertical articulations at regular intervals, cornice treatments, parapets, or other architectural details.
- d. Ground-floor commercial units shall include storefront window designs to provide for an inviting appearance and awnings to provide shade and cover from the elements.

(10) Lighting Requirements:

Lighting shall be in accordance with the City's code of Ordinances, as amended. Lighting fixtures shall be of a type that can be oriented downward or upon building facades, and shall not produce light overspill onto adjacent properties or public rights-of-way. Adequate lighting for safety and security at

Exhibit "B"
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nighttime shall be provided, but the amount of lighting shall not be excessive such that it produces a "glowing" effect that would detract from the community's peaceful setting. Special types of lighting (such as for holidays and festivals) shall be allowed and encouraged within the district.

(11) Screening:

- a. Dumpster Screening (including dumpsters and other solid waste facilities such as trash compactors, recycling containers/compactors, etc.) - All free-standing solid waste facilities shall be screened from view from any public street and any adjacent residential zoning district by a six foot (6') tall masonry wall (same colors and materials as main building) on at least three (3) sides, with securable gates for access (unless screened from public views by a building). Solid waste facilities that are attached to the main building (i.e., trash/recycling compactors, etc.) Shall be effectively screened from view of any public street and any adjacent residential district with strategic placement of tall evergreen shrubs (six foot (6') height and seventy-five percent (75%) opacity within three (3) years of initial planting/installation) and large shade trees.
- b. Mechanical Equipment Screening - All mechanical equipment and satellite dishes (including roof and ground-mounted) shall be screened from view of any public street by architecturally integrated facade extensions, parapet or "wing" walls, a living screen, or by some other device/means that is approved by the City.
- c. Perimeter Screening and Amenity Fencing - To provide for a pedestrian-friendly, mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not include perimeter screening or fencing, with the following exceptions:
 - i. Screening may be installed adjacent to the commercial property to the east, particularly to provide screening from the back end of commercial uses, which commonly include loading areas, dumpsters, etc.
 - ii. Open-style decorative metal fencing may be installed around certain amenities that require security and separation, such as the dog park and the commercial patio areas.

(12) Signage:

- a. Small free-standing signs for on-site directional or movement control purposes shall be allowed to be placed within the complex, but not within public right-of-way. The maximum size of on-site directional

Exhibit "B"
PD-26 Development Regulations

signs shall be six (6) square feet per side.

- b. Address and building designation signs with proper illumination for legibility at night shall be allowed to be placed on each building.
- c. Monument Signs - One (1) monument-style sign per direct access point on Kings Fort Parkway or SH 34 shall be allowed, for a total of three (3) signs – two (2) along Kings Fort Parkway and one (1) along SH 34. The monument signs along Kings Fort Parkway may identify the multi-family development and the commercial users. The monument sign along SH 34 may identify the multi-family development. The monument signs are limited to a maximum of ten feet (10') in height and shall be placed at least ten feet (10') setback from the street right-of-way line and not over any utility easements. Monument signs shall be constructed with the same colors, architectural style, and materials as the main building. The bottom two feet (2') of signs shall be constructed of brick and/or stone masonry.
- d. Refer to Exhibit "C" for sign sizing and conceptual design. Sign copy and final design shall be approved and permitted separately.
- e. Commercial Wall Signs – Each commercial tenant shall be allowed one wall sign per façade. The wall signs shall meet the criteria outlined in Section 44.8 of the City of Kaufman Zoning Ordinance O-02-07, as amended, as applicable to the LR zoning district.
- f. Pole/pylon signs are prohibited.
- g. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.

(13) Outside Storage:

Open storage is prohibited. There shall be no outside storage of materials or outside display of merchandise on the property.

E. APPROVAL REQUIREMENTS:

- (1) Site Plan Review: The review and approval of a site plan shall be required prior to the development of any site (or the construction of any structure) within the district (see Section 39, Site Plan Review, of the Kaufman Zoning Ordinance). Development standards for each building site shall be in accordance with this and any other applicable section of the Kaufman Zoning Ordinance, and shall be clearly shown on the site plan. Additional supporting information may be required by the City prior to consideration and approval

Exhibit "B"
PD-26 Development Regulations

of the site plan.

- (2) **Landscape Plan and Facade Plan Review:** Detailed landscape plans, building elevations, and floor plans shall be submitted for review and approval along with the site plan. The landscape plans, building elevations, and floor plans shall clearly show all details relating to the distribution of landscaping and specific plant species, quantities, and sizes; architectural materials and details for each facade; and dimensions of buildings, building openings, distribution of unit types, and arrangement of uses across each floor. The plans shall also demonstrate how the site meets the landscaping and architectural requirements of the PD and Kaufman Zoning Ordinance requirements, as applicable.
- (3) **Construction Plan and Final Plat Review:** After approval of the site plan and associated landscape plans, building elevations, and floor plans, the development will be subject to construction/civil plan review and approval and final plat approval in accordance with the City's current development policies and procedures. No building permit shall be issued until all required plans/plats are properly reviewed and approved, and no certificate of occupancy shall be issued until all construction and improvements conform to the approved site plat, building plans, etc.
- (4) **Modifications:** Any modifications to the site plan and associated landscaping/building plans, construction plans, or final plat shall require City approval. Whether the change can be processed as a minor modification (staff approval) or major modification (consideration by the Planning & Zoning Commission and the City Council) shall follow the procedures as outlined in the City's adopted zoning and subdivision regulations, as amended.

F. SPECIAL REQUIREMENTS:

- (1) **Design Criteria:**
 - a. **Power/Utility Lines** - New utility service lines (including, but not limited to, those for electricity, telephone, cable, etc.) shall be placed underground, in accordance with Section 3.8 of the Subdivision Ordinance, as amended.
 - b. **Architectural Design:**

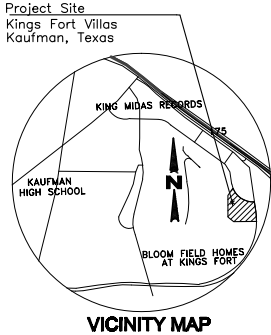
The purpose of this section is not to require all structures and development projects within the district to be identical in appearance or design, but to ensure compatibility among the various development projects within the district, and to ensure a harmonious, visually pleasing, high-quality appearance for the overall district as a whole.

Exhibit "B"
PD-26 Development Regulations

1. The architectural standards shall aim to achieve the following objectives:
 - (1) Architectural compatibility and harmonious appearance of structures throughout the district;
 - (2) Human scale design and perception;
 - (3) Integration of uses and physical design elements;
 2. All building materials shall be established on architectural elevations and supporting information, and shall be subject to City review and approval (or disapproval) with the final site plan.
- c. Building Placement/Orientation - Any building within one hundred feet (100') of a public right-of-way shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.
- (2) Other Regulations:

Any requirements not specifically addressed herein shall be as stated in the MF-2 section and other applicable sections of the Kaufman Zoning Ordinance O-02-07, as amended, and/or within the City's Code of Ordinances, as amended.

EXHIBIT B
CASE NO. SP-



IMPERVIOUS & PERVIOUS AREAS	
TOTAL AREA:	435,600 SF
IMPERVIOUS AREA: (Including building, pavement, parking, sidewalk & dumpster area)	328,820 SF
PERVIOUS AREA:	106,780 SF
IMPERVIOUS AREA RATIO (Impervious Area/Total Lot Area)	75.48%
OCCUPANCY GROUP	MF
CONSTRUCTION TYPE OF THE STRUCTURE IS VB (PROTECTED)	

- NOTES:
- ALL HEAD-ON PARKING SPACES ARE 18'X9' AND ANGLE PARKING SPACES AREA 21'X9' UNLESS OTHERWISE NOTED.
 - ALL PARKING, DRIVE AISLES, AND SIDEWALKS WILL BE CONCRETE.
 - ALL SIDEWALKS SHALL BE AT LEAST 5 FEET IN WIDTH.
 - ADEQUATE LIGHTING SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT AND SHALL BE IN ACCORDANCE WITH SECTION 42 OF THE ZONING ORDINANCE.
 - OPEN STORAGE IS PROHIBITED.
 - NO BOATS, CAMPERS, TRAILERS, OR OTHER RECREATIONAL VEHICLES SHALL BE PARKED OR STORED ON THE PROPERTY.
 - ALL SINGE SHALL ADHERE TO THE APPLICABLE ZONING REGULATIONS.
 - ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED BY EVERGREEN SHRUBS. ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED BY BUILDING PARAPETS.

DEVELOPER/OWNER
& APPLICANT

CONTACT: JAMES SANTIAGO
PH: (469) 556 5955
EMAIL: 7jamesantiago@gmail.com

ARCHITECT

Ebarb + GUEST ARCHITECTURE
CONTACT: DANIEL EBARB
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DALLAS, TEXAS 75226
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E-MAIL: DANIEL@EBARBGUEST.COM

CIVIL ENGINEER

ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CFM
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WYLLIE, TX 75098
PH. 214 533 7181
E-MAIL: naim1207@yahoo.com

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
PH. 940 222 3009
www.eaglesurveying.com

ZONING DESIGNATION PD-17R-MF-2 (MULTI-FAMILY RESIDENTIAL)
BUILDING TYPE APARTMENT (MULTI-FAMILY)
PROPOSED LAND USE MULTI-FAMILY AND NEIGHBORHOOD RETAIL SERVICES

PROJECT DATA					
Project Data					
Building Data					
Residential (Unit Count)					
Building	Stories	Units/Floor	Total Units	Unit Types	
1	2	12	24	A2 (8), B2 (16)	
2	3	12	36	A1 (24), B1 (12)	
3	3	12	36	B1 (24), C1 (12)	
4	3	12	36	A1 (24), A2 (12)	
5	3	12	36	A2 (12), B2 (24)	
6	3	12	36	A2 (24), B2 (6), C1(6)	
7	3	12	36	A2 (12), B2 (24)	
			240		

LEGEND	
TC	EXISTING TOP OF CURB
TSW	EXISTING TOP OF SIDEWALK
GT	EXISTING GUTTER
TELP	EXISTING TELEPHONE PEDESTAL
BL	EXISTING BOLLARD
INLET	EXISTING CURB INLET
PP	EXISTING POWER POLE
WV	EXISTING WATER VALVE
LP	EXISTING LIGHT POST
GM	EXISTING GAS METER
TMH	EXISTING FIRE HYDRANT
SMH	EXISTING TELEPHONE MANHOLE
SMH	EXISTING SANITARY SEWER MANHOLE
	PROPOSED STREET LIGHT
	PROPOSED BRICK PAVERS
GW	EXISTING GUY WIRE
STS	EXISTING TRAFFIC SIGNAL LIGHT POLE
TSB	EXISTING TRAFFIC SIGNAL BOX
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
STM	EXISTING STORM SEWER LINE
X	EXISTING CHAINLINK FENCE
G	EXISTING GAS LINE
OHU	EXISTING OVERHEAD POWER LINE
675	EXISTING CONTOUR
BL	PROPOSED CONTOUR
	BUILDING SETBACK LINE

PROJECT DATA

Unit Data					
Non-Residential (Area)					
Building	Office	Retail	Total		
1	3,892	8,647	12,539		
Unit Mix					
Unit Type	Bedrooms	Count	% of Total	Area (Gross, HUD)	Area (Gross, Market)
A1	1	48	20%	609	656
A2	1	68	28%	771	826
B1	2	36	15%	881	941
B2	2	70	29%	946	1007
C1	3	18	8%	1057	1123
		240	100%		
Unit Type	Count				
A1/A2	116				
B1/B2	106				
C1	18				

Parking				
Required				
Unit	Count	Pkg Ratio	Pkg Req'd	HC Req'd (2% of Total)
1-Bed (As)	116	1.5	174	
2-Bed (Bs)	106	1.75	185.5	
3-Bed (Cs)	18	2	36	
Retail	12539	250	50,156	
Office	3892	500	7,784	
Total			453.44	10 including 2 van
Provided				
Standard Space			350	
Standard Carport			72	
Standard Carport w/ EV			3	
Standard Garage			17	
HC Garage			1	
HC Standard			7	
HC Carport			1	
HC Standard Carport w/ EV			1	
HC Van			7	
HC Van Carport			1	
Total			460	HC = 18

KINGS FORT VILLAS
Lot 1, Block 1
Apartments - 240 Units
At Kings Fort Parkway Kaufman, TX 75142
Dionision Falcon Survey Abstract No. 151, Tract 1
JWS Land, LTD, Vol. 4238, Pg 325
Total Area: 10.0 Acres

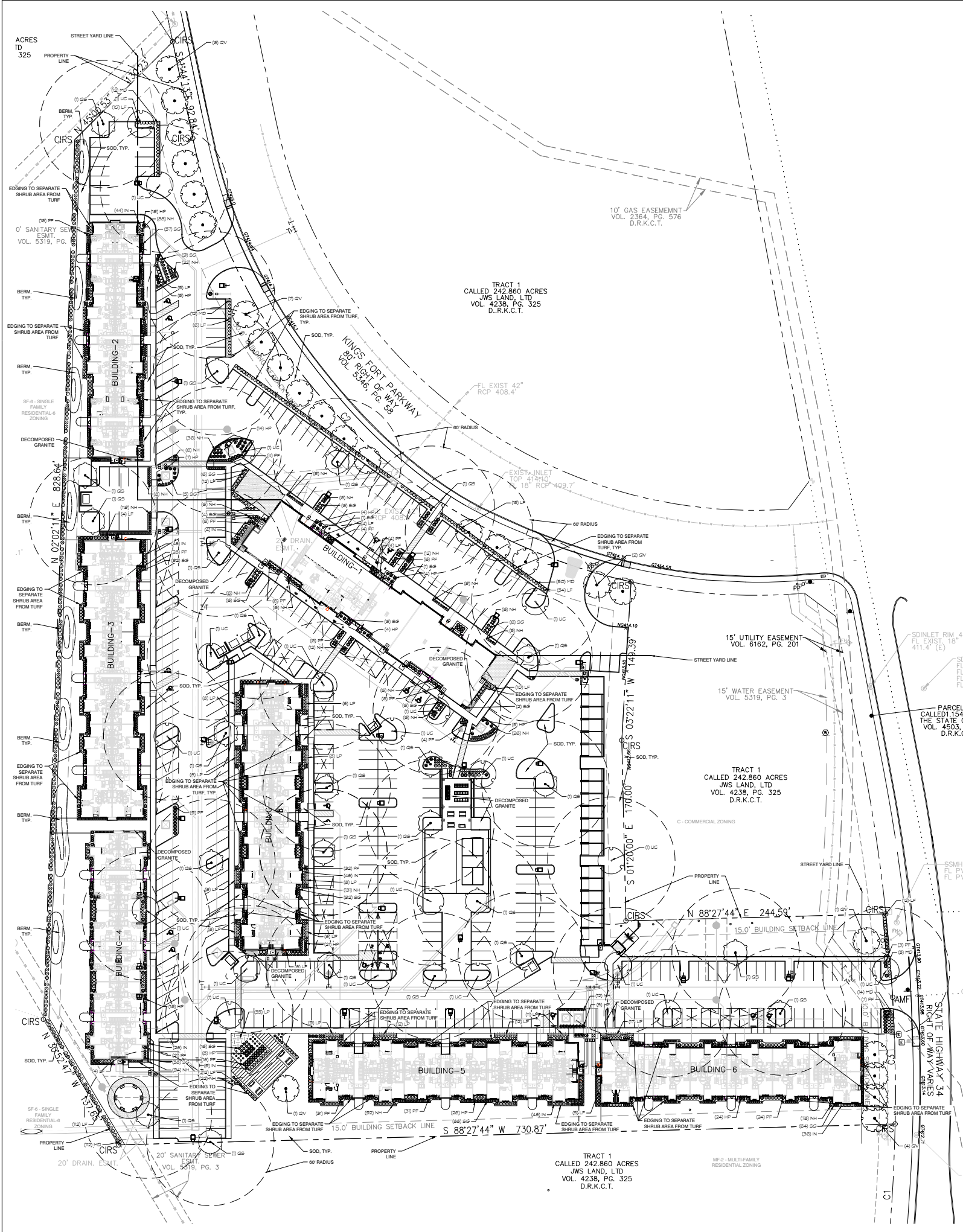
SITE PLAN

DATE: 6/30/2026
DRAWN: NDA
PROJECT: 900-KAUFMAN-25
SHEET NO: C1

SCALE: 1"=50'
CHECKED BY: NDA



Md. Naim Uddin Khan
6-11-2026



LANDSCAPE CALCULATIONS:

SITE LANDSCAPE:
CITY OF KAUFMAN, TEXAS
Zoning: MF-2 (Multi-family residential 2)

STREET YARD:
Street Yard: 79,960 sf
Landscape Area Required: 11,994 sf (15% of street yard)
Landscape Area Provided: 28,000+ sf

LANDSCAPE BUFFER / INTERIOR PARKWAY LANDSCAPE:
Kings Fort Pkwy Frontage: 714 lf
Street Trees Required: 18 Trees (1 Shade Tree per 40 lf)
Street Trees Provided: 18 Trees
Shrubs Required: 143 Shrubs (10 Shrubs (2' ht) per 50 lf)
Shrubs Provided: 144 Shrubs
5' Wide Landscape Buffer Yard Along Frontage: Provided
State Hwy 34 Frontage: 198 lf
Street Trees Required: 5 Trees (1 Shade Tree per 40 lf)
Street Trees Provided: 5 Trees
Shrubs Required: 40 Shrubs (10 Shrubs (2' ht) per 50 lf)
Shrubs Provided: 41 Shrubs
10' Wide Landscape Buffer Yard Along Frontage: Provided

PARKING LOT LANDSCAPE:
Screened From Adjacent Properties and ROW at 30' ht. min.: Provided
Parking Spaces: 432 Spaces
Landscape Area Required: 6,928 sf (16 sf per Parking Spaces)
Landscape Area Provided: 18,143 sf
Trees Required: 44 Trees (1 Tree per 10 Parking Spaces)
Trees Provided: 44 Trees
Parking Spaces 60 lf From a Tree: Provided
Tree in All Terminal Islands: Provided*

SCREENING OF RESIDENTIAL:
Earthen Berm with Minimum 3 ft.: Provided
Earthen Berm Length: 966 lf
Trees Required: 0 Trees per PD agreement
Trees Provided: 0 Trees
Large Evergreen Shrubs: Provided

* Some trees relocated elsewhere on site due to site constraints

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
LARGE TREES					
QS	24	QUERCUS SHUMARDII / SHUMARD OAK	2" CAL.	7' HT MIN	
QV	24	QUERCUS VIRGINIANA / LIVE OAK	2" CAL.	7' HT MIN	
UC	20	ULMUS CRASSIFOLIA / CEDAR ELM	2" CAL.	7' HT MIN	

SHRUBS					
HP	169	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL.	24" HT. MIN.	
IN	273	ILEX VOMITORIA 'NANA' / DWARF YAUPOH HOLLY	3 GAL.	24" HT. MIN.	
LF	274	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	3 GAL.	24" HT. MIN.	
MD	205	MORELLA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	3 GAL.	24" HT. MIN. SCREENING SHRUB	
NH	670	NANDINA DOMESTICA 'HARBOR DWARF' / HARBOR DWARF HEAVENLY BAMBOO	1 GAL.	12" HT. MIN.	
PF	251	PENNETUM RUPPELLII / FOUNTAIN GRASS	3 GAL.	24" HT. MIN.	
SG	525	SALVIA GREGGII / AUTUMN SAGE	3 GAL.	24" HT. MIN.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
SHRUB AREAS						
LP	180	LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	1 GAL.	24" o.c.		
GROUND COVERS						
SOD			CYNODON DACTYLON 'TIF TURF' / TIFTURF BERMUDAGRASS	SOD		
			DECOMPOSED GRANITE, 3" THICK LAYER COMPACTED OVER LANDSCAPE FABRIC (ANY APPROVED)			

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF DECOMPOSED GRANITE TO MATCH NEIGHBORING PLANTING AREAS, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

EXHIBIT D

Ebarb + Guest Architecture
www.ebarbguest.com



214.247.6836
3309 Elm St. #102-241
Dallas, TX 75226



salasobrien.com 972-812-1270

Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Registration:
Project Number:

SPB Consulting Engineers, PLLC
Structural Engineers
Texas Firm #14143



8080 N Central Expressway
Suite 1700
Dallas, TX 75206
Main: (214) 922-8008

KINGS FORT VILLAS

930 Kings Fort Parkway, Kaufman, TX 75142



07/01/2026

Issue Log		
No.	Description	Date
	REVIEW	02/06/2026
	PERMIT	02/24/2026

EGA Project No: 2025.043.01

Sheet Name:

LANDSCAPE
PLANTING PLAN

Sheet Number:

LP-1

Page 144 of 236



Scale 1" = 40'

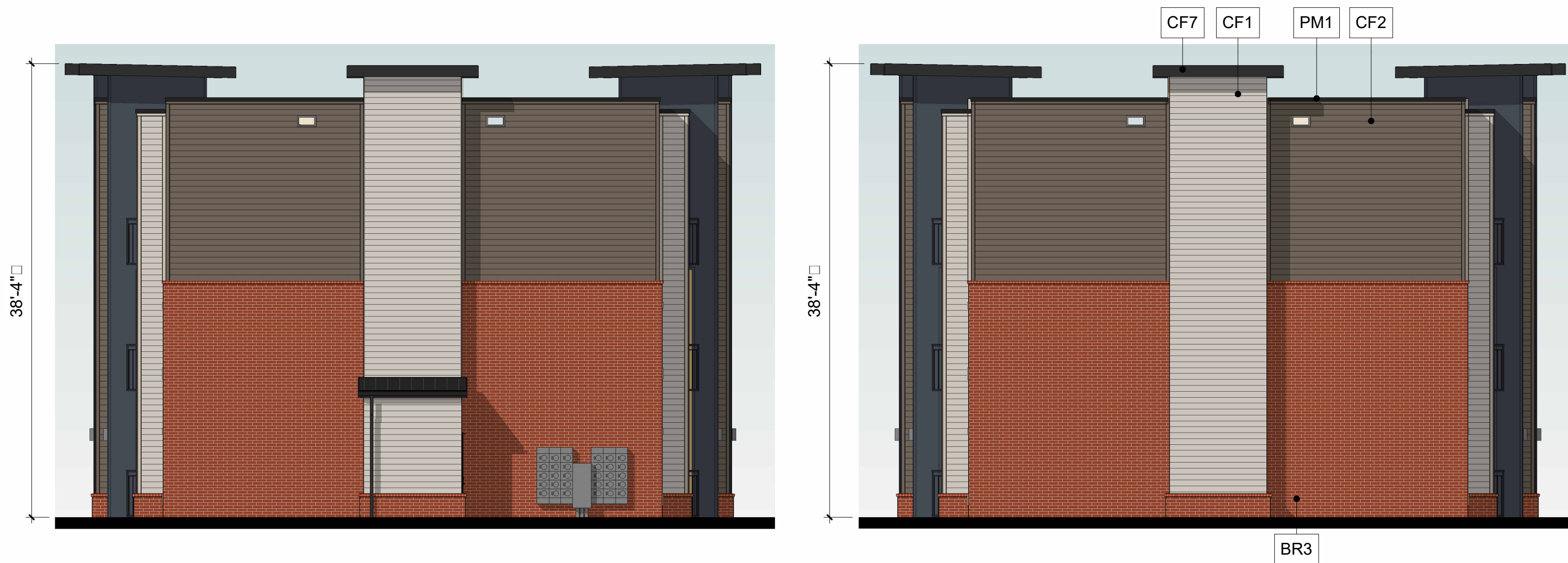
NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION
OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT
OF ANY NEW CONSTRUCTION.

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1 Elevation
1/8" = 1'-0"



2 Elevation
1/8" = 1'-0"

3 Elevation
1/8" = 1'-0"

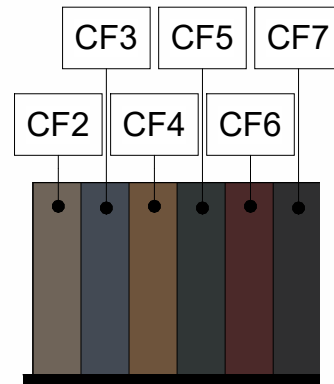
Main Elevation Material Calculations
Gross Wall: 7,175sf
Openings: 1,731sf
Net Wall: 5,444sf
Siding: 4,171sf ≈ 76%
Brick : 1,285sf ≈ 24%

End Elevation Material Calculations
Gross Wall: 1,503sf
Openings: 0sf
Net Wall: 1,503sf
Siding: 809sf ≈ 54%
Brick : 694sf ≈ 46%

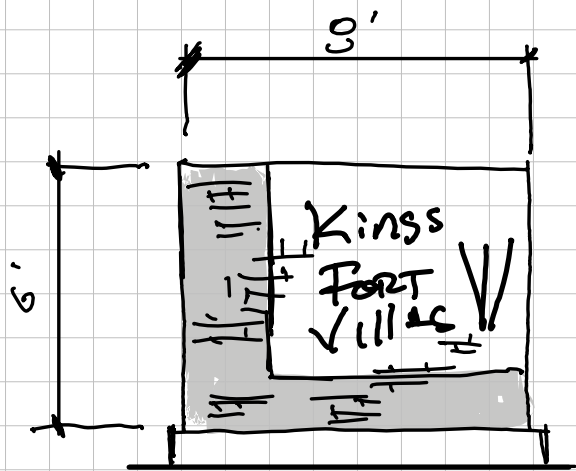
Material Schedule			
Mark	Manufacturer	Model	Comments
Cement Fiber Board			
CF1	TBD	Color: Match PT1	
CF2	TBD	Color: Match PT2	
CF3	TBD	Color: Match PT3	Entry tower only
CF4	TBD	Color: Match PT4	Entry tower only
CF5	TBD	Color: Match PT5	Entry tower only
CF6	TBD	Color: Match PT6	Entry tower only
CF7	TBD	Color: Match PT7	Entry tower only
King Size Brick			
BR1	ACME	Winterstone - King - Heritage	
BR2	ACME	Lunar Dark - King - Heritage	
BR3	ACME	Bordeaux - King - Heritage	
Paint			
PT1	Sherwin-Williams	Color: SW 7022 / 241-C1 "Alpaca"	
PT2	Sherwin-Williams	Color: SW 7026 / 241-C6 "Griffin"	
PT3	Sherwin-Williams	Color: SW 9640 "Sea Mariner"	
PT4	Sherwin-Williams	Color: SW 6146 / 206-C7 "Umber"	
PT5	Sherwin-Williams	Color: SW 9680 "Night Watch"	
PT6	Sherwin-Williams	Color: SW 2801 "Rookwood Dark Red"	
PT7	Sherwin-Williams	Color: SW 6258 / 251-C1 "Tricorn Black"	
Prefinished Metal			
PM1	Berridge	Color: "Matte Black"	
PM2	Berridge	Color: "Almond"	
PM3	Berridge	Color: "Rosewood"	



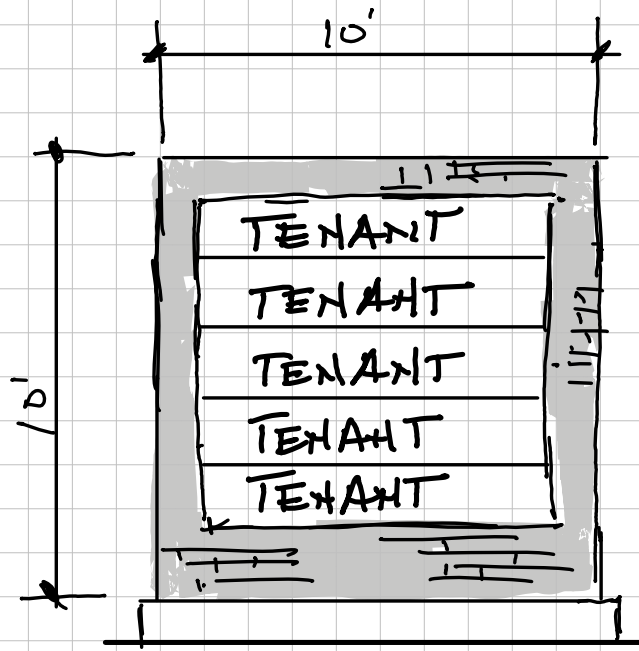
4 Elevation
1/8" = 1'-0"



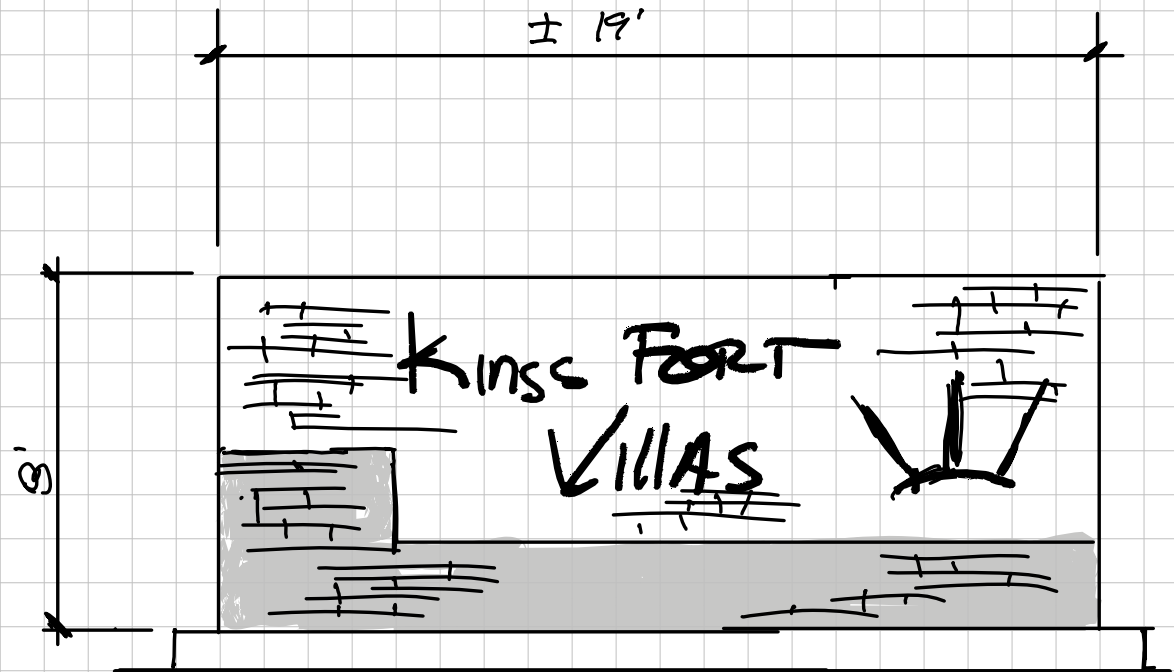
5 Entry Tower Colors
1/8" = 1'-0"



Multifamily Identifier | SH 34



Commercial Tenant | Kings Fort Parkway



Multifamily Identifier | Kings Fort Parkway

ORDINANCE O-32-23

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-02-07, AS AMENDED, AND CHAPTER 118, “ZONING”, OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, COLLECTIVELY “THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP” OF THE CITY IN ORDER TO CHANGE THE ZONING CLASSIFICATION ON AN APPROXIMATE 10.00 ACRE TRACT OF LAND (PROPERTY ID 225369) FROM PLANNED DEVELOPMENT-17R-MF-2 (“PD-17R-MF-2”) TO PLANNED DEVELOPMENT-26 (“PD-26”) FOR MULTI-FAMILY RESIDENTIAL AND NEIGHBORHOOD RETAIL SERVICE USES, SUCH PROPERTY BEING GENERALLY LOCATED ON THE SOUTH SIDE OF KINGS FORT PARKWAY AND THE WEST SIDE OF STATE HIGHWAY 34, ON LOT 6 OF BLOCK A OF THE KINGS FORT ADDITION, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND A ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 5th day of December, 2023, the Planning and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to rezone an approximate 10.00 acre tract of land (Property ID 225369) from Planned Development-17R-MF-2 (“PD-17R-MF-2”) to Planned Development-26 (“PD-26”) for multi-family residential and neighborhood retail service uses, such property being generally located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit “A”**, a copy of which is attached hereto and incorporated herein (the “Property”); and

WHEREAS, Planned Development-26 includes specific Planned Development Standards, as depicted on **Exhibit “B”**; which is attached hereto and incorporated herein, and reviewed as part of Case No. Z-09-23 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 18th day of December, 2023, the City Council held a public hearing for the proposed request to rezone the Property from Planned Development-17R-MF-2 (“PD-17R-MF-2”) to Planned Development-26 (“PD-26”); and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed Planned Development-26 ("PD-26") zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public;

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

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

SECTION 2. AMENDMENT. That Ordinance No. O-02-07, as amended, and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, Texas, collectively, "The Comprehensive Zoning Ordinance and The Official Zoning Map", are hereby amended to reflect the change in zoning for an approximate 10.00 acre tract of land (Property ID 225369), such property being generally located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein (the "Property"). The Property shall be developed and uses shall be allowed in accordance with specific Planned Development Standards as depicted on **Exhibit "B"**, which is attached hereto and incorporated herein.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be amended and annotated to show the establishment of the zoning classification of the Property as Planned Development-26, ("PD-26"), thereon.

SECTION 4. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND APPROVED this 18th day of December, 2023.

**JEFF JORDAN
MAYOR**

ATTEST:

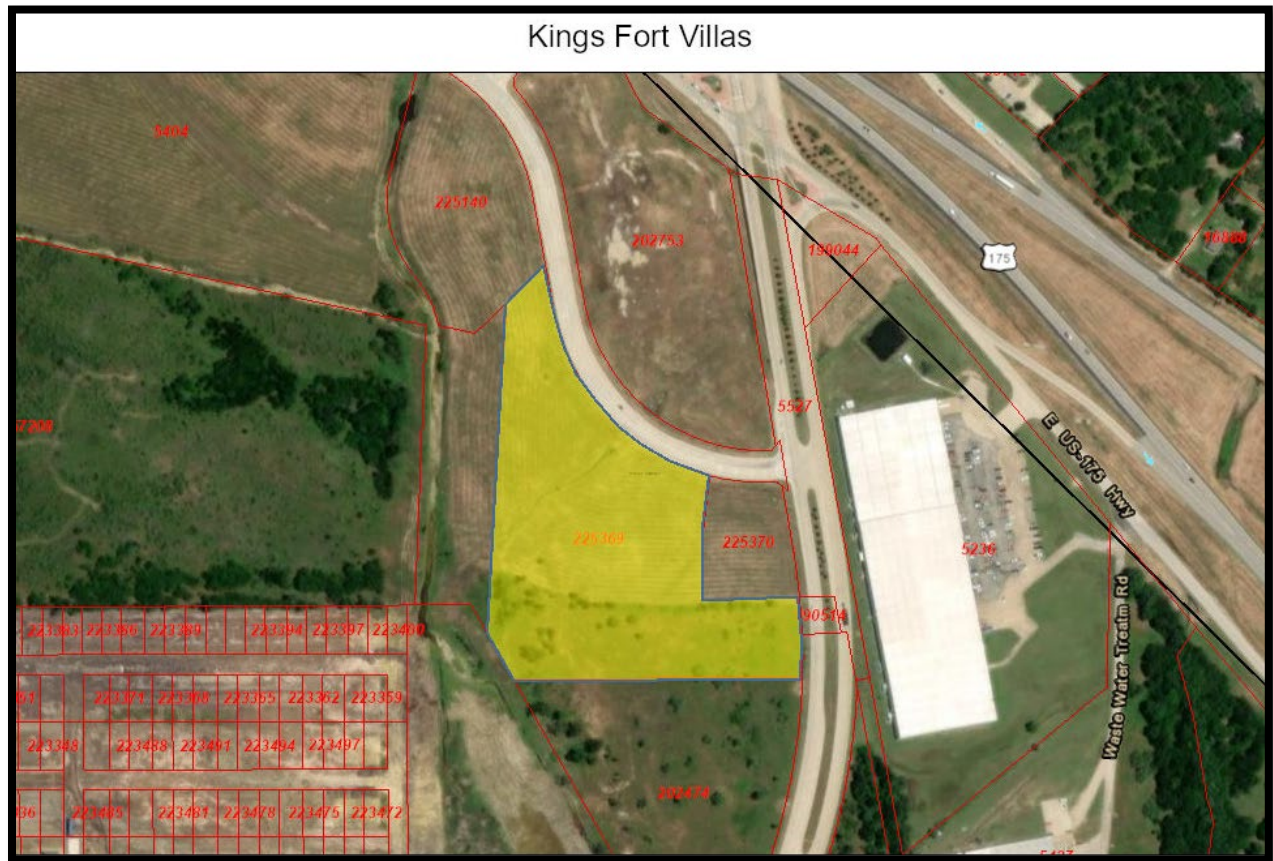
**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**PATRICIA A. ADAMS
CITY ATTORNEY**

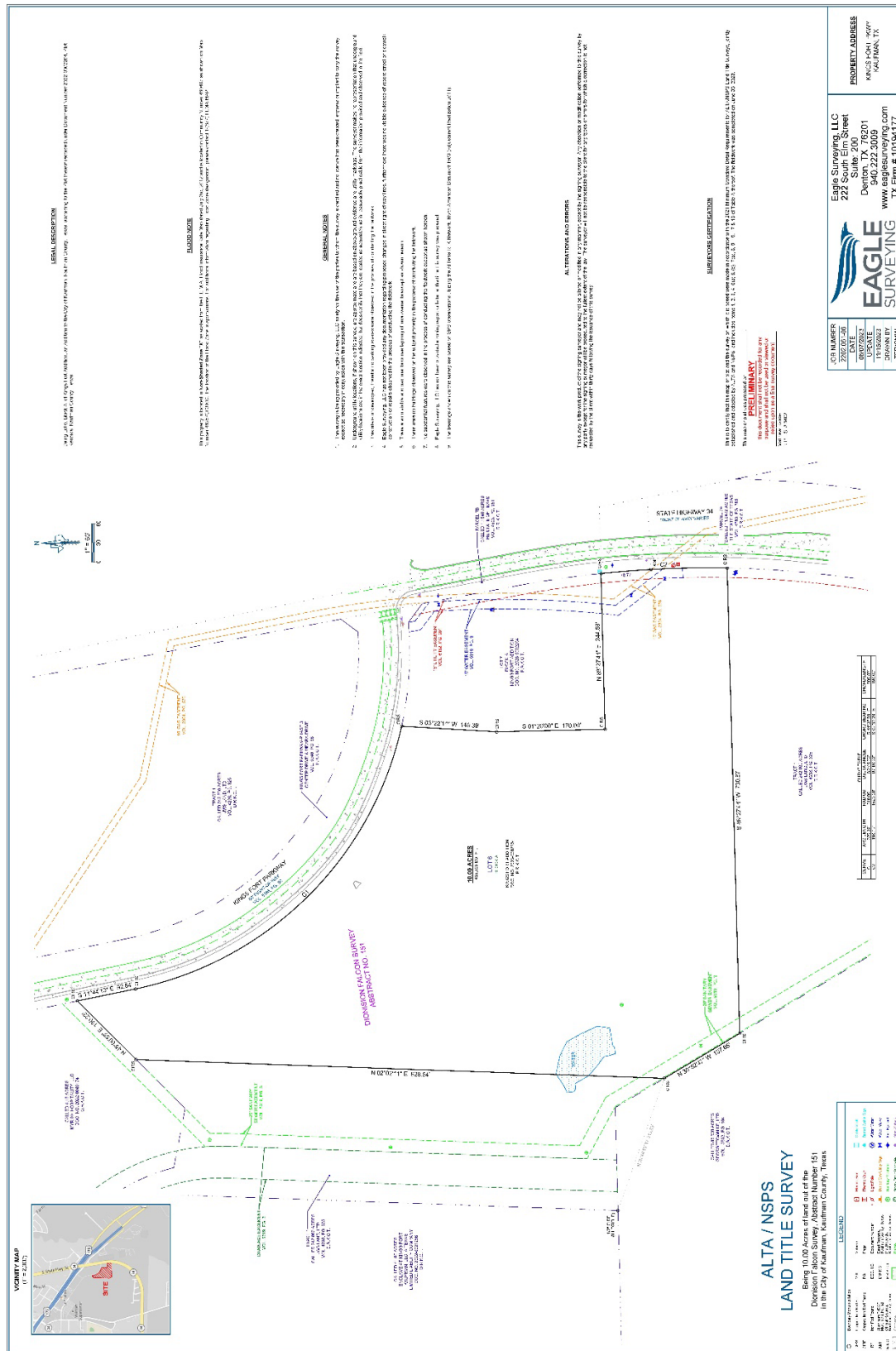
“Exhibit A” Property Description

**Z-09-23
Property ID 225369
Location Map**



“Exhibit A” Property Description

Z-09-23
Property ID 225369
Survey



“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

PLANNED DEVELOPMENT-26
10.00 acres
Lot 6, Block A, Kings Fort Addition

A. GENERAL PURPOSE, INTENT AND DESCRIPTION:

The PD-26 district is intended to establish a sustainable, high-quality, mixed-use development with a strong neighborhood character, including predominantly multi-family residential uses with a ground-floor retail component. The district provides development standards which will help to ensure that the land uses will be developed in a cohesive, integrated, and visually appealing manner, while providing for some relief from some of the typical zoning requirements, where appropriate, in order to provide for the desired quality and arrangement of the development.

B. PERMITTED USES:

- (1) Uses permitted in the “MF-2” Multi-Family Residential-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.
- (2) Uses permitted in the “LR” Local (Neighborhood) Retail zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended, with the following exceptions:
 - a. The following use is permitted by right: Health, fitness, or sports club (indoors only)
 - b. The following use is permitted subject to approval of a Specific Use Permit: Alcoholic beverage sales in conjunction with a restaurant
 - c. The following uses are not permitted: Assisted living facilities; appliance, tool, or furniture rental (indoors); auto parts and accessory sales (indoor); auto repair, minor (paint less, dent repair & accessory install); car wash (attended); convenience store with gasoline sales; laboratory, scientific or research; motor fuel service station
- (3) New and Unlisted Uses - It is recognized that new unanticipated types of land uses (or land uses which are so dissimilar to any of those listed as to cause uncertainty in interpretation) may seek to be located in the district. Any land use which is not listed in the Use Charts shall be referred to the Planning & Zoning Commission and City Council for interpretation in accordance with the procedures set forth in the "Classification of New and Unlisted Uses" section of the Kaufman Zoning Ordinance.
- (4) Nuisance/Noxious Uses - Land uses which are deemed to be a hazard or a nuisance to the public (i.e., due to the presence/creation of unpleasant or noxious odors, noise, vibration, glare or other phenomenon that is inherent to the normal operation of the business/use) shall not be permitted within the district. The City Council has the authority, at its own discretion, to require the elimination of any of the above phenomena, or the removal of the

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

business/use, which produces a public hazard or nuisance.

C. MAXIMUM HEIGHT REGULATIONS:

60 feet, or four (4) stories.

D. AREA AND OTHER REGULATIONS:**(1) Area and Setback Requirements:**

The development shall adhere to the area and setback regulations permitted in the MF-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(2) Commercial Component:

The commercial space shall be configured in the following manner:

- a. Located on the ground floor of the building facing Kings Fort Parkway.
- b. Include a minimum of 7,900 sq. ft. of floor area dedicated to commercial/retail uses.
- c. Include outdoor patio dining areas for the end-cap tenants.

(3) Access:

The site shall include the following access points, as follows:

- a. Full-access point on Kings Fort Parkway.
- b. Right-in/right-out access point on Kings Fort Parkway.
- c. Right-in/right-out access point on SH 34.
- d. Stub to the property to the south to provide for future full access to SH 34 at an existing median opening through the property to the south.
- e. Open Access - To provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not be gated.

(4) Internal Street:

The development shall provide a new internal, north-south public street extending from Kings Fort Parkway and stubbing to the property to the south, where a future connection to SH 34 at an existing median opening will be

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

provided when the property to the south develops. This internal street shall be designed like a traditional urban street with parallel parking along the majority of its length, sidewalks along both sides (adjacent to the parking spaces), and street trees to break up the areas of parallel parking. In order to meet the minimum parking requirements, some of the spaces may be configured to be head-in, as long as parallel parking spaces are provided on both sides of the street and for a total of at least fifty percent (50%) of the street length as calculated on both sides.

(5) Parking and Loading Requirements:

- e. Parking Requirements - parking requirements shall be as follows:
 - ii. One-and-a-half (1.5) spaces for each one-bedroom unit
 - iii. Two (2) spaces for each two-bedroom unit
 - iv. Two-and-a-half (2.5) spaces for each three-bedroom unit
 - v. One (1) parking space per 200 sq. ft. of retail/commercial space
- f. No boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property.
- g. Dedicated loading areas for the commercial businesses located out of the fire lane shall be provided.
- h. All parking spaces shall meet the minimum dimensional requirements as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(6) Paving in Vehicular and Pedestrian Circulation Areas:

All paving in vehicular and pedestrian circulation areas (e.g., streets, drive aisles, parking areas, fire lanes, loading areas, sidewalks, trails, etc.) shall be reinforced concrete, and in accordance with the City's paving design standards, as may be amended.

(7) Landscaping Requirements:

- a. Minimum Usable Open Space (Pervious Surface) Area - Twenty percent (20%) of total lot area, not including the off-site park land area to the west.
- b. Minimum Landscaped (Pervious Surface) Area - Ten percent (10%) of total lot area.
- c. Front Landscape Buffer Area - Minimum ten feet (10') along Kings Fort Parkway and SH 34, as measured from front property line (i.e., maximum future right-of-way line for the street) and excluding any portion of a building/structure for any parking area pavement; may

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

include sidewalks, turf, ground cover, trees, shrubs, decorative landscape features, etc., and may be crossed by vehicular driveways entering the property. In addition, large shade trees (minimum four-inch (4”) caliper) shall be planted at 50-foot centers within the front yard buffer area.

- d. Side/Rear Landscape Buffer Area – A landscaped buffer yard with a minimum width of ten feet (10') shall be provided along any side or rear property line, with the exception of the future park land parcel to the west. The buffer yard shall include a mixture of small ornamental and large shade trees. The large shade trees (minimum four-inch (4”) caliper) shall be planted at 50-foot centers within any side/rear buffer area, with the exception of the park land parcel to the west.
- e. Interior Parking Lot Landscaping Islands - A landscaped island (nine foot (9') minimum width) is required at the end of each bay (i.e., row) of parking spaces, and shall be placed such that bays of parking spaces do not exceed twenty-four (24) spaces in length; one (1) large shade tree shall be placed within each landscaped island such that the minimum distance from the center point of the tree is at least four feet (4') from any curb or paved surface. All other interior parking lot landscaping shall conform to Section 36.6 of the Kaufman Zoning Ordinance.
- f. Shrub Screening of Parking Areas – Adjacent to all parking and driving areas, a row of shrubs shall be planted of adequate distribution and height to provide full screening of the parking and maneuvering areas from surrounding streets and adjacent properties.
- g. Building Foundation Landscaping – Landscaping shall be provided around the foundation of each building, which shall include a mixture of shrubs, groundcovers, grasses, and small trees.
- h. Off-Site Landscaping – The park land parcel to the west shall be planted with grass and include a mixture of shade trees, small ornamental trees, shrubs, and other plantings along the 10-foot-wide public use trail. The developer shall receive credit towards their park fees for the installation of these improvements.
- h. All landscaped areas are to be maintained in a clean, living and growing condition at all times, and shall be equipped/irrigated with an automatic, underground irrigation system.
- i. Other landscaping provisions to be as required in the Kaufman Zoning Ordinance O-02-07, as amended, and in any other applicable City code or ordinance.

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

(8) Amenities, Sidewalks, and Trails:

- a. Indoor amenities for the multi-family residential development, including the leasing office, mail center, fitness center, community room, etc., shall be incorporated into the ground floor of one of the buildings.
- b. An open-air plaza with seating; fenced dog run with seating; and BBQ area with seating/tables/grilling stations; and various other outdoor seating areas shall be provided throughout the development for use by the residents. The BBQ area shall be allowed to be installed off-site on the future park land parcel to the west.
- c. Patio dining areas shall be provided for each commercial end cap.
- d. An internal pedestrian sidewalk system shall be provided throughout the development to connect building entrances, parking areas, and amenities, as well as provide connections to existing perimeter sidewalks along Kings Fort Parkway and SH 34, as well as surrounding trails. The sidewalks shall be at least five feet (5') in width and constructed of concrete.
- e. A public use trail at least ten feet (10') in width and constructed of concrete shall be installed by the developer through the off-site park land parcel to the west. Sidewalk/trail connections from the development to this trail shall be made at regular intervals. The trail shall be amenitized with seating areas, trash receptacles, and landscaping at regular intervals. The trail and associated amenities shall be made open to the public. The developer shall receive credit towards their park fees for the installation of these improvements.

(9) Architectural Requirements:

- a. Minimum forty percent (40%) brick & stone per building elevation. Stucco, EIFS, or hardi-plank siding materials may be used for the remaining materials. Metal and wood (or wood-look materials) may be used as accent materials. Stucco and hardi-plank should only be used on surfaces eight (8) feet above grade and/or in recessed patio and balcony areas.
- b. The buildings shall employ wall plane recesses and projections at regular intervals on all elevations.
- c. The top portions of the buildings shall be accentuated with vertical articulations at regular intervals, cornice treatments, parapets, or other architectural details.
- d. The buildings may include a mix of flat-roof and sloped-roof designs.

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

The flat-roof portions shall include parapet walls.

- e. Windows, false windows, shutters, or brick inlays shall be used on all elevations to break up areas of blank wall and provide for four-sided architecture. These treatments shall be of similar size/proportion and style to provide a sense of uniformity throughout the development.
- f. All residential units shall include patios or balconies of adequate size to provide usable outdoor living space for each unit.
- g. Ground-floor residential and commercial units shall include storefront window designs to provide for an inviting appearance and awnings to provide shade and cover from the elements.
- h. To provide for a traditional residential neighborhood character, architectural details shall be provided, which could include horizontal banding, window treatments (sills and headers, shutters, windowpane systems, etc.), cornice treatments, foundation/base accentuation, tower elements at building corners, etc.

(10) Lighting Requirements:

Lighting shall be in accordance with the City's code of Ordinances, as amended. Lighting fixtures shall be of a type that can be oriented downward or upon building facades, and shall not produce light overspill onto adjacent properties or public rights-of-way. Adequate lighting for safety and security at nighttime shall be provided, but the amount of lighting shall not be excessive such that it produces a "glowing" effect that would detract from the community's peaceful setting. Special types of lighting (such as for holidays and festivals) shall be allowed and encouraged within the district.

(11) Screening:

- a. Dumpster Screening (including dumpsters and other solid waste facilities such as trash compactors, recycling containers/compactors, etc.) - All free-standing solid waste facilities shall be screened from view from any public street and any adjacent residential zoning district by a six foot (6') tall masonry wall (same colors and materials as main building) on at least three (3) sides, with securable gates for access (unless screened from public views by a building). Solid waste facilities that are attached to the main building (i.e., trash/recycling compactors, etc.) Shall be effectively screened from view of any public street and any adjacent residential district with strategic placement of tall evergreen shrubs (six foot (6') height and seventy-five percent (75%) opacity within three (3) years of initial planting/installation) and large shade trees.

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

- b. Mechanical Equipment Screening - All mechanical equipment and satellite dishes (including rooftop- and ground-mounted) shall be screened from view of any public street by architecturally integrated facade extensions, parapet or "wing" walls, a living screen, or by some other device/means that is approved by the City.
- c. Perimeter Screening and Amenity Fencing - To provide for a pedestrian-friendly, mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not include perimeter screening or fencing, with the following exceptions:
 - i. Screening may be installed adjacent to the commercial property to the east, particularly to provide screening from the back end of commercial uses, which commonly include loading areas, dumpsters, etc.
 - ii. Open-style decorative metal fencing may be installed around certain amenities that require security and separation, such as the dog park and the commercial patio areas.

(12) Signage:

- a. Small free-standing signs for on-site directional or movement control purposes shall be allowed to be placed within the complex, but not within public right-of-way. The maximum size of on-site directional signs shall be six (6) square feet per side.
- b. Address and building designation signs with proper illumination for legible at night shall be allowed to be placed on each building.
- b. Monument Signs - One (1) monument-style sign per direct access point on Kings Fort Parkway or SH 34 shall be allowed, for a total of three (3) signs – two (2) along Kings Fort Parkway and one (1) along SH 34. The monument signs along Kings Fort Parkway may identify the multi-family development and the commercial users. The monument sign along SH 34 may identify the multi-family development. The monument signs are limited to a maximum of ten feet (10') in height; maximum size of fifty (50) square feet of sign area per sign face; and shall be placed at least ten feet (10') setback from the street right-of-way line and not over any utility lines. The monument signs shall include a masonry base at least two (2) feet tall and with the same colors, architectural style, and materials as the main building.
- c. Commercial Wall Signs – Each commercial tenant shall be allowed one wall sign per façade. The wall signs shall meet the criteria outlined in Section 44.8 of the City of Kaufman Zoning Ordinance O-02-07, as

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

amended, as applicable to the LR zoning district.

- f. Pole/pylon signs are prohibited.
- g. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.

(13) Outside Storage:

Open storage is prohibited. There shall be no outside storage of materials or outside display of merchandise on the property.

E. APPROVAL REQUIREMENTS:

- (1) Site Plan Review:** The review and approval of a site plan shall be required prior to the development of any site (or the construction of any structure) within the district (see Section 39, Site Plan Review, of the Kaufman Zoning Ordinance). Development standards for each building site shall be in accordance with this and any other applicable section of the Kaufman Zoning Ordinance, and shall be clearly shown on the site plan. Additional supporting information may be required by the City prior to consideration and approval of the site plan.
- (2) Landscape Plan and Facade Plan Review:** Detailed landscape plans, building elevations, and floor plans shall be submitted for review and approval along with the site plan. The landscape plans, building elevations, and floor plans shall clearly show all details relating to the distribution of landscaping and specific plant species, quantities, and sizes; architectural materials and details for each facade; and dimensions of buildings, building openings, distribution of unit types, and arrangement of uses across each floor. The plans shall also demonstrate how the site meets the landscaping and architectural requirements of the PD and Kaufman Zoning Ordinance requirements, as applicable.
- (3) Construction Plan and Final Plat Review:** After approval of the site plan and associated landscape plans, building elevations, and floor plans, the development will be subject to construction/civil plan review and approval and final plat approval in accordance with the City's current development policies and procedures. No building permit shall be issued until all required plans/plats are properly reviewed and approved, and no certificate of occupancy shall be issued until all construction and improvements conform to the approved site plat, building plans, etc.
- (4) Modifications:** Any modifications to the site plan and associated landscaping/building plans, construction plans, or final plat shall require City approval. Whether the change can be processed as a minor modification (staff

“Exhibit B” Planned Development Standards

Exhibit “B”
PD-26 Development Regulations

approval) or major modification (consideration by the Planning & Zoning Commission and the City Council) shall follow the procedures as outlined in the City’s adopted zoning and subdivision regulations, as amended.

F. SPECIAL REQUIREMENTS:**(1) Design Criteria:**

- a. Power/Utility Lines - New utility service lines (including, but not limited to, those for electricity, telephone, cable, etc.) shall be placed underground, in accordance with Section 3.8 of the Subdivision Ordinance, as amended.

- b. **Architectural Design:**

The purpose of this section is not to require all structures and development projects within the district to be identical in appearance or design, but to ensure compatibility among the various development projects within the district, and to ensure a harmonious, visually pleasing, high-quality appearance for the overall district as a whole.

- 1. The architectural standards shall aim to achieve the following objectives:

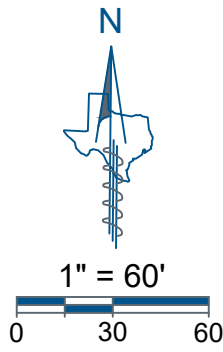
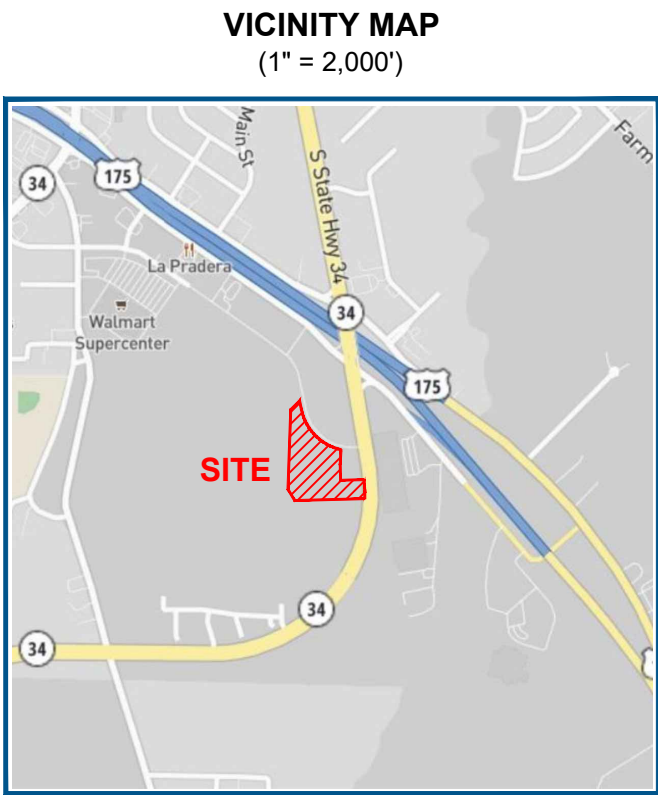
- (1) Architectural compatibility and harmonious appearance of structures throughout the district;
 - (2) Human scale design and perception;
 - (3) Integration of uses and physical design elements;

- 2. All building materials shall be established on architectural elevations and supporting information, and shall be subject to City review and approval (or disapproval) with the final site plan.

- c. **Building Placement/Orientation** - Any building within one hundred feet (100') of a public right-of-way shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.

(2) Other Regulations:

Any requirements not specifically addressed herein shall be as stated in the MF-2 section and other applicable sections of the Kaufman Zoning Ordinance O-02-07, as amended, and/or within the City's Code of Ordinances, as amended.



LEGAL DESCRIPTION

Being Lot 6, Block A, of Kings Fort Addition, an Addition to the City of Kaufman, Kaufman County, Texas, according to the Plat thereof recorded under Document Number 2022-0002264, Plat Records, Kaufman County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 3rd, 2012 and is located in Community Number 480407 as shown on Map Number 48257C0310D. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

GENERAL NOTES

- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There are no visible encroachments or overlapping of improvements except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYORS CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on June 05, 2023.

This map or plat was prepared on

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe
R.P.L.S. # 6402

ALTA / NSPS
LAND TITLE SURVEY

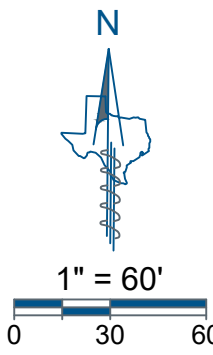
Being 10.00 Acres of land out of the
Dionision Falcon Survey, Abstract Number 151
in the City of Kaufman, Kaufman County, Texas

LEGEND

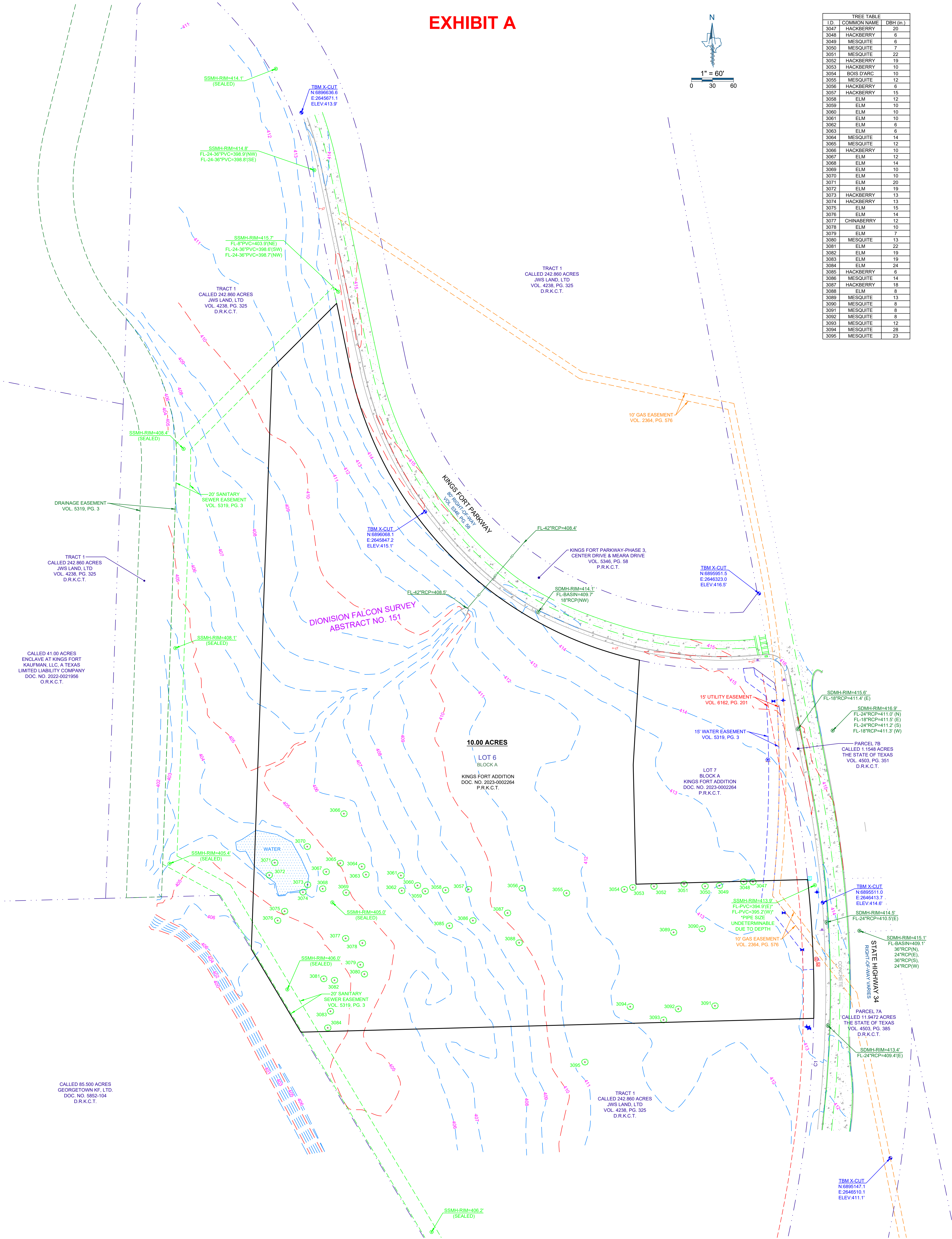
○	Boundary Monumentation	VOL.	Volume	Ⓜ	Electric Box	□	Cable Vault
CIRS	Capped Iron Rod Set	PG.	Page	Ⓜ	Electric Vault	⚡	Buried Cable Sign
IRF	Iron Rod Found	DOC. NO.	Document Number	⚡	Light Pole	⚡	Water Meter
AMF	Aluminum TxDOT Monument Found	D.R.K.C.T.	Deed Records, Kaufman County, Texas	⚡	Buried Gas Utility Sign	⚡	Water Valve
O.R.K.C.T.	Official Records, Kaufman County, Texas	P.R.K.C.T.	Plat Records, Kaufman County, Texas	⚡	Sanitary Manhole	⚡	Fire Hydrant
Concrete		Ramp		⚡	Storm Drain Manhole	⚡	Sign (Other)

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	620.38'	540.00'	85°48'53"	S 44°38'50" E	598.82'
C2	198.12'	1590.00'	07°08'22"	S 02°31'29" E	198.00'

EXHIBIT A



TREE TABLE		
I.D.	COMMON NAME	DBH (in.)
3047	HACKBERRY	20
3048	HACKBERRY	6
3049	MESQUITE	6
3050	MESQUITE	7
3051	MESQUITE	22
3052	HACKBERRY	19
3053	HACKBERRY	10
3054	BOIS D'ARC	10
3055	MESQUITE	12
3056	HACKBERRY	6
3057	HACKBERRY	15
3058	ELM	12
3059	ELM	10
3060	ELM	10
3061	ELM	10
3062	ELM	6
3063	ELM	6
3064	MESQUITE	14
3065	MESQUITE	12
3066	HACKBERRY	10
3067	ELM	12
3068	ELM	14
3069	ELM	10
3070	ELM	10
3071	ELM	20
3072	ELM	19
3073	HACKBERRY	13
3074	HACKBERRY	13
3075	ELM	15
3076	ELM	14
3077	CHINABERRY	12
3078	ELM	10
3079	ELM	7
3080	MESQUITE	13
3081	ELM	22
3082	ELM	19
3083	ELM	19
3084	ELM	24
3085	HACKBERRY	6
3086	MESQUITE	14
3087	HACKBERRY	18
3088	ELM	8
3089	MESQUITE	13
3090	MESQUITE	8
3091	MESQUITE	8
3092	MESQUITE	8
3093	MESQUITE	12
3094	MESQUITE	28
3095	MESQUITE	23



LEGAL DESCRIPTION

Being a 10.00 acre tract of land out of the Dionision Falcon Survey, Abstract Number 151, situated in the City of Kaufman, Kaufman County, Texas, being a portion of a called Tract 1 - 242.860 acre tract of land conveyed to JWS Land, Ltd., by deed of record in Volume 4238, Page 325 of the Deed Records of Kaufman County, Texas.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 3rd, 2012 and is located in Community Number 480407 as shown on Map Number 48257C0310D. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYOR NOTES

- This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
- Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
- This document represents an accurate on the ground survey of a tract of land on Kings Fort Parkway in the City of Kaufman, Kaufman County, Texas, on June 5, 2023.

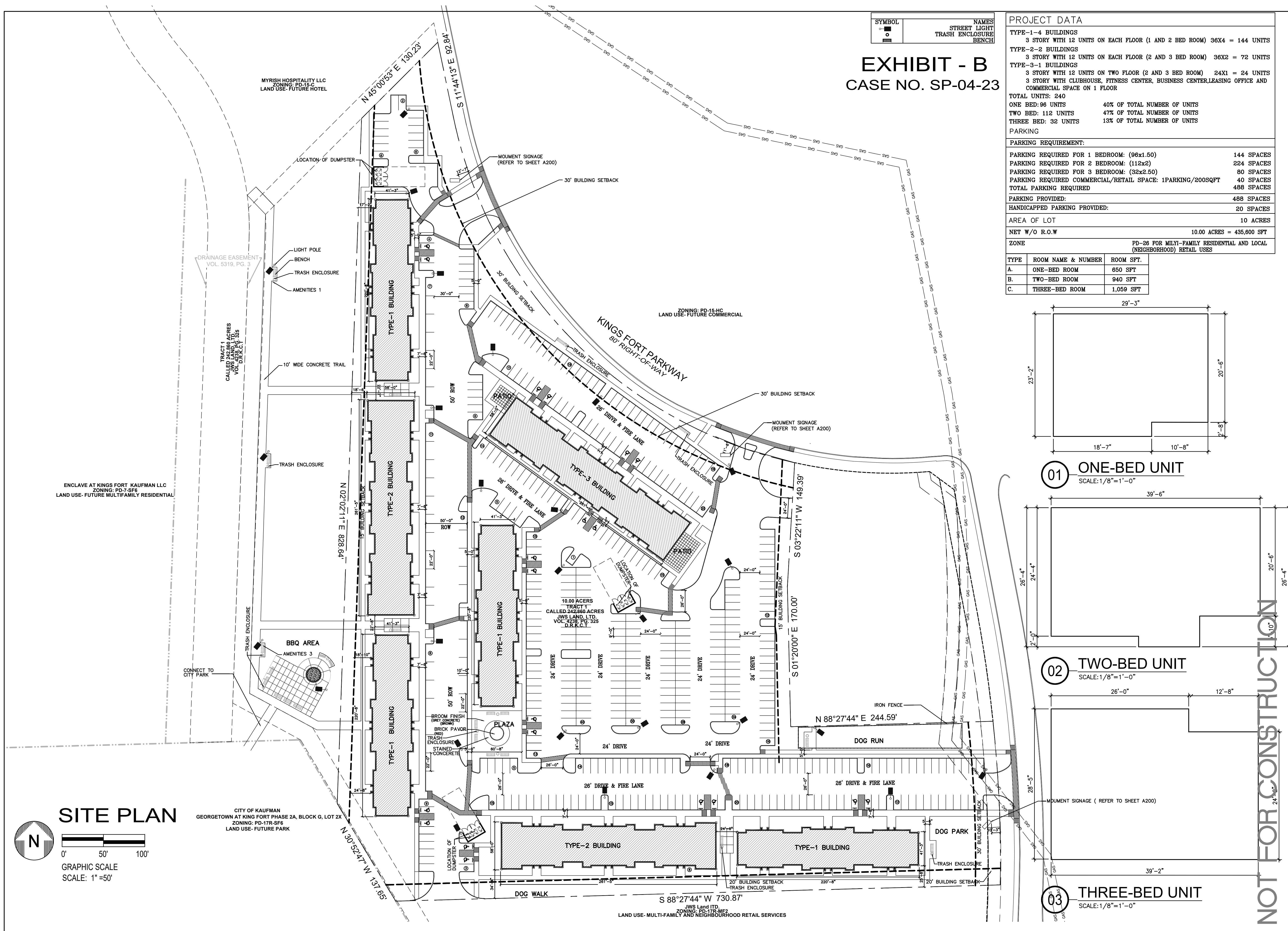
CASE NO.	SP-04-23
JOB NUMBER	2202.061-05
DATE	06-07-2023
UPDATE	06-29-2023
DRAWN BY	TER



Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

TOPOGRAPHIC
EXHIBIT

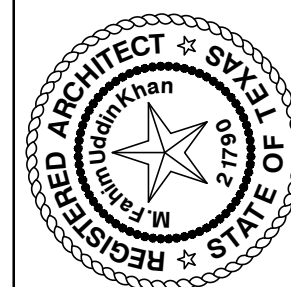
LEGEND	
VOL.	Volume
PG.	Page
DOC. NO.	Document Number
D.R.K.C.T.	Deed Records, Kaufman County, Texas
O.R.K.C.T.	Official Records, Kaufman County, Texas
P.R.K.C.T.	Plat Records, Kaufman County, Texas
—SD—	Storm Drain Line
ⓔ	Electric Box
ⓔ	Electric Vault
⚡	Light Pole
⚡	Buried Gas Utility Sign
Ⓢ	Sanitary Manhole
Ⓢ	Storm Drain Manhole
Ⓣ	Cable Vault
Ⓣ	Buried Cable Sign
○	Tree Trunk
⊙	Tree Canopy
###	Tree I.D.
Ⓢ	Sign (Other)
Ⓢ	Temporary Benchmark
Ⓢ	Water Meter
Ⓢ	Water Valve
Ⓢ	Fire Hydrant
Ⓢ	Ramp
Ⓢ	Concrete



fk + architect, llc

400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkarchitect.com

W. Shurhan 11/29/2023



SEAL ONLY VALID IF SIGNED AND DATED

Original Date:
MARCH 20, 2023

Issue Log	
ISSUED FOR SITE PLAN APPROVAL	06/09/2023
④ CITY COMMENTS	06/12/2023
② CITY COMMENTS	06/30/2023
ISSUED FOR SITE PLAN APPROVAL	08/27/2023
④ CITY COMMENTS	11/14/2023
⑤ CITY COMMENTS	11/29/2023

DRAWN BY: TR **CHECKED BY:** MFK

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**KINGS FORT VILLAS
APARTMENTS-240 UNITS**
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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A100
Case Number
SP-04-23
Project Number
23-010

EXHIBIT B
CASE NO. SP-04-23

KINGS FORT VILLAS
Apartments - 240 Units
At Kings Port Parkway Kaufman, TX 75142
Developer/owner: James Santiago
Joshua Hough
Email: 7.jamesantiago@gmail.com
josh@exaltreality.com

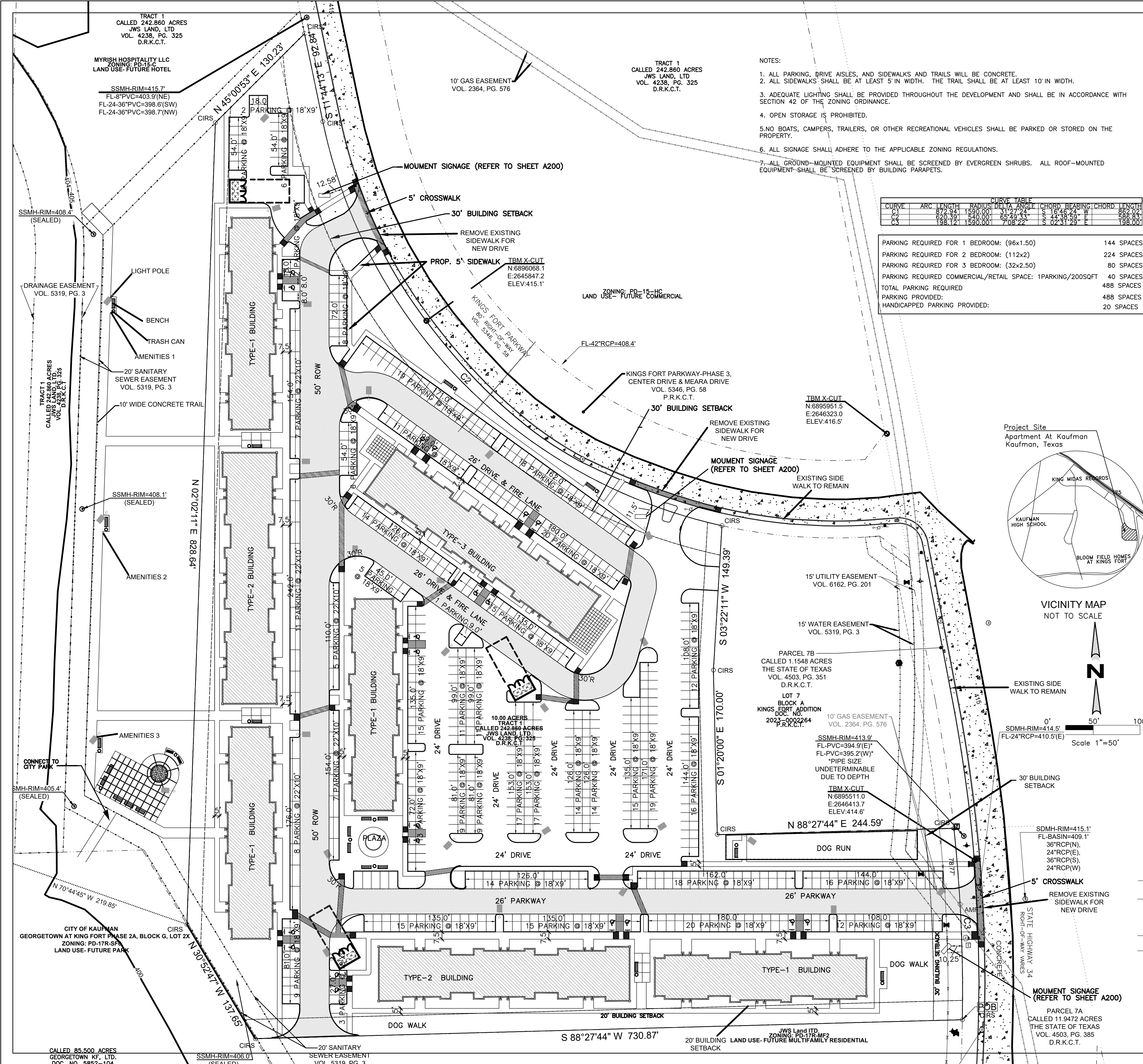
ND & Associates, LLC
603 Cherry Tree Lane
Wylie, Texas 75098
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

ISSUED FOR SITE PLAN APPROVAL		REVISION	
DATE	BY	DATE	BY
06/09/2023	ND		
06/09/2023	ND		
06/09/2023	ND		
06/09/2023	ND		
06/09/2023	ND		

Professional Engineer Seal for Naim Uddin Khan, State of Texas, No. 87776, expires 5-13-2018.

SITE PLAN

DATE: 11/29/23	SCALE: 1"=50'
DRAWN: NDA	CHECKED BY: NDA
PROJECT # 010-KAUFMAN-23	
SHEET NO: C2	



- NOTES:
- ALL PARKING, DRIVE AISLES, AND SIDEWALKS AND TRAILS WILL BE CONCRETE.
 - ALL SIDEWALKS SHALL BE AT LEAST 5' IN WIDTH. THE TRAIL SHALL BE AT LEAST 10' IN WIDTH.
 - ADEQUATE LIGHTING SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT AND SHALL BE IN ACCORDANCE WITH SECTION 42 OF THE ZONING ORDINANCE.
 - OPEN STORAGE IS PROHIBITED.
 - NO BOATS, CAMPERS, TRAILERS, OR OTHER RECREATIONAL VEHICLES SHALL BE PARKED OR STORED ON THE PROPERTY.
 - ALL SIGNAGE SHALL ADHERE TO THE APPLICABLE ZONING REGULATIONS.
 - ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED BY EVERGREEN SHRUBS. ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED BY BUILDING PARAPETS.

CURVE TABLE	
CURVE	ARC LENGTH
C1	872.94'
C2	988.12'
C3	1550.00'

PARKING REQUIRED FOR 1 BEDROOM: (96x1.50)	144 SPACES
PARKING REQUIRED FOR 2 BEDROOM: (112x2)	224 SPACES
PARKING REQUIRED FOR 3 BEDROOM: (32x2.50)	80 SPACES
PARKING REQUIRED COMMERCIAL/RETAIL SPACE: 1 PARKING/200SQFT	40 SPACES
TOTAL PARKING REQUIRED	488 SPACES
PARKING PROVIDED:	488 SPACES
HANDICAPPED PARKING PROVIDED:	20 SPACES

TYPICAL PAVING SECTION

PARKING AREAS & SIDEWALK:
6" - 3600 PSI Concrete Pavement With #3 Bars at 18" O.C.E.W.
6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

FIRE LANE & GARBAGE TRUCK ROUTE:
6" - 3600 PSI Class "C" Concrete Pavement with #4 Bars at 18" O.C.E.W.
6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

DUMPSTER PAD:
7" - 3600 PSI Concrete Slab with #4 Bars at 18" O.C.E.W.
6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.

LEGEND

TC	EXISTING TOP OF CURB	GW	EXISTING GUY WIRE
TSW	EXISTING TOP OF SIDEWALK	STS	EXISTING TRAFFIC SIGNAL LIGHT POLE
GT	EXISTING GUTTER	TSB	EXISTING TRAFFIC SIGNAL BOX
TSLP	EXISTING TELEPHONE PEDESTAL	W	EXISTING WATER LINE
BL	EXISTING BOLLARD	SS	EXISTING SANITARY SEWER LINE
INLET	EXISTING CURB INLET	STM	EXISTING STORM SEWER LINE
PP	EXISTING POWER POLE	CH	EXISTING CHAINLINK FENCE
WV	EXISTING WATER VALVE	G	EXISTING GAS LINE
LP	EXISTING LIGHT POST	OHU	EXISTING OVERHEAD POWER LINE
GM	EXISTING GAS METER	675	EXISTING CONTOUR
TMH	EXISTING TELEPHONE MANHOLE	BL	BUILDING SETBACK LINE
SSMH	EXISTING SANITARY SEWER MANHOLE		
	PROPOSED STREET LIGHT		

SITE DATA SUMMARY TABLE	
ZONING DESIGNATION	PD-26 FOR MILY-FAMILY RESIDENTIAL AND LOCAL (NEIGHBORHOOD) RETAIL USES
BUILDING TYPE	APARTMENT (MULTI-FAMILY)
PROPOSED LAND USE	MULTI-FAMILY AND NEIGHBORHOOD RETAIL SERVICES
LOT AREA (square feet & acres)	4,35,600 SF ± (10.00 AC±)
AREA COVERED BY BUILDING	79,638 SF
BUILDING TYPE- 1 = 10,137 SF x 4 = 40,548 SF x 3 STORY = 121,644 SF	
BUILDING TYPE- 2 = 13,030 SF x 2 = 26,060 SF x 3 STORY = 78,180 SF	
BUILDING TYPE- 3 = 13,030 SF x 1 = 13,030 SF x 3 STORY = 39,090 SF	
DWELLING UNITS PER ACRE	24 PER ACRE
STORY	3
MAXIMUM HEIGHT ALLOWABLE	45 feet
COMMERCIAL SPACE: 7,914 SF	
RESIDENTIAL AREA: 225,884 SF	
LEASING/AMENITY AREA: 5,116 SF	

IMPERVIOUS AREA

(Including building, pavement, parking, sidewalk & dumpster area)	3,12,904.79 SF
BUILDING RATIO	19.06%
IMPERVIOUS AREA RATIO (Impervious Area/Total Lot Area)	71.83%

OCCUPANCY GROUP

CONSTRUCTION TYPE OF THE STRUCTURE IS VB (PROTECTED)

DUMPSTER GENERAL NOTE:

- DUMPSTER ENCLOSURE WILL BE EIGHT-FOOT MASONRY WALL TO MATCH BUILDING WITH EIGHT-FOOT SOLID METAL GATE.
- GREASE RECYCLING CONTAINER CAN NOT BE STORED INSIDE DUMPSTER ENCLOSURE WITHOUT ADDING TO THE ENCLOSURE SIZE.

GENERAL NOTE:

- NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENT AND RIGHT OF WAY.
- PUBLIC RIGHT OF WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED W/PERENNIAL VEGETATION COVER, FULLY ESTABLISHED W/70% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

DEVELOPER/OWNER & APPLICANT

CONTACT: JAMES SANTIAGO
PH: (469) 556 5955
EMAIL: 7.jamesantiago@gmail.com

ARCHITECT

FK+ ARCHITECT, LLC.
CONTACT: FAHIM KHAN, RA, LEED AP
400 CHISHOLM PLACE, SUITE 310
PLANO, TEXAS 75075
PH: 972 424 1325 (W)
469 258 9322 (C)
E-MAIL:fahim2582@aol.com
WEB: fk-architects.com

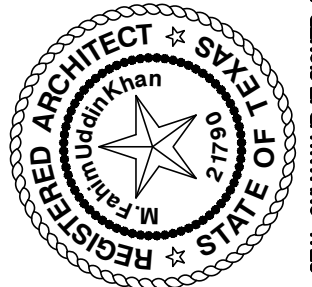
CIVIL ENGINEER

ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CFM
2105 CANYON CREEK DRIVE
GARLAND, TEXAS 75042
PH: 214 533 7181
E-MAIL: naim1207@yahoo.com

SURVEYOR

EAGLE SURVEYING,LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
PH. 940 222 3009
www.eaglesurveying.com

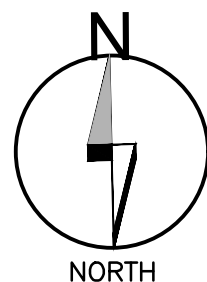
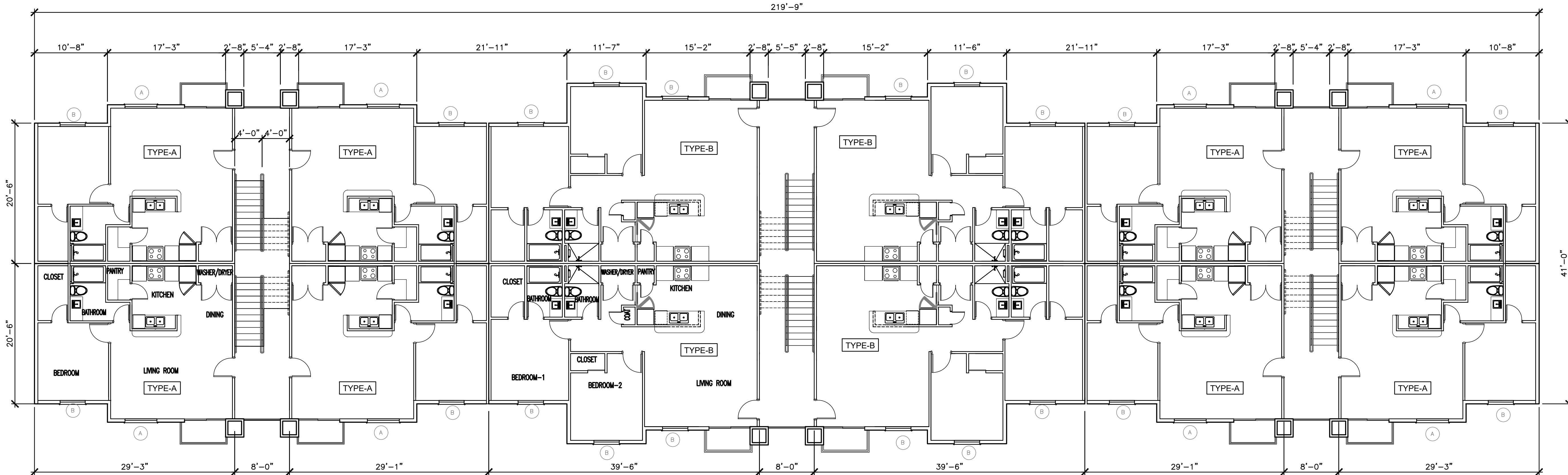
11/29/2023
W. Fabian



fk + architect, llc

EXHIBIT - C

CASE NO. SP-04-23



01

TYPICAL FLOOR PLAN-BUILDING TYPE-1

SCALE: 1/8"=1'-0"

UNIT A:		
FLOOR AREA CALCULATION:		
TYPE :A (ONE BEDROOM)		
NUMBER	NAME	AREA
101	LIVING ROOM	303 SF
102	BEDROOM	135 SF
104	KITCHEN	112 SF
103	TOILET	60SF
—	CLOSET OF BEDROOM	40 SF
TOTAL (INCLUDING WALLS)		650SF
TYPE :B (TWO BEDROOM)		
101	LIVING ROOM	412 SF
106	KITCHEN	97 SF
102	BEDROOM-1	148 SF
103	BEDROOM-2	153 SF
—	CLOSET OF BEDROOM-1	42 SF
104	TOILET OF BEDROOM-1	44 SF
105	TOILET	44 SF
TOTAL (INCLUDING WALLS)		940 SF
CONDITIONED SPACES (FLOOR AREA)		
—		8960 SF
NON-CONDITIONED SPACES (AREA NOT INCLUDED)		
—	PATIO	328 SF
—	STAIRS	919 SF
TOTAL FLOOR AREA:		10,137 SF

FLOOR AREA CALCULATION: INCLUDING EXTERIOR WALL

UNIT A: (ONE BEDROOM)	650 SFT
UNIT B: (TWO BEDROOM)	940 SFT
UNIT C: (THREE BEDROOM)	1059 SFT

ORDINANCE #14-074 & UDC NOTES:

- DRAWINGS ARE IN COMPLIANCE WITH DP14-1.
- THE MULTI-FAMILY BUILDINGS PROVIDE CONCENTRATED UNIT ACCESS POINTS. MONOTONOUS ACCESS BALCONIES & CORRIDORS RUNNING THE LENGTH OF THE BUILDING ARE PROHIBITED. PLEASE SEE ELEVATIONS.
- THE STAIRWAY SHALL BE INTEGRATED INTO THE DESIGN OF THE BUILDINGS. THE ELEVATIONS OF ALL MULTI-FAMILY BUILDINGS SHALL BE ARTICULATED THROUGH THE INCORPORATION OF ARCHITECTURAL FEATURES AS SHOWN.
- BUILDING SIDE ELEVATIONS HAVE ARTICULATIONS INCORPORATED FEATURES AS SHOWN.
- FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, NEUTRAL OR THERE UPON. EARTH TONE COLORS. THE USE OF METALLIC COLORS, BLACK OR FLOURESCENT COLORS IS PROHIBITED.

HARDIE-BOARD NOTES:

- HARDI-BOARD TRIMMED W/ HARDIE-TRIM PER MFR'S INSTRUCTION.
- ALL OPENINGS TRIMMED WITH HARDI-TRIM PER MFR'S INSTRUCTION.
- STUCCO HARDIE-BOARD WILL BE TRIMMED PER MFR'S INSTRUCTION (WHETHER SHOWN OR NOT).
- PRECAST STONE VENEER EXPOSED ENDS WILL BE SEALED & THEN TRIMMED WITH HARDIE-TRIM WHEN ABUT HARDIE-BOARD PER MFR'S INSTRUCTION.
- NOTE: PROVIDE 1" THICK HARDIE-TRIM AT 3/4" STUCCO AND 3/4" THICK HARDIE-TRIM AT HARDIE-BOARD LOCATIONS.

NOTES:

- STAIRS: (18) T's @ 11" w/ (19) R's @ 6.74"
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS.
- SEE TYPICALS FOR INTERIOR DIMENSIONS.

NOT FOR CONSTRUCTION

KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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A201
Case Number
SP-04-23
Project Number:
23-010

400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fabim2582@aol.com
web: fkarchitect.com

11/29/2023
W. Fabian



SEAL ONLY NOT FOR SIGNED AND DATED

fk + architect, llc

EXHIBIT - C

CASE NO. SP-04-23

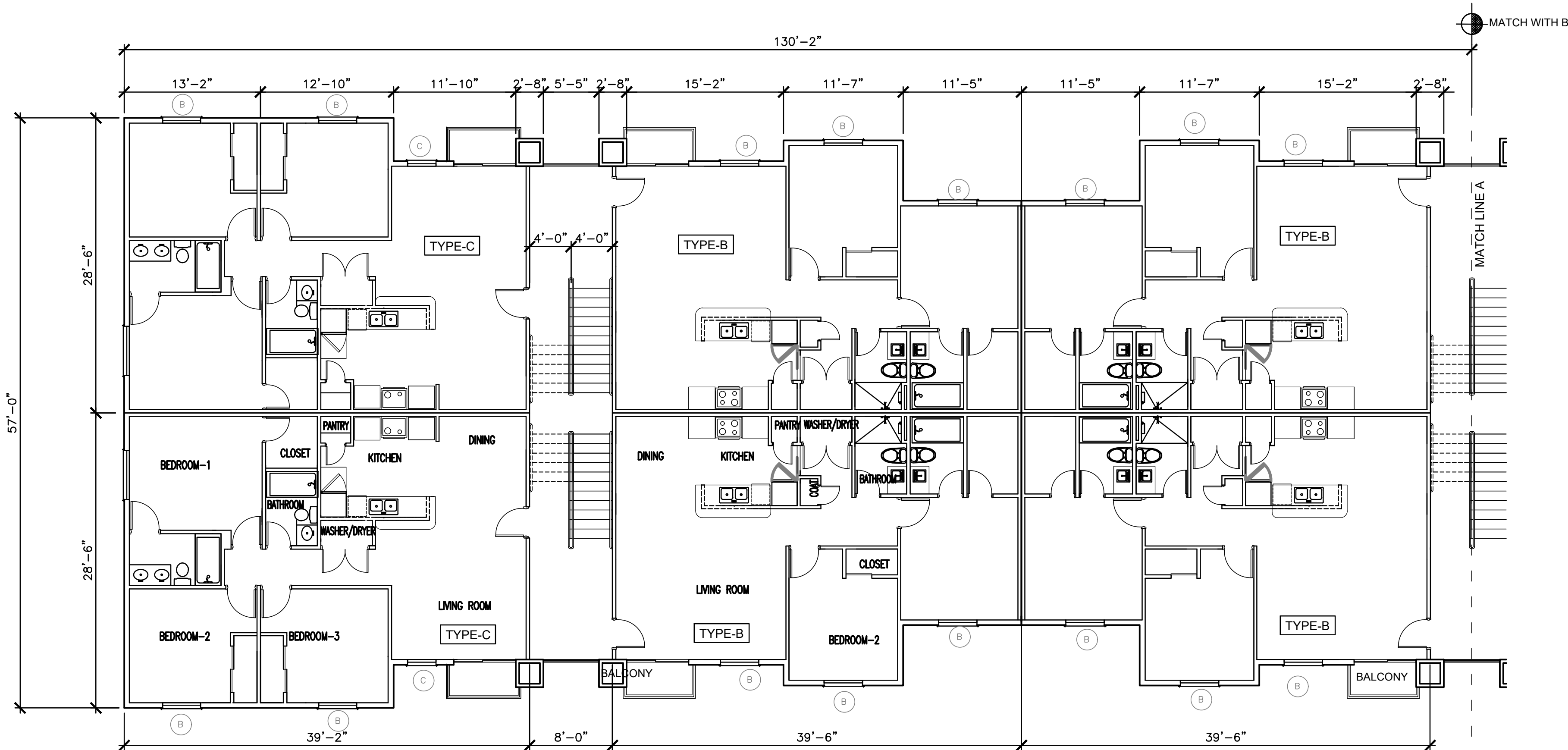
BUILDING-2&3		
FLOOR AREA CALCULATION:		
TYPE :C (THREE BEDROOM)		
NUMBER	NAME	AREA
101	LIVING ROOM	360 SF
107	KITCHEN	115 SF
102	BEDROOM-1	160 SF
—	CLOSET OF BEDROOM-1	30 SF
103	BEDROOM-2	152 SF
104	BEDROOM-3	152 SF
105	TOILET OF BEDROOM-1	48 SF
106	TOILET	42 SF
TOTAL (INCLUDING WALLS)		1059 SFT
TYPE :B (TWO BEDROOM)		
101	LIVING ROOM	412 SF
106	KITCHEN	97 SF
102	BEDROOM-1	148 SF
103	BEDROOM-2	153 SF
—	CLOSET OF BEDROOM-1	42 SF
104	TOILET OF BEDROOM-1	44 SF
105	TOILET	44 SF
TOTAL (INCLUDING WALLS)		940 SFT
CONDITIONED SPACES (FLOOR AREA)		11765 SF
NON-CONDITIONED SPACES (AREA NOT INCLUDED)		
—	PATIO	258 SFT
—	STAIRS	1016 SFT
TOTAL FLOOR AREA:		13,030 SFT

FLOOR AREA CALCULATION:	
UNIT B : (TWO BEDROOM)	940 SFT
UNIT C : (THREE BEDROOM)	1059 SFT

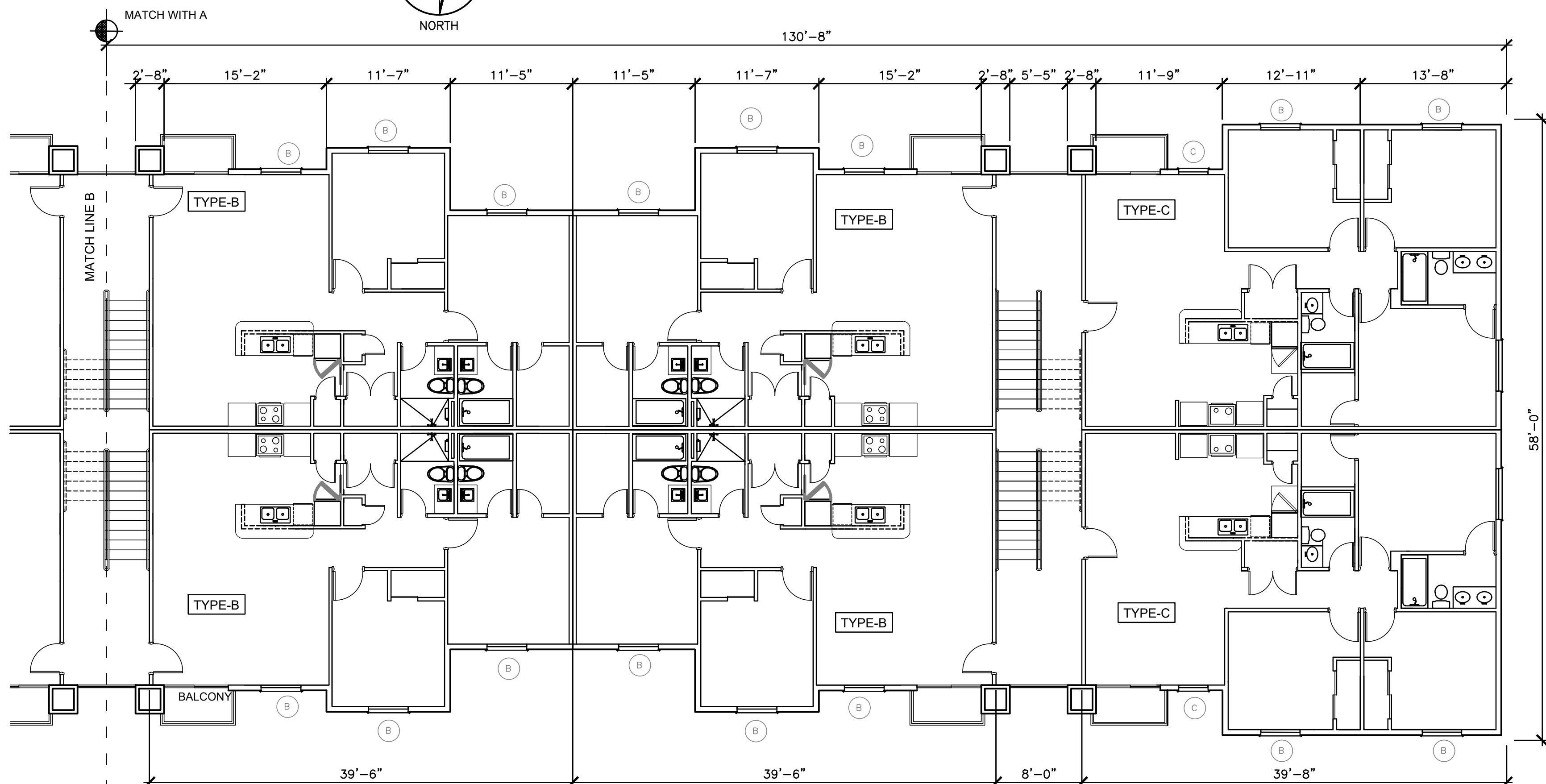
- ORDINANCE #14-074 & UDC NOTES:
- DRAWINGS ARE IN COMPLIANCE WITH DP14-1.
 - THE MULTI-FAMILY BUILDINGS PROVIDE CONCENTRATED UNIT ACCESS. POINTS MONITORING ACCESS BALCONIES & CORRIDORS RUNNING THE LENGTH OF THE BUILDING ARE PROHIBITED. PLEASE SEE ELEVATIONS.
 - THE STAIRWAY SHALL BE INTEGRATED INTO THE DESIGN OF THE BUILDINGS. THE ELEVATIONS OF ALL MULTI-FAMILY BUILDINGS SHALL BE ARTICULATED THROUGH THE INCORPORATION OF ARCHITECTURAL FEATURES AS SHOWN.
 - BUILDING SIDE ELEVATIONS HAVE ARTICULATIONS INCORPORATED THERE UPON.
 - FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, NEUTRAL OR EARTH TONE COLORS. THE USE OF METALLIC COLORS, BLACK OR FLOURESCENT COLORS IS PROHIBITED.

- HARDIE-BOARD NOTES:
- HARDI-BOARD TRIMMED W/ HARDIE-TRIM PER MFR'S INSTRUCTION.
 - ALL OPENINGS TRIMMED WITH HARDI-TRIM PER MFR'S INSTRUCTION.
 - STUCCO HARDIE-BOARD WILL BE TRIMMED PER MFR'S INSTRUCTION (WHETHER SHOWN OR NOT).
 - PRECAST STONE VENEER EXPOSED ENDS WILL BE SEALED & THEN TRIMMED WITH HARDIE-TRIM WHEN ABUT HARDIE-BOARD PER MFR'S INSTRUCTION.
 - NOTE: PROVIDE 1" THICK HARDIE-TRIM AT 3/4" STUCCO AND 3/4" THICK HARDIE-TRIM AT HARDIE-BOARD LOCATIONS.

- NOTES:
- STAIRS: (18) T's @ 11" w/ (19) R's @ 6.74"e
 - IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS.
 - SEE TYPICALS FOR INTERIOR DIMENSIONS.



01 TYPICAL FLOOR PLAN-BUILDING TYPE-2&3
SCALE: 1/8"=1'-0"



02 TYPICAL FLOOR PLAN-BUILDING TYPE-2&3
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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A202

Case Number

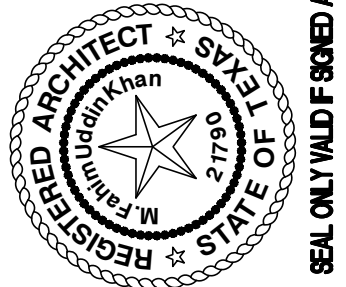
SP-04-23

Project Number:

23-010

400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fabim2582@aol.com
web: fkarchitect.com

11/29/2023

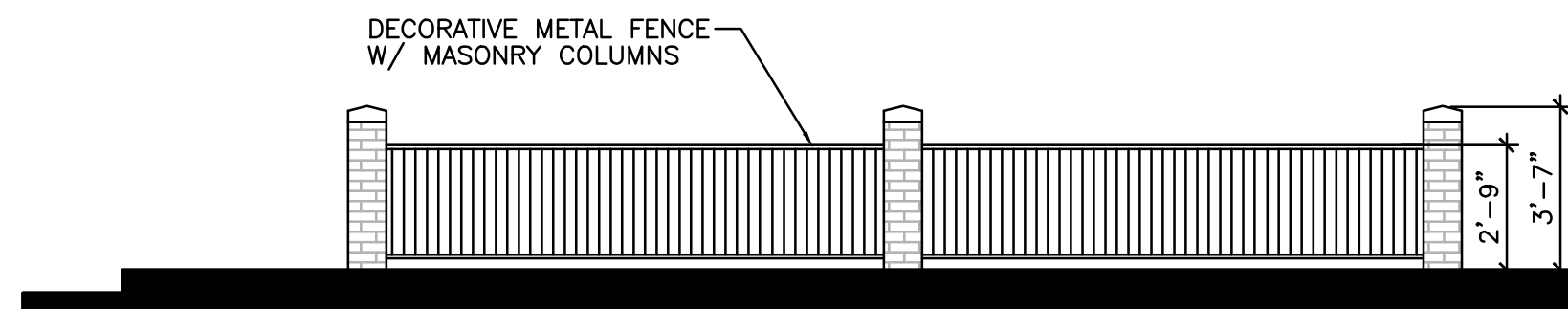
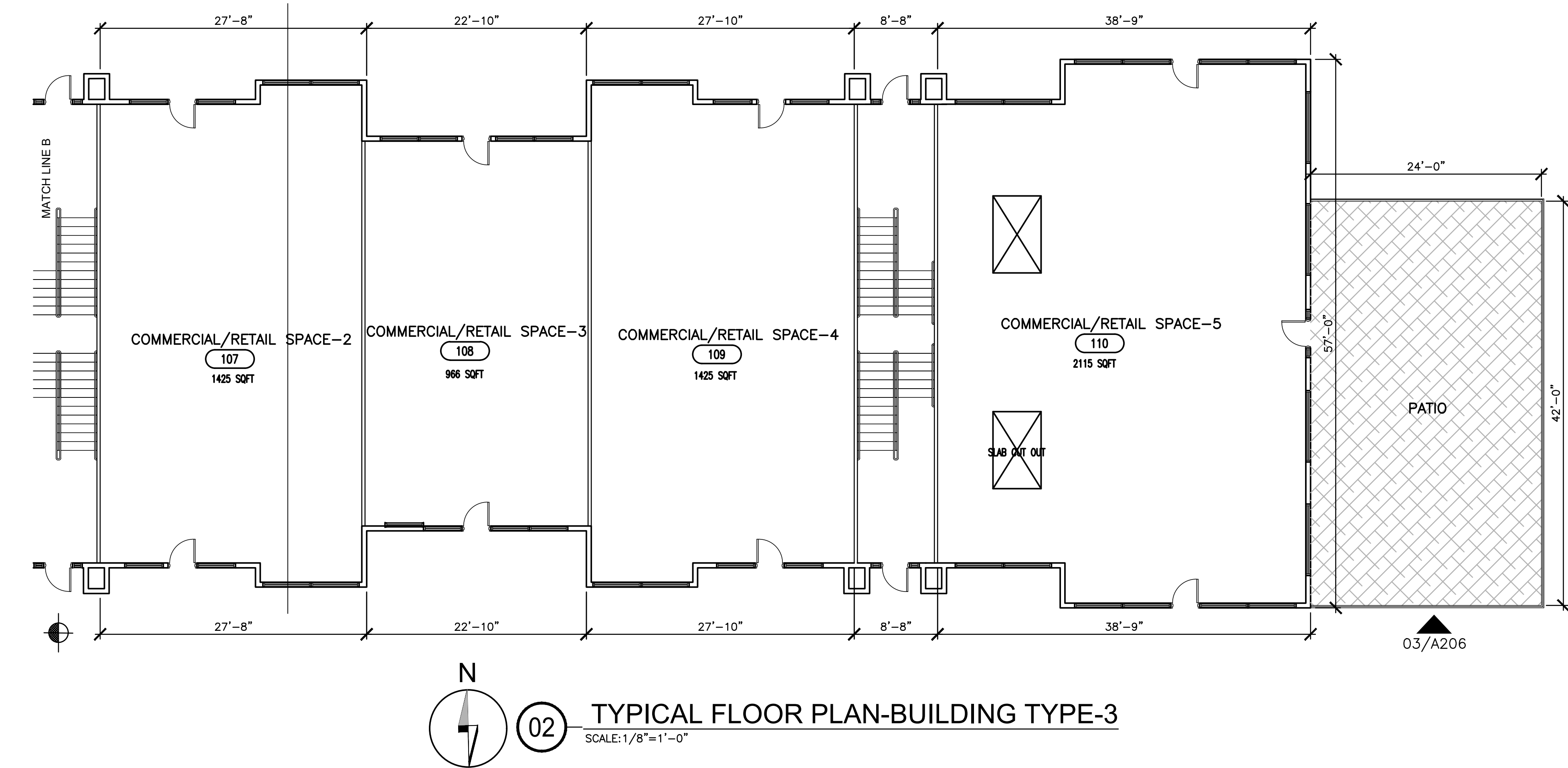
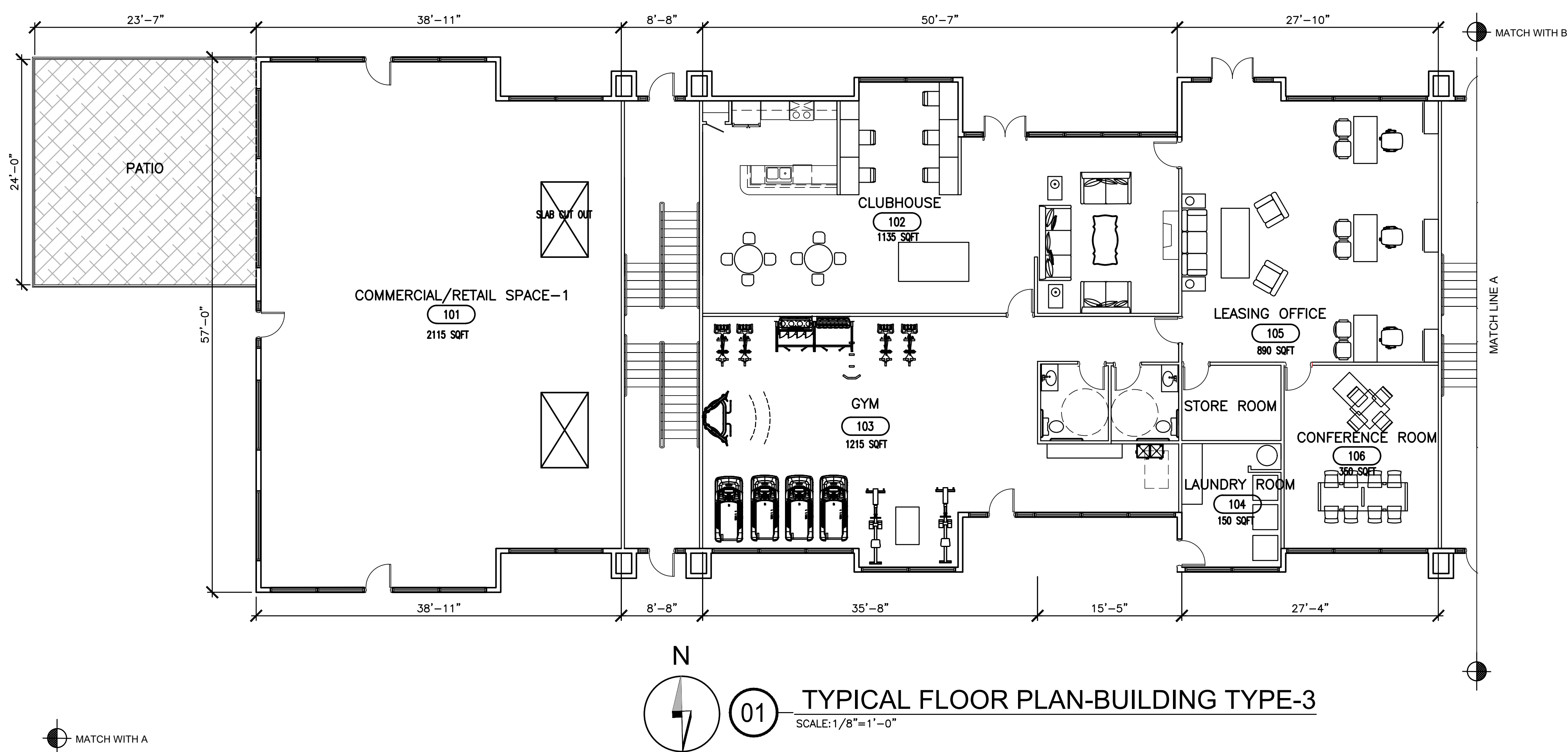


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fk + architect, llc

EXHIBIT - E
CASE NO. SP-04-23

UNIT B:	
FLOOR AREA CALCULATION:	
COMMERCIAL SPACE-1	2115 SFT
CLUB HOUSE	1135 SFT
GYM	1215 SFT
LAUNDRY ROOM	150 SFT
LEASING OFFICE	890 SFT
CONFERENCE ROOM	350 SFT
RETAIL SPACE-1	1425 SFT
RETAIL SPACE-2	966 SFT
RETAIL SPACE-3	1425 SFT
COMMERCIAL SPACE-2	2115 SFT
STAIRS	1146SFT
STORE ROOM	98 SFT
TOTAL (INCLUDING WALLS) 13,030 SFT	
ORDINANCE #14-074 & UDC NOTES:	
1. DRAWINGS ARE IN COMPLIANCE WITH DP14-1.	
2. THE MULTI-FAMILY BUILDINGS PROVIDE CONCENTRATED UNIT ACCESS POINTS. MONOTONOUS ACCESS BALCONIES & CORRIDORS RUNNING THE LENGTH OF THE BUILDING ARE PROHIBITED. PLEASE SEE ELEVATIONS.	
3. THE STAIRWAY SHALL BE INTEGRATED INTO THE DESIGN OF THE BUILDINGS. THE ELEVATIONS OF ALL MULTI-FAMILY BUILDINGS SHALL BE ARTICULATED THROUGH THE INCORPORATION OF ARCHITECTURAL FEATURES AS SHOWN.	
4. BUILDING SIDE ELEVATIONS HAVE ARTICULATIONS INCORPORATED THERE UPON.	
5. FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, NEUTRAL OR EARTH TONE COLORS. THE USE OF METALLIC COLORS, BLACK OR FLOURESCENT COLORS IS PROHIBITED.	
HARDIE-BOARD NOTES:	
1. HARDI-BOARD TRIMMED W/ HARDIE-TRIM PER MFR'S INSTRUCTION.	
2. ALL OPENINGS TRIMMED WITH HARDI-TRIM PER MFR'S INSTRUCTION.	
3. STUCCO HARDIE-BOARD WILL BE TRIMMED PER MFR'S INSTRUCTION (WHETHER SHOWN OR NOT).	
4. PRECAST STONE VENEER EXPOSED ENDS WILL BE SEALED & THEN TRIMMED WITH HARDIE-TRIM WHEN ABUT HARDIE-BOARD PER MFR'S INSTRUCTION.	
5. NOTE: PROVIDE 1" THICK HARDIE-TRIM AT 3/4" STUCCO AND 3/4" THICK HARDIE-TRIM AT HARDIE-BOARD LOCATIONS.	
NOTES:	
1. STAIRS: (18) T's @ 11" w/ (19) R's @ 6.74"e	
2. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS.	
3. SEE TYPICALS FOR INTERIOR DIMENSIONS.	



03 PATIO FENCE DETAIL
SCALE: 1/2"=1'-0"

KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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A206

Case Number
SP-04-23
Project Number:
23-010

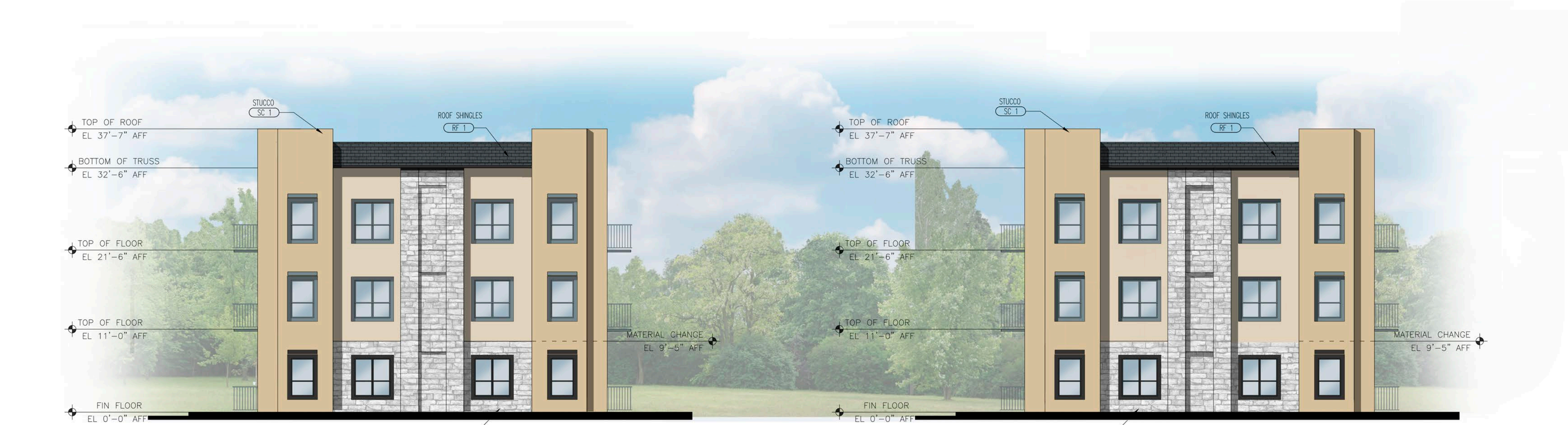
NOT FOR CONSTRUCTION



01 FRONT ELEVATION
SCALE: 1"=9'-0"



02 REAR ELEVATION
SCALE: 1"=9'-0"



03 LEFT SIDE ELEVATION
SCALE: 1"=9'-0"



04 LEFT SIDE ELEVATION
SCALE: 1"=9'-0"

EXHIBIT-C
CASE NO. SP-04-23
BUILDING TYPE 1

EXTERIOR MATERIAL LIST		APARTMENTS AT KAUFMAN, TEXAS
STONE ST 1—LEUDER'S LIMESTONE, ROUGH NATURAL TEXTURE P—(972) 517-9997 F (972) 661-3322	METAL COPING MC 1—COLOR: SANDSTONE UNA CLAD P—(800) 426-7737	
PORCELAIN TILE PC 1—COLOR: ON GRAY PORCELANOSA (201)-712-0556	STUCCO SC 1—SW 7705—WHEAT PENNY SHERWIN WILLIAMS P—(260) 347-3781	
	PAINT P 1—SHERWIN WILLIAMS, ROAN 2722 SHERWIN WILLIAMS P—(260) 347-3781	

NOTES:
PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER, GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT, GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

EXHIBIT-C

400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim2582@aol.com
web: fkrarchitect.com

06/09/2023

REGISTERED ARCHITECT
M. M. M. K. N. N. N.
2710 E. STATE

SEAL ONLY VALID IF SIGNED AND DATED

fk + architect, llc

Original Date:
MARCH 20, 2023
Issue Log
ISSUED FOR SITE PLAN APPROVAL 06/09/2023
1. CITY COMMENTS 06/12/2023
2. CITY COMMENTS 06/30/2023
ISSUED FOR SITE PLAN APPROVAL 08/27/2023

DRAWN BY: KR
CHECKED BY: MFK
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KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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01 FRONT ELEVATION
SCALE: 1"=9'-0"



02 REAR ELEVATION
SCALE: 1"=9'-0"



03 LEFT SIDE ELEVATION
SCALE: 1"=9'-0"



04 RIGHT SIDE ELEVATION
SCALE: 1"=9'-0"

EXHIBIT-C CASE NO. SP-04-23 BUILDING TYPE 2

EXTERIOR MATERIAL LIST

APARTMENTS AT KAUFMAN, TEXAS

BRICK

BR 1-ACME BLEND 137 (FIELD)
LIGHT BUFF
ACME BRICK
P-(972) 241-1400
F-(972) 406-9374

STUCCO

SC 1-SW 7705-WHEAT PENNY
SHERWIN WILLIAMS
P-(260) 347-3781

TEXTURE COAT ON CONCRETE

T 1-MATCH SHERWIN WILLIAMS
ROAN 2722

STONE

ST 1-LEUDER'S LIMESTONE,
ROUGH NATURAL TEXTURE
P-(972) 517-9997
F (972) 661-3322

METAL COPING

MC 1-COLOR: SANDSTONE
UNA CLAD
P-(800) 426-7737

PORCELAIN TILE

PC 1-COLOR: ON GRAY
PORCELAINOSA
(201)-712-0556

PAINT

P 1-SHERWIN WILLIAMS,
ROAN 2722
SHERWIN WILLIAMS
P-(260) 347-3781

NOTES:
PAINTS AND GLAZING ARE SUBJECTED TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

Original Date:
MARCH 20, 2023

Issue Log

ISSUED FOR SITE PLAN APPROVAL 06/09/2023

1 CITY COMMENTS 06/12/2023

2 CITY COMMENTS 06/30/2023

ISSUED FOR SITE PLAN APPROVAL 08/27/2023

DRAWN BY: KRI
CHECKED BY: MFK

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KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

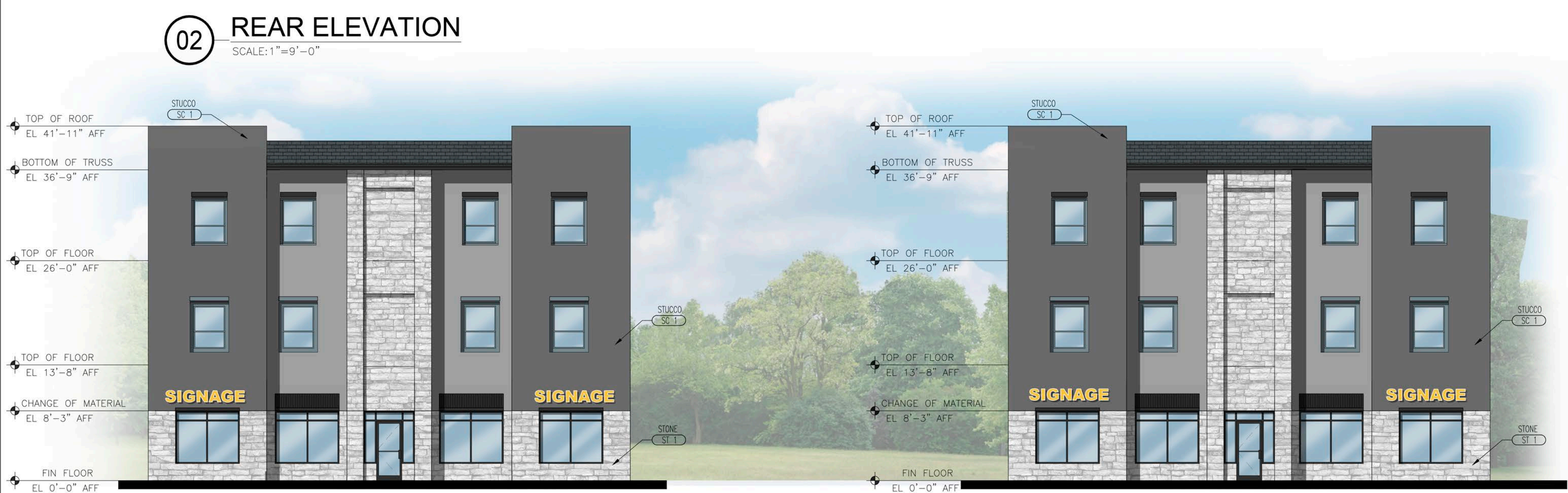
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01 FRONT ELEVATION
SCALE: 1"=9'-0"



02 REAR ELEVATION
SCALE: 1"=9'-0"



03 LEFT SIDE ELEVATION
SCALE: 1"=9'-0"



04 RIGHT SIDE ELEVATION
SCALE: 1"=9'-0"

EXHIBIT-C CASE NO. SP-04-23 BUILDING TYPE 3

EXTERIOR MATERIAL LIST

APARTMENTS AT KAUFMAN, TEXAS	
BRICK BR 1—ACME BLEND 137 (FIELD) LIGHT BUFF ACME BRICK P—(972) 241-1400 F—(972) 406-9374	METAL COPING MC 1—COLOR: SANDSTONE UNA CLAD P—(800) 426-7737
STUCCO SC 1—SW 7705—WHEAT PENNY SHERWIN WILLIAMS P—(260) 347-3781	PORCELAIN TILE PC 1—COLOR: ON GRAY PORCELANOSA (201)-712-0556
TEXTURE COAT ON CONCRETE T 1—MATCH SHERWIN WILLIAMS ROAN 2722	PAINT P 1—SHERWIN WILLIAMS, ROAN 2722 SHERWIN WILLIAMS P—(260) 347-3781
STONE ST 1—LEUDER'S LIMESTONE, ROUGH NATURAL TEXTURE P—(972) 517-9997 F (972) 661-3322	

NOTES:

PAINTS AND GLAZING ARE SUBJECT TO THE APPROVAL OF THE OWNER. GC TO PROVIDE SAMPLE OF ALL PAINT COLOR TO THE OWNER BEFORE PURCHASING ANY PAINT. GC TO MAKE A MOCK UP SAMPLE OF ALL PAINT AND GET APPROVAL OF THE OWNER PRIOR TO APPLICATION.

400 chisholm place
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972-424-1325 (w)
469-258-9322 (c)
fabim2582@aol.com
web: fkarchitect.com

11/29/2023



fk + architect, llc

Original Date:

MARCH 20, 2023

Issue Log

ISSUED FOR SITE PLAN APPROVAL 06/08/2023

△ CITY COMMENTS 06/12/2023

△ CITY COMMENTS 06/30/2023

ISSUED FOR SITE PLAN APPROVAL 08/27/2023

△ CITY COMMENTS 11/14/2023

△ CITY COMMENTS 11/28/2023

DRAWN BY: TR CHECKED BY: MFK

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KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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LS100
Case Number
SP-04-23
Project Number:
23-010

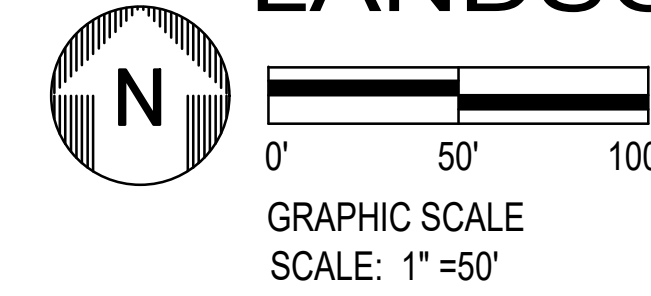
EXHIBIT - D
CASE NO. SP-04-23

PLANT LIST				
QUAN.	COMMON NAMES	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
NET W/O R.O.W				
9	CADDY MAPLE	ACER SACCHARUM "CADDY"	4" CAL.	AT MATURITY, CROWN SPREAD 25'
8	LIVE OAK	QUERCUS VERGINIANA	4" CAL.	CONT. GROWTH 14' TO 16' HT, 6' TO 8' SPR.
21	BALD CYPRESS	LAGESTROEMIA INDICA	4" CAL.	MIN 8' AT THE TIME OF PLANTING
19	PECAN	CARYA ILLINOENSIS	4" CAL.	CONT. GROWTH 50' TO 80' HT, 6' TO 8' SPR.
27	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CAL.	CONT. GROWTH 14' TO 18' HT, 6' TO 8' SPR.
SMALL TREES				
70	CAPE MYRTLE (WHITE)	LAGESTROEMIA INDICA "NATCHEZ"	4" CAL.	MIN 8' AT THE TIME OF PLANTING
71	CAPE MYRTLE (RED)	LAGESTROEMIA INDICA	4" CAL.	MIN 8' AT THE TIME OF PLANTING
SHURBS				
344	DFW. BURFORD HOLLY	ILEX CORNUTA DWARF BURFORDII	24" HT	30" TO 34" HT, FULL.
541	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	24" HT	30" TO 34" HT, FULL.
GRASS				
	GRASS (BERMUDA)	CYNODON DACTYLON	SEED	

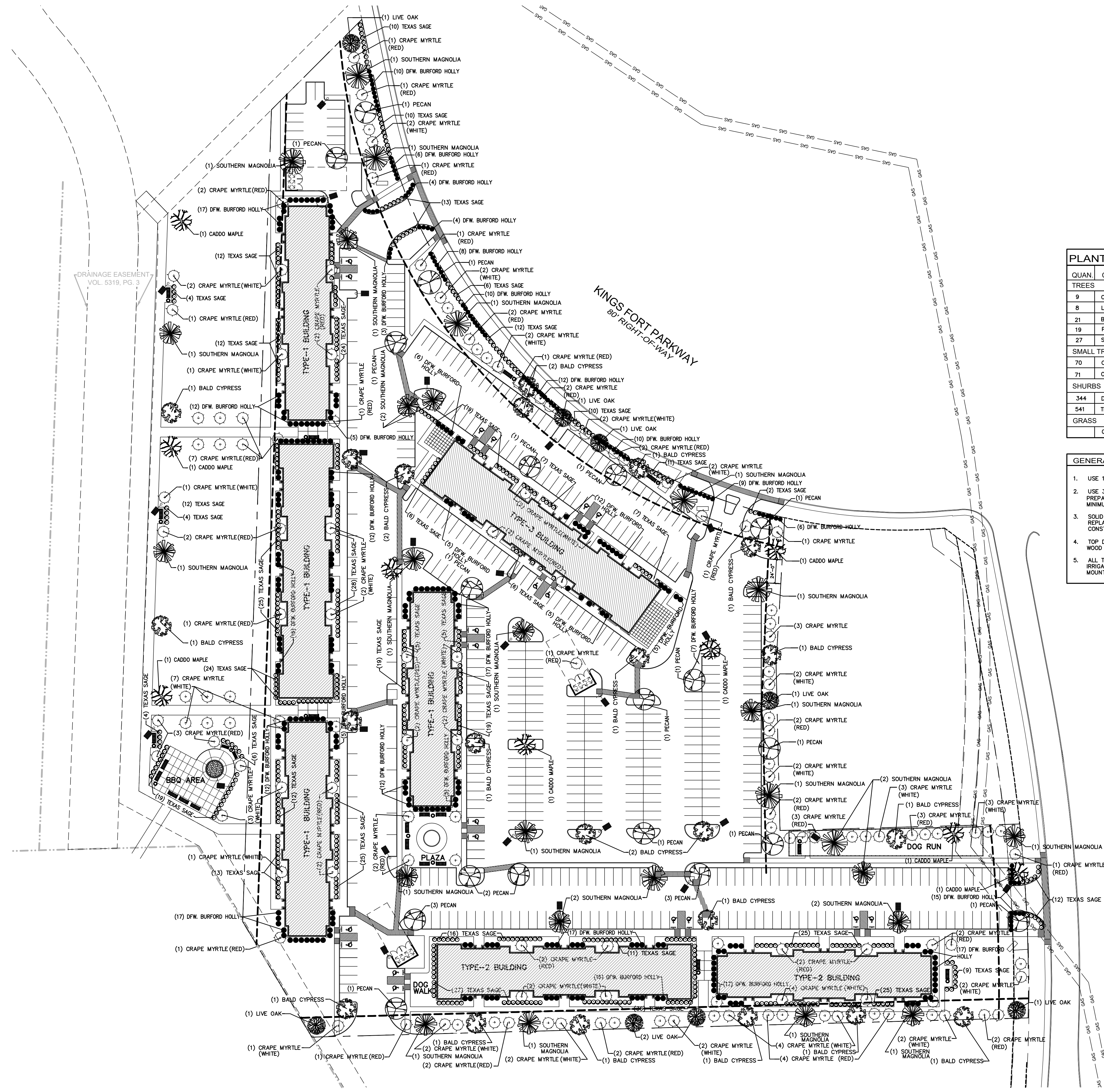
- GENERAL PLANT NOTES:
- USE 1/8" STEEL EDGING (PAINTED GREEN).
 - USE 3" OF SANDY LOAM AND 3" OF ORGANIC MULCH FOR BED PREPARATIONS. TOTAL BED MIX TO THE DEPTH OF 8" MINIMUM.
 - SOLID SOD ALL THE LAWN AREAS WITH BERMUDA GRASS. REPLACE ALL EXISTING LAWN AREAS DAMAGED IN THE CONSTRUCTION PROCESS.
 - TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER THE PLANTING OPERATIONS.
 - ALL THE PLANTING BED AND LAWN AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM AS PER STATE OF TEXAS AND CITY OF MOUNT PLEASANT CODES AND REQUIREMENTS.

TREE LEGEND	
	LIVE OAK
	SOUTHERN MAGNOLIA
	BALD CYPRESS
	PECAN
	CADDY MAPLE
	CAPE MYRTLE (RED)
	CAPE MYRTLE (WHITE)
EVERGREEN SHRUBS	
	DFW. BURFORD HOLLY
	TEXAS SAGE
	VINE
	ASIAN JASMINE
	BIG BLUE LIRIOPE
	GRASS LAWN
	CONC SIDEWALK
	STEEL EDGING

LANDSCAPE PLAN



NOT FOR CONSTRUCTION



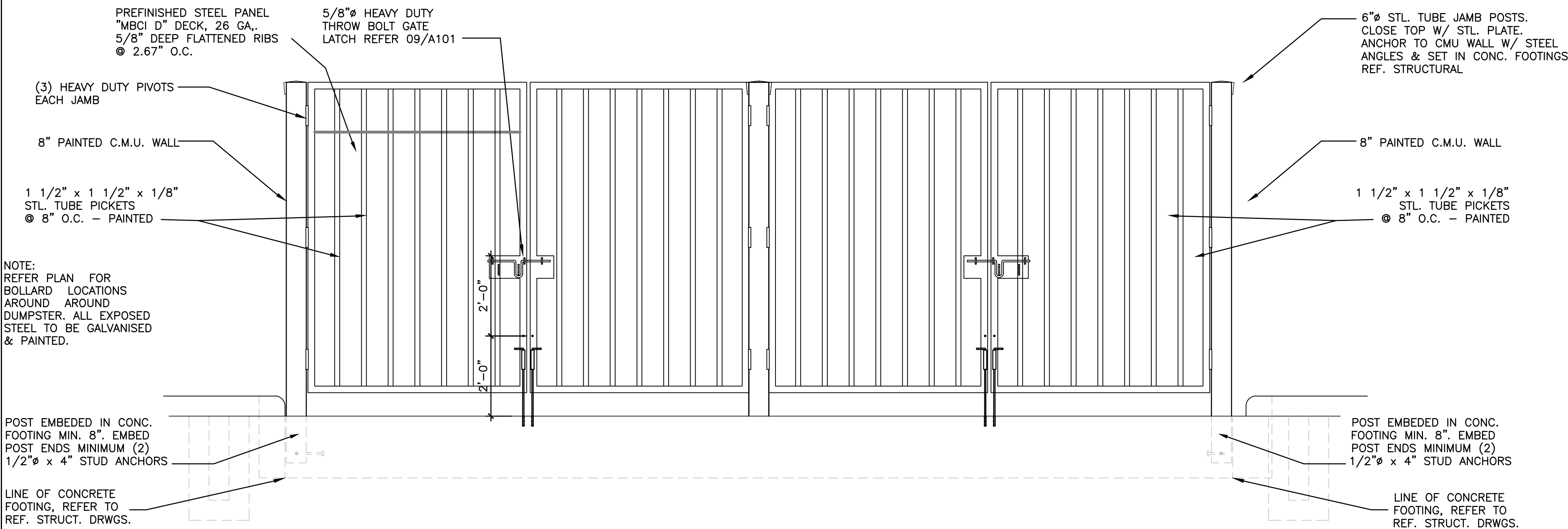
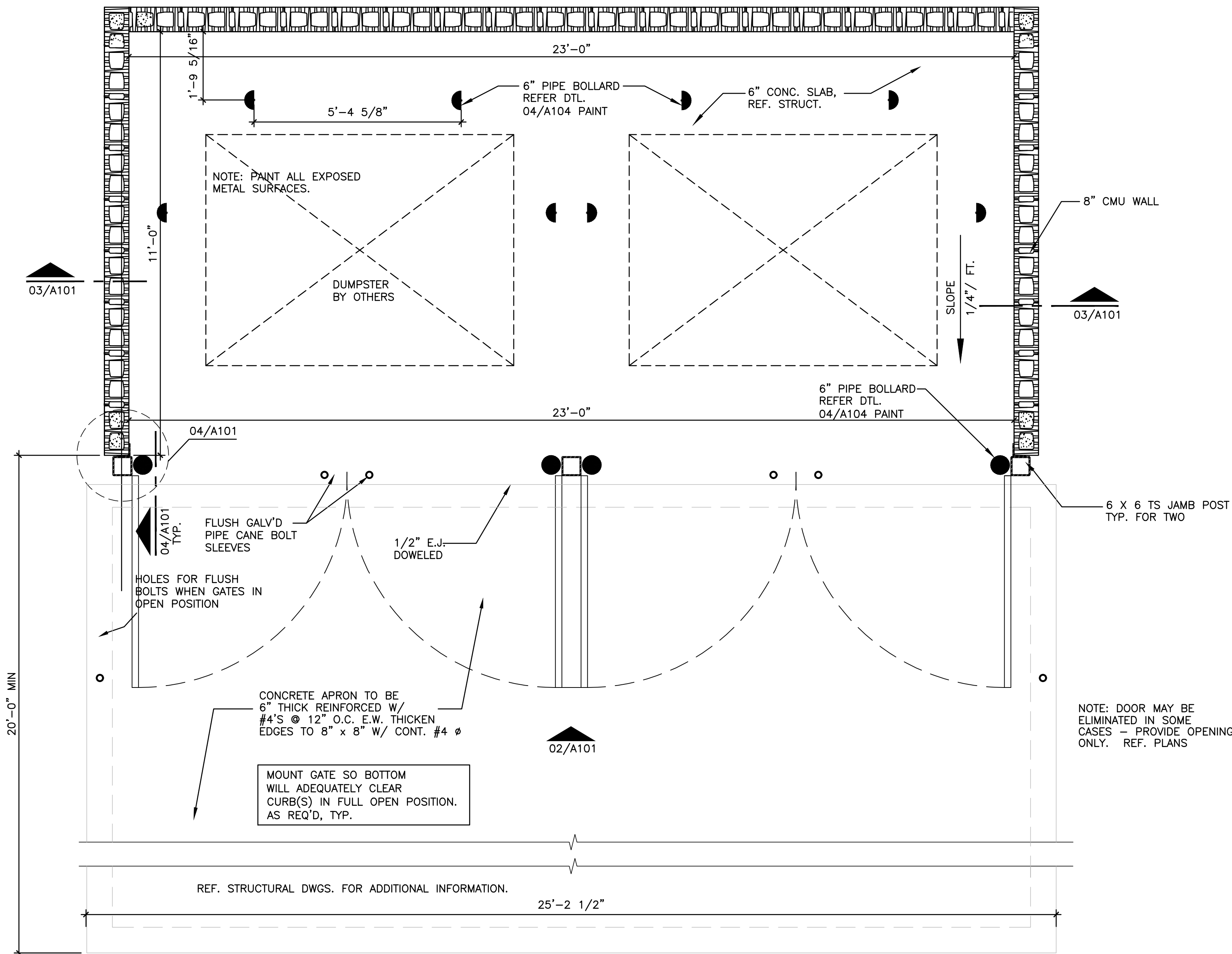
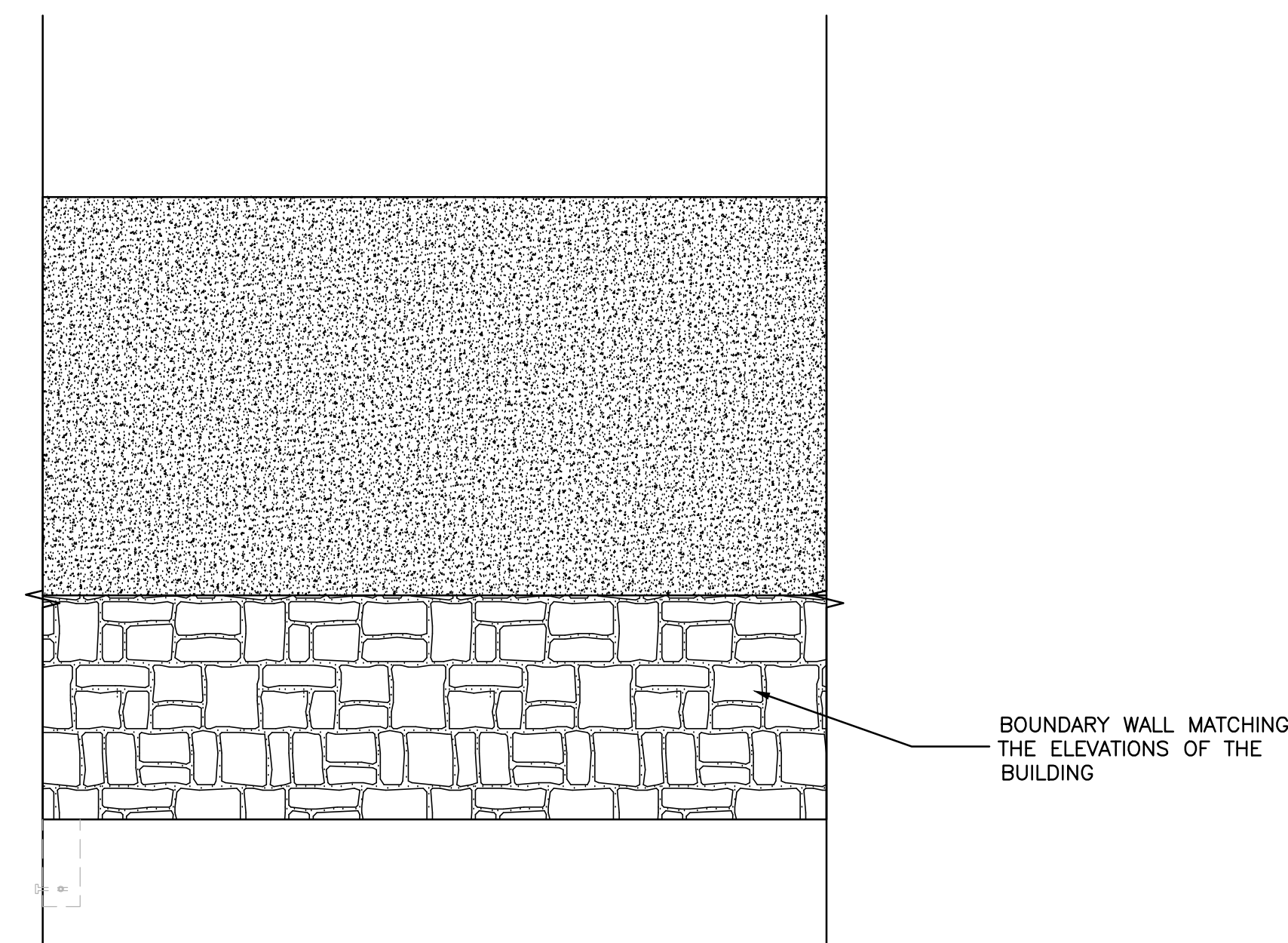
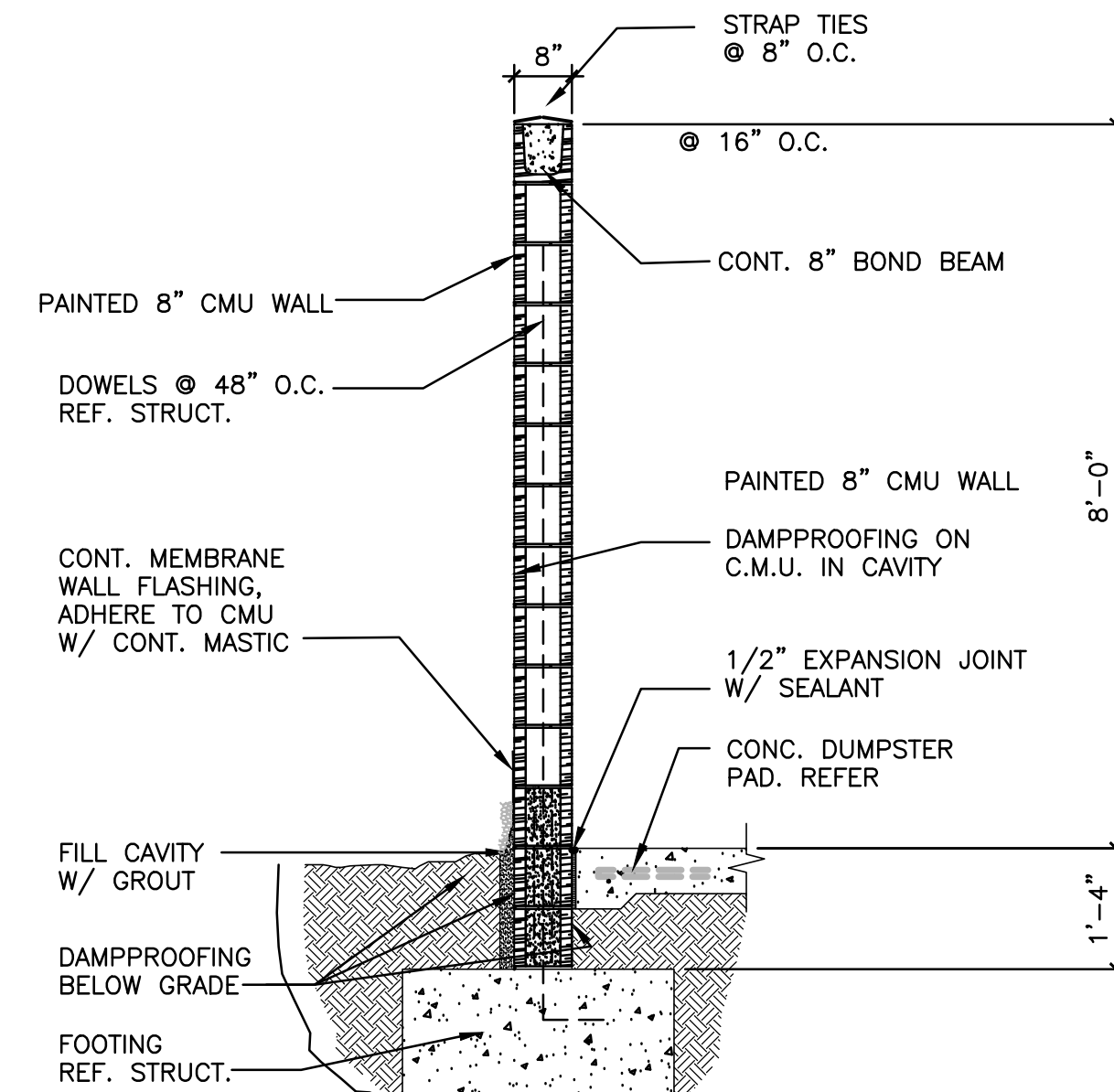


EXHIBIT - E

CASE NO. SP-04-23



Original Date:
MARCH 20, 2023

Issue Log

ISSUED FOR SITE PLAN APPROVAL 06/09/2023

△ CITY COMMENTS 06/12/2023

△ CITY COMMENTS 06/30/2023

DRAWN BY: KFI
CHECKED BY: MFK

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KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

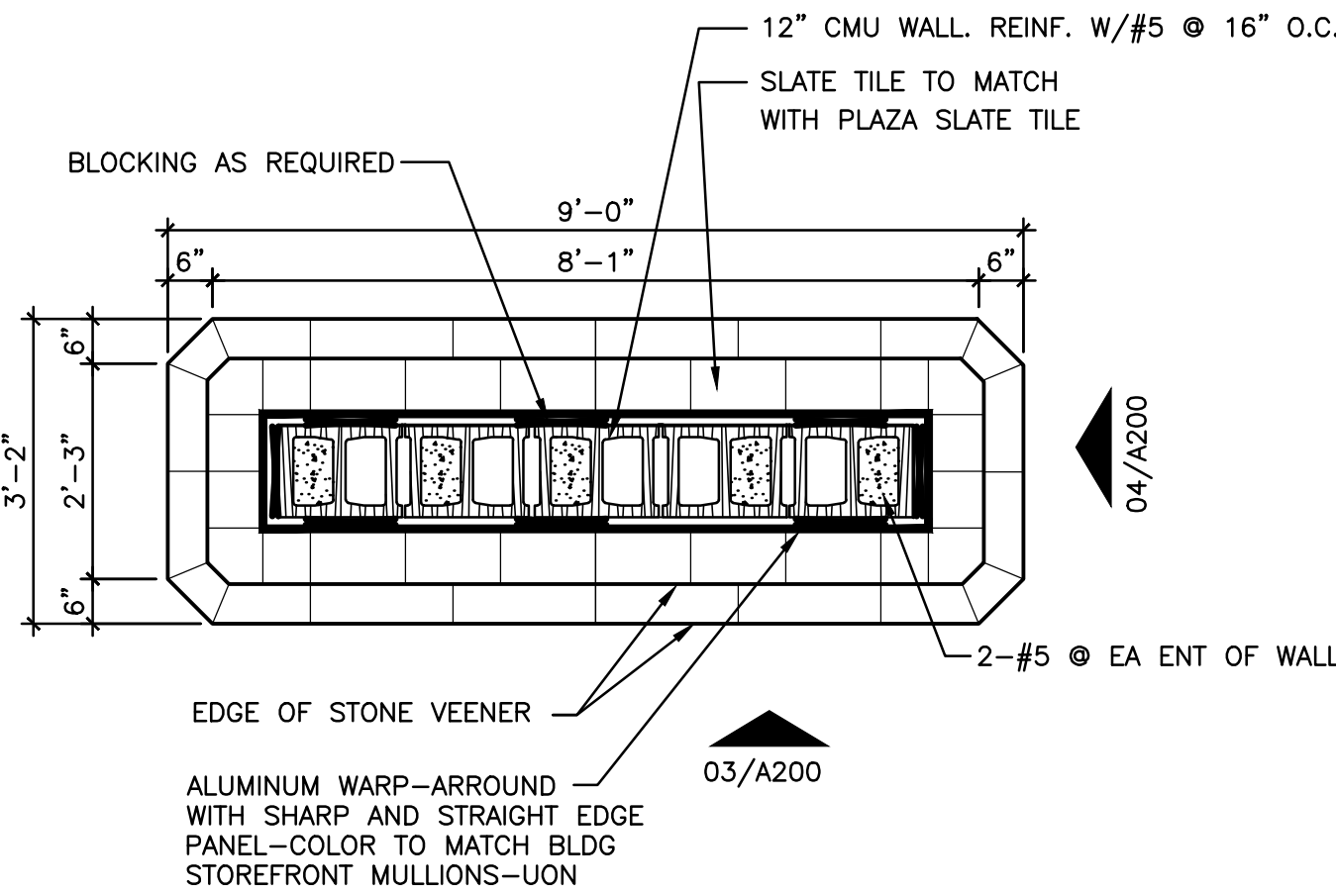
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A104

Case Number
SP-04-23

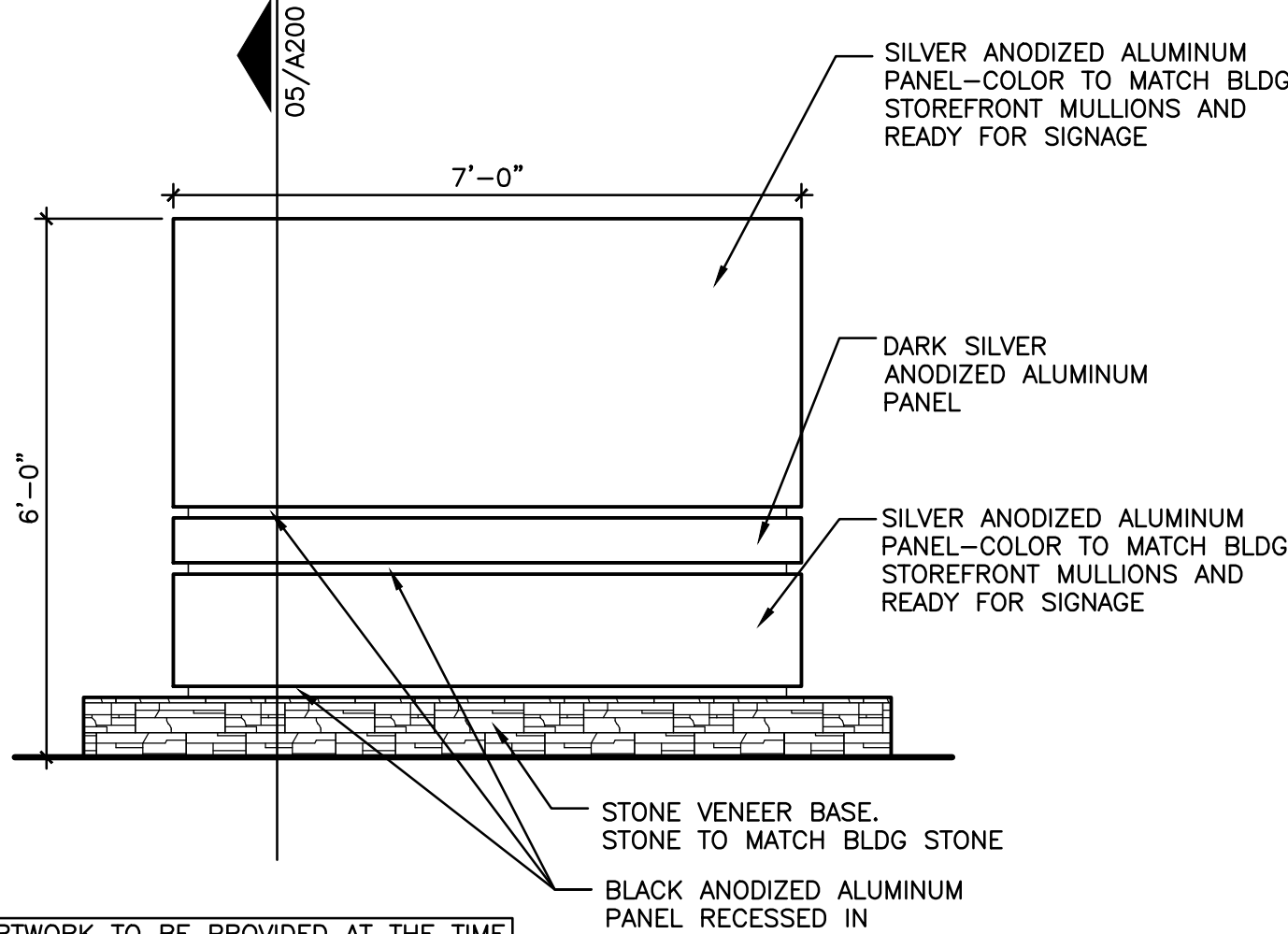
Project Number:
23-010

EXHIBIT - E
CASE NO. SP-04-23



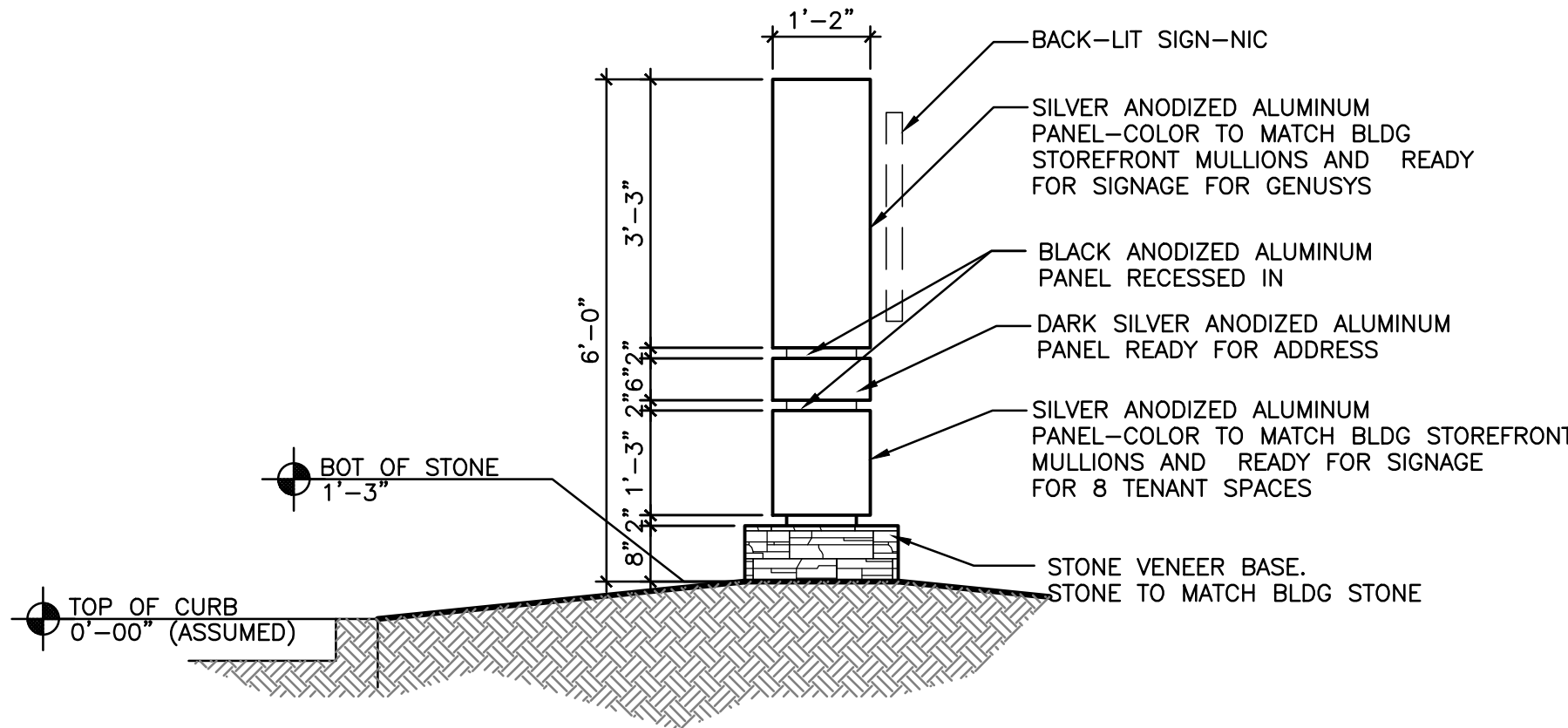
01 MONUMENT SIGN-TOP VIEW (PLAN)

SCALE : 1/2" = 1'-0"



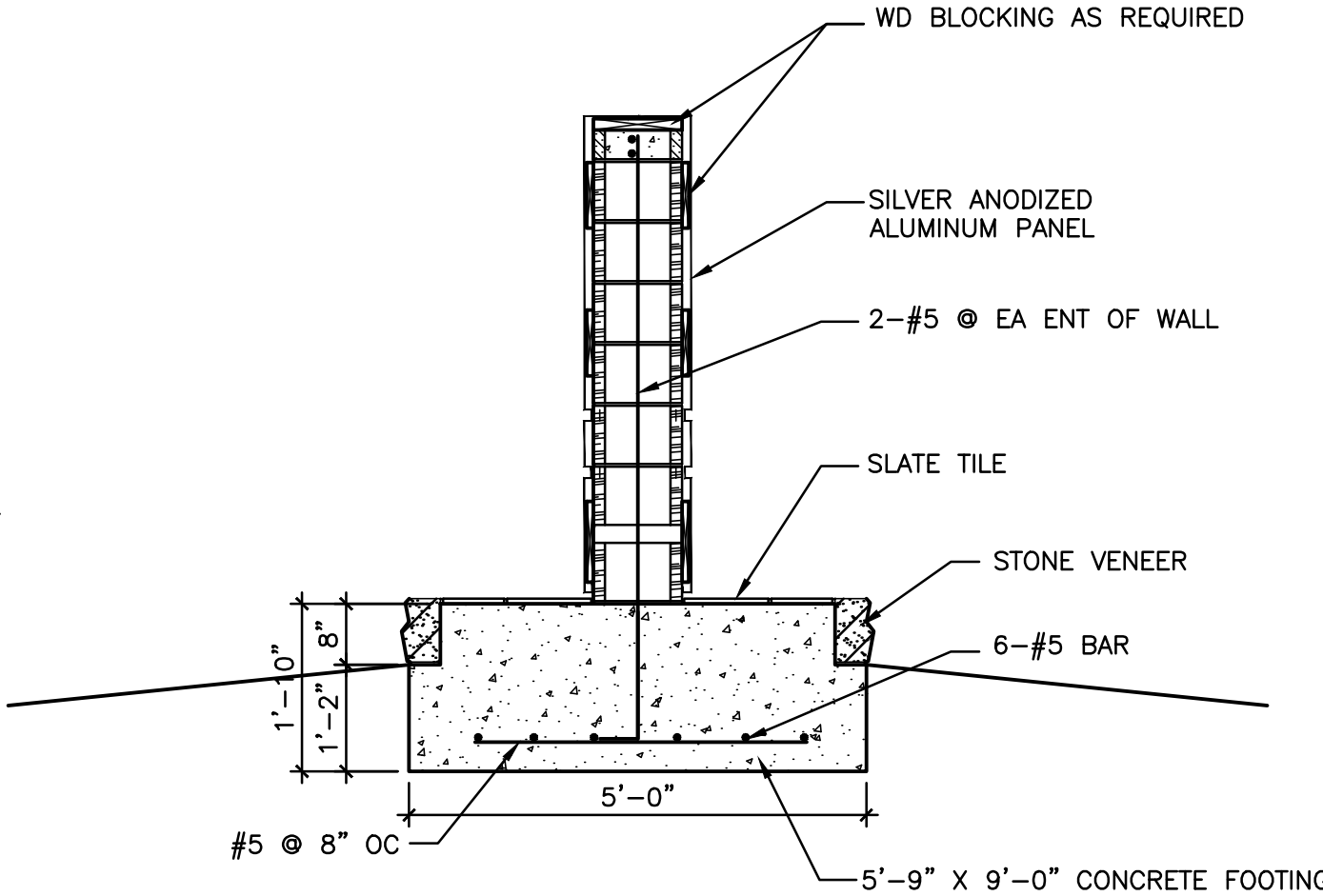
02 MONUMENT SIGN-FRONT VIEW (ELEVATION)

SCALE : 1/2" = 1'-0"



03 MONUMENT SIGN-SIDE VIEW (ELEVATION)

SCALE : 1/2" = 1'-0"



05 MONUMENT SIGN-SECTION

SCALE : 1/2" = 1'-0"

NOT FOR CONSTRUCTION

KINGS FORT VILLAS
APARTMENTS-240 UNITS
AT KINGS FORT PARKWAY
KAUFMAN, TEXAS 75142

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A200
Case Number
SP-04-23
Project Number:
23-010

Original Date:
MARCH 20, 2023
Issue Log
ISSUED FOR SITE PLAN APPROVAL 06/08/2023
CITY COMMENTS 06/12/2023
CITY COMMENTS 06/30/2023
ISSUED FOR SITE PLAN APPROVAL 08/27/2023
CITY COMMENTS 11/14/2023
CITY COMMENTS 11/28/2023

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CHECKED BY: MFK
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11/29/2023
SEAL ONLY W/ D.F. SIGNED AND DATED

ORDINANCE O-12-26

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-32-23 ESTABLISHING PLANNED DEVELOPMENT DISTRICT-26 ("PD-26") ON AN APPROXIMATE 10.00-ACRE TRACT OF LAND DESCRIBED HEREIN AND AMENDING CHAPTER 9A, "ZONING ORDINANCE," OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS, AND THE OFFICIAL ZONING MAP OF THE CITY, ORDER TO AMEND THE DEVELOPMENT STANDARDS APPLICABLE TO LOT 6, BLOCK A, KINGS FORT ADDITION, DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT "B" TO ORDINANCE O-32-23, ON THE SUBJECT PROPERTY BEING GENERALLY LOCATED ON THE WEST SIDE OF STATE HIGHWAY 34 AND SOUTH OF KINGS FORT PARKWAY, ON LAND OUT OF THE D. FALCON SURVEY, ABSTRACT NO. 151, CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AN AMENDMENT ADOPTING "AMENDED EXHIBIT B" THERETO GOVERNING LOT 6, BLOCK A, OF THE PROPERTY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, on December, 2023, the City Council of the City of Kaufman, Texas (the "City Council") adopted Ordinance No. O-32-23, establishing Planned Development-26 District ("PD-26 ") on an approximate 10-acre tract of land, such property being on Lot 6 of Block A of Kings Fort Addition, being approximately 10.00 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy, and being more particularly described and depicted in **Exhibit "A,"** a copy of which is attached hereto and incorporated herein (the "Property"); and

WHEREAS, at its regular meeting held on the 7th day of July 2026, the Planning

and Zoning Commission did hold a public hearing and did consider and make a recommendation for approval of a request to amend the Planned Development Standards for PD-26 for multi-family residential and neighborhood retail service uses; and

WHEREAS, at its regular meeting held on the 27th day of July 2026, the City Council held a public hearing for the proposed request to amend the Planned Development Standards to PD-26; and

WHEREAS, after determining that all legal requirements of notice and hearings were met, considering the recommendations of the Planning and Zoning Commission, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed amendments to the PD-26 District with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance of the City set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public; and

WHEREAS, pursuant to the foregoing findings, the City Council determined it necessary and beneficial to the public health, safety and welfare to adopt this Ordinance amending the PD-26 District by the adoption of **Amended Exhibit “B”**.

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

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

SECTION 2. AMENDMENT. That Ordinance No. O-32-23 establishing the PD-26 Planned Development District, and amending Chapter 9A, “Zoning Ordinance,” of the Code of Ordinances of the City of Kaufman, Texas, are hereby further amended to reflect the change to the Development Regulations applicable to Lot 6, Block A, Kings Fort Addition as set forth in **Exhibit “B”** to Ordinance No. O-32-23, the “Planned Development Standards” governing the approximate 10-acre tract of land zoned as PD-26 (Property ID 225369), such property being generally located on the west side of SH 34 and the south side of Kings Fort Pkwy, Being Lot 6 of Block A of Kings Fort Addition, being approximately 10.00 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, and being more particularly described and depicted in **Exhibit “A,”** attached hereto and incorporated herein (the “Property”).

By adoption of this Ordinance, **Exhibit “B,”** to Ordinance No. O-32-23 is hereby

amended in its entirety as set forth in **Amended Exhibit “B”, “Amended PD-26 Development Regulations”** a copy of which is attached hereto and incorporated herein and is hereby adopted. The **“Amended PD-26 Development Regulations”** shall govern use and development of the Property and all other provisions of Ordinance No. O-32-23 and all Exhibits thereto not expressly amended hereby shall remain in full force and effect without amendment.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas, shall be amended and annotated to show the amendment to Ordinance No. O-32-23 establishing the PD-26 District, as set forth in **Amended Exhibit B** hereto.

SECTION 4. CUMULATIVE REPEALER. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances, except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 6. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

[The remainder of this page intentionally left blank]

PASSED AND APPROVED this 17th day of August 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

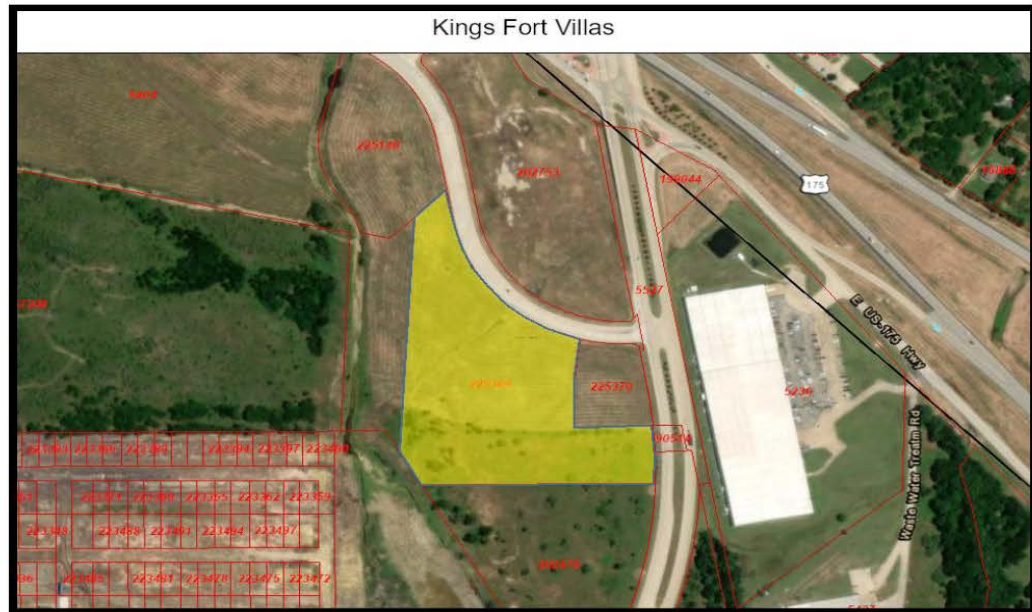
APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY

Exhibit "A" Property Description

"Exhibit A" Property Description

Z-09-23
Property ID 225369
Location Map



**Amended Exhibit “B” to Ordinance O-32-23
“Amended PD-26 Development Regulations”**

PLANNED DEVELOPMENT-26
10.00 acres
Lot 6, Block A, Kings Fort Addition

A. GENERAL PURPOSE, INTENT AND DESCRIPTION:

The PD-26 district is intended to establish a sustainable, high-quality, mixed-use development with a strong neighborhood character, including predominantly multi-family residential uses with a ground-floor retail component. The district provides development standards which will help to ensure that the land uses will be developed in a cohesive, integrated, and visually appealing manner, while providing for some relief from some of the typical zoning requirements, where appropriate, in order to provide for the desired quality and arrangement of the development.

B. PERMITTED USES:

- (1) Uses permitted in the “MF-2” Multi-Family Residential-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.
- (2) Uses permitted in the “LR” Local (Neighborhood) Retail zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended, with the following exceptions:
 - a. The following use is permitted by right: Health, fitness, or sports club (indoors only)
 - b. The following use is permitted subject to approval of a Specific Use Permit: Alcoholic beverage sales in conjunction with a restaurant
 - c. The following uses are not permitted: Assisted living facilities; appliance, tool, or furniture rental (indoors); auto parts and accessory sales (indoor); auto repair, minor (paint less, dent repair & accessory install); car wash (attended); convenience store with gasoline sales; laboratory, scientific or research; motor fuel service station
- (3) New and Unlisted Uses - It is recognized that new unanticipated types of land uses (or land uses which are so dissimilar to any of those listed as to cause uncertainty in interpretation) may seek to be located in the district. Any land use which is not listed in the Use Charts shall be referred to the Planning & Zoning Commission and City Council for interpretation in accordance with the procedures set forth in the "Classification of New and Unlisted Uses" section of the Kaufman Zoning Ordinance.

- (4) Nuisance/Noxious Uses - Land uses which are deemed to be a hazard or a nuisance to the public (i.e., due to the presence/creation of unpleasant or noxious odors, noise, vibration, glare or other phenomenon that is inherent to the normal operation of the business/use) shall not be permitted within the district. The City Council has the authority, at its own discretion, to require the elimination of any of the above phenomena, or the removal of the business/use, which produces a public hazard or nuisance.

C. MAXIMUM HEIGHT REGULATIONS:

60 feet, or four (4) stories.

D. AREA AND OTHER REGULATIONS:

(1) Area and Setback Requirements:

The development shall adhere to the area and setback regulations permitted in the MF-2 zoning district, as provided in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(2) Commercial Component:

The commercial space shall be configured in the following manner:

- a. Located on the ground floor of the building facing Kings Fort Parkway.
- b. Include a minimum of 7,900 sq. ft. of floor area dedicated to commercial/retail uses.
- c. Include areas at each commercial end-cap for potential future outdoor dining. The foundation of these areas will be constructed and prepared for enhancement and use by future tenant(s).

(3) Access:

The site shall include the following access points, as follows:

- a. Full-access point on Kings Fort Parkway.
- b. Right-in/right-out access point on Kings Fort Parkway.
- c. Right-in/right-out access point on SH 34.
- d. Stub to the property to the south to provide for future full access to SH 34 at an existing median opening through the property to the

south.

- e. Open Access - To provide for a pedestrian-friendly mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not be gated.

(4) Internal Street:

The development shall provide a new internal, north-south street extending from Kings Fort Parkway and stubbing to the property to the south, where a future connection to SH 34 at an existing median opening will be provided when the property to the south develops. This internal street shall be designed like a traditional urban street with parking along the majority of its length, sidewalks along both sides (adjacent to the parking spaces), and street trees to break up parking groups.

(5) Parking and Loading Requirements:

- e. Parking Requirements - parking requirements shall be as follows:
 - ii. One-and-a-half (1.5) spaces for each one-bedroom unit
 - iii. One-and-three-quarter (1.75) spaces for each two-bedroom unit
 - iv. Two (2) spaces for each three-bedroom unit
 - v. One (1) parking space per 250 sq. ft. of retail/commercial/restaurant space
 - vi. One (1) parking space per 500 sq. ft. of residential leasing/clubhouse space
- f. No boats, campers, trailers, or other recreational vehicles shall be parked or stored on the property.
- g. Dedicated loading areas for the commercial businesses located out of the fire lane shall be provided.
- h. All parking spaces shall meet the minimum dimensional requirements as specified in the City of Kaufman Zoning Ordinance O-02-07, as amended.

(6) Paving in Vehicular and Pedestrian Circulation Areas:

All paving in vehicular and pedestrian circulation areas (e.g., streets, drive aisles, parking areas, fire lanes, loading areas, sidewalks, trails, etc.) shall be reinforced concrete, and in accordance with the City's paving design standards, as may be amended.

(7) Landscaping Requirements:

- a. Minimum Usable Open Space (Pervious Surface) Area - Twenty percent (20%) of total lot area, not including the off-site park land area to the west.
- b. Minimum Landscaped (Pervious Surface) Area - Ten percent (10%) of total lot area.
- c. Front Landscape Buffer Area - Minimum ten feet (10') along Kings Fort Parkway and SH 34, as measured from front property line (i.e., maximum future right-of-way line for the street) and excluding any portion of a building/structure for any parking area pavement; may include sidewalks, turf, ground cover, trees, shrubs, decorative landscape features, etc., and may be crossed by vehicular driveways entering the property. In addition, large shade trees (minimum four-inch (4") caliper) shall be planted at 50-foot centers within the front yard buffer area.
- d. Side/Rear Landscape Buffer Area –
The western buffer shall be planted with shrubs, ornamental trees, or and plant materials that will not damage the adjacent retaining wall shall be used.

The southern buffer may be initially installed as grass/sod only, and shall be enhanced with additional landscaping, conducive to connecting the two phases, upon development of the southern phase of the development.

- e. Interior Parking Lot Landscaping Islands - A landscaped island (nine foot (9') minimum width) is required at the end of each bay (i.e., row) of parking spaces, and shall be placed such that bays of parking spaces do not exceed twenty-four (24) spaces in length; one (1) large shade tree shall be placed within each landscaped island such that the minimum distance from the center point of the tree is at least four feet (4') from any curb or paved surface. All other interior parking lot landscaping shall conform to Section 36.6 of the Kaufman Zoning Ordinance.
- f. Shrub Screening of Parking Areas – Adjacent to all parking and driving areas, a row of shrubs shall be planted of adequate distribution and height to provide full screening of the parking and maneuvering areas from surrounding streets and adjacent properties.
- g. Building Foundation Landscaping – Landscaping shall be provided around the foundation of each building, which shall include a mixture

of shrubs, groundcovers, grasses, and small trees.

- h. All landscaped areas are to be maintained in a clean, living and growing condition at all times, and shall be equipped/irrigated with an automatic, underground irrigation system.
- i. Other landscaping provisions to be as required in the Kaufman Zoning Ordinance O-02-07, as amended, and in any other applicable City code or ordinance.

(8) Amenities, Sidewalks, and Trails:

- a. Indoor amenities for the multi-family residential development, including the leasing office, fitness center, community room, etc., shall be incorporated into the ground floor of one of the buildings.
- b. Various outdoor amenities shall be provided including: mail & parcel center, dog park, grill stations, and sport court(s) shall be provided throughout the development for use by the residents.
- c. Patio dining areas: Refer to D.2.c above.
- d. An internal pedestrian sidewalk system shall be provided throughout the development to connect building entrances, parking areas, outdoor amenities, and provide connections to existing perimeter sidewalks along Kings Fort Parkway and SH 34. The sidewalks shall be at least five feet (5') in width and constructed of concrete.
- e.

(9) Architectural Requirements:

- a. Facade material requirements: Buildings shall provide the following minimum brick and/or stone masonry, the remainder of facade materials shall be primarily cementitious materials (cement fiber board, portland stucco, etc.)
 - i. Buildings with commercial components: Minimum 10% masonry per building elevation with an aggregate 20% masonry. 1st floor shall have a minimum of 80% masonry per building elevation.
 - ii. Buildings with exclusively residential components: Minimum 20% masonry per building elevation.
 - iii. Accessory structures: Minimum 2' tall masonry base.
- b. The buildings shall employ wall plane recesses and projections at regular intervals on all elevations.

- c. The top portions of the buildings shall be accentuated with vertical articulations at regular intervals, cornice treatments, parapets, or other architectural details.
- d. Ground-floor commercial units shall include storefront window designs to provide for an inviting appearance and awnings to provide shade and cover from the elements.

(10) Lighting Requirements:

Lighting shall be in accordance with the City's code of Ordinances, as amended. Lighting fixtures shall be of a type that can be oriented downward or upon building facades, and shall not produce light overspill onto adjacent properties or public rights-of-way. Adequate lighting for safety and security at nighttime shall be provided, but the amount of lighting shall not be excessive such that it produces a "glowing" effect that would detract from the community's peaceful setting. Special types of lighting (such as for holidays and festivals) shall be allowed and encouraged within the district.

(11) Screening:

- a. Dumpster Screening (including dumpsters and other solid waste facilities such as trash compactors, recycling containers/compactors, etc.) - All free-standing solid waste facilities shall be screened from view from any public street and any adjacent residential zoning district by a six foot (6') tall masonry wall (same colors and materials as main building) on at least three (3) sides, with securable gates for access (unless screened from public views by a building). Solid waste facilities that are attached to the main building (i.e., trash/recycling compactors, etc.) Shall be effectively screened from view of any public street and any adjacent residential district with strategic placement of tall evergreen shrubs (six foot (6') height and seventy-five percent (75%) opacity within three (3) years of initial planting/installation) and large shade trees.
- b. Mechanical Equipment Screening - All mechanical equipment and satellite dishes (including roof and ground-mounted) shall be screened from view of any public street by architecturally integrated facade extensions, parapet or "wing" walls, a living screen, or by some other device/means that is approved by the City.
- c. Perimeter Screening and Amenity Fencing - To provide for a pedestrian-friendly, mixed-use development that is open to the public and provides connection to surrounding developments, the development shall not include perimeter screening or fencing, with the following exceptions:

- i. Screening may be installed adjacent to the commercial property to the east, particularly to provide screening from the back end of commercial uses, which commonly include loading areas, dumpsters, etc.
- ii. Open-style decorative metal fencing may be installed around certain amenities that require security and separation, such as the dog park and the commercial patio areas.

(12) Signage:

- a. Small free-standing signs for on-site directional or movement control purposes shall be allowed to be placed within the complex, but not within public right-of-way. The maximum size of on-site directional signs shall be six (6) square feet per side.
- b. Address and building designation signs with proper illumination for legibility at night shall be allowed to be placed on each building.
- c. Monument Signs - One (1) monument-style sign per direct access point on Kings Fort Parkway or SH 34 shall be allowed, for a total of three (3) signs – two (2) along Kings Fort Parkway and one (1) along SH 34. The monument signs along Kings Fort Parkway may identify the multi-family development and the commercial users. The monument sign along SH 34 may identify the multi-family development. The monument signs are limited to a maximum of ten feet (10') in height and shall be placed at least ten feet (10') setback from the street right-of-way line and not over any utility easements. Monument signs shall be constructed with the same colors, architectural style, and materials as the main building. The bottom two feet (2') of signs shall be constructed of brick and/or stone masonry.
- d. Refer to Exhibit "C" for sign sizing and conceptual design. Sign copy and final design shall be approved and permitted separately.
- e. Commercial Wall Signs – Each commercial tenant shall be allowed one wall sign per façade. The wall signs shall meet the criteria outlined in Section 44.8 of the City of Kaufman Zoning Ordinance O-02-07, as amended, as applicable to the LR zoning district.
- f. Pole/pylon signs are prohibited.
- g. All other requirements for signage (including allowed number/size of signs, other setbacks/spacing, etc.) shall be in accordance with

Section 44 of the City of Kaufman Zoning Ordinance O-02-07, as amended.

(13) Outside Storage:

Open storage is prohibited. There shall be no outside storage of materials or outside display of merchandise on the property.

E. APPROVAL REQUIREMENTS:

- (1) Site Plan Review:** The review and approval of a site plan shall be required prior to the development of any site (or the construction of any structure) within the district (see Section 39, Site Plan Review, of the Kaufman Zoning Ordinance). Development standards for each building site shall be in accordance with this and any other applicable section of the Kaufman Zoning Ordinance, and shall be clearly shown on the site plan. Additional supporting information may be required by the City prior to consideration and approval of the site plan.
- (2) Landscape Plan and Facade Plan Review:** Detailed landscape plans, building elevations, and floor plans shall be submitted for review and approval along with the site plan. The landscape plans, building elevations, and floor plans shall clearly show all details relating to the distribution of landscaping and specific plant species, quantities, and sizes; architectural materials and details for each facade; and dimensions of buildings, building openings, distribution of unit types, and arrangement of uses across each floor. The plans shall also demonstrate how the site meets the landscaping and architectural requirements of the PD and Kaufman Zoning Ordinance requirements, as applicable.
- (3) Construction Plan and Final Plat Review:** After approval of the site plan and associated landscape plans, building elevations, and floor plans, the development will be subject to construction/civil plan review and approval and final plat approval in accordance with the City's current development policies and procedures. No building permit shall be issued until all required plans/plats are properly reviewed and approved, and no certificate of occupancy shall be issued until all construction and improvements conform to the approved site plat, building plans, etc.
- (4) Modifications:** Any modifications to the site plan and associated landscaping/building plans, construction plans, or final plat shall require City approval. Whether the change can be processed as a minor modification (staff approval) or major modification (consideration by the Planning & Zoning Commission and the City Council) shall follow the procedures as outlined in the City's adopted zoning and subdivision regulations, as amended.

F. SPECIAL REQUIREMENTS:

(1) Design Criteria:

- a. Power/Utility Lines - New utility service lines (including, but not limited to, those for electricity, telephone, cable, etc.) shall be placed underground, in accordance with Section 3.8 of the Subdivision Ordinance, as amended.

- b. Architectural Design:

The purpose of this section is not to require all structures and development projects within the district to be identical in appearance or design, but to ensure compatibility among the various development projects within the district, and to ensure a harmonious, visually pleasing, high-quality appearance for the overall district as a whole.

- 1. The architectural standards shall aim to achieve the following objectives:

- (1) Architectural compatibility and harmonious appearance of structures throughout the district;

- (2) Human scale design and perception;

- (3) Integration of uses and physical design elements;

- 2. All building materials shall be established on architectural elevations and supporting information, and shall be subject to City review and approval (or disapproval) with the final site plan.

- c. Building Placement/Orientation - Any building within one hundred feet (100') of a public right-of-way shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.

(2) Other Regulations:

Any requirements not specifically addressed herein shall be as stated in the MF-2 section and other applicable sections of the Kaufman Zoning Ordinance O-02-07, as amended, and/or within the City's Code of Ordinances, as amended.



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 14.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on a Site Plan for the Kings Fort Villas, a property located on the south side of Kings Fort Parkway and the west side of State Highway 34, on Lot 6 of Block A of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 225369) (Case No: Z-03-26)

BACKGROUND:

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

Based on the discussion with City Council at the **July 27th City Council meeting**, the applicant revised the façade material requirements to provide greater flexibility in how masonry is distributed across the elevations of the exclusively residential buildings, rather than requiring the majority of the masonry to be concentrated on the first floor. The original language required exclusively residential buildings to provide a minimum of **20% masonry per building elevation, an aggregate of 20% masonry, and a minimum of 80% masonry on the first floor of each building elevation**. The revised language now requires exclusively residential buildings to provide a minimum of **20% masonry per building elevation**, while **removing the 80% first-floor masonry requirement and the additional aggregate masonry language**. This change allows the required masonry to be distributed throughout each building elevation while maintaining the minimum 20% masonry requirement on every elevation. The masonry requirements for **buildings with commercial components remain unchanged**, including the 80% first-floor masonry requirement, and accessory structures will continue to require a minimum **two-foot-tall masonry base**.

Author:
Martin Mares, Senior Planner

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of a Site Plan for Kings Fort Villas.

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



Planning and Zoning Commission Report

Meeting Date: July 7, 2026

SUBJECT: Consider and make a recommendation to City Council on a **Site Plan** for **Kings Fort Villas** on Lot 6 of Block A of Kings Fort Addition, being approximately 10.00 acres out of the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, TX, generally located on the west side of SH 34 and the south side of Kings Fort Pkwy. (Property ID 225369) (Case No: SP-04-26)

BACKGROUND/SUMMARY:

The subject property consists of approximately **10.00 acres** located on the west side of SH 34 and south of Kings Fort Parkway. The property is currently zoned **PD-26 Planned Development**, which was approved in December 2023 to allow a mixed-use development consisting of multi-family residential and neighborhood-scale retail and commercial uses with enhanced design standards intended to create a pedestrian-oriented development.

As the applicant advanced the project into the civil engineering design phase, several site constraints and engineering considerations were identified that required modifications to both the approved Planned Development regulations and the associated Site Plan. Accordingly, the applicant is requesting approval of an amended Site Plan that is consistent with the proposed amendments to PD-26. Because the requested Site Plan incorporates the proposed amendments to PD-26, consideration of this request is contingent upon City Council approval of the associated Planned Development amendment.

Site Plan:

The proposed Site Plan includes 240 dwelling units distributed among seven (7) buildings, together with approximately 12,539 square feet of ground-floor commercial space located along Kings Fort Parkway. The mixed-use building also incorporates the residential leasing office and indoor resident amenities. Additional site improvements include private internal drives, parking areas, pedestrian sidewalks, landscaping, and outdoor resident amenities.

The overall layout continues to implement the mixed-use development concept approved under PD-26 while incorporating revisions necessary to accommodate the proposed Planned Development amendments.

Internal Circulation

The proposed Site Plan includes a private north-south internal drive extending from Kings Fort Parkway to the southern property line to preserve future connectivity with adjacent properties. As part of the proposed PD-26 amendment, the originally required public street has been revised to a private drive while maintaining the overall circulation pattern envisioned for the development. The internal drive is designed with a combination of angled and head-in parking, sidewalks on

both sides, and street trees to create a pedestrian-oriented streetscape while providing greater flexibility in the parking layout.

In addition to the primary internal drive, circulation throughout the site is provided by a 26-foot fire lane along the southern property line, which connects the internal drive to the right-in/right-out access on SH 34, a 26-foot fire lane surrounding the mixed-use building, and a series of 24-foot internal drive aisles serving the parking areas. The development will have two full-access driveways on Kings Fort Parkway, together with right-in/right-out access points on Kings Fort Parkway and SH 34. Consistent with the intent of the Planned Development, the development will remain open to the public and will not be gated.

The Site Plan provides 460 parking spaces, which complies with the proposed amended parking requirements of PD-26. The proposed parking ratios are as follows:

- 1.5 parking spaces per one-bedroom dwelling unit;
- 1.75 parking spaces per two-bedroom dwelling unit;
- 2.0 parking spaces per three-bedroom dwelling unit;
- 1 parking space per 250 square feet of retail, commercial, and restaurant floor area; and
- 1 parking space per 500 square feet of leasing office and clubhouse space.

Building Breakdown

The proposed development consists of seven (7) buildings, including one mixed-use building and six residential buildings, for a total of 240 multifamily dwelling units. The mixed-use building (Building 1) is two stories and contains 24 residential units, 3,892 square feet of leasing/office space, and 8,647 square feet of ground-floor retail/commercial space, for a total of 12,539 square feet of non-residential floor area.

Buildings 2 through 7 are three-story residential buildings, each containing 36 dwelling units. Building 2 includes 24 one-bedroom (A1) units and 12 two-bedroom (B1) units. Building 3 includes 24 two-bedroom (B1) units and 12 three-bedroom (C1) units. Building 4 includes 24 one-bedroom (A1) units and 12 two-bedroom (A2) units. Building 5 includes 12 two-bedroom (A2) units and 24 two-bedroom (B2) units. Building 6 includes 24 two-bedroom (A2) units, six two-bedroom (B2) units, and six three-bedroom (C1) units. Building 7 includes 12 two-bedroom (A2) units and 24 two-bedroom (B2) units.

Overall, the development includes 48 one-bedroom A1 units (20%), 68 one-bedroom A2 units (28%), 36 two-bedroom B1 units (15%), 70 two-bedroom B2 units (29%), and 18 three-bedroom C1 units (8%), for a total of 240 dwelling units. The unit mix emphasizes one- and two-bedroom units, which comprise approximately 92 percent of the total residential units.

The residential building elevations show a mixture of primarily stone and stucco materials, with metal accents. The stone materials are primarily along the first ground floors of each building,

Landscaping, Amenities, and Screening:

The landscape plan has been designed to comply with the proposed amended PD-26 standards and the applicable landscaping requirements of the City of Kaufman. The development provides landscaping well in excess of the minimum requirements for street yards and parking areas while incorporating buffering and screening throughout the site.

The development includes approximately 79,960 square feet of street yard area, requiring 11,994 square feet of landscaping. The proposed landscape plan provides more than 28,000 square feet of landscaped area.

Along Kings Fort Parkway, which includes approximately 714 linear feet of frontage, the landscape plan provides the required 10-foot-wide landscape buffer, 18 shade trees, and 144 shrubs, exceeding the minimum requirement of 143 shrubs. Along State Highway 34, which includes approximately 198 linear feet of frontage, the required 10-foot-wide landscape buffer is provided together with five shade trees and 41 shrubs, exceeding the minimum requirement of 40 shrubs.

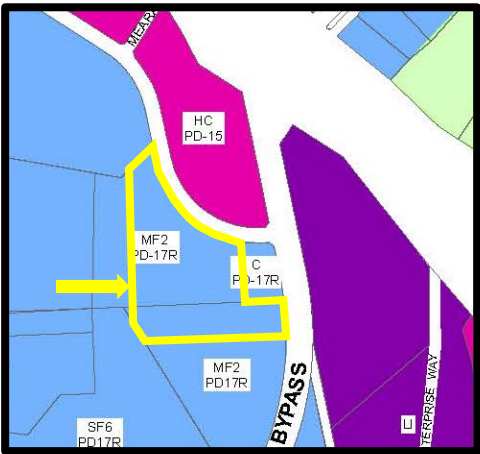
Parking lot landscaping also exceeds the City's minimum standards. Based on parking spaces, the development is required to provide 6,928 square feet of landscaped area and 44 trees within the parking areas. The Site Plan provides approximately 18,143 square feet of parking lot landscaping together with the required 44 trees. Parking areas are screened from adjacent rights-of-way and properties, parking spaces are located within the required distance of a shade tree, and terminal landscape islands are provided throughout the parking lot.

Consistent with the approved Planned Development, residential screening is provided by a 966-linear-foot earthen berm with a minimum height of three (3) feet together with evergreen shrubs. No additional trees are required within the berm area in accordance with the adopted PD standards.

As part of the proposed PD amendment, the landscape plan has also been revised to address engineering constraints identified during preparation of the civil plans. Along the western property line, the originally planned off-site trail and associated park improvements have been removed due to the retaining wall required to accommodate site grading. In lieu of the previous improvements, the amended Planned Development requires landscaping consisting of shrubs, ornamental trees, and compatible plant materials adjacent to the retaining wall. Additionally, the southern landscape buffer is proposed to be initially established with grass or sod, with enhanced landscaping to be installed upon development of the future southern phase of the project, creating a coordinated landscape transition between both phases.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	PD-15-HC (across street)	Vacant land (future convenience store w/ gas station & truck fueling center)
West:	PD-17R-MF-2	Vacant land (future open space)
South:	PD-17R-MF-2	Vacant land
East:	PD-17R-C & LI (across street)	Vacant land; Manufacturing facility (across street)



COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designates the future land use of the subject property for Future Commercial uses, while conceptual plans approved with more recent zoning changes on the property allowed for multi-family residential uses. The proposed development, consisting of a mixture of multi-family residential and commercial uses, is consistent with the Future Land Use Plan and the more recent zoning approvals for the property

Thoroughfare Plan:

The Thoroughfare Plan designates SH 34 as a principal arterial (Type AA; 4 – 6 lanes), with a right-of-way width of 120 – 140 feet. Kings Fort Parkway is designated as a major collector (Type C; 4 lanes), with a right-of-way width of 80'. The necessary right-of-way for both thoroughfares already exists at this location.

RECOMMENDATION:

The Planning and Zoning Commission may make one of the following recommendations to the City Council:

Approve

Approve with Conditions

Deny the Request

ATTACHMENTS:

Exhibit A – Location Map

Exhibit B – Site Plan

Exhibit C – Floor Plans and Elevations

Exhibit D – Landscape Plan

Exhibit E – Monument Sign Details

Martin Mares

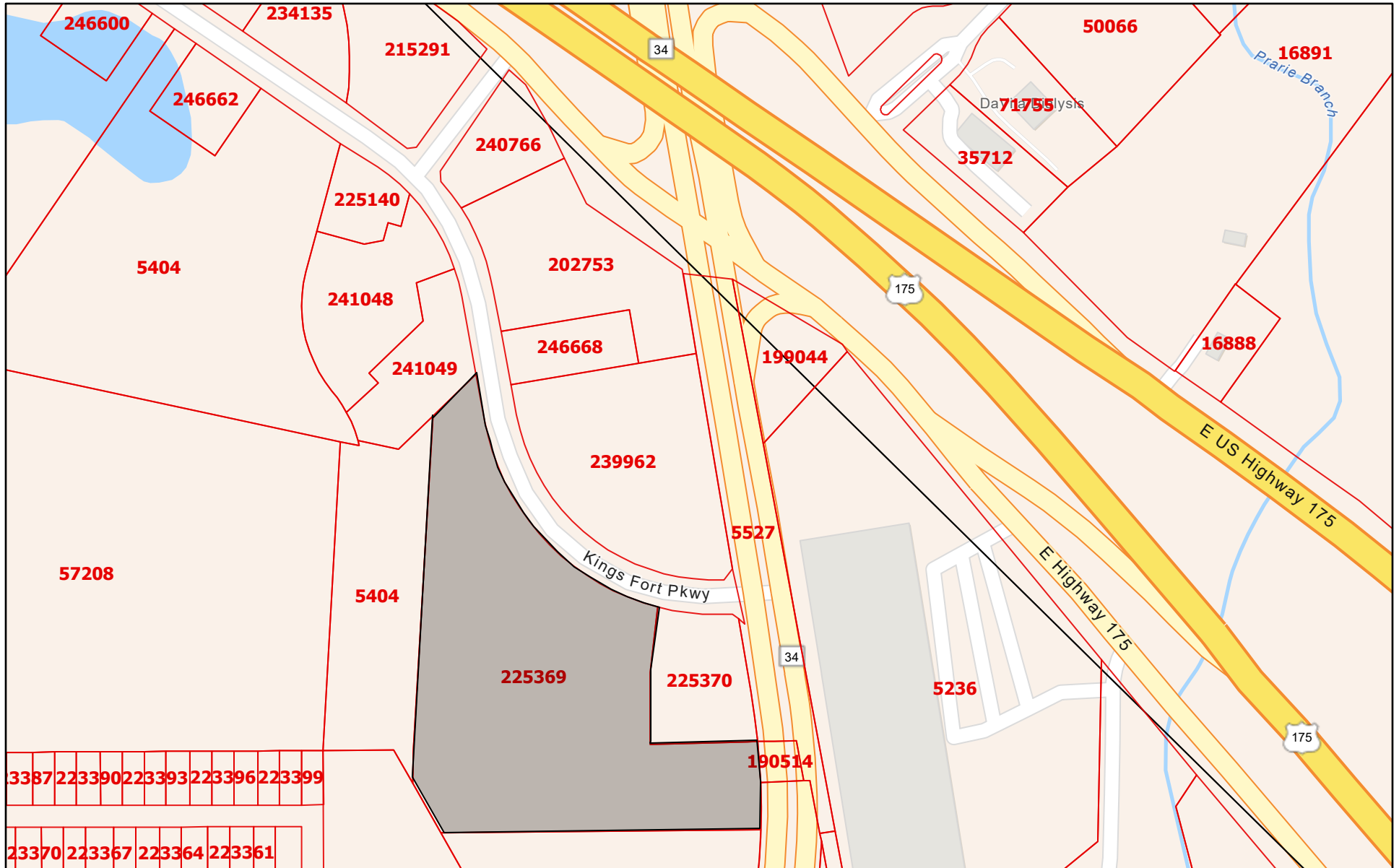
Senior Planner

972-932-2216 ext. 141

mmares@kaufmantx.org

Location Map

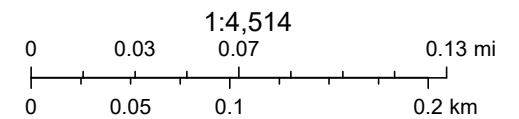
EXHIBIT A



6/15/2026, 9:11:40 AM

 Parcels

 Abstracts

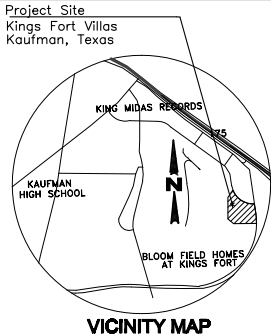


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

EXHIBIT B
CASE NO. SP-



IMPERVIOUS & PERVIOUS AREAS	
TOTAL AREA:	435,600 SF
IMPERVIOUS AREA: (Including building, pavement, parking, sidewalk & dumpster area)	328,820 SF
PERVIOUS AREA:	106,780 SF
IMPERVIOUS AREA RATIO (Impervious Area/Total Lot Area)	75.48%
OCCUPANCY GROUP	MF
CONSTRUCTION TYPE OF THE STRUCTURE IS	VB (PROTECTED)

- NOTES:
- ALL HEAD-ON PARKING SPACES ARE 18'X9' AND ANGLE PARKING SPACES AREA 21'X9' UNLESS OTHERWISE NOTED.
 - ALL PARKING, DRIVE AISLES, AND SIDEWALKS WILL BE CONCRETE.
 - ALL SIDEWALKS SHALL BE AT LEAST 5 FEET IN WIDTH.
 - ADEQUATE LIGHTING SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT AND SHALL BE IN ACCORDANCE WITH SECTION 42 OF THE ZONING ORDINANCE.
 - OPEN STORAGE IS PROHIBITED.
 - NO BOATS, CAMPERS, TRAILERS, OR OTHER RECREATIONAL VEHICLES SHALL BE PARKED OR STORED ON THE PROPERTY.
 - ALL SINGE SHALL ADHERE TO THE APPLICABLE ZONING REGULATIONS.
 - ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED BY EVERGREEN SHRUBS. ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED BY BUILDING PARAPETS.

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	574.91	1590.00	31.7774
C2	670.39	540.00	65.4953
C3	198.12	1590.00	7.0822

DUMPSTER GENERAL NOTES:

- DUMPSTER ENCLOSURE WILL BE EIGHT-FOOT MASONRY WALL TO MATCH BUILDING WITH EIGHT-FOOT SOLID METAL GATE.
- GREASE RECYCLING CONTAINER CAN NOT BE STORED INSIDE DUMPSTER ENCLOSURE WITHOUT ADDING TO THE ENCLOSURE SIZE.

GENERAL NOTES

- NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENT AND RIGHT OF WAY.
- PUBLIC RIGHT OF WAY, EASEMENTS, AND COMMON AREAS MUST BE STABILIZED W/PERENNIAL VEGETATION COVER, FULLY ESTABLISHED W/70% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

DEVELOPER/OWNER & APPLICANT

CONTACT: JAMES SANTIAGO
PH: (469) 556 5955
EMAIL: 7jamesantiago@gmail.com

ARCHITECT

Ebarb + GUEST ARCHITECTURE
CONTACT: DANIEL EBARB
3309 ELM ST. SUITE #102-241
DALLAS, TEXAS 75226
PH. 314 301 3531
E-MAIL: DANIEL@EBARBGUEST.COM

CIVIL ENGINEER

ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CFM
603 CHERRY TREE LANE
WYLLIE, TX 75098
PH. 214 533 7181
E-MAIL: naim1207@yahoo.com

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
PH. 940 222 3009
www.eaglesurveying.com

LEGEND

TC	EXISTING TOP OF CURB	GW	EXISTING GUY WIRE
TSW	EXISTING TOP OF SIDEWALK	STS	EXISTING TRAFFIC SIGNAL LIGHT POLE
GT	EXISTING GUTTER	TSB	EXISTING TRAFFIC SIGNAL BOX
TELP	EXISTING TELEPHONE PEDESTAL		
BL	EXISTING BOLLARD		
INLET	EXISTING CURB INLET	W	EXISTING WATER LINE
PP	EXISTING POWER POLE	SS	EXISTING SANITARY SEWER LINE
WV	EXISTING WATER VALVE	STM	EXISTING STORM SEWER LINE
LP	EXISTING LIGHT POST	X	EXISTING CHAINLINK FENCE
GM	EXISTING GAS METER	G	EXISTING GAS LINE
	EXISTING FIRE HYDRANT	OHU	EXISTING OVERHEAD POWER LINE
TMH	EXISTING TELEPHONE MANHOLE	675	EXISTING CONTOUR
SSMH	EXISTING SANITARY SEWER MANHOLE	BL	PROPOSED CONTOUR
	PROPOSED STREET LIGHT		BUILDING SETBACK LINE
	PROPOSED BRICK PAVERS		

PROJECT DATA

Unit Data				
Non-Residential (Area)				
Building	Office	Retail	Total	
1	3,892	8,647	12,539	
Unit Mix				
Unit Type	Bedrooms	Count	% of Total	Area (Gross, HUD)
A1	1	48	20%	609
A2	1	68	28%	771
B1	2	36	15%	881
B2	2	70	29%	946
C1	3	18	8%	1057
		240	100%	
Unit Type				
A1/A2		116		
B1/B2		106		
C1		18		

Parking				
Required				
Unit	Count	Pkg Ratio	Pkg Req'd	HC Req'd (2% of Total)
1-Bed (As)	116	1.5	174	
2-Bed (Bs)	106	1.75	185.5	
3-Bed (Cs)	18	2	36	
Retail	12539	250	50.156	
Office	3892	500	7.784	
Total			455	10 including 2 van
Provided				
Standard Space			350	
Standard Carport			72	
Standard Carport w/ EV			3	
Standard Garage			17	
HC Garage			1	
HC Standard			7	
HC Carport			1	
HC Standard Carport w/ EV			1	
HC Van			7	
HC Van Carport			1	
Total			460	HC = 18



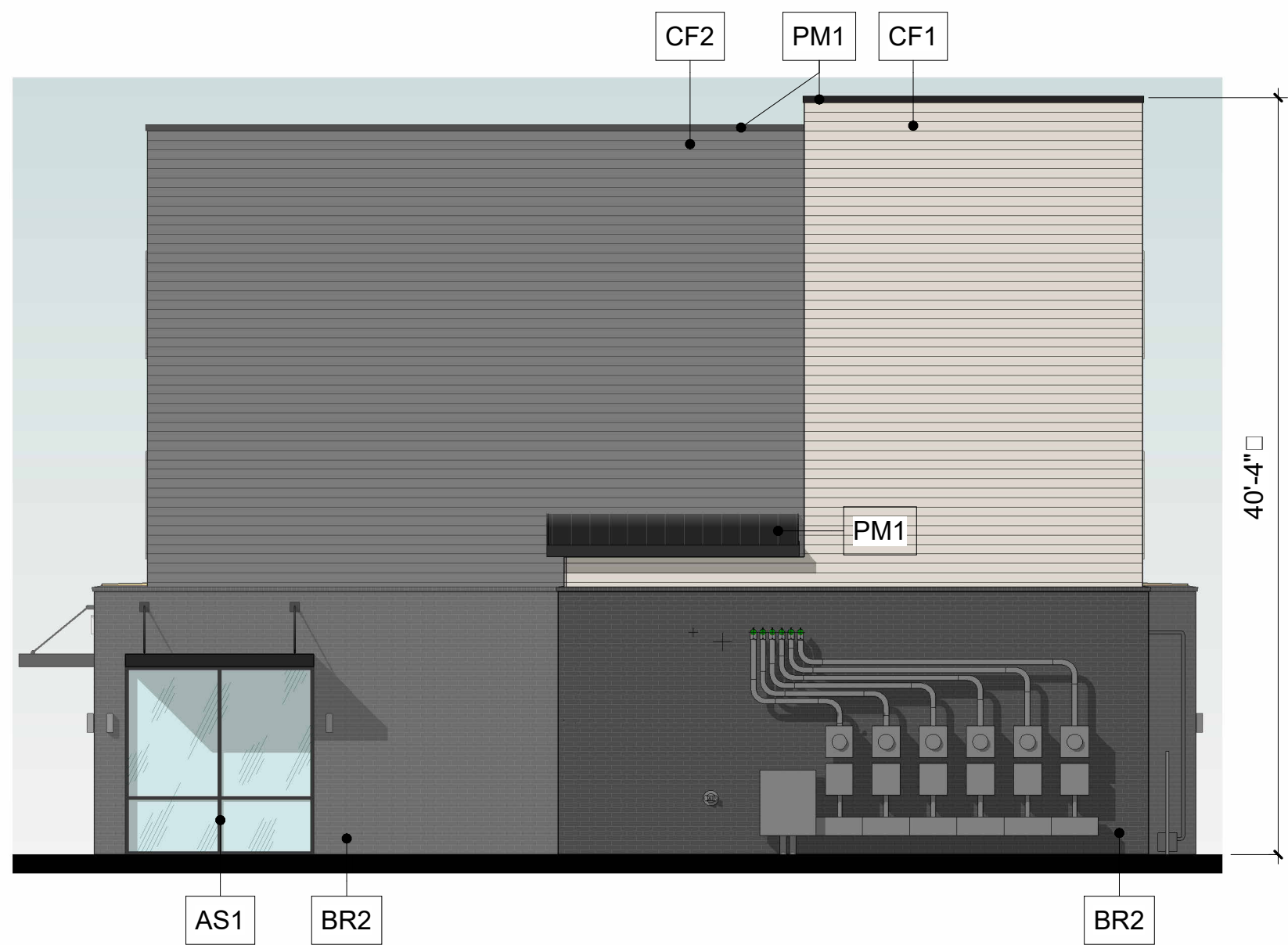
Md. Naim Uddin Khan
6-11-2026

KINGS FORT VILLAS
Lot 1, Block 1
Apartments - 240 Units
At Kings Fort Parkway Kaufman, TX 75142
Dionision Falcon Survey Abstract No. 151, Tract 1
JWS Land, LTD, Vol. 4238, Pg 325
Total Area: 10.0 Acres

SITE PLAN	
DATE: 6/30/2026	SCALE: 1"=50'
DRAWN: NDA	CHECKED BY: NDA
PROJECT #: 900-KAUFMAN-25	
SHEET NO: C1	



1 North (Front) Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

End Elevation Material Calculations
Gross Wall: 2,146sf
Openings: 100sf
Net Wall: 2,046sf
Siding: 1,314sf-0sf = 1,314sf ≈ 64%
Brick : 832sf-100sf = 732sf ≈ 36%

1st Floor
Gross Wall: 832sf
Openings: 100sf
Net Wall: 732sf
Brick: 832f-100f = 732f ≈ 100%



3 East Elevation
1/8" = 1'-0"

Material Schedule			
Mark	Manufacturer	Model	Comments
Cement Fiber Board			
CF1	TBD	Color: Match PT1	
CF2	TBD	Color: Match PT2	
CF3	TBD	Color: Match PT3	Entry tower Bldg #? only
CF4	TBD	Color: Match PT4	Entry tower Bldg 3 only
CF5	TBD	Color: Match PT5	Entry tower Bldg #? only
CF6	TBD	Color: Match PT6	Entry tower Bldg #? only
CF7	TBD	Color: Match PT7	Entry tower Bldg #? only
King Size Brick			
BR1	ACME	Antique Pearl - King - Heritage	
BR2	ACME	Lunar Dark - King - Heritage	
Paint			
PT1	Sherwin-Williams	Color: SW 7628 / 259-C7 "Windfresh White"	
PT2	Sherwin-Williams	Color: SW 7674 / 236-C7 "Peppercorn"	
PT3	Sherwin-Williams	Color: SW 9640 "Sea Mariner"	
PT4	Sherwin-Williams	Color: SW 6146 / 206-C7 "Umber"	
PT5	Sherwin-Williams	Color: SW 9680 "Night Watch"	
PT6	Sherwin-Williams	Color: SW 2801 "Rookwood Dark Red"	
PT7	Sherwin-Williams	Color: SW 6258 / 251-C1 "Tricorn Black"	
Prefinished Metal			
PM1	Berridge	Color: "Matte Black"	

North (Front) Elevation Material Calculations
Gross Wall: 10,370sf
Openings: 1,158sf+2,742sf = 3900sf
Net Wall: 6,470sf
Siding: 6,883sf-1,158sf = 5725f ≈ 89%
Brick : 3487sf-2,742sf = 745sf ≈ 11%

1st Floor
Gross Wall: 3,680sf
Openings: 2,742sf
Net Wall: 938sf
Brick : 3,487sf-2,742sf = 745sf ≈ 80%

South (Back) Elevation Material Calculations
Gross Wall: 9,414sf
Openings: 1,158sf+501sf = 1659
Net Wall: 7,755sf
Siding: 6,314sf-1,158sf = 5,156sf ≈ 66%
Brick : 3100sf-501sf = 2,599f ≈ 34%

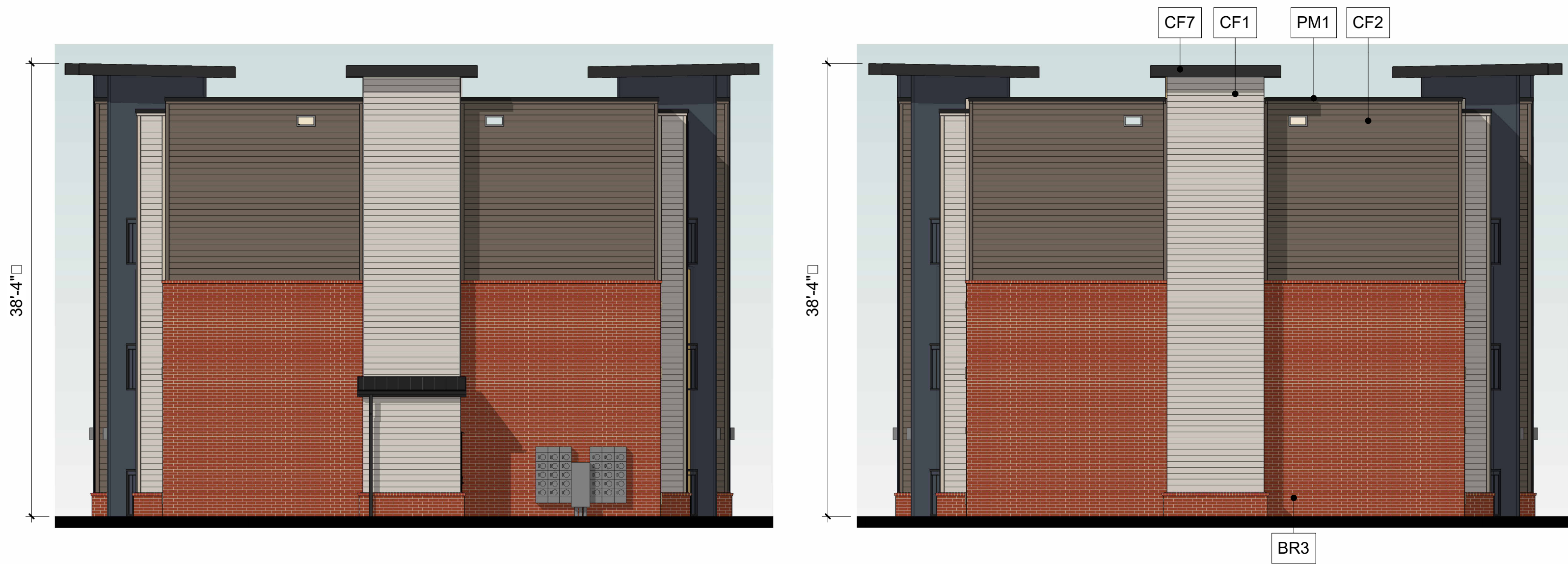
1st Floor
Gross Wall: 3,276sf
Openings: 501sf
Net Wall: 2,775sf
Brick : 3,100sf-501sf = 2599sf ≈ 94%



4 South (Back) Elevation
1/8" = 1'-0"



1 Elevation
1/8" = 1'-0"



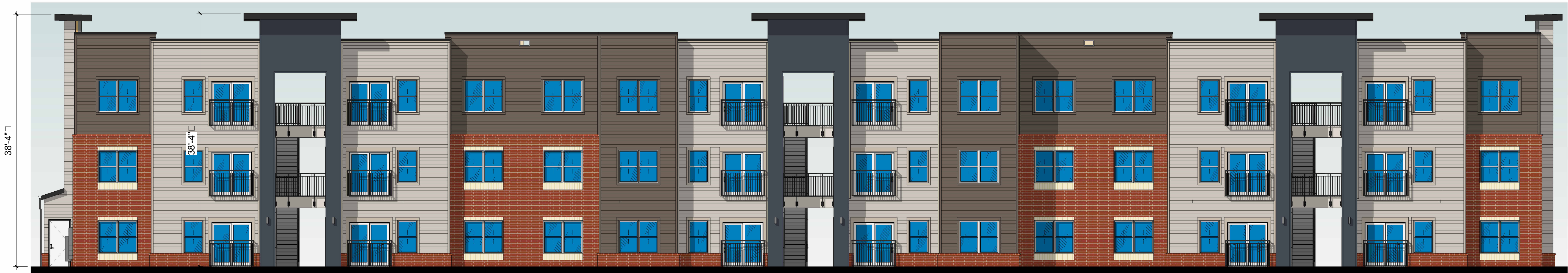
2 Elevation
1/8" = 1'-0"

3 Elevation
1/8" = 1'-0"

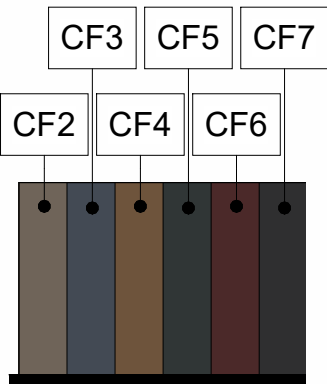
Main Elevation Material Calculations
Gross Wall: 7,175sf
Openings: 1,731sf
Net Wall: 5,444sf
Siding: 4,171sf ≈ 76%
Brick : 1,285sf ≈ 24%

End Elevation Material Calculations
Gross Wall: 1,503sf
Openings: 0sf
Net Wall: 1,503sf
Siding: 809sf ≈ 54%
Brick : 694sf ≈ 46%

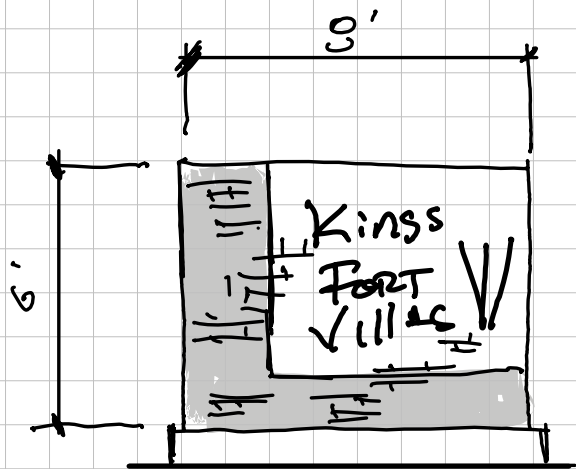
Material Schedule			
Mark	Manufacturer	Model	Comments
Cement Fiber Board			
CF1	TBD	Color: Match PT1	
CF2	TBD	Color: Match PT2	
CF3	TBD	Color: Match PT3	Entry tower only
CF4	TBD	Color: Match PT4	Entry tower only
CF5	TBD	Color: Match PT5	Entry tower only
CF6	TBD	Color: Match PT6	Entry tower only
CF7	TBD	Color: Match PT7	Entry tower only
King Size Brick			
BR1	ACME	Winterstone - King - Heritage	
BR2	ACME	Lunar Dark - King - Heritage	
BR3	ACME	Bordeaux - King - Heritage	
Paint			
PT1	Sherwin-Williams	Color: SW 7022 / 241-C1 "Alpaca"	
PT2	Sherwin-Williams	Color: SW 7026 / 241-C6 "Griffin"	
PT3	Sherwin-Williams	Color: SW 9640 "Sea Mariner"	
PT4	Sherwin-Williams	Color: SW 6146 / 206-C7 "Umber"	
PT5	Sherwin-Williams	Color: SW 9680 "Night Watch"	
PT6	Sherwin-Williams	Color: SW 2801 "Rookwood Dark Red"	
PT7	Sherwin-Williams	Color: SW 6258 / 251-C1 "Tricorn Black"	
Prefinished Metal			
PM1	Berridge	Color: "Matte Black"	
PM2	Berridge	Color: "Almond"	
PM3	Berridge	Color: "Rosewood"	



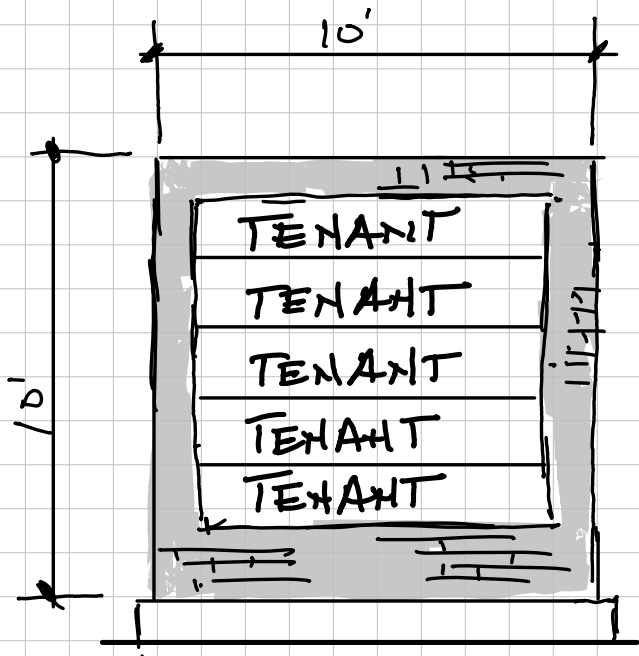
4 Elevation
1/8" = 1'-0"



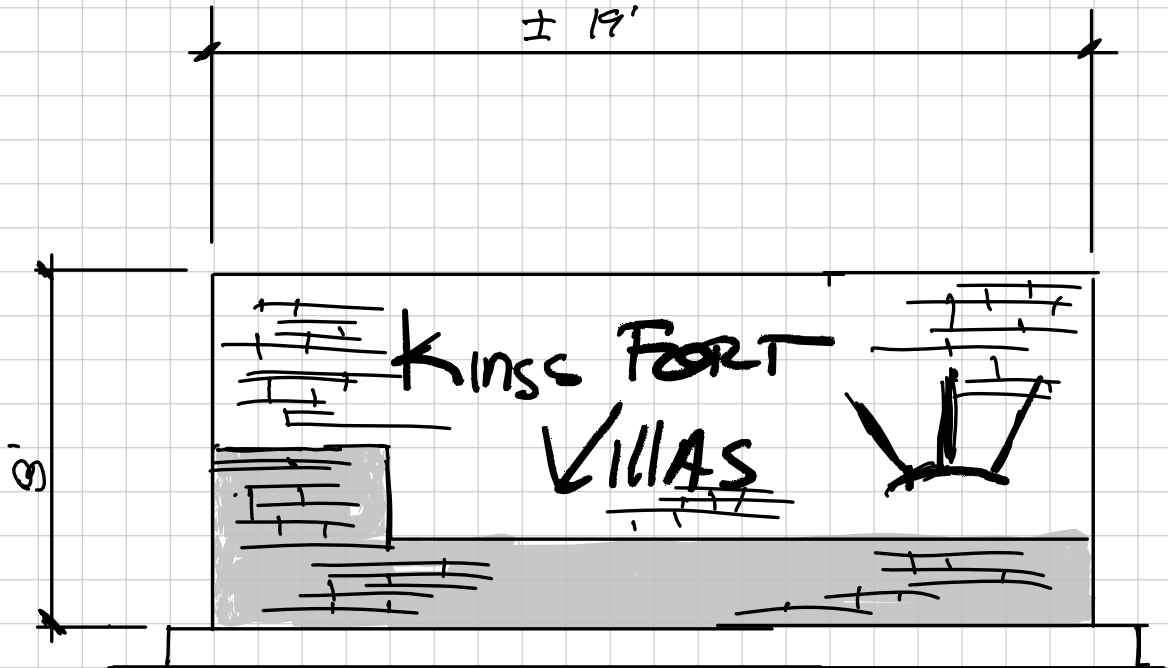
5 Entry Tower Colors
1/8" = 1'-0"



Multifamily Identifier | SH 34



Commercial Tenant | Kings Fort Parkway



Multifamily Identifier | Kings Fort Parkway



Meeting
Date: 8/17/2026

Date: 07/29/2026

Item #: 15.

Dept.: Development
Services

PZ Item

SUBJECT:

Consider and take appropriate action on a Replat for the Harmony Bank, a property located at 815 Kings Fort Parkway, on Lot 3R of Block F of the Kings Fort Addition, City of Kaufman, Kaufman County, Texas. (Property ID 24066) (Case No: RP-02-26)

BACKGROUND:

See the attached August 4, 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 of Lot 3R of Block F of the Kings Fort Addition.

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

**Planning and Zoning Commission Report****Meeting Date: August 4, 2026**

SUBJECT: Consider and make a recommendation to City Council for a Replat for Kings Fort Addition, Block F, Lot 3R, 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. RP-02-26)

SUMMARY:

The applicant is requesting approval of a Replat to facilitate the construction of Harmony Bank. The subject property is zoned Planned Development-15 (PD-15) for Highway Commercial uses. Harmony Bank is classified as a financial institution with drive-thru service, which is a permitted use within the PD-15 district.

The lot meets the minimum development standards of the Highway Commercial (HC) zoning district, including a minimum lot width of 100 feet, a minimum lot depth of 200 feet, and a minimum lot area of 20,000 square feet.

A shared access and fire lane easement will provide access to and circulation throughout the site. The easement will also provide cross-access to support future development of the adjacent tract.

The applicant has received approval of the civil plans. In conjunction with this Replat, the associated site plan was reviewed by the Planning and Zoning Commission at its June 2 meeting and subsequently approved by the City Council at its June 22 meeting.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates Highway 175 as a "Type AA", Major Arterial, requiring a minimum right-of-way width of 240 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 recommends approval of the Final Plat of Lot 3R of Block F of the Kings Fort Addition.

ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Replat

Martin Mares
Senior Planner
972-932-2216 ext. 141
mmares@kaufmantx.org

Location Map

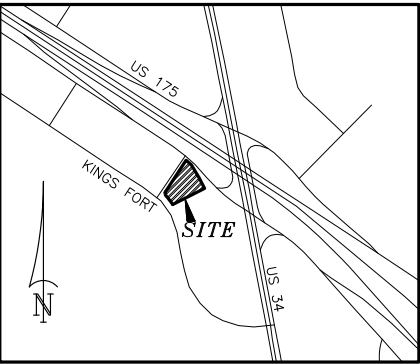
EXHIBIT A



FLOOD NOTES

According to the Flood Insurance Rate Map, Community Panel No. 48257C0310D, dated 7-03-2012 by graphic plotting only, this property appears to be within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures are shown to be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	15.26'	26.00'	033°37'49"	S40°03'24"E	15.04'
C2	40.84'	26.00'	090°00'00"	S11°52'18"E	36.77'
C3	15.39'	26.00'	033°54'56"	S73°49'46"E	15.17'
C4	52.37'	50.00'	060°00'43"	S03°07'20"W	50.01'
C5	27.23'	26.00'	060°00'43"	S03°07'20"W	26.00'

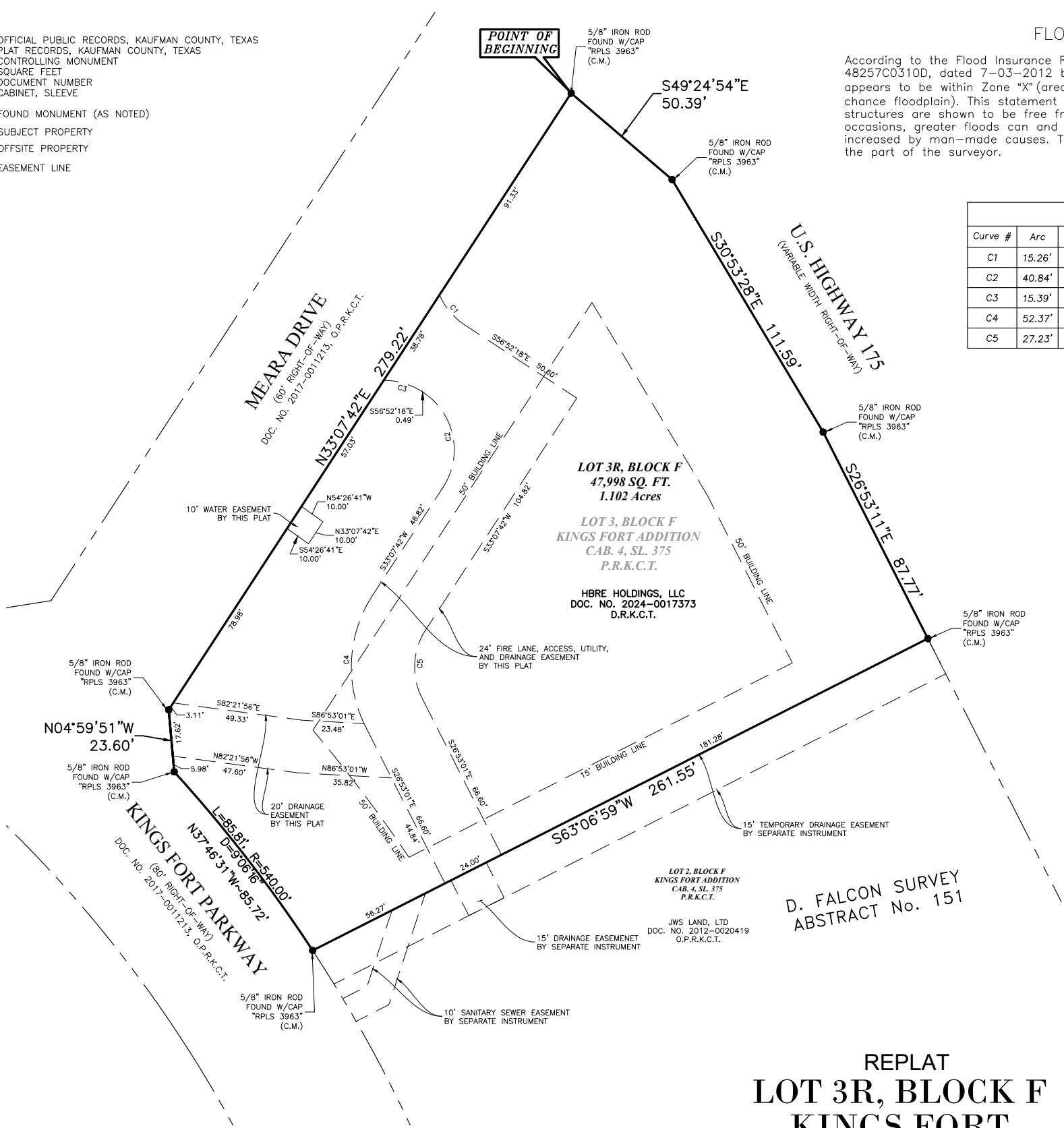


VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00014077.
- Notice - selling a portion of this addition by metes and bounds is a violation of the City of Kaufman's Subdivision Ordinance and State law and is subject to fines and withholding of utilities and building permits.
- The purpose of this replat is to add easements to a previously recorded plat.
- All lots comply with the minimum size requirements of the zoning district.
- This property is obligated to reserve and/or dedicate future Right-of-Way as required by either the City of Kaufman's and/or Kaufman County's Thoroughfare Plan, and/or this Chapter, and the Standards of Design and Construction.
- This property may be subject to charges related to impact fees and the Applicant should contact the City regarding any applicable fees due.
- All drainage and detention Easements shall be maintained, repaired, and replaced by the property owner.
- This Plat does not alter or remove existing deed restriction, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
- The City reserves the right to require minimum finish floor (MFF) elevations on any lot contained within this addition. The minimum (MFF) elevations shown are based on the most current information available at the time the Plat is filed and are subject to change.
- No overhead utilities are permitted on the subject property.

- LEGEND
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
P.R.K.C.T. PLAT RECORDS, KAUFMAN COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
SQ. FT. SQUARE FEET
DOC. NO. DOCUMENT NUMBER
CAB., SL. CABINET, SLEEVE
- FOUND MONUMENT (AS NOTED)
— SUBJECT PROPERTY
--- OFFSITE PROPERTY
--- EASEMENT LINE



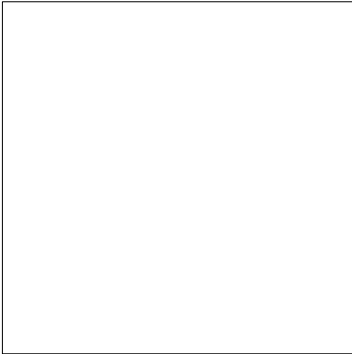
D. FALCON SURVEY
ABSTRACT No. 151

REPLAT
LOT 3R, BLOCK F
KINGS FORT
ADDITION

ALL OF LOT 3, BLOCK F, KINGS FORT
ADDITION
ONE COMMERCIAL LOT BEING 1.102
ACRES

OUT OF THE D. FALCON SURVEY,
ABSTRACT NO. 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS

BLOCK RESERVED FOR KAUFMAN COUNTY
RECORDING PURPOSES



359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

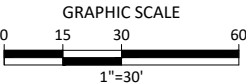
Surveying | Construction Staking | Platting

Date: 7/29/2026

Project No.: TR-21-26

OWNER/DEVELOPER
HBRE Holdings, LLC
4161 McKinney Avenue
Dallas, Texas 75024
T: 214.984.5270
e: william.lowe@harmony.bank

ENGINEER
Triangle Engineering
1782 W. McDermott Drive
Allen, Texas 75013
T: 469.331.8566
e: rishi@triangle-engr.com



STATE OF TEXAS
COUNTY OF KAUFMAN

WHEREAS HBRE Holdings, LLC are the owners of a 1.102 acre tract of land situated in the D. Falcon Survey, Abstract No. 151, being all of Lot 3R, Block F, Kings Fort Addition, according to the plat recorded in Cabinet 4 Sleeve 375 of the Plat Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 3963" found, for the north corner of said Lot 3, Block F, and being at the intersection of the southerly right-of-way line of U.S. Highway 175 (a variable width right-of-way) with the easterly right-of-way line of Meara Drive (a 60-foot right-of-way);

THENCE along the northeast line of said Lot 3, Block F and the southerly right-of-way line of said U.S. Highway 175, the following courses and distances:

South 49 degrees 24 minutes 54 seconds East, a distance of 50.39 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found;

South 30 degrees 53 minutes 28 seconds East, a distance of 111.59 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found;

South 26 degrees 53 minutes 11 seconds East, a distance of 87.77 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found for the east corner of said Lot 3, Block F and the north corner of Lot 2, Block F of said Kings Fort Addition;

THENCE South 63 degrees 06 minutes 59 seconds West, departing the southerly right-of-way line of said U.S. Highway 175, along the southeast line of said Lot 3, Block F and the northwest line of said Lot 2, Block F, a distance of 261.55 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found for the south corner of said Lot 3, Block F and the west corner of said Lot 2, Block F, and being on the northerly right-of-way line of Kings Fort Parkway (an 80-foot right-of-way), and being the beginning of a non-tangent curve to the left through a central angle of 09 degrees 06 minutes 16 seconds, having a radius of 540.00 feet, and a chord bearing North 37 degrees 46 minutes 31 seconds West, a distance of 85.72 feet;

THENCE along the southwest line of said Lot 3, Block F and the northerly right-of-way line of said Kings Fort Parkway, and along said curve, an arc distance of 85.81 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found for the most westerly corner of said Lot 3, Block F, and being at the intersection of the northerly right-of-way line of said Kings Fort Parkway with the easterly right-of-way line of said Meara Drive;

THENCE North 04 degrees 59 minutes 51 seconds West, departing the northerly right-of-way line of said Kings Fort Parkway, along a southwest line of said Lot 3, Block F and the easterly right-of-way line of said Meara Drive, a distance of 23.60 feet to a 5/8 inch iron rod with cap stamped "RPLS 3963" found for the most northerly west corner of said Lot 3, Block F;

THENCE North 33 degrees 07 minutes 42 seconds East, along the northwest line of said Lot 3, Block F and the easterly right-of-way line of said Meara Drive, a distance of 279.22 feet to the POINT OF BEGINNING and containing 1.102 acres (47,998 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HBRE Holdings, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **Lot 3R, Block F, Kings Fort Addition**, 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.

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

Witness, my hand at _____, _____, This ____ day of _____, 20____.

Signature – HBRE Holdings, LLC Representative

William Lowe

Chairman, President, and CEO / Date

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20____.

Notary Public in and for the State of Texas

OWNER/DEVELOPER
HBRE Holdings, LLC
4161 McKinney Avenue
Dallas, Texas 75024
T: 214.984.5270
e: william.lowe@harmony.bank

ENGINEER
Triangle Engineering
1782 W. McDermott Drive
Allen, Texas 75013
T: 469.331.8566
e: rishi@triangle-engr.com

359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 7/29/2026 Project No.: TR-21-26

SURVEYOR’S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Carpenter, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

Cole Carpenter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6892

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, 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 _____ day of _____, 202__

Notary Public in and for the State of Texas

CERTIFICATE OF PLAT APPROVAL	
Approved _____	
Planning and Zoning Commission Chairperson	Date
City of Kaufman, Texas	

Mayor	Date
City of Kaufman, Texas	
Witness by hand this _____day of _____, 20_____.	

City Secretary	
City of Kaufman, Texas	

BLOCK RESERVED FOR KAUFMAN COUNTY
RECORDING PURPOSES

REPLAT
LOT 3R, BLOCK F
KINGS FORT
ADDITION
ALL OF LOT 3, BLOCK F, KINGS FORT
ADDITION
ONE COMMERCIAL LOT BEING 1.102
ACRES
OUT OF THE D. FALCON SURVEY,
ABSTRACT NO. 151
CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS



Meeting
Date: 8/17/2026

Date: 07/29/2026

Item #: 16.

Dept.: Development
Services

Discussion Item

SUBJECT:

Consider and take appropriate action on a Replat of the K.I.S.D Early Childhood Center Addition, a property located at 1605 Rand Road, on Lot 1 of Block 1 of the KISD Early Childhood Center Addition, City of Kaufman, Kaufman County, Texas. (Property ID 16827) (Case No: RP-03-26)

BACKGROUND:

See the attached August 4, 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 Replat for K.I.S.D Early Childhood Center Addition.

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



Planning and Zoning Commission Report

Meeting Date: August 4, 2026

SUBJECT: Consider and make a recommendation to City Council on a Replat for K.I.S.D Early Childhood Center Addition. The subject property is located at 1605 Rand Road, on Lot 1 of Block 1 of the KISD Early Childhood Center Addition, City of Kaufman, Kaufman County, Texas. (Property ID 16827). (Case No. RP-03-26)

SUMMARY:

The applicant is requesting approval of a Replat for the K.I.S.D. Early Childhood Center Addition, also known as Helen Edwards Elementary School. The proposal includes an approximately 18,933-square-foot building addition located at the rear of the property. Additional site improvements include site grading, utility improvements, and modifications to the existing detention pond.

The lot meets the minimum standards of the SF-8 zoning district, including a minimum lot width of 70 feet, a minimum lot depth of 110 feet, and a minimum lot area of 8,000 square feet.

The applicant has received approval of the civil plans. The site plan was reviewed by the Planning and Zoning Commission at its May 5 meeting and was subsequently approved by City Council at its May 25 meeting.

The purpose of this replat is to dedicate additional public easements necessary to support the proposed development.

THOROUGHFARE PLAN:

The Thoroughfare Plan designates Rand Road as a Minor Arterial (Type B) with a planned right-of-way width of 100 feet (4–6 lanes). A future Type C roadway with an 80-foot right-of-way is also planned to the northwest. The required right-of-way dedication for both the existing and future thoroughfares has already been provided at this location.

RECOMMENDATION:

Staff recommends approval of the Replat for K.I.S.D Early Childhood Center Addition.

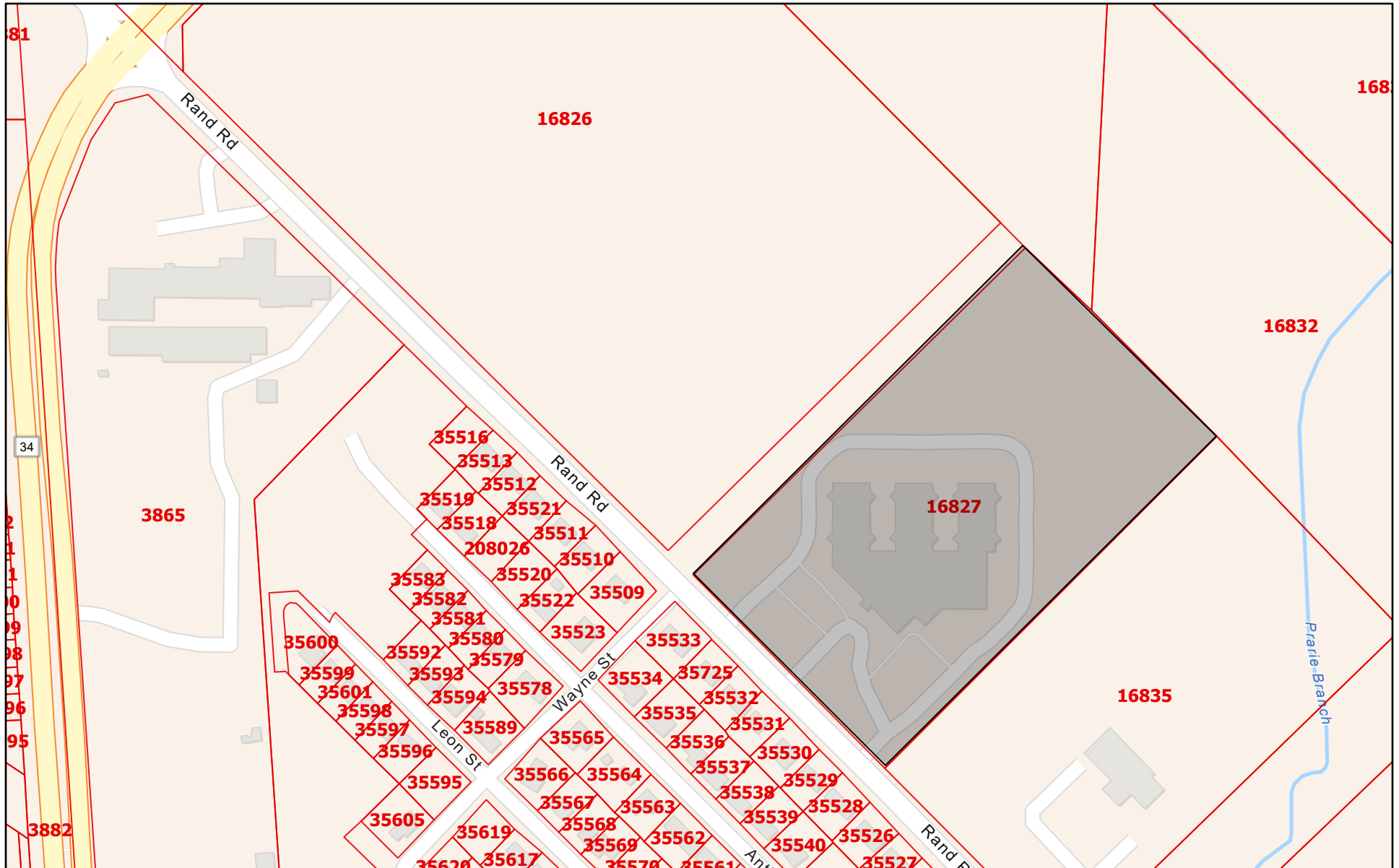
ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Replat

Martin Mares
Senior Planner
972-932-2216 ext. 141
mmares@kaufmantx.org

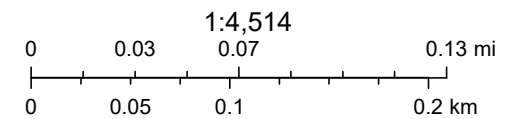
Location Map of Helen Edwards

EXHIBIT A



5/1/2026, 10:05:08 AM

 **Parcels**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kaufman County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

EXHIBIT B

OWNER ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF KAUFMAN §

I, the undersigned owner of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Kaufman Independent School District is the owner of a 14.855-acre tract of land situated in the Levi L. York Survey, Abstract 608, City of Kaufman, Kaufman County, Texas, same being all of Lot 1, Block 1 of K.J.S.D. Early Childhood Center Addition, an addition to Kaufman County, Texas as recorded in Cabinet 2, Sheet 580, of the Plat Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found on the north line of Rand Road (a 100-foot right-of-way) for the southwest corner of said Lot 1, same being the southeast corner of Lot 1, Block A of Agile Cold Storage, an addition to Kaufman County, Texas as recorded in Document Number 2025-0018399 of the Plat Records of Kaufman County, Texas;

THENCE North 44 degrees 17 minutes 43 seconds East 1,053.57 feet to a 3/8" iron rod found;

THENCE South 46 degrees 07 minutes 07 seconds East 616.10 feet to a 3/8" iron rod found;

THENCE South 44 degrees 17 minutes 26 seconds West 1,049.15 feet to a 3/8" iron rod found;

THENCE North 45 degrees 26 minutes 38 seconds West 112.85 feet to a 3/8" iron rod found;

THENCE North 46 degrees 46 minutes 22 seconds West 503.40 feet to the POINT OF BEGINNING containing 647,105.51 square feet, or 14.855 acres of land.

SURVEYORS CERTIFICATE

That I, BRIAN J. MADDOX, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman.

BRIAN J. MADDOX
Registered Professional Land Surveyor No. 5430

STATE OF TEXAS §
COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires On:

NOW, THEREFORE, KNOW ALL PERSON BY THESE PRESENTS:

THAT KAUFMAN INDEPENDENT SCHOOL DISTRICT acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as LOT 1, BLOCK 1, K.I.S.D. EARLY CHILDHOOD CENTER ADDITION, 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, trees 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.

By: KAUFMAN INDEPENDENT SCHOOL DISTRICT

Owner: _____

Title: _____

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On:

CERTIFICATE OF PLAT APPROVAL

Approved

Planning and Zoning Commission Chairperson
City of Kaufman, Texas

Date

Mayor
City of Kaufman, Texas

Date

Witness by hand this ____ day of _____, 20____.

City Secretary
City of Kaufman, Texas

REPLAT

LOT 1, BLOCK 1

K.I.S.D EARLY CHILDHOOD CENTER ADDITION

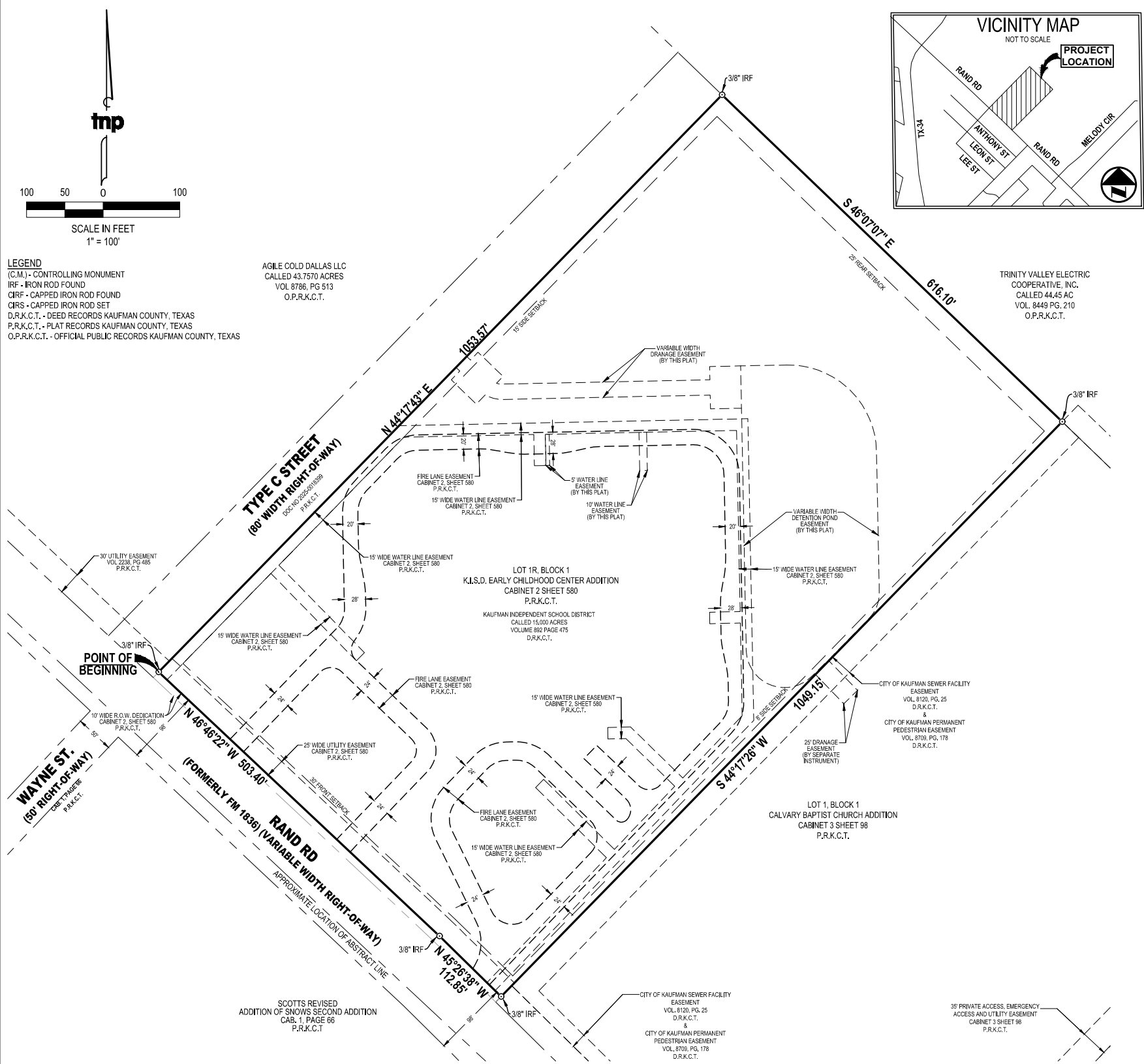
THE PURPOSE OF THIS REPLAT IS TO ESTABLISH ADDITIONAL PUBLIC EASEMENTS FOR THE PURPOSE OF DEVELOPMENT

BEING A PART OF THE
LEVI L. YORK SURVEY A-608
CITY OF KAUFMAN,
KAUFMAN COUNTY, TEXAS
14.855 ACRES

OWNER
KAUFMAN INDEPENDENT
SCHOOL DISTRICT
1000 S. Houston Street
Kaufman, Texas 75142
Contact: Dr. Joshua Garcia
972.932.2622

PROJECT INFORMATION
Project No.: KID 25595
Date: July 29, 2026
Drawn By: JM
Scale: 1"=100'
SHEET 1 of 1

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
Contact: Jay Maddox



NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000114077.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE KAUFMAN COUNTY, TEXAS AND INCORPORATED AREAS (FIRM) NO. 48257C0310D DATED JULY 3, 2012 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- BLOCKING THE FLOW OF WATER IN DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTION OF DRAINAGE FACILITIES OR FLOODWAYS WITH FENCING, TREE, BUSHES, STRUCTURES, TRASH, DEBRIS, ETC. IS PROHIBITED. MAINTENANCE OF DRAINAGE EASEMENTS AND DRAINAGE FACILITIES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND/OR THE HOMEOWNERS' ASSOCIATION. THE CITY OF KAUFMAN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE EASEMENTS AND FACILITIES OR FOR THE CONTROL OF EROSION. THE CITY OF KAUFMAN WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
- THIS PROPERTY IS OBLIGATED TO RESERVE AND/OR DEDICATE FUTURE RIGHT-OF-WAY AS REQUIRED BY EITHER THE CITY OF KAUFMAN'S AND/OR KAUFMAN COUNTY'S THOROUGHFARE PLAN, AND/OR THIS CHAPTER, AND THE STANDARDS OF DESIGN AND CONSTRUCTION.
- ALL DRAINAGE AND DETENTION EASEMENTS SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE PROPERTY OWNER.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLAIN.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN ACCORDING TO FIRM PANEL NO. 48257C0310D, DATED JULY 3, 2012, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR KAUFMAN COUNTY, TEXAS.
- THE PURPOSE OF THIS REPLAT IS TO ESTABLISH ADDITIONAL PUBLIC EASEMENTS FOR THE PURPOSE OF DEVELOPMENT.



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 17.

Dept.: Finance

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-17-26, an ordinance of the City Council of the City of Kaufman, Texas, making appropriations for the support of the City; appropriating money to a sinking fund to pay interest and principal on the City's indebtedness; approving and adopting the annual budget of the City of Kaufman, Texas for the 2026-2027 Fiscal Year, including the Budget for the City of Kaufman Economic Development Corporation; providing for emergency expenditures and expenditures as otherwise allowed by law; providing for the filing of the budget in the Office of the City Secretary; and providing an effective date.

BACKGROUND:

In accordance with the City Charter and State Law, the FY27 Proposed Budget was filed with the City Secretary's Office on July 17, 2026, and updated on July 31, 2026. A public hearing for the budget was held on August 17, 2026. The total FY27 Budget is \$26,885,800.00, excluding Grant and CIP Funds, and is balanced for all funds. A budget is balanced when ongoing revenues cover ongoing expenditures, and the use of surplus funds is limited to one-time capital costs.

FINANCIAL CONSIDERATIONS:

Adoption of the annual budget constitutes the proposed revenues and expenditures as approved by the governing body for the fiscal year. This budget will raise more total property taxes than last year's budget by \$684,185.45, 10.01%, and of that amount, \$325,290.77 is tax revenue to be raised from new property added to the tax roll this year. The FY27 General Fund budget includes a Maintenance and Operations (M&O) tax rate of \$0.5350332, which is an increase of \$0.0000988 from the FY26 M&O tax rate. The Debt Service Fund budget includes an Interest and Sinking Fund (I&S) tax rate of \$0.2239168, which is a decrease of \$0.00014188 from the FY26 I&S tax rate. The total tax rate for FY27 is \$0.7589500, which is a decrease of \$0.0000500 from the FY26 total tax rate of \$0.7590000.

KEDC FINANCIALS:

The proposed annual budget for the Kaufman Economic Development Corporation was presented to the Board of Directors of the KEDC and approved on August 11, 2026.

Anticipated Total Revenues: \$850,000

Budget Breakdown:

- Staffing & Contracted Staff: \$317,225
- Kaufman Commerce Park Debt Service: \$192,000
- TxDOT Debt Service: \$100,000
- Hampton Inn Infrastructure Grant: \$100,000
- Matching Grants: \$75,000
- All Other Items: \$95,775

- TOTAL BUDGET: \$880,000

Author:

Mary Wennerstrom, Finance Director

Reviewed:

Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-24-25 adopting the FY26 budget for the City of Kaufman.

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

ORDINANCE O-17-26

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY AND APPROPRIATING MONEY TO A SINKING FUND TO PAY INTEREST AND PRINCIPAL ON THE CITY'S INDEBTEDNESS; APPROVING AND ADOPTING THE ANNUAL BUDGET OF THE CITY OF KAUFMAN, TEXAS, FOR THE 2026-2027 FISCAL YEAR; PROVIDING FOR EMERGENCY EXPENDITURES AND EXPENDITURES AS OTHERWISE ALLOWED BY LAW; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR THE FILING OF THE BUDGET IN THE OFFICE OF THE CITY SECRETARY; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, an annual budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (FY 27), has been duly created by the City Manager of the City of Kaufman, Texas, in accordance with Sections 102.002 and 102.003 of the Texas Local Government Code; and

WHEREAS, the City Manager submitted the budget to the City Council in accordance with Section 7.02 of the City Home-Rule Charter and such was filed in the office of the City Secretary and open to public inspection in accordance with Section 7.04 of the City Home-Rule Charter; and

WHEREAS, the proposed budget was made available for public inspection by the taxpayers in accordance with Section 102.005(b) of the Texas Local Government Code; and

WHEREAS, pursuant to Section 7.05 of the City Home-Rule Charter and Section 102.006 of the Texas Local Government Code, a public hearing on the proposed budget was properly noticed and a public hearing was held on August 17, 2026, providing an opportunity for all interested citizens and parties of interest to express opinions and give reasons for an increase or decrease to any items of expense provided for in the proposed 2026-2027 (FY26) fiscal year budget; and

WHEREAS, the proposed FY 27 budget is attached as **Exhibit A**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, and was duly presented to the City Council by the City Manager; and

WHEREAS, the City Council, upon full consideration of the matter, is of the opinion that the FY 27 budget hereinafter set forth is proper and should be approved and adopted; and

WHEREAS, the adoption of the FY 27 budget will require raising more revenue from property taxes than in the previous year, and the City Council has ratified (or will ratify), by separate vote, the property tax increase reflected in the adopted budget; and

WHEREAS, the City Council finds that all legal notices, hearings, procedures, and publishing requirements for the adoption of the budget have been performed or completed in the manner and form set forth by law.

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

Section 1: That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

Section 2: That the FY 27 budget of the revenues of the City of Kaufman and the expenses of conducting the affairs thereof for the ensuing Fiscal Year beginning October 1, 2026, and ending September 30, 2027, as modified by the City Council, be, and the same is, in all things, adopted and approved as the said City of Kaufman budget for the Fiscal Year beginning the first day of October 2026, and ending the thirtieth day of September 2027, attached hereto and incorporated as if set forth fully herein as ***Exhibit A***.

Section 3: That the FY 27 budget, as shown in words and figures in ***Exhibit A***, is hereby approved in all respects and the budget is adopted at the departmental level as the City's budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

Section 4: That there is appropriated the amount shown in such budget necessary to provide for a sinking fund for the payment of the principal and interest and the retirement of the bonded debt.

Section 5: Expenditures during the 2026-2027 fiscal year shall be made in accordance with this budget and this Ordinance, unless otherwise authorized by an ordinance duly enacted in accordance with law. Pursuant to state law, no expenditure of the funds of the City shall hereafter be made except in compliance with the budget and applicable state law; provided, however, that in case of grave public necessity emergency expenditures to meet unusual and unforeseen conditions, which could not by reasonable, diligent thought and attention have been included in the original budget, may from time to time be authorized by the City Council as amendments to the original budget. Pursuant to state law, the Council may make emergency appropriations to address a public emergency affecting life, health, property or the public peace and other appropriations as authorized thereby.

Section 6: All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

Section 7: Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Kaufman hereby declares that it would have passed this

Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section 8: A true and correct copy of the approved FY 27 budget shall be filed in the office of the City Secretary.

Section 9: That this Ordinance shall take effect and be enforced from and after its passage by a record vote.

PASSED, APPROVED, AND ADOPTED on this 17th day of August, 2026.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**

EXHIBIT A
FY 2026 - 2027 Budget

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
01-4101-000-000000	Property Taxes-Current	-4,141,156	-4,721,350	-4,609,746	5,195,210
01-4102-000-000000	Property Taxes-Delinquent	-132,058	-40,500	-62,901	40,500
01-4103-000-000000	Property Taxes-Current-P&I	-27,463	-10,560	-30,519	10,560
01-4104-000-000000	Property Taxes-Delinquent-P&I	-32,004	-11,745	-18,449	11,745
01-4105-000-000000	General Sales & Use Tax	-3,963,437	-4,000,000	-3,889,597	4,800,000
01-4106-000-000000	Mixed Beverage Tax	-20,043	-20,000	-16,947	20,000
01-4120-000-000000	Franchise Tax-Electric	-317,606	-320,000	-277,264	335,000
01-4121-000-000000	Franchise Tax-Phone	-31,740	-22,000	-23,370	22,000
01-4122-000-000000	Franchise Tax-Cable TV	-	-	-	-
01-4123-000-000000	Franchise Tax-Natural Gas	-74,871	-89,135	-89,136	90,000
01-4124-000-000000	Franchise Tax-Refuse	-135,192	-142,000	-123,181	142,000
01-4126-000-000000	Franchise Tax-Utility and SD	-212,620	-420,575	-	446,310
01-4201-000-000000	Liquor Permit	-6,805	-6,000	-135	-
01-4202-000-000000	Vendor Permit	-1,550	-1,250	-600	1,250
01-4204-000-000000	Food Service Permit	-49,785	-40,000	-49,635	45,000
01-4221-000-000000	Building Permits	-380,058	-557,000	-504,312	585,000
01-4223-000-000000	Fishing Permits	-723	-1,000	-1,379	1,000
01-4229-000-000000	Planning & Zoning Fees	-21,496	-28,200	-6,210	10,000
01-4230-000-000000	Engineering-3% Fee	-54,330	-175,000	-17,198	25,000
01-4232-000-000000	Park Dedication Fee	-	-	-1,452,261	25,000
01-4301-000-000000	Fines	-163,345	-180,000	-182,123	185,000
01-4304-000-000000	Arrest Fees	-5,700	-5,000	-5,204	5,000
01-4306-000-000000	TFC(Other Court Costs)	-727	-600	-645	600
01-4308-000-000000	Time Payment Fees	-837	-1,500	-1,329	1,500
01-4309-000-000000	Muni Ct Report TimelyDiscounts	-7,553	-7,000	-6,316	7,000
01-4311-000-000000	Warrant Fees	-9,257	-7,500	-7,700	8,000
01-4312-000-000000	Court Administrative Fees	-2,909	-4,000	-4,131	4,000
01-4401-000-000000	Liens Collected	-4,853	-7,500	-7,854	6,500
01-4404-000-000000	Accident and Other Reports	-2,317	-1,800	-1,838	1,800
01-4412-000-000000	Park-10% Concession Fees	-1,350	-2,000	-1,200	2,000
01-4430-000-000000	Credit Card Convenience Fees	-15,711	-15,500	-17,399	18,500
01-4500-000-000000	Street Cut	-7,000	-	-	-
01-4502-000-000000	Convenience Sta Charges-City	-18,675	-18,000	-19,982	18,000
01-4503-000-000000	Safety Inspection Charges	-17,975	-4,500	-5,060	2,400
01-4504-000-000000	Convenience Sta Charges-County	-120,916	-120,000	-114,162	120,000
01-4505-000-000000	Refuse Collection Charges	-390,261	-400,000	-337,969	405,500
01-4509-000-000000	Fire Department Fees	-	-16,185	-24,977	20,000
01-4511-000-000000	Park Use Charges	-1,853	-3,285	-4,195	2,000
01-4511-000-RECFEE	Park Use Charges	-23,380	-23,000	-22,180	23,000
01-4514-000-000000	Civic Center Use Charges	-52,475	-52,000	-47,675	60,000
01-4602-000-FDEQPG	Donations & Contributions	-	-	-	-
01-4602-000-GENERL	Donations & Contributions	-	-	-150	-
01-4602-000-VPCONT	Donations & Contributions	-61,794	-14,500	-14,493	850
01-4604-000-000000	Interest Income	-77,372	-60,000	-63,808	45,000
01-4605-000-000000	Transfer In	-582,573	-137,550	-160,522	5,000
01-4606-000-000000	Miscellaneous Revenue	-25,045	-20,000	-70,181	20,000
01-4612-000-000000	Intergovernmental Revenue	-1,303,779	-1,036,240	-1,317,340	1,109,280
01-4615-000-000000	July 4th Revenue	-23,319	-22,750	-27,075	25,000
01-4617-000-000000	Homeserve USA Corp - Royalty	-	-3,150	-3,149	1,000
01-4622-000-000000	OCTOBERFEST Revenue	-14,760	-13,615	-16,741	12,000
01-4624-000-000000	Christmas on the Square Rev	-13,260	-12,095	-13,415	12,000
			General Fund Revenues		13,926,505

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
01-5203-100-000000	Operating Supplies	1,077	1,000	788	1,000
01-5305-100-000000	Licenses, Dues & Subscriptions	6,760	7,450	11,453	13,155
01-5322-100-000000	Tuition & Education	3,545	2,500	390	3,900
01-5323-100-000000	Meals & Lodging	7,740	6,000	2,349	3,000
01-5330-100-000000	Travel	1,669	2,000	761	1,200
01-5376-100-000000	Board Expenses	5,154	8,900	6,359	8,900
01-5420-100-000000	Capital-Equipment	-	-	-	-
01-5101-110-000000	Salaries & Wages	309,303	350,730	298,098	442,220
01-5102-110-000000	Overtime	588	500	173	-
01-5106-110-000000	Cost of Living Allowance	-	-	-	-
01-5140-110-000000	Texas Municipal Retirement Sys	53,618	57,720	51,944	69,500
01-5150-110-000000	Social Security	24,791	27,190	23,094	33,705
01-5152-110-000000	Worker's Compensation	786	1,065	842	1,410
01-5160-110-000000	Health Insurance	19,538	27,260	23,024	34,320
01-5174-110-000000	Auto Allowance	10,200	10,200	8,925	10,350
01-5176-110-000000	Phone Allowance	2,100	3,000	2,625	5,850
01-5203-110-000000	Operating Supplies	1,171	1,750	2,011	2,000
01-5205-110-000000	Contributions,Gratuities,Award	28,434	47,575	21,002	48,300
01-5206-110-000000	Supplies-Community Events	250	550	-	-
01-5302-110-000000	Postage & Delivery	3,050	5,000	3,067	3,500
01-5303-110-000000	Advertising	11,032	13,500	4,056	13,500
01-5305-110-000000	Licenses, Dues & Subscriptions	9,028	10,000	8,637	8,150
01-5306-110-ELECTR	Utilities-Electric/Water	20,426	27,750	17,311	27,750
01-5310-110-000000	Trash Collection	312,079	350,000	243,050	350,000
01-5313-110-000000	Rent/Lease	1,267	5,000	5,594	3,000
01-5322-110-000000	Tuition & Education	2,196	2,565	3,238	3,500
01-5323-110-000000	Meals & Lodging	3,581	4,500	4,933	4,500
01-5330-110-000000	Travel	912	2,500	645	2,500
01-5331-110-000000	Credit Card Merchant Fees	7,024	9,000	5,721	9,000
01-5361-110-000000	Professional Svcs-Engineering	-	90,000	3,100	60,000
01-5362-110-000000	Professional Svcs-Admin/Other	16,500	18,000	16,500	18,000
01-5420-110-000000	Capital-Equipment	-	-	-	-
01-5530-110-000000	Intergovernmental Expenditures	2,750	3,000	2,063	3,000
01-5560-110-000000	Transfer Out	1,595,879	1,474,845	1,452,261	1,731,345
01-5561-110-000000	City Manager's Contingency	17,739	50,085	8,774	45,695
01-5561-110-UTPGRG	City Manager's Contingency	-	6,800	38,538	-
01-5591-110-000000	Budgetary Reserve	-	82,420	-	-
01-5592-110-PDFAFB	Budgetary Reserve - Restricted	-	-	-	25,000
01-5614-110-KLLMPT	Developer Agreement	134,302	145,055	145,052	170,000
01-5615-110-BSTRMB	380 Agreement	4,999	12,500	4,744	12,500
01-5615-110-LSTRMB	380 Agreement	-	-	-	300,000
01-5101-120-000000	Salaries & Wages	54,766	57,630	49,195	60,690
01-5102-120-000000	Overtime	-	-	-	-
01-5103-120-000000	Certification Pay	600	900	788	900
01-5106-120-000000	Cost of Living Allowance	-	-	-	-
01-5140-120-000000	Texas Municipal Retirement Sys	8,060	8,760	7,486	8,955
01-5150-120-000000	Social Security	4,408	4,650	3,974	4,885
01-5152-120-000000	Worker's Compensation	111	180	139	205
01-5160-120-000000	Health Insurance	1,460	4,545	1,456	4,905
01-5174-120-000000	Auto Allowance	1,800	1,800	1,575	1,800
01-5176-120-000000	Phone Allowance	450	450	394	450
01-5203-120-000000	Operating Supplies	1,069	1,500	678	1,500
01-5208-120-000000	Election	1,906	3,800	1,228	3,800
01-5305-120-000000	Licenses, Dues & Subscriptions	939	1,500	1,981	450
01-5309-120-000000	Insurance & Bonds	52,416	61,545	61,542	62,800
01-5322-120-000000	Tuition & Education	2,720	2,000	1,260	2,000
01-5323-120-000000	Meals & Lodging	3,009	2,000	2,455	2,000

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
01-5330-120-000000	Travel	752	1,000	194	1,000
01-5360-120-000000	Professional Svcs-Legal	67,419	100,000	53,887	100,000
01-5363-120-000000	Professional Svcs-Technical	5,874	2,500	-	2,500
01-5420-120-000000	Capital-Equipment	-	-	-	-
01-5101-122-000000	Salaries & Wages	33,522	35,385	30,536	37,750
01-5102-122-000000	Overtime	2,001	2,500	2,050	500
01-5103-122-000000	Certification Pay	-	-	-	85,500
01-5106-122-000000	Cost of Living Allowance	-	-	-	-
01-5140-122-000000	Texas Municipal Retirement Sys	4,969	5,135	4,695	5,365
01-5150-122-000000	Social Security	2,597	2,725	2,387	2,925
01-5152-122-000000	Worker's Compensation	111	110	139	120
01-5160-122-000000	Health Insurance	4,199	4,545	3,948	4,905
01-5176-122-000000	Phone Allowance	-	-	-	-
01-5177-122-000000	Retention Pay	25,242	24,085	31,970	71,610
01-5203-122-000000	Operating Supplies	691	1,750	157	1,000
01-5205-122-000000	Contributions,Gratuities,Award	10,845	13,950	8,289	13,950
01-5305-122-000000	Licenses, Dues & Subscriptions	737	4,080	4,081	4,135
01-5322-122-000000	Tuition & Education	3,905	9,400	5,362	7,900
01-5323-122-000000	Meals & Lodging	2,055	3,400	1,850	3,400
01-5330-122-000000	Travel	759	2,000	363	2,000
01-5362-122-000000	Professional Svcs-Admin/Other	2,793	2,000	775	2,000
01-5363-122-000000	Professional Svcs-Technical	4,322	4,500	5,323	5,000
01-5420-122-000000	Capital-Equipment	-	-	-	-
01-5101-130-000000	Salaries & Wages	106,373	113,510	95,046	118,600
01-5102-130-000000	Overtime	443	700	535	700
01-5103-130-000000	Certification Pay	88	1,200	1,063	2,400
01-5106-130-000000	Cost of Living Allowance	-	-	-	-
01-5140-130-000000	Texas Municipal Retirement Sys	11,827	13,410	11,081	17,075
01-5150-130-000000	Social Security	8,025	8,830	7,119	9,310
01-5152-130-000000	Worker's Compensation	667	700	696	390
01-5160-130-000000	Health Insurance	16,794	18,175	15,793	19,615
01-5203-130-000000	Operating Supplies	1,395	2,500	1,936	2,500
01-5305-130-000000	Licenses, Dues & Subscriptions	110	-	65	110
01-5322-130-000000	Tuition & Education	925	1,050	665	1,100
01-5323-130-000000	Meals & Lodging	751	1,050	670	1,100
01-5330-130-000000	Travel	1,110	1,000	903	1,100
01-5331-130-000000	Credit Card Merchant Fees	2,084	4,100	3,330	4,100
01-5360-130-000000	Professional Svcs-Legal	36,157	55,000	36,100	42,500
01-5420-130-000000	Capital-Equipment	-	-	-	-
01-5101-150-000000	Salaries & Wages	145,780	186,900	131,586	164,385
01-5102-150-000000	Overtime	429	2,500	369	2,500
01-5103-150-000000	Certification Pay	1,725	3,600	3,150	3,600
01-5106-150-000000	Cost of Living Allowance	-	-	-	-
01-5140-150-000000	Texas Municipal Retirement Sys	21,009	28,200	19,807	24,785
01-5150-150-000000	Social Security	11,283	14,970	10,234	13,515
01-5152-150-000000	Worker's Compensation	556	700	696	565
01-5160-150-000000	Health Insurance	16,806	22,715	15,779	19,615
01-5174-150-000000	Auto Allowance	1,800	1,800	1,575	1,800
01-5176-150-000000	Phone Allowance	450	900	788	900
01-5203-150-000000	Operating Supplies	1,966	2,500	1,566	2,500
01-5304-150-000000	Printing & Reproductions	-	1,500	-	-
01-5305-150-000000	Licenses, Dues & Subscriptions	984	850	659	850
01-5322-150-000000	Tuition & Education	3,491	4,525	927	5,000
01-5323-150-000000	Meals & Lodging	1,750	3,440	440	3,940
01-5330-150-000000	Travel	918	2,520	831	3,000
01-5362-150-000000	Professional Svcs-Admin/Other	69,261	78,695	61,031	78,695
01-5363-150-000000	Professional Svcs-Technical	43,220	47,300	43,180	47,300

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
01-5420-150-000000	Capital-Equipment	-	-	-	-
01-5203-155-000000	Operating Supplies	23	6,600	1,112	6,600
01-5220-155-000000	Minor Tools & Equipment	19,117	26,265	31,957	19,870
01-5301-155-000000	Communications	70,584	73,520	55,778	79,020
01-5305-155-000000	Licenses, Dues & Subscriptions	140,529	165,600	164,952	162,750
01-5311-155-000000	Lease of Equipment	10,307	13,000	9,041	13,000
01-5355-155-000000	Maintenance-Equipment	22,321	30,000	21,091	30,000
01-5420-155-000000	Capital-Equipment	-	13,605	13,603	-
01-5101-161-000000	Salaries & Wages	51,078	54,590	46,566	58,405
01-5102-161-000000	Overtime	757	800	817	900
01-5106-161-000000	Cost of Living Allowance	-	-	-	-
01-5140-161-000000	Texas Municipal Retirement Sys	7,251	7,980	6,828	8,320
01-5150-161-000000	Social Security	3,920	4,240	3,585	4,540
01-5152-161-000000	Worker's Compensation	2,616	2,800	2,801	2,995
01-5160-161-000000	Health Insurance	8,397	9,085	7,896	9,805
01-5203-161-000000	Operating Supplies	550	1,000	358	1,000
01-5210-161-000000	Uniforms	325	350	486	350
01-5230-161-000000	Motor Fuel & Oil	2,816	5,750	3,670	5,750
01-5305-161-000000	Licenses, Dues & Subscriptions	-	150	20	150
01-5322-161-000000	Tuition & Education	325	500	200	500
01-5323-161-000000	Meals & Lodging	59	600	37	600
01-5330-161-000000	Travel	-	500	-	500
01-5354-161-000000	Maintenance-Automotive	1,057	2,000	1,484	2,000
01-5371-161-000000	Animal Disposal Service	54,644	60,275	47,900	60,275
01-5420-161-000000	Capital-Equipment	-	-	-	-
01-5593-161-000000	Capital Lease Principal	6,318	-	-	-
01-5594-161-000000	Capital Lease Interest	991	-	-	-
01-5101-163-000000	Salaries & Wages	241,954	250,000	164,320	259,830
01-5102-163-000000	Overtime	22,760	15,000	12,742	18,400
01-5103-163-000000	Certification Pay	1,525	7,250	6,875	3,000
01-5106-163-000000	Cost of Living Allowance	-	-	-	-
01-5140-163-000000	Texas Municipal Retirement Sys	37,719	38,730	26,416	39,460
01-5150-163-000000	Social Security	20,148	20,560	13,920	21,515
01-5152-163-000000	Worker's Compensation	7,243	8,500	7,450	10,435
01-5160-163-000000	Health Insurance	19,140	24,000	12,984	29,420
01-5203-163-000000	Operating Supplies	2,836	4,000	3,490	4,000
01-5210-163-000000	Uniforms	1,717	1,800	1,441	1,800
01-5220-163-000000	Minor Tools & Equipment	-	100	-	100
01-5230-163-000000	Motor Fuel & Oil	5,987	6,500	5,057	6,500
01-5305-163-000000	Licenses, Dues & Subscriptions	1,060	1,530	1,069	1,530
01-5322-163-000000	Tuition & Education	790	2,400	840	2,400
01-5323-163-000000	Meals & Lodging	2,442	2,500	301	2,500
01-5354-163-000000	Maintenance-Automotive	8,942	-	554	-
01-5370-163-000000	Investigation Expenses	7,398	20,000	9,984	20,000
01-5420-163-000000	Capital-Equipment	-	-	-	-
01-5101-164-000000	Salaries & Wages	1,081,314	1,331,160	996,428	1,509,310
01-5102-164-000000	Overtime	53,037	70,000	84,727	135,030
01-5103-164-000000	Certification Pay	3,075	6,600	5,125	8,400
01-5106-164-000000	Cost of Living Allowance	-	-	-	-
01-5140-164-000000	Texas Municipal Retirement Sys	159,740	201,875	156,967	231,440
01-5150-164-000000	Social Security	85,050	107,180	80,630	126,190
01-5152-164-000000	Worker's Compensation	39,078	43,605	42,777	56,750
01-5160-164-000000	Health Insurance	125,896	158,000	124,700	186,320
01-5203-164-000000	Operating Supplies	6,659	7,200	6,199	7,200
01-5205-164-000000	Contributions,Gratuities,Award	241	3,500	2,450	4,000
01-5210-164-000000	Uniforms	17,792	19,600	19,248	20,000
01-5220-164-000000	Minor Tools & Equipment	441	1,000	1,288	17,350

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
01-5230-164-000000	Motor Fuel & Oil	31,020	35,000	34,521	35,000
01-5260-164-000000	Weapons & Ammunition	11,438	11,555	11,503	11,555
01-5302-164-000000	Postage & Delivery	-	300	162	200
01-5304-164-000000	Printing & Reproductions	511	700	764	750
01-5305-164-000000	Licenses, Dues & Subscriptions	1,092	2,050	1,384	2,100
01-5322-164-000000	Tuition & Education	10,047	14,635	15,283	18,000
01-5323-164-000000	Meals & Lodging	5,060	5,300	2,758	5,300
01-5330-164-000000	Travel	189	750	40	2,000
01-5354-164-000000	Maintenance-Automotive	38,238	40,000	33,325	30,000
01-5355-164-000000	Maintenance-Equipment	-	1,000	-	1,000
01-5420-164-000000	Capital-Equipment	-	-	-	-
01-5530-164-000000	Intergovernmental Expenditures	110,000	110,000	110,000	110,000
01-5593-164-000000	Capital Lease Principal	110,195	95,350	84,291	110,550
01-5594-164-000000	Capital Lease Interest	25,545	26,000	21,061	31,875
01-5101-165-000000	Salaries & Wages	45,964	50,000	32,165	44,625
01-5102-165-000000	Overtime	538	1,000	1,196	1,300
01-5140-165-000000	Texas Municipal Retirement Sys	6,509	7,745	4,815	6,445
01-5150-165-000000	Social Security	3,493	4,110	2,552	3,515
01-5152-165-000000	Worker's Compensation	2,414	2,485	2,483	1,705
01-5160-165-000000	Health Insurance	8,397	8,455	6,261	9,805
01-5203-165-000000	Operating Supplies	906	1,800	1,036	1,800
01-5210-165-000000	Uniforms	350	350	330	350
01-5230-165-000000	Motor Fuel & Oil	814	3,000	1,116	3,500
01-5304-165-000000	Printing & Reproductions	256	450	378	850
01-5305-165-000000	Licenses, Dues & Subscriptions	439	300	321	300
01-5308-165-000000	Liens Filed	1,289	1,800	-	1,800
01-5322-165-000000	Tuition & Education	595	1,200	600	1,200
01-5323-165-000000	Meals & Lodging	-	600	138	600
01-5330-165-000000	Travel	-	500	-	500
01-5354-165-000000	Maintenance-Automotive	1,115	2,000	874	2,000
01-5362-165-000000	Professional Svcs-Admin/Other	5,346	8,000	2,693	8,000
01-5101-170-000000	Salaries & Wages	782,696	924,395	751,204	1,014,000
01-5102-170-000000	Overtime	68,644	100,000	104,676	100,265
01-5103-170-000000	Certification Pay	2,025	6,575	5,825	7,200
01-5106-170-000000	Cost of Living Allowance	-	-	-	-
01-5140-170-000000	Texas Municipal Retirement Sys	111,277	140,205	121,109	152,965
01-5150-170-000000	Social Security	63,041	75,520	63,772	86,470
01-5152-170-000000	Worker's Compensation	36,281	39,975	39,973	42,725
01-5160-170-000000	Health Insurance	83,230	98,000	81,876	117,680
01-5176-170-000000	Phone Allowance	638	750	525	900
01-5202-170-000000	Janitorial Supplies	1,640	2,500	1,608	3,000
01-5203-170-000000	Operating Supplies	6,141	5,500	3,986	5,800
01-5210-170-000000	Uniforms	20,414	31,690	6,288	20,590
01-5211-170-000000	Protective Clothing	22,198	30,025	525	41,125
01-5220-170-000000	Minor Tools & Equipment	17,044	11,000	-1,452	6,500
01-5230-170-000000	Motor Fuel & Oil	19,955	30,000	19,563	30,000
01-5240-170-000000	Botanical & Agricultural	8	500	-	500
01-5305-170-000000	Licenses, Dues & Subscriptions	3,840	4,455	5,286	5,200
01-5306-170-ELECTR	Utilities-Electric/Water	10,743	12,000	8,692	12,000
01-5307-170-000000	Natural Gas	3,184	3,500	2,372	3,500
01-5322-170-000000	Tuition & Education	3,299	7,000	5,726	14,000
01-5323-170-000000	Meals & Lodging	607	5,000	2,268	7,000
01-5330-170-000000	Travel	101	2,500	721	3,000
01-5350-170-000000	Maintenance-Facilities/Grounds	6,696	7,800	6,725	5,600
01-5354-170-000000	Maintenance-Automotive	4,371	4,000	2,512	6,580
01-5420-170-000000	Capital-Equipment	79,343	25,975	25,974	26,400
01-5593-170-000000	Capital Lease Principal	80,924	96,380	80,101	84,850

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
01-5594-170-000000	Capital Lease Interest	8,288	7,500	6,417	7,500
01-5204-171-000000	Chemical, Medical & Drug	6,413	11,390	5,537	11,390
01-5355-171-000000	Maintenance-Equipment	52,403	45,000	30,647	45,000
01-5362-171-000000	Professional Svcs-Admin/Other	21,000	21,000	17,500	21,000
01-5420-171-000000	Capital-Equipment	-	-	-	-
01-5203-172-000000	Operating Supplies	-	100	-	100
01-5220-172-000000	Minor Tools & Equipment	-	-	-	750
01-5260-172-000000	Weapons & Ammunition	-	-	-	2,500
01-5290-172-000000	Analysis-Lab Fees	-	100	-	1,100
01-5304-172-000000	Printing & Reproductions	-	150	-	150
01-5322-172-000000	Tuition & Education	-	-	-	600
01-5203-181-000000	Operating Supplies	88	900	-	-
01-5204-181-000000	Chemical, Medical & Drug	-	50	-	-
01-5304-181-000000	Printing & Reproductions	133	500	133	500
01-5350-181-000000	Maintenance-Facilities/Grounds	-	1,000	-	-
01-5362-181-000000	Professional Svcs-Admin/Other	145,123	132,000	98,772	132,000
01-5101-182-000000	Salaries & Wages	446,444	530,000	340,358	470,495
01-5102-182-000000	Overtime	8,863	10,500	9,732	6,765
01-5103-182-000000	Certification Pay	300	800	525	600
01-5106-182-000000	Cost of Living Allowance	-	-	-	-
01-5140-182-000000	Texas Municipal Retirement Sys	64,158	75,000	52,319	66,650
01-5150-182-000000	Social Security	34,477	40,000	27,254	36,590
01-5152-182-000000	Worker's Compensation	20,093	21,885	21,884	17,955
01-5160-182-000000	Health Insurance	79,720	84,950	63,148	88,260
01-5174-182-000000	Auto Allowance	2,400	2,400	2,100	2,400
01-5176-182-000000	Phone Allowance	450	975	806	450
01-5202-182-000000	Janitorial Supplies	796	1,000	492	1,000
01-5203-182-000000	Operating Supplies	5,319	5,300	3,409	5,300
01-5210-182-000000	Uniforms	5,239	6,205	4,594	7,205
01-5220-182-000000	Minor Tools & Equipment	7,261	6,000	5,455	7,000
01-5230-182-000000	Motor Fuel & Oil	16,987	25,000	18,327	25,000
01-5240-182-000000	Botanical & Agricultural	-	500	-	500
01-5305-182-000000	Licenses, Dues & Subscriptions	546	520	77	520
01-5306-182-ELECTR	Utilities-Electric/Water	105,274	109,750	84,033	110,000
01-5307-182-000000	Natural Gas	1,342	1,000	1,153	1,350
01-5313-182-000000	Rent/Lease	-	3,600	1,569	9,600
01-5322-182-000000	Tuition & Education	1,200	1,825	75	1,825
01-5323-182-000000	Meals & Lodging	526	800	-	800
01-5330-182-000000	Travel	166	800	-	800
01-5350-182-000000	Maintenance-Facilities/Grounds	1,692	2,500	1,708	4,500
01-5351-182-000000	Maintenance-Improvements	7,048	15,000	10,304	18,000
01-5353-182-000000	Maintenance-Streets	103,051	167,000	77,194	187,000
01-5354-182-000000	Maintenance-Automotive	14,569	14,000	15,753	18,000
01-5355-182-000000	Maintenance-Equipment	9,272	20,000	3,705	10,000
01-5362-182-000000	Professional Svcs-Admin/Other	171,515	300,000	100,820	318,670
01-5420-182-000000	Capital-Equipment	89,003	18,850	-	30,000
01-5593-182-000000	Capital Lease Principal	88,704	61,455	64,007	78,000
01-5594-182-000000	Capital Lease Interest	17,484	16,000	18,051	26,750
01-5002-184-CHRSQR	Festival Expense	27,637	34,165	34,164	27,000
01-5002-184-HARVST	Festival Expense	2,389	28,650	28,652	19,695
01-5002-184-ROADEO	Festival Expense	1,340	5,000	1,754	3,000
01-5002-184-RWBOOM	Festival Expense	68,154	75,000	68,828	75,000
01-5003-184-000000	Festival Expenses-Park Board	3,210	4,000	3,981	5,000
01-5206-184-000000	Supplies-Community Events	1,958	8,300	2,097	8,300
01-5004-185-000000	KKB Expenses	-	-	-	2,500
01-5101-185-000000	Salaries & Wages	372,472	404,575	356,163	445,660
01-5102-185-000000	Overtime	17,487	20,000	27,314	23,600

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
01-5103-185-000000	Certification Pay	-	600	525	600
01-5106-185-000000	Cost of Living Allowance	-	-	-	-
01-5140-185-000000	Texas Municipal Retirement Sys	54,544	59,910	55,167	62,460
01-5150-185-000000	Social Security	29,809	32,050	29,320	34,300
01-5152-185-000000	Worker's Compensation	8,634	9,000	8,411	13,025
01-5160-185-000000	Health Insurance	67,311	81,780	68,398	98,065
01-5202-185-000000	Janitorial Supplies	9,768	7,000	3,737	5,500
01-5203-185-000000	Operating Supplies	5,559	6,000	4,582	7,000
01-5210-185-000000	Uniforms	7,126	7,490	6,389	8,490
01-5220-185-000000	Minor Tools & Equipment	7,188	8,990	6,754	9,990
01-5230-185-000000	Motor Fuel & Oil	19,308	20,500	20,923	20,500
01-5240-185-000000	Botanical & Agricultural	6,000	8,000	6,879	9,000
01-5306-185-ELECTR	Utilities-Electric/Water	53,068	57,800	39,040	58,000
01-5322-185-000000	Tuition & Education	252	2,500	312	2,500
01-5323-185-000000	Meals & Lodging	-	500	-2	500
01-5330-185-000000	Travel	-	500	-	500
01-5350-185-000000	Maintenance-Facilities/Grounds	10,702	10,000	8,947	15,000
01-5351-185-000000	Maintenance-Improvements	37,671	35,000	29,911	60,000
01-5354-185-000000	Maintenance-Automotive	7,854	8,800	8,152	9,900
01-5355-185-000000	Maintenance-Equipment	10,798	12,500	9,767	14,000
01-5362-185-000000	Professional Svcs-Admin/Other	25,650	96,400	23,175	50,000
01-5420-185-000000	Capital-Equipment	59,220	42,985	62,327	-
01-5530-185-000000	Intergovernmental Expenditures	15,000	15,000	15,000	15,000
01-5593-185-000000	Capital Lease Principal	20,589	38,500	23,751	29,550
01-5594-185-000000	Capital Lease Interest	6,069	9,000	6,437	8,500
01-5203-186-000000	Operating Supplies	9,424	8,500	7,822	10,000
01-5307-186-000000	Natural Gas	-	-	-	1,000
01-5341-186-000000	Janitorial	17,302	34,170	35,226	34,170
01-5350-186-000000	Maintenance-Facilities/Grounds	42,548	30,000	30,378	40,000
01-5420-186-000000	Capital-Equipment	24,800	-	-	-
01-5101-189-000000	Salaries & Wages	16,237	28,750	24,208	31,040
01-5102-189-000000	Overtime	-	1,500	307	900
01-5106-189-000000	Cost of Living Allowance	-	-	-	-
01-5140-189-000000	Texas Municipal Retirement Sys	1,458	4,435	3,532	4,555
01-5150-189-000000	Social Security	1,242	2,355	1,875	2,485
01-5152-189-000000	Worker's Compensation	267	170	167	105
01-5160-189-000000	Health Insurance	3,065	5,450	4,403	5,885
01-5176-189-000000	Phone Allowance	-	540	-	540
01-5202-189-000000	Janitorial Supplies	-	2,500	-	-
01-5203-189-000000	Operating Supplies	2,636	2,500	2,230	2,500
01-5220-189-000000	Minor Tools & Equipment	-	4,995	252	-
01-5306-189-ELECTR	Utilities-Electric/Water	18,055	16,500	12,517	16,500
01-5307-189-000000	Natural Gas	9,159	10,200	7,210	10,200
01-5331-189-000000	Credit Card Merchant Fees	1,217	1,060	1,008	1,060
01-5341-189-000000	Janitorial	21,100	20,000	-	-
01-5350-189-000000	Maintenance-Facilities/Grounds	8,458	20,510	21,436	20,000
01-5355-189-000000	Maintenance-Equipment	-	-	-	-
01-5420-189-000000	Capital-Equipment	-	-	-	-
01-5101-191-000000	Salaries & Wages	169,983	247,120	210,210	261,780
01-5102-191-000000	Overtime	-	-	11	500
01-5106-191-000000	Cost of Living Allowance	-	-	-	-
01-5140-191-000000	Texas Municipal Retirement Sys	24,180	36,400	30,861	37,430
01-5150-191-000000	Social Security	12,763	19,325	15,522	20,410
01-5152-191-000000	Worker's Compensation	335	1,590	1,586	1,600
01-5160-191-000000	Health Insurance	16,672	27,260	23,199	29,420
01-5174-191-000000	Auto Allowance	2,250	3,600	3,150	3,600
01-5176-191-000000	Phone Allowance	563	900	788	900

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
01-5203-191-000000	Operating Supplies	-	1,100	167	1,100
01-5210-191-000000	Uniforms	300	1,000	563	1,000
01-5220-191-000000	Minor Tools & Equipment	391	600	181	600
01-5230-191-000000	Motor Fuel & Oil	882	1,250	884	1,250
01-5304-191-000000	Printing & Reproductions	1,626	1,000	1,957	2,000
01-5305-191-000000	Licenses, Dues & Subscriptions	438	825	330	825
01-5322-191-000000	Tuition & Education	1,465	1,800	1,205	2,000
01-5323-191-000000	Meals & Lodging	504	860	-	2,000
01-5330-191-000000	Travel	273	600	-	1,500
01-5354-191-000000	Maintenance-Automotive	69	2,000	1,479	1,500
01-5362-191-000000	Professional Svcs-Admin/Other	-	-	-	-
01-5420-191-000000	Capital-Equipment	-	-	-	-
01-5593-191-000000	Capital Lease Principal	-	4,000	3,671	1,850
01-5594-191-000000	Capital Lease Interest	-	760	454	100
01-5101-192-000000	Salaries & Wages	192,271	167,210	142,671	178,055
01-5102-192-000000	Overtime	1,344	1,500	291	500
01-5106-192-000000	Cost of Living Allowance	-	-	-	-
01-5140-192-000000	Texas Municipal Retirement Sys	27,240	24,310	20,601	25,055
01-5150-192-000000	Social Security	14,912	12,905	10,937	13,660
01-5152-192-000000	Worker's Compensation	779	555	557	570
01-5160-192-000000	Health Insurance	21,641	18,175	16,089	19,615
01-5174-192-000000	Auto Allowance	1,050	-	-	-
01-5176-192-000000	Phone Allowance	263	-	-	-
01-5203-192-000000	Operating Supplies	862	1,500	374	1,500
01-5304-192-000000	Printing & Reproductions	289	1,100	19	1,100
01-5305-192-000000	Licenses, Dues & Subscriptions	993	1,250	570	1,250
01-5308-192-000000	Liens Filed	1,256	1,000	25	1,000
01-5322-192-000000	Tuition & Education	596	2,100	-	2,100
01-5323-192-000000	Meals & Lodging	100	1,100	-	1,100
01-5330-192-000000	Travel	612	600	-	600
01-5331-192-000000	Credit Card Merchant Fees	11,015	12,000	11,567	12,000
01-5361-192-000000	Professional Svcs-Engineering	155,326	175,000	44,488	125,000
01-5362-192-000000	Professional Svcs-Admin/Other	27,840	2,500	-	2,500
01-5363-192-000000	Professional Svcs-Technical	-	35,000	72	35,000
01-5420-192-000000	Capital-Equipment	-	-	-	-
01-5362-193-000000	Professional Svcs-Admin/Other	30,850	30,000	29,278	32,000
			General Fund Expenditures		13,926,505
02-4101-000-000000	Property Taxes-Current	-1,901,908	-1,977,610	-1,930,976	2,174,250
02-4605-000-000000	Transfer In	-1,363,078	-1,095,945	-	898,345
			Debt Service Fund Revenues		3,072,595
02-5560-000-000000	Transfer Out	511,285	201,110	361,633	202,485
02-5602-000-000000	Bond Principal	1,522,579	1,586,055	1,197,579	1,639,790
02-5603-000-000000	Bond Interest	1,059,651	1,005,465	556,959	949,395
02-5604-000-000000	Developer Agreemt-KLLM PropTax	6,750	7,655	4,250	7,655
02-5606-000-000000	Kaufman County SH34 IG Expense	379,346	273,270	416,059	273,270
			Debt Service Fund Expenditures		3,072,595

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
03-4010-000-000000	Hotel/Motel Tax	-55,032	-58,000	-44,579	50,000
			Hotel/Motel Fund Revenues		50,000
03-5002-000-000000	Festival Expense	41,190	23,055	-	19,410
03-5101-000-000000	Salaries & Wages	10,237	25,225	16,139	20,690
03-5102-000-000000	Overtime	-	1,000	205	600
03-5106-000-000000	Cost of Living Allowance	-	-	-	-
03-5140-000-000000	Texas Municipal Retirement Sys	889	2,885	2,355	3,040
03-5150-000-000000	Social Security	783	1,530	1,250	1,655
03-5152-000-000000	Worker's Compensation	178	60	111	70
03-5160-000-000000	Health Insurance	1,224	3,635	2,935	3,925
03-5176-000-000000	Phone Allowance	-	360	-	360
03-5331-000-000000	Credit Card Merchant Fees	1,014	250	1,547	250
			Hotel/Motel Fund Expenditures		50,000
04-4240-000-000000	Judgments or Forfeitures	-2,089	-6,500	-11,373	6,500
04-4245-000-000000	Sale of Forfeited Items	-	-7,000	-	7,000
			Seizure Fund Revenues		13,500
04-5322-000-000000	Tuition & Education	-	500	-	-
04-5362-000-000000	Professional Svcs-Admin/Other	400	2,300	595	2,800
			Seizure Fund Expenditures		2,800
05-4605-000-000000	Transfer In	-417,102	-657,000	-	925,000
05-4612-000-000000	Intergovernmental Revenue	-153,047	-200,000	-197,381	250,000
			TIRZ Fund Revenues		1,175,000
05-5366-000-TIRZ01	TIRZ/PID Reimbursement	292,536	857,000	-	1,175,000
			TIRZ Fund Expenditures		1,175,000
07-4315-000-000000	Court Technology Fees	-3,045	-3,000	-	-
07-4315-000-CTSNEW	Court Technology Fees	-1,589	-	-4,239	5,000
07-4604-000-000000	Interest Income	-	-40	-	-
			Court Technology Fund Revenues		5,000
			Court Technology Fund Expenditures		0
08-4316-000-000000	Court Bldg Security Fees	-3,677	-3,000	-	-
08-4316-000-CTSNEW	Court Bldg Security Fees	-1,911	-	-5,145	5,000
			Court Security Fund Revenues		5,000
08-5560-000-000000	Transfer Out	3,000	3,000	-	5,000
			Court Security Fund Expenditures		5,000

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
09-4012-000-000000	Grant Revenue	-3,000	-2,670	-	1,000
09-4012-000-H34GRG	Grant Revenue	-	-	-	1,676,305
09-4012-000-FEMALG	Grant Revenue	-	-	-221,865	1,383,065
09-4012-000-GLOGRT	Grant Revenue	-	-299,000	-14,500	284,500
09-4012-000-LEOSE1	Grant Revenue	-3,350	-	-3,397	1,670
09-4012-000-LSDGRT	Grant Revenue	-	-	-	333,750
			Grant Fund Revenues		3,680,290
09-5322-000-LEOSE1	Tuition & Education	3,350	1,670	-	1,670
09-5370-000-000000	Investigation Expenses	-	1,000	-	1,000
09-5419-000-000000	Improvements-Other	-	-	-	-
09-5419-000-H34GRG	Improvements-Other	-	-	-	1,676,305
09-5560-000-000000	Transfer Out	792,750	299,000	33,250	2,001,315
			Grant Fund Expenditures		3,680,290
10-4604-000-000000	Interest Income	-3,932	-450	-5,605	3,000
10-4605-000-000000	Transfer In	-23,380	-20,000	-	23,000
			Equipment Replacement Fund Revenues		26,000
10-5560-000-000000	Transfer Out	272,900	134,550	-	-
			Equipment Replacement Fund Expenditures		0
11-4605-000-000000	Transfer In	-828,044	-284,500	-33,250	284,500
11-4612-000-000000	Intergovernmental Revenue	-	-800,000	-	-
			GF Capital Construction Fund Revenue		284,500
11-5362-000-000000	Professional Svcs-Admin/Other	-	75,000	-	75,000
11-5362-000-GLOGRT	Professional Svcs-Admin/Other	-	299,000	101,500	284,500
11-5402-000-ADAMS1	Capital - Paving	-	-	252,095	-
11-5402-000-HOUSTN	Capital - Paving	-	800,000	-	-
11-5402-000-P00001	Capital - Paving	103,748	1,500,000	1,668,418	-
11-5402-000-P00005	Capital - Paving	344,656	1,500,000	1,334,100	-
11-5419-000-CLPIMP	Improvements-Other	2,157,969	-	-	-
11-5419-000-HBTPH1	Improvements-Other	-	-	-	-
11-5419-000-KFPPRK	Improvements-Other	-	500,000	-	1,450,000
11-5420-000-FEMALG	Capital-Equipment	-	-	21,476	-
			GF Capital Construction Fund Expenditures		1,809,500
12-4003-000-000000	Street Impact Fees	-159,422	-793,400	-5,537	793,400
12-4006-000-RSIFGT	Street Impact Fees	-594,232	-81,600	-71,757	81,600
12-4604-000-000000	Interest Income	-9,166	-400	-6,738	400
			Street IMPACT Fund Revenues		875,400
12-5016-000-RSIFFF	RMB Impact Fees	-	100,000	100,000	-
12-5016-000-RSIFGT	RMB Impact Fees	-	81,600	338,560	81,600
			Street IMPACT Fund Expenditures		81,600
14-4105-000-000000	General Sales & Use Tax	-660,573	-640,000	-648,266	800,000
			Street Maintenance Fund Revenues		800,000
14-5353-000-000000	Maintenance-Streets	646,603	327,400	255,913	685,000
14-5560-000-000000	Transfer Out	314,475	312,600	-	115,000
			Street Maintenance Fund Expenditures		800,000

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
20-4001-000-000000	Water Sales	-4,045,481	-4,200,000	-3,573,702	4,349,215
20-4009-000-000000	Water Tap Fees	-44,725	-50,000	-21,085	40,000
20-4013-000-000000	Sewer Sales	-2,569,979	-2,750,000	-2,307,817	2,860,000
20-4014-000-000000	Water Surcharge	-296	-1,500	-306	500
20-4015-000-000000	Sewer Tap Fees	-28,099	-35,850	-5,422	20,000
20-4107-000-000000	Penalties & Late Fees	-102,720	-100,000	-81,210	100,000
20-4108-000-000000	Service Disconnection Fees	-29,855	-30,000	-18,445	24,000
20-4111-000-000000	Connection Fees	-14,390	-15,000	-12,310	15,000
20-4113-000-000000	Water-Outside City Access Fees	-49,688	-50,000	-45,591	55,000
20-4424-000-000000	Returned Check Fees	-1,595	-1,100	-1,730	1,100
20-4426-000-000000	Water Tower Lease Fees	-26,434	-28,500	-23,834	28,500
20-4430-000-000000	Credit Card Convenience Fees	-64,061	-64,000	-59,447	68,000
20-4604-000-000000	Interest Income	-61,406	-47,500	-47,738	40,000
20-4605-000-000000	Transfer In	-	-132,000	-	85,000
20-4606-000-000000	Miscellaneous Revenue	-45,948	-10,000	-1,883	10,000
20-4614-000-000000	Write-off Recovery	-	-	-	-
			Water/Sewer Utility Fund Revenues		7,696,315
20-5101-110-000000	Salaries & Wages	331,003	342,900	296,992	399,710
20-5102-110-000000	Overtime	2,416	3,750	2,601	1,195
20-5103-110-000000	Certification Pay	600	900	788	1,800
20-5106-110-000000	Cost of Living Allowance	-	-	-	-
20-5140-110-000000	Texas Municipal Retirement Sys	56,361	58,425	52,654	66,775
20-5150-110-000000	Social Security	25,792	27,560	23,368	32,220
20-5152-110-000000	Worker's Compensation	779	1,080	835	1,350
20-5160-110-000000	Health Insurance	22,369	27,260	21,335	34,320
20-5174-110-000000	Auto Allowance	10,800	10,800	9,450	10,800
20-5176-110-000000	Phone Allowance	2,099	2,100	1,837	2,100
20-5202-110-000000	Janitorial Supplies	405	2,000	704	-
20-5203-110-000000	Operating Supplies	1,605	4,000	2,248	4,000
20-5220-110-000000	Minor Tools & Equipment	890	1,000	-	1,000
20-5302-110-000000	Postage & Delivery	2,835	4,000	3,021	3,500
20-5304-110-000000	Printing & Reproductions	10,872	5,500	2,028	6,500
20-5305-110-000000	Licenses, Dues & Subscriptions	247	500	30	500
20-5306-110-ELECTR	Utilities-Electric/Water	22,523	22,200	17,311	22,200
20-5307-110-000000	Natural Gas	2,192	850	1,008	-
20-5309-110-000000	Insurance & Bonds	52,416	61,545	61,542	62,795
20-5313-110-000000	Rent/Lease	15,667	15,600	18,794	17,400
20-5322-110-000000	Tuition & Education	55	1,400	-	1,400
20-5323-110-000000	Meals & Lodging	327	500	-	500
20-5330-110-000000	Travel	-	900	-	900
20-5341-110-000000	Janitorial	5,106	5,005	4,170	5,505
20-5350-110-000000	Maintenance-Facilities/Grounds	1,452	3,500	306	2,000
20-5361-110-000000	Professional Svcs-Engineering	45,000	-	-	-
20-5362-110-000000	Professional Svcs-Admin/Other	25,304	18,000	149,000	18,000
20-5420-110-000000	Capital-Equipment	-	-	-	-
20-5560-110-000000	Transfer Out	431,000	50,000	-	-
20-5561-110-000000	City Manager's Contingency	42,776	174,530	2,291	74,160
20-5591-110-000000	Budgetary Reserve	-	-	-	-
20-5600-110-000000	Developer Agr-Principal	15,000	15,000	15,000	15,000
20-5203-155-000000	Operating Supplies	1,212	6,300	-	6,300
20-5220-155-000000	Minor Tools & Equipment	693	10,965	-	10,965
20-5301-155-000000	Communications	18,921	17,200	15,419	18,500
20-5305-155-000000	Licenses, Dues & Subscriptions	80,843	88,315	79,965	90,000
20-5311-155-000000	Lease of Equipment	9,108	8,500	8,302	9,000
20-5355-155-000000	Maintenance-Equipment	34,864	30,000	28,691	30,500

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
20-5420-155-000000	Capital-Equipment	-	-	-	-
20-5101-171-000000	Salaries & Wages	109,225	116,720	99,499	125,260
20-5102-171-000000	Overtime	7,471	8,500	7,259	10,020
20-5103-171-000000	Certification Pay	540	1,800	1,575	1,800
20-5104-171-000000	On-Call Pay	-	-	-	-
20-5106-171-000000	Cost of Living Allowance	-	-	-	-
20-5140-171-000000	Texas Municipal Retirement Sys	16,398	17,730	15,611	17,825
20-5150-171-000000	Social Security	8,471	9,410	8,199	9,720
20-5152-171-000000	Worker's Compensation	3,655	4,770	4,769	4,525
20-5160-171-000000	Health Insurance	16,750	18,175	15,754	19,615
20-5203-171-000000	Operating Supplies	2,034	2,600	1,896	2,600
20-5204-171-000000	Chemical, Medical & Drug	13,034	17,135	4,325	40,000
20-5209-171-000000	Lab Supplies	1,667	1,500	458	4,000
20-5210-171-000000	Uniforms	629	1,050	533	1,050
20-5220-171-000000	Minor Tools & Equipment	2,400	2,500	1,903	2,500
20-5230-171-000000	Motor Fuel & Oil	1,117	4,500	2,842	4,500
20-5240-171-000000	Botanical & Agricultural	270	-	-	500
20-5290-171-000000	Analysis-Lab Fees	29,904	30,000	19,895	30,000
20-5305-171-000000	Licenses, Dues & Subscriptions	125	150	30	450
20-5306-171-ELECTR	Utilities-Electric/Water	63,983	60,765	45,500	60,765
20-5322-171-000000	Tuition & Education	239	1,000	-	1,200
20-5350-171-000000	Maintenance-Facilities/Grounds	124,328	160,000	125,649	170,000
20-5354-171-000000	Maintenance-Automotive	31	300	-	300
20-5355-171-000000	Maintenance-Equipment	3,373	1,750	366	1,750
20-5362-171-000000	Professional Svcs-Admin/Other	30,196	30,000	18,137	60,000
20-5363-171-000000	Professional Svcs-Technical	10,206	13,200	10,206	13,200
20-5420-171-000000	Capital-Equipment	33,744	21,600	21,596	10,000
20-5101-201-000000	Salaries & Wages	418,900	497,900	370,219	512,820
20-5102-201-000000	Overtime	60,329	40,000	43,091	51,915
20-5103-201-000000	Certification Pay	1,200	3,600	2,213	2,700
20-5104-201-000000	On-Call Pay	5,200	6,500	4,600	62,400
20-5106-201-000000	Cost of Living Allowance	-	-	-	-
20-5140-201-000000	Texas Municipal Retirement Sys	67,891	78,420	60,656	82,245
20-5150-201-000000	Social Security	36,501	41,635	31,547	44,840
20-5152-201-000000	Worker's Compensation	22,184	17,895	17,894	20,870
20-5160-201-000000	Health Insurance	76,580	99,950	69,141	107,870
20-5176-201-000000	Phone Allowance	1,800	1,800	1,163	1,800
20-5203-201-000000	Operating Supplies	6,838	10,000	5,386	10,000
20-5210-201-000000	Uniforms	4,239	5,000	4,753	6,450
20-5220-201-000000	Minor Tools & Equipment	4,657	4,500	1,468	4,500
20-5230-201-000000	Motor Fuel & Oil	30,187	37,000	28,173	37,000
20-5305-201-000000	Licenses, Dues & Subscriptions	714	595	-	595
20-5306-201-ELECTR	Utilities-Electric/Water	41,843	41,300	30,730	41,300
20-5312-201-000000	Water Purchases-NTMWD	1,879,004	2,053,845	1,682,271	2,192,175
20-5314-201-WATSWR	Franchise Fee-WSWR/SD	197,865	386,275	-	410,925
20-5322-201-000000	Tuition & Education	1,585	2,800	1,321	4,800
20-5330-201-000000	Travel	-	555	61	555
20-5350-201-000000	Maintenance-Facilities/Grounds	13,159	36,000	42,859	44,000
20-5351-201-000000	Maintenance-Improvements	96,851	113,000	95,533	100,000
20-5353-201-000000	Maintenance-Streets	35,153	-	-	-
20-5354-201-000000	Maintenance-Automotive	33,343	27,160	17,040	18,000
20-5355-201-000000	Maintenance-Equipment	11,891	11,000	16,102	15,000
20-5363-201-000000	Professional Svcs-Technical	11,703	8,300	7,807	8,300
20-5420-201-000000	Capital-Equipment	-	-	-	-
20-5460-201-000000	Capital - Infrastructure	-	57,000	12,400	-
20-5593-201-000000	Capital Lease Principal	58,923	55,000	54,881	75,680
20-5594-201-000000	Capital Lease Interest	13,733	20,000	15,604	22,370

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
20-5101-202-000000	Salaries & Wages	49,511	53,210	45,086	57,030
20-5102-202-000000	Overtime	249	2,500	-	500
20-5103-202-000000	Certification Pay	600	1,500	1,313	1,500
20-5104-202-000000	On-Call Pay	-	650	-	-
20-5106-202-000000	Cost of Living Allowance	-	-	-	-
20-5140-202-000000	Texas Municipal Retirement Sys	7,045	8,340	6,686	8,280
20-5150-202-000000	Social Security	3,853	4,425	3,549	4,515
20-5152-202-000000	Worker's Compensation	2,218	1,790	1,789	2,100
20-5160-202-000000	Health Insurance	8,397	9,085	7,896	9,805
20-5203-202-000000	Operating Supplies	31,537	20,000	4,293	50,000
20-5210-202-000000	Uniforms	439	1,300	499	600
20-5220-202-000000	Minor Tools & Equipment	1,460	2,000	360	1,000
20-5355-202-000000	Maintenance-Equipment	1,000	1,000	-	500
20-5203-212-000000	Operating Supplies	1,511	5,000	183	5,000
20-5220-212-000000	Minor Tools & Equipment	1,351	5,000	2,994	5,000
20-5306-212-ELECTR	Utilities-Electric/Water	29,223	26,890	20,635	20,000
20-5311-212-000000	Lease of Equipment	-	800	-	800
20-5350-212-000000	Maintenance-Facilities/Grounds	41,123	16,280	19,530	30,000
20-5351-212-000000	Maintenance-Improvements	32,210	15,490	8,421	15,000
20-5353-212-000000	Maintenance-Streets	10,499	12,000	520	5,000
20-5355-212-000000	Maintenance-Equipment	7,544	6,800	6,750	10,000
20-5420-212-000000	Capital-Equipment	-	123,230	48,230	75,000
20-5203-213-000000	Operating Supplies	-	-	-	-
20-5351-213-000000	Maintenance-Improvements	-	-	-	-
20-5101-220-000000	Salaries & Wages	234,139	285,480	214,381	269,325
20-5102-220-000000	Overtime	1,289	2,500	1,293	2,500
20-5103-220-000000	Certification Pay	1,725	3,600	3,150	3,600
20-5106-220-000000	Cost of Living Allowance	-	-	-	-
20-5140-220-000000	Texas Municipal Retirement Sys	33,487	42,400	31,870	39,510
20-5150-220-000000	Social Security	17,902	22,515	16,457	21,540
20-5152-220-000000	Worker's Compensation	890	1,255	1,253	900
20-5160-220-000000	Health Insurance	28,122	40,890	26,584	39,225
20-5174-220-000000	Auto Allowance	1,800	1,800	1,575	1,800
20-5176-220-000000	Phone Allowance	450	900	787	900
20-5203-220-000000	Operating Supplies	3,032	2,800	1,874	2,800
20-5302-220-000000	Postage & Delivery	18,326	18,000	13,815	18,500
20-5304-220-000000	Printing & Reproductions	5,835	7,500	4,173	7,500
20-5305-220-000000	Licenses, Dues & Subscriptions	984	850	659	850
20-5322-220-000000	Tuition & Education	3,759	4,025	927	4,025
20-5323-220-000000	Meals & Lodging	3,141	3,840	428	3,840
20-5330-220-000000	Travel	1,639	2,600	811	2,600
20-5331-220-000000	Credit Card Merchant Fees	31,684	43,135	33,073	43,135
20-5362-220-000000	Professional Svcs-Admin/Other	12,489	12,500	9,835	12,500
20-5363-220-000000	Professional Svcs-Technical	42,720	45,000	43,180	45,000
20-5380-230-000000	Bad Debt Expense	23,744	16,000	-2,896	16,000
20-5602-230-000000	Bond Principal	701,312	759,040	625,000	821,835
20-5603-230-000000	Bond Interest	315,194	537,385	288,236	496,345
20-5604-230-000000	Developer Agreemt-KLLM PropTax	2,446	4,340	3,422	6,285
20-5610-230-000000	Cont.Oblig.-GTUA/TWDB Princ.	90,000	90,000	90,000	90,000
20-5611-230-000000	Cont.Oblig.-GTUA/TWDB Int.	3,895	3,895	3,895	3,895
20-5612-230-000000	Cont.Oblig.-GTUA/TWDB AdminFee	-	22,950	-	-
20-5613-230-000000	Cont.Oblig.-GTUA/TWDB Resv Req	18,692	18,690	17,134	18,690
			Water/Sewer Utility Fund Expenditures		7,696,315

Account String	Account Name	FY2025 Actuals	FY2026 Amended Budget	FY2026 YTD as of 8/14/26	FY2027 Proposed Budget
32-4105-000-000000	General Sales & Use Tax	-660,573	-640,000	-648,266	800,000
32-4604-000-000000	Interest Income	-50,556	-45,000	-39,506	40,000
32-4608-000-000000	Loan Revenue	-10,000	-10,000	-10,000	10,000
				KEDC Revenues	850,000
32-5101-000-000000	Salaries & Wages	153,269	170,380	115,379	192,610
32-5177-000-000000	Retention Pay	6,108	10,370	-	30,545
32-5203-000-000000	Operating Supplies	99	1,250	1,033	4,000
32-5213-000-000000	Meetings	16,728	12,000	9,104	13,000
32-5214-000-000000	Promotional Materials	2,068	6,500	6,465	8,400
32-5220-000-000000	Minor Tools & Equipment	7,937	7,150	4,738	7,300
32-5302-000-000000	Postage & Delivery	58	250	60	500
32-5303-000-000000	Advertising	10,826	13,660	10,173	14,000
32-5305-000-000000	Licenses, Dues & Subscriptions	4,135	7,720	8,198	8,200
32-5306-000-WATELE	Utilities-Electric/Water	590	550	584	550
32-5309-000-000000	Insurance & Bonds	511	560	-	600
32-5322-000-000000	Tuition & Education	3,381	5,200	3,492	5,735
32-5330-000-000000	Travel	8,281	10,950	7,328	12,700
32-5352-000-000000	Maintenance-Grounds	6,862	8,150	5,150	8,000
32-5362-000-000000	Professional Svcs-Admin/Other	115,412	107,455	74,298	91,220
32-5363-000-000000	Professional Svcs-Technical	13,525	9,550	5,100	10,500
32-5500-000-000000	Matching Grants	57,238	76,305	31,736	75,000
32-5501-000-000000	Incentives / Intergovernmental	-	-	-	100,000
32-5507-000-000000	HWY 34 Bypass Funding	100,000	100,000	100,000	100,000
32-5607-000-000000	Tax Note - Principal	3,374	8,593	8,593	14,150
32-5608-000-000000	Tax Note - Interest	178,626	178,407	178,407	177,850
				KEDC Expenditures	874,860



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 18.

Dept.: Finance

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-18-26, an ordinance of the City Council of the City of Kaufman, Texas, levying taxes and fixing and adopting the tax rate on all taxable property for the year 2026 within the corporate limits of the City of Kaufman, Texas as of January 1, 2026; the said tax rate having a maintenance and operations component and a debt service component; providing when taxes shall become due and when same shall become delinquent if not paid together with penalties and interest thereon; and providing an effective date.

BACKGROUND:

Property taxes fund the debt service obligations of the City and account for approximately 37.3% of the General Fund revenue.

State law requires three record votes when the budget will raise more property tax revenue than was generated in the previous year. The first record vote adopts the budget, the second record vote sets the tax rate, and the third, additional, record vote ratifies the property tax revenue increase reflected in the budget.

The property tax rate must be approved and adopted by the governing body of the City by September 30, 2026. The Kaufman County Tax Office collects the property taxes for the City and has requested the adopted tax rate by September 15, 2026, in order to mail tax statements in October.

Author:
Mary Wennerstrom, Finance Director

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: The following is the motion that must be made to adopt the ordinance levying ad valorem taxes, followed by a record vote of the City Council:

“I move that the property tax rate be increased by the adoption of a tax rate of \$0.7589500, which is effectively a 5.71 percent increase in the tax rate. Approve Ordinance Number O-18-26 fixing and levying municipal ad valorem taxes for the fiscal year beginning October 1, 2026, and ending on September 30, 2027, and for each fiscal year thereafter until otherwise provided.”

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

ORDINANCE NO. O-18-26

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, LEVYING TAXES AND FIXING AND ADOPTING THE TAX RATE ON ALL TAXABLE PROPERTY FOR THE YEAR 2026 AT THE RATE OF \$0.7589500 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUE ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF KAUFMAN, TEXAS, AS OF JANUARY 1, 2026; THE SAID TAX RATE HAVING A MAINTENANCE AND OPERATIONS COMPONENT AND A DEBT SERVICE COMPONENT; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A DATE TAXES SHALL BECOME DUE AND A DATE SAME SHALL BECOME DELINQUENT IF NOT PAID, TOGETHER WITH PENALTIES AND INTEREST THEREON; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, Section 26.05 of the Texas Tax Code requires that the City of Kaufman, Texas (the "City"), adopt a tax rate for the 2026-2027 fiscal year by September 30, 2026; and

WHEREAS, pursuant to Chapter 26 of the Texas Tax Code, the Tax Assessor-Collector for the City has calculated the tax rate for the 2026-2027 fiscal year, which cannot be exceeded without requisite publication and a public hearing; and

WHEREAS, the City, in compliance with the State of Texas Truth-in-Taxation laws, has advertised the proposed tax rate and conducted a public hearing on the proposed tax rate, and all notices and hearings and other applicable steps required by law as a prerequisite to the passage, approval, and adoption of this Ordinance have been timely and properly given and held; and

WHEREAS, Section 26.05(a) of the Texas Tax Code provides that the tax rate consists of two components, one of which will impose the amount of taxes needed to pay debt service, and the other of which will impose the amount of taxes needed to fund maintenance and operation expenses for the next year, and each of which must be approved separately; and

WHEREAS, the tax rate set forth herein consists of two components, as required, and they are approved separately; and

WHEREAS, upon full review and consideration of the matter, the City Council is of the opinion that the tax rate for the year 2026 set, fixed, and adopted herein below is proper.

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

Section 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Tax Levied. That there is hereby levied and ordered to be assessed and collected an ad valorem tax rate of \$0.7589500 on each One Hundred Dollars (\$100.00) of assessed valuation for all taxable property located in the City of Kaufman on the 1st day of January 2026, and not exempted from taxation by the constitution and laws of the State of Texas to provide for the expenses of the City of Kaufman for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027. The said tax is made up of components, as set forth in this Ordinance:

- a. For the maintenance and support of the General Government (General Fund) for the fiscal year 2026-2027, **\$0.5350332** on each \$100 valuation of property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 5.71 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$0.10.

- b. For debt services for the fiscal year 2026-2027, **\$0.2239168** on each \$100 valuation of property.

THIS TAX RATE WILL DECREASE TAXES FOR DEBT SERVICE WHEN COMPARED TO LAST YEAR'S TAX RATE.

THE TAX RATE WILL DECREASE TAXES PAID FOR DEBT SERVICE ON A \$100,000 HOME BY APPROXIMATELY -\$0.15.

Section 3. Due Date of Taxes. That taxes levied under this ordinance shall be due October 1, 2026, and if not paid on or before January 31, 2027, shall immediately become delinquent. The penalties and interest provided for herein shall accrue after January 31 of the year following the year in which the taxes are assessed. However, if the entire taxes due as provided herein are paid in full by January 31 of the year following the year in which the taxes are assessed, no penalty or interest shall be due.

Section 4. Penalties and Interest. A delinquent tax shall incur the maximum penalty and interest authorized by Section 33.01 of the Texas Property Tax Code, to-wit: a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.

Provided, however, a tax that is delinquent on July 1 of the year in which it becomes delinquent shall incur a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid. All other penalties and collection remedies authorized by law are hereby adopted. Taxes that are and remain delinquent on July 1, 2026, incur an additional penalty not to exceed twenty percent (20%) of the amount of delinquent taxes, penalty, and interest collected; such additional penalty is to defray the costs of collection due to pursuant to the contract with the City's Attorney authorized by Section 6.30 of the Texas Tax Code, as amended.

Section 5. Internet Notice. That the City Manager or his designee shall put the following notice on the homepage of the City's Internet website:

There is hereby levied and there shall be collected for the use and support of the municipal government of the City of Kaufman for the 2026-2027 fiscal year, upon all property, real, personal, and mixed, within the corporate limits of said City subject to taxation, a tax of **\$0.7589500** on each \$100 valuation of property, said tax being so levied and apportioned to the specific purposes here set forth:

- c. For the maintenance and support of the General Government (General Fund) for the fiscal year 2026-2027, **\$0.5350332** on each \$100 valuation of property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 5.71 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$0.10.

- d. For debt services for the fiscal year 2026-2027, **\$0.2239168** on each \$100 valuation of property.

THIS TAX RATE WILL DECREASE TAXES FOR DEBT SERVICE WHEN COMPARED TO LAST YEAR'S TAX RATE.

THE TAX RATE WILL DECREASE TAXES PAID FOR DEBT SERVICE ON A \$100,000 HOME BY APPROXIMATELY -\$0.15.

Section 6. Place of Payment/Collection. Taxes are payable at the office of the Kaufman County Tax Assessor/Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

Section 7. Tax Roll. The tax roll, as presented to the City Council, together with any supplement thereto, is hereby accepted.

Section 8. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

Section 9. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

Section 10. Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by law after its passage by at least 60% of the Council by a record vote.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Kaufman, Texas, on this 17th day of August, 2026, with the following motion by _____: "I move that the property tax rate be increased by the adoption of a tax rate of **\$0.7598500** per \$100 valuation, which is effectively a **5.71** percent increase in the tax rate"; seconded by _____, the above and foregoing ordinance was passed and approved by roll call vote.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 19.

Dept.: Finance

Action Item

SUBJECT:

Consider and take appropriate action on Resolution R-13-26, a resolution of the City Council of the City of Kaufman, Texas, acknowledging and ratifying that the adoption of the Fiscal Year 2026-2027 Annual Budget will require raising more revenue from property taxes than in the previous Fiscal Year; and providing an effective date.

BACKGROUND:

City Council action to ratify the property tax revenue increase reflected in the FY27 budget is required in accordance with Texas Local Government Code Section 102.007(c). There must be a record vote on this item, just as there was on the adoption of the budget and the adoption of the tax rate, and this item must come after the vote on adopting the budget.

FINANCIAL CONSIDERATIONS:

This budget will raise more total property taxes than last year's budget by \$684,185.45 or 10.01%, and of that amount, \$325,290.77 is tax revenue to be raised from new property added to the tax roll this year.

The budget is adopted annually by the governing body of the City of Kaufman for revenues and expenditures of City funds. State law requires a separate vote by the City Council when the budget will raise more property tax revenue than was generated in the previous year. The vote required to ratify the property tax revenue increase reflected in the budget is in addition to and separate from the vote to adopt the budget or the vote to set the tax rate.

Adoption of the annual budget constitutes the proposed revenues and expenditures as approved by the governing body for the fiscal year.

Author:
Mary Wennerstrom, Finance Director

Reviewed:
Mike Holder, City Manager

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

Recommendation: Following is the motion that must be made to ratify the property tax revenue:

"I move to ratify the property tax increase reflected in the 2026-2027 (FY27) budget."

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

**CITY OF KAUFMAN, TEXAS
RESOLUTION NO. R-13-26**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, ACKNOWLEDGING AND RATIFYING THAT THE ADOPTION OF THE FISCAL YEAR 2026-2027 ANNUAL BUDGET WILL REQUIRE RAISING MORE REVENUE FROM PROPERTY TAXES THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the "Council") of the City of Kaufman wishes to comply with Section 102.007 of the Local Government Code; and

WHEREAS, Section 102.007 of the Local Government Code requires a separate vote of the Council if the budget will require raising more revenue from property taxes than the previous fiscal year; and

WHEREAS, this Resolution satisfies the aforementioned requirement.

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

Section 1. Recitals Incorporated. The facts and recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Acknowledgment and Ratification. The Fiscal Year 2026-2027 annual budget will raise more revenue from property taxes than the previous fiscal year's budget by \$684,185.45 or 10.01%, and of that amount, \$325,290.77 is tax revenue to be raised from new property added to the tax roll this year.

Section 3. Effective Date. This Resolution shall take effect upon its passage as required by law.

PASSED AND APPROVED by the City Council of the City of Kaufman, Texas on this 17th day of August 2026.

Therefore, _____ motioned to ratify the property tax increase reflected in the FY 2026-2027 Budget. Councilman _____ seconded the motion. The motion to ratify the property tax increase passed by a vote of _____ to _____, with _____ abstaining.

**JEFF JORDAN
MAYOR**

ATTEST:

**JESSIE HANKS
CITY SECRETARY**

R-13-26

Page 1 of 2

APPROVED AS TO FORM:

**M. ANN MONTGOMERY
CITY ATTORNEY**



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 20.

Dept.: Administration

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-19-26, an Ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance No. O-26-25 and amending Section A8.002, "Water Rates", and Section A8.003, "Sewer Rates", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances of the City of Kaufman to adopt increased rates for water and sewer services; providing for the incorporation of premises; providing amendments; providing a severability clause; providing a cumulative repealer/savings clause; providing for enforcement; and providing for publication and an effective date.

BACKGROUND:

This ordinance amends the existing retail and wholesale water rates for all water and sewer customers, increasing the existing water rate by 8.6%. This is the same increase that our wholesale rate will see from the North Texas Municipal Water District (NTMWD), our wholesale water provider. NTMWD justifies their increase to customers based on the following circumstances:

- Maintaining aging infrastructure to ensure reliability;
- Complying with increasing regulatory requirements; and
- Constructing projects/infrastructure to keep up with growing needs and demands.

In addition, last year, the City conducted a rate study to evaluate the water and sewer rates. Water utility rate studies provide transparency into what the utility fund can expect in the years ahead. It further helps ensure the City has the financial resources needed to meet the budget, maintain infrastructure, grow the distribution system, explore new technologies, and implement the capital improvement plan (CIP). The rate study recommended increasing both water and sewer rates for residential, commercial, public schools, multi-unit residential, multi-unit commercial, and senior accounts by 8.6%.

Author:
Mike Holder, City Manager

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends approval of Ordinance O-19-26 as presented.

**CITY OF KAUFMAN, TEXAS
ORDINANCE NO. O-19-26**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AMENDING APPENDIX A "FEE SCHEDULE" OF THE CITY OF KAUFMAN'S CODE OF ORDINANCE TO AMEND SECTIONS A8.002 AND A8.003 OF ARTICLE A8.000 "UTILITIES"; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR REPEAL AND ADOPTION; PROVIDING A PENALTY; PROVIDING A CUMULATIVE REPEALER AND SAVINGS CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Kaufman, Texas, has the authority to adopt and amend fees; and

WHEREAS, after reviewing the current City of Kaufman rates regarding utility services, the City Council finds it necessary to increase various rates for necessary utility maintenance and improvements; and

WHEREAS, the City of Kaufman will impose a 8.6% water and sewer rates increase for residential, commercial, wholesale, public school, multi-unit and senior service as a result of North Texas Municipal Water District wholesale rate increase.

WHEREAS, the City Council has determined that the increase in rates is reasonable and necessary in order for the City to continue to provide water and sewer service to the City's customers, thus the increase in rates serves the health, safety, and welfare of the public.

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

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. That Section A8.002, "Water Rates", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances, City of Kaufman, Texas, is hereby repealed and replaced to be and read as follows:

"A8.002 Water rates.

...

(b) Monthly rates. The monthly water rates, effective from the October 2026 billing, to be charged and collected by the city from all customers obtaining service from the city, or metered at the city limits, or other contractually agreed upon locations, shall be as follows:

Number of Gallons	Residential	Commercial	Wholesale	Public Schools	Multi-Unit	Senior Citizens
First 1,000, minimum	\$27.75	\$27.75	\$27.23	\$27.75	\$23.39	\$16.07
Over 1,000, per 1,000	\$12.32	\$12.32	\$12.08	\$12.32	\$12.32	\$10.70

(c) Rate reduction for senior citizens. Senior citizen residential utility customers (age 65 and above) who pay directly for service accounts in their name apply for a monthly rate reduction as outlined in subparagraph (f) of this section. A valid form of identification must be presented to determine eligibility, such as a picture I.D., social security document or birth certificate.

(d) Additional fee for meters outside city. A flat fee of **\$27.75** shall also be assessed to each water meter situated outside the corporate limits of the city. This flat fee is assessed to cover city's additional cost and expense of installing, connecting, reading, maintaining and servicing water meters and appurtenances situated outside the corporate limits of the city."

Section 3. That Section A8.003, "Sewer Rates", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances, City of Kaufman, Texas, is hereby be repealed and replaced to be and read as follows:

"A8.003 Sewer rates.

...

(b) Monthly rates. The monthly sewer rates to be charged per month and collected by the City of Kaufman, Texas, from all customers obtaining service from the sewer system of the city, will be and are hereby fixed as set forth below:

Number of Gallons	Residential	Commercial	Public Schools	Multi-Unit Res.	Multi-Unit Comm.	Senior Citizens
First 1,000, minimum	\$27.25	\$62.60	\$62.60	\$21.51	\$48.03	\$24.14
Over 1,000, per 1,000	\$9.01	\$9.01	\$9.01	\$9.01	\$9.01	\$7.96

Section 4. The City Secretary is hereby directed to include the new fees adopted by this Ordinance within Appendix A “Fee Schedule” of the City of Kaufman’s Code of Ordinances, to be on file in the Office of the City Secretary.

Section 5. Penalty. Any person who intentionally, knowingly, recklessly, or negligently violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a Class C Misdemeanor and shall be fined a sum not to exceed Five Hundred Dollars (\$500.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 6. Severability. It is hereby declared to be the intention of the City Council of Kaufman, Texas that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional or invalid by the judgment or decree of any court of competent jurisdiction, such constitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance, since they would have been entered by the City Council without the incorporation of this Ordinance of unconstitutional or invalid sections, paragraphs, sentences, clauses or phrases.

Section 7. Cumulative Repealer/Savings. This Ordinance shall be cumulative of all other Ordinances, except as provided within, and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

Section 8. If any section, subsection, clause, phrase, or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

Section 9. Effective Date. This Ordinance shall become effective immediately upon its passage and publication of its caption as required by law and Charter.

PASSED AND APPROVED this 17th day of August, 2026.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

M. ANN MONTGOMERY
CITY ATTORNEY



Meeting
Date: 8/17/2026

Date: 07/27/2026

Item #: 21.

Dept.: Administration

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of three (3) members to the Kaufman Economic Development Corporation Board of Directors, each for a two (2) year term to expire in August 2028.

BACKGROUND:

Three (3) Kaufman Economic Development Corporation members' terms expire in August 2026. They are Charles Gillenwater, Barry Ratcliffe, and Tommy Henricks. All members expressed an interest in continuing to serve. Staff has no other applications at the time.

The City Council appoints the KEDC members.

As a matter of procedure, the Council should adhere to the process as outlined below:

- Council will vote on three nominees for two-year terms through August 2028.
- If the nominees do not attain a simple majority of the Council (four votes), they will not serve on the KEDC Board.
- A simple majority of the Council (four votes) will be needed to place another name on the ballot followed by a formal vote.
- Any Council member can make a nomination for consideration.
- If the nominees then receive a simple majority of the votes by the Council (four votes) those individuals will be appointed to serve on the KEDC Board.
- Should the Council not agree on proposed nominees, or if one is not forthcoming, then the Staff should be directed to assist with the determination of acceptable nominees.

The procedures outlined will serve the Council well in its deliberations about those best qualified to serve on the KEDC Board.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Holder, City Manager

Cost:

Funds Available:

Source:

Recommendation: Staff recommends reappointing Charles Gillenwater, Barry Ratcliffe, and Tommy Henricks to the Kaufman Economic Development Corporation, each for a two (2) year term to expire in August 2028.

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

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
Comprehensive Plan	Admin		8/26/2020	In Progress	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
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
Dale's Property	Admin/EDC		7/21/2026	Prefer expansion of the square	2,5
Personnel Policy Update	Admin		7/21/2026	Attorney is reviewing	1

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 Issue	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	Development Serv	1/28/2019 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

Discussion Item Report (DIR
Completed

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	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 Improveme	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
TPW Grant for City Lake Park	Parks &Rec	TBD	12/10/2019	Completed	4,5
Impact Fees	Admin		7/16/2024	Complete	2,4,5
Heritage Park	Admin	TBD	1/23/2025	Owners choose not to partner with the city.	2,3



DATE: August 6, 2026

TO: Kaufman County

FROM: Teresa Elliott; Project Manager

RE: July 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	2,504	2,503	2,368	2,570		24,975
Days of Service	21	23	19	20	17	19	22	20	20	21	22		224
Avg. Daily Trips	109	103	94	101	105	118	115	125	125	113	117		111
Elderly & Disabled Trips	2,106	2,179	1,584	1,716	1,529	1,850	2,207	2,083	2,120	2,008	2,133		21,515
E&D Percentage	92%	92%	89%	85%	85%	82%	87%	83%	85%	85%	83%		86%

Trips By City	September	October	November	December	January	February	March	April	May	June	July	August	YTD
Crandall	42	57	24	40	73	44	175	82	91	101	115		844
Forney	565	585	322	519	509	825	708	731	327	487	597		6,175
Kaufman	266	292	165	156	331	397	462	408	411	372	478		3,738
Kemp	132	97	71	49	83	89	67	53	93	88	41		863
Mabank	14	9	3	8	4	6	18	7	0	0	0		69
Scurry	8	7	10	7	9	4	5	18	32	29	37		166
Terrell	733	800	542	534	583	843	556	604	545	447	780		6,967

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	2,845	2,610	2,812	3,153		30,531
Days of Service	21	23	19	20	17	19	22	20	20	21	22		224
Avg. Daily Trips	145	146	152	143	137	123	104	142	131	134	143		136
Median Wait Time (mins)	17.46	16.38	16.98	13.70	14.98	15.09	13.68	15.23	15.75	12.87	12.32		14.95

Total Requested Boardings ① Completed Boardings ① Avg. Boardings Per Service Hr. ① Boarding Cancellations ① Boarding Cancellations (No-Show) ① Cancellation Percentage ① Cancellation Percentage (No Show) ①

4603 3153 1.66 1430 110 31.2 % 2.4 %

Total Requests ① Completed Requests ① No Drivers Available Requests ① Request Cancellations ① Request Cancellations (No Show) ① Avg. # of Requests per Rider ① Avg. Travel Duration ① Avg. Travel Distance ①

4148 2833 20 1295 101 9.09 11.17 min 5.06 mi

Mean Wait Time ① Median Wait Time ① Bookings from Admin Panel ① Bookings from Rider Mobile App ① Bookings from Rider Web ① Flag Down Bookings ① Bookings from IVR ① Bookings from AI Voice ①

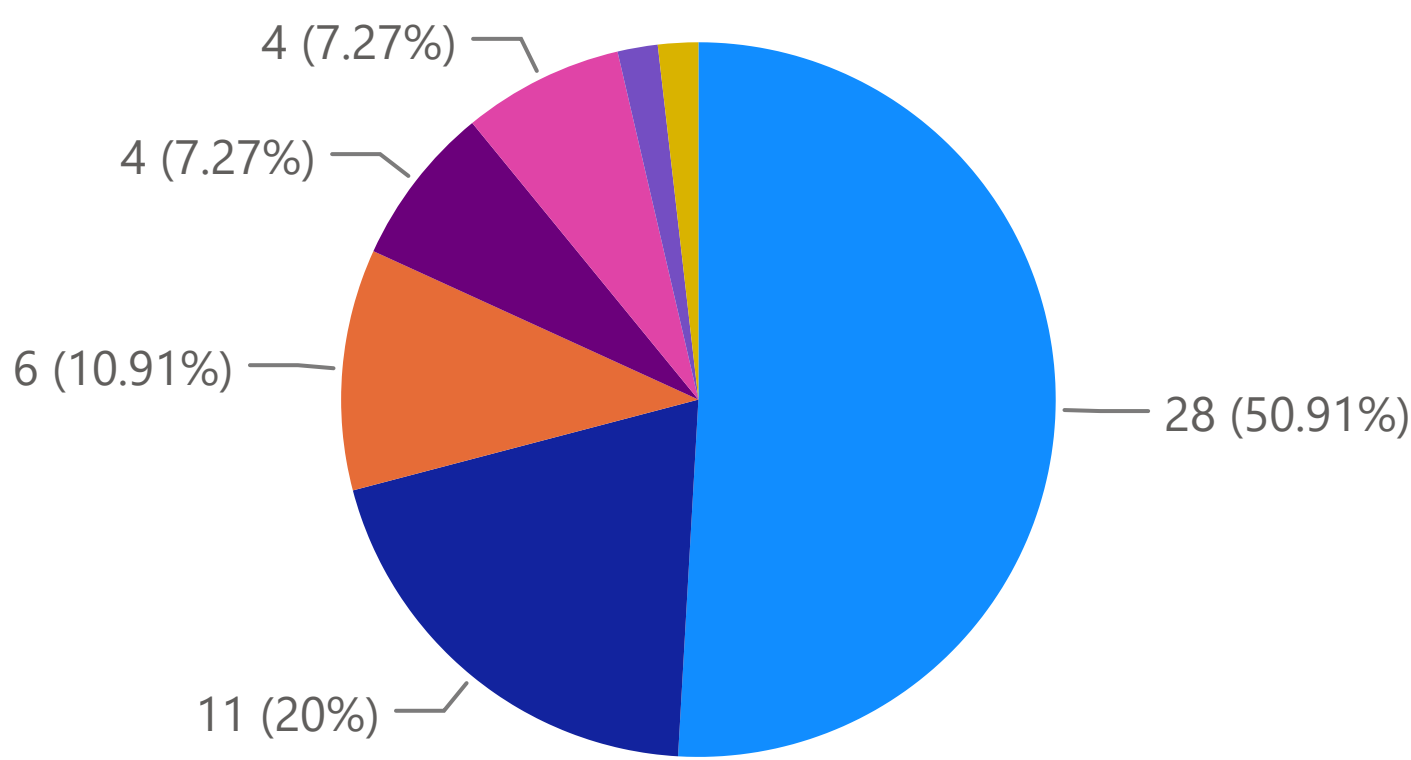
17.27 min 12.32 min 31.05 % 65.87 % 0 % 0 % 0 % 3.08 %

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	125	101	154	213		1,316
Forney	1,260	1,508	1,273	1,239	1,013	1,003	1,303	1,261	1,178	1,251	1,356		13,645
Terrell	1,672	1,746	1,535	1,522	1,237	1,215	862	1,360	1,331	1,407	1,584		15,471

City of Kaufman Compliance

Priority▲	# of Requests	# of Transports	# of Exceptions	Compliance %	Capture Rate
City of Kaufman P1	27	20		100%	74%
City of Kaufman P2	89	39	2	98%	44%
City of Kaufman P3	26	16		100%	62%
Total	142	75	2	99%	53%

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
 - Dead at Scene

Dropoff Facilities

Dropoff Fac	Count of Transport	% of Destination▼
Texas Health Kaufman (KAUF)	55	73%
Baylor Scott & White - Dallas (DBMC)	5	7%
Children's Medical Ctr (DCMC)	5	7%
Baylor Scott & White - Sunnyvale (SUNV)	3	4%
Dallas Regional Medical Center (MDR1)	2	3%
Texas Health Rockwall (RKPH)	2	3%
Medical City Dallas (DMCD)	1	1%
Non Facility	1	1%
Texas Health Dallas (DPMC)	1	1%
Total	75	100%

Fractile

Fractile Bin	Count of Transport
	18
1) <5 minutes	45
2) 5 to 10 Minutes	57
3) 10 to 20 minutes	18
4) 20 to 30 minutes	3
5) over 30 minutes	1
Total	142

Average Response Time

00:07:48

KAUFMAN FIRE DEPARTMENT Monthly Report

July 2026



FIRE PREVENTION



4

Development
Plans Reviewed



7

Fire Safety
Inspections



5:36

Average
Response Time



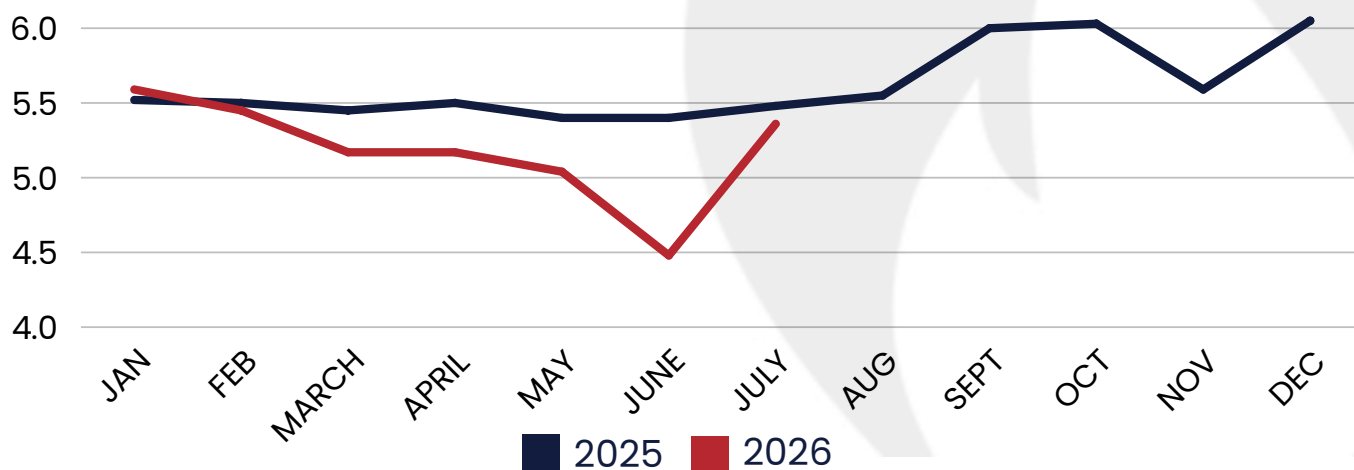
30

KIDS AND CITIZENS RECEIVED
FIRE PREVENTION PRESENTATIONS

Departmental Training & Activity

- Search and Rescue Training
- VEIS Training
- Ladder Training
- Cybersecurity Training
- Red, White and Boom Parade

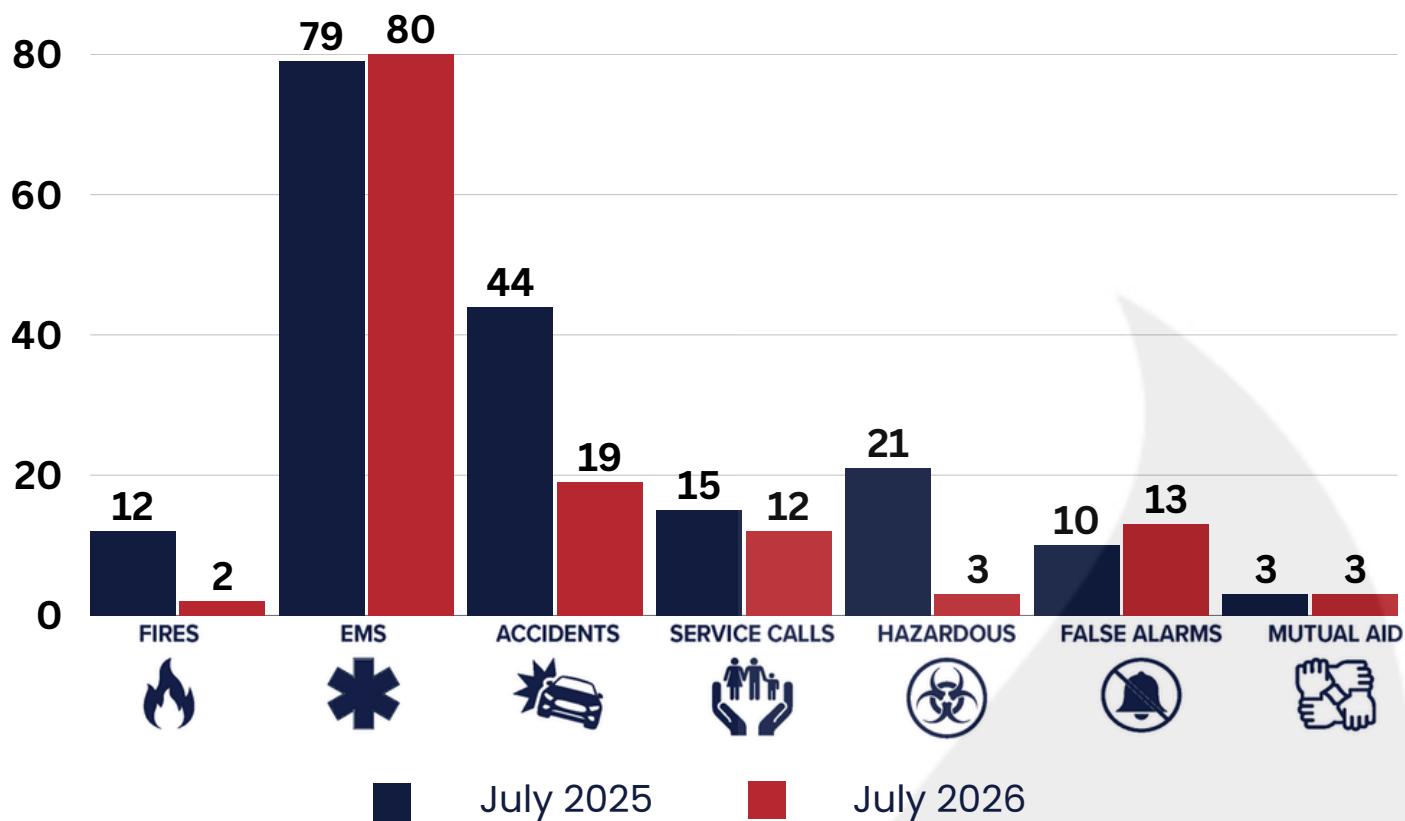
RESPONSE TIME TREND



Monthly Report

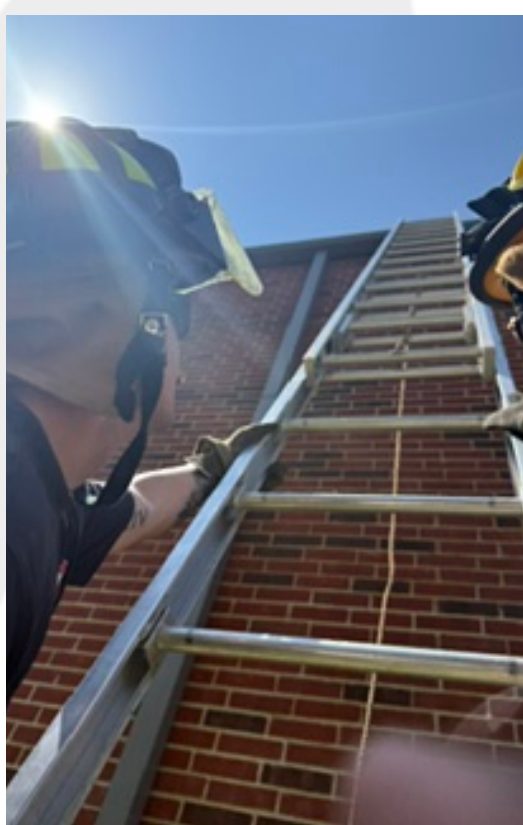


Call Volume by Major Category



July 2026

Monthly Report





KAUFMAN POLICE DEPARTMENT MONTHLY REPORT

JULY 2026



EVENTS ATTENDED

- KPD tested for the open Patrol Sergeant position with two internal applicants,
- KPD Officers attended the RWB parade and event,
- KPD hosted the quarterly "All-Chiefs" meeting,
- Captain Stastny attended the Kaufman County Community Resource Council meeting.

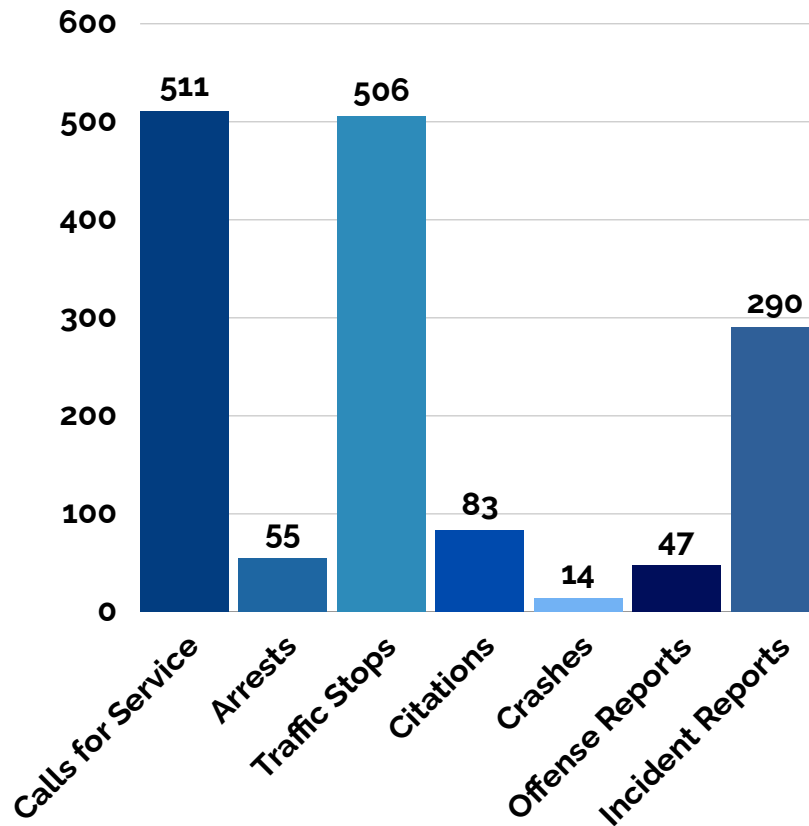
TRAINING

- Finalized the Medkit / CPR / Breaching tool training with KFD
- 3 Police academy cadets still doing great in the police academy in Commerce.



MONTHLY REPORT

PATROL DIVISION



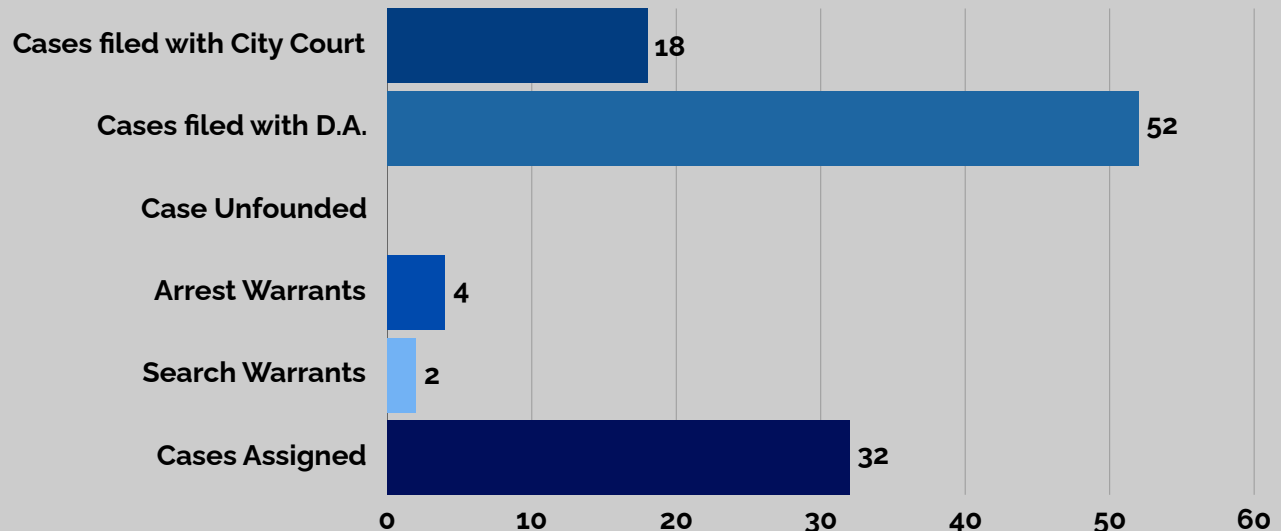
Response Time

04:33

Security Checks

584

CRIMINAL INVESTIGATION DIVISION



MONTHLY REPORT



CODE COMPLIANCE



23
Total
Violations



23
Cases
Opened/
First Notice
Sent



11
Second
Notice
Sent



0
Cases
Sent to
Court



15
Cases
Closed

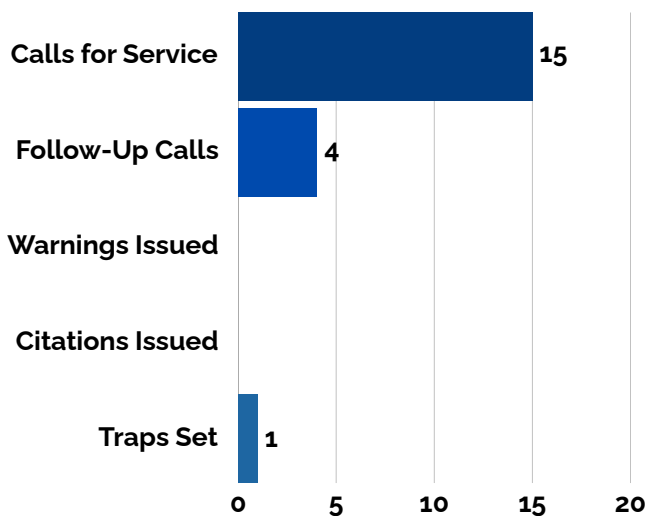


28
Active
Cases



ANIMAL SERVICES

SUMMARY OF ACTIVITY



Animals Captured



- On Calls - 10
- On View - 0
- Non-Domestic - 0

Animals Turned Over



- To Owner - 1
- To Humane Society - 15



Deceased Animals
Recovered - 1

MONTHLY REPORT



Year to Date Comparison Report

01/01/2026 - 07/31/2026



Year to Date Comparison Report

Printed On: 08/07/2026

Page 1 of 3

Beginning Date: 01/01/2026

Ending Date: 07/31/2026

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	1	0	0.10	1	0.00%
Arson, Total	0	0	0.00	0	-
Assault Offenses, Total	35	28	3.33	37	-5.41%
Aggravated Assault	8	5	0.76	6	33.33%
Intimidation	1	1	0.10	3	-66.67%
Simple Assault	26	22	2.48	28	-7.14%
Bribery, Total	0	0	0.00	0	-
Burglary/Breaking and Entering, Total	4	1	0.38	7	-42.86%
Counterfeiting/Forgery, Total	2	0	0.19	3	-33.33%
Destruction/Damage/Vandalism of Property, Total	8	0	0.76	29	-72.41%
Drug/Narcotic Offenses, Total	146	140	13.91	135	8.15%
Drug Equipment Violations	58	56	5.53	52	11.54%
Drug/Narcotic Violations	88	84	8.38	83	6.02%
Embezzlement, Total	2	0	0.19	2	0.00%
Extortion/Blackmail, Total	0	0	0.00	1	-100.00%
Fraud Offenses, Total	15	9	1.43	11	36.36%
False Pretenses/Swindle/Confidence Game	4	4	0.38	1	300.00%
Credit Card/Automatic Teller Machine Fraud	4	1	0.38	3	33.33%
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	7	4	0.67	7	0.00%
Gambling Offenses, Total	0	0	0.00	1	-100.00%
Betting/Wagering	0	0	0.00	0	-
Operating/Promoting/Assisting Gambling	0	0	0.00	1	-100.00%
Gambling Equipment Violations	0	0	0.00	0	-

JULY 2026

MONTHLY REPORT



Year to Date Comparison Report

01/01/2026 - 07/31/2026



Year to Date Comparison Report

Printed On: 08/07/2026

Page 2 of 3

Beginning Date: 01/01/2026

Ending Date: 07/31/2026

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	69	25	6.57	42	64.29%
Motor Vehicle Theft, Total	8	2	0.76	1	700.00%
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	2	1	0.19	3	-33.33%
Fondling	1	0	0.10	1	0.00%
Rape	1	1	0.10	2	-50.00%
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	7	-85.71%
Group A Offense, Total	293	207	27.91	281	4.27%
Crimes Against Person, Total	37	29	3.52	40	-7.50%

MONTHLY REPORT



Year to Date Comparison Report

01/01/2026 - 07/31/2026



Year to Date Comparison Report

Printed On: 08/07/2026

Page 3 of 3

Beginning Date: 01/01/2026

Ending Date: 07/31/2026

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	108	37	10.29	97	11.34%
Crimes Against Society, Total	148	141	14.10	144	2.78%
Officers Killed or Assaulted YTD	0			0	-





**DEVELOPMENT SERVICES
MONTHLY BUILDING REPORT
JULY 2026**

	# PERMITS ISSUED	PERMIT FEES	CONSTRUCTION VALUATION
<u>NEW RESIDENTIAL</u>			
Single Family Dwelling	1	\$2,757.50	\$369,990.00
Multi-Family			
<u>OTHER RESIDENTIAL</u>			
Residential Alteration / Remodel	7	\$955.00	\$72,249.00
Residential Addition			
Electrical	2	\$200.00	\$20,000.00
Mechanical	3	\$300.00	\$53,304.00
Plumbing	6	\$600.00	\$23,300.00
Irrigation	3	\$300.00	\$10,000.00
Fence	4	\$400.00	\$8,208.08
Swimming Pool			
Accessory Structures			
Demolition	2	\$200.00	\$18,750.00
<u>NEW COMMERCIAL</u>			
New Commercial Building			
<u>OTHER COMMERCIAL</u>			
Commercial Alteration / Remodel	1	\$170.00	\$14,997.00
Commercial Addition	1	\$40,750.50	\$10,000,000.00
Signs	2	\$624.00	\$21,200.00
Electrical	1	\$142.00	\$4,500.00
Mechanical			
Plumbing			
Irrigation			
Demolition	1	\$212.00	\$10,000.00
Swimming Pool			
Fence/Screening Wall	2	\$932.70	\$52,500.00
Certificate Of Occupancy			
Temporary Use Permit			
TOTALS	36	\$48,543.70	\$10,678,998.08

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

October 2026						
◀ September					November ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 Planning & Zoning Meeting National Night Out	7	8	9	10
11	12 City Hall Closed- Columbus Day	13 KEDC Meeting	14	15 Parks & Rec Meeting	16	17 Harvest Fest
18	19	20 KKBB Meeting	21	22	23	24
25	26 Regular City Council Meeting	27	28	29	30	31 Halloween on Houston

November 2026						
◀ October					December ▶	
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Planning & Zoning Meeting	4	5	6	7
8	9	10 KEDC Meeting	11 City Hall Closed- Veteran's Day TML Conference	12 TML Conference	13 TML Conference	14
15	16 Regular City Council Meeting	17 KKBB Meeting	18 Employee Thanksgiving Lunch	19 Parks & Rec Meeting	20	21
22	23	24	25	26 City Hall Closed- Thanksgiving	27 City Hall Closed- Thanksgiving	28
29	30					

December 2026						
◀ November						January ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Planning & Zoning Meeting	2	3	4	5 Christmas on the Square
6	7	8 KEDC Meeting	9	10	11	12
13	14 Regular City Council Meeting	15 KKBB Meeting	16 Employee Christmas Lunch & Awards Banquet	17 Parks & Rec Meeting	18	19
20	21	22	23	24 City Hall Closed- Christmas	25 City Hall Closed- Christmas	26
27	28	29	30	31		

August 12, 2026

City of Kaufman
Mayor and City Council
209 S. Washington Street
Kaufman, TX 75142

Re: Clarification of Prior City Engineer Letter Regarding Final Acceptance of Public Infrastructure, including Sanitary Sewer Improvements, for Enclave at Kings Fort – Phase 1 Development, City of Kaufman, Texas

Dear Mayor and Council:

I am writing to clarify the intent, scope, and basis of my November 14, 2025, letter concerning acceptance of the public infrastructure including the sanitary sewer improvements constructed for the above-referenced development. This clarification is provided to avoid any misunderstanding that the prior letter constituted any form of acceptance of the Phase I public infrastructure, and any professional certification that the sanitary sewer line in Phase I was constructed in compliance with all applicable state, local, and project requirements.

As you are aware, the City's subdivision regulations state that public infrastructure can only be accepted by the City Council - see Section 02.03.047 (e) (3) and Section 02.03.048 (a) (2) of the City of Kaufman Subdivision Ordinance. The City Engineer and City Staff can only make recommendations. The City Engineer and City Staff have no power to be able to accept public infrastructure for the City. To date, the Kaufman City Council has not accepted the public infrastructure of the Phase I improvements at the Enclave at Kings Fort.

The prior acceptance letter was included in the City Council packet for the November 17, 2025 City Council meeting, a process routinely utilized in the event that Council votes to accept, and that letter was never mailed or delivered to the Developer. It was a recommendation to the City Council and not meant to be relied upon by the Developer. The letter did not, and was not intended to, relieve the developer, developer's engineer and the developer's contractor of their obligation to construct the sanitary sewer improvements in accordance with the City standards, applicable specifications, and Texas Commission on Environmental Quality (TCEQ) requirements for domestic wastewater collection systems.

The developer's engineer, CCM Engineering, has acknowledged that the sewer was improperly installed by submitting a variance letter to TCEQ on September 30, 2025 on behalf of the project. The installation was, and remains vertically misaligned per TCEQ standards.

It has been previously stated and acknowledged by all parties, that during construction in Phase II the City inspector discovered the proposed 8-inch sanitary sewer did not match the top of pipes for the existing 21-inch sanitary sewer. Pictures depict this error – see *attached Picture 'A'*.

The City inspector directed the developer's contractor to cease construction in the field until this misalignment could be investigated further. The City inspector also directed the contractor to notify the developer's engineer to revise the design based on field conditions. Instead of following the City's directive, the contractor proceeded to construct the manhole and make the connection to the 21-inch sewer line without seeking or obtaining approval from the City.

Accordingly, the prior letter should be understood as the City's administrative comments to the City Council, and not as a waiver of defects, a release of responsibility, or a determination that the work complied with all applicable regulatory and construction standards. A recommendation of acceptance of public infrastructure does not excuse nonconforming work where deficiencies are identified, particularly where those deficiencies arise from improper installation by the developer's contractor.

The developer and its contractor remain responsible for correcting the improper installation and for bringing the sanitary sewer line into compliance with applicable TCEQ standards. For public infrastructure, including the 8-inch sewer line to be accepted by the City Council, corrective work should be performed at the developer's expense and should include any investigation, repair, replacement, testing, documentation, and re-inspection necessary to demonstrate compliance.

This clarification is not intended to modify any contractual obligations, warranty obligations, permit conditions, or remedies available to the City. Rather, it confirms that the prior letter should not be interpreted as approval of defective work or to minimize the developer's continuing obligation to deliver a properly installed and compliant sanitary sewer system.

Sincerely,

tnp

teague nall & perkins

A handwritten signature in black ink, appearing to read "Philip C. Varughese". The signature is stylized with a large, looped "P" and "V".

Philip C. Varughese, PE, CFM
Team Leader, Associate Principal

Attachments

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)
KAU 26005 File



Picture 'A'

Exposed Pipes (21-inch and 8-inch) prior to construction of manhole