AGENDA
JOINT MEETING BETWEEN
TAX INCREMENT REINVESTMENT ZONE #2 (TIRZ #2),
& REGULAR CITY COUNCIL MEETING
MONDAY, SEPTEMBER 26, 2022 - 5:30 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142
AND VIA VIDEOCONFERENCE/TELECONFERENCE

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

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER

Council: Mayor calls the meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

TIRZ #2: Chairman calls the meeting to order, states the date and time, state members present, and declares a quorum present.**

TIRZ #2 ITEMS

1. Consider and make a recommendation to the City Council the expansion of the boundaries of Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Two, City of Kaufman, Texas.

TIRZ #2 ADJOURNMENT

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

PROCLAMATION

2. National Night Out- October 4th

3. World Teacher's Day- October 5th

RECOGNITION

4. Business of the Month- Kindred Market Boutique

CONSENT AGENDA

5. Consider and take appropriate action on the minutes from the August 22, 2022, Regular City Council Meeting.

6. Consider and take appropriate action on the minutes from the September 12, 2022, Special City Council Meeting.

7. Consider and take appropriate action to approve the transfer of aged bills to Collection of Delinquent Utility Billing Accounts Receivable Balances.

END OF CONSENT AGENDA

PUBLIC HEARING

8. Conduct a public hearing, consider, and take appropriate action on Ordinance O-31-22, an ordinance of the City Council of the City of Kaufman, Texas, concerning Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Two, City of Kaufman, Texas.

    a. Presentation.

    b. Public Hearing.

    c. Consider and take appropriate action on Ordinance O-31-22.

9. Conduct a public hearing, consider and take appropriate action on the **Replat of Kaufman Original, Block 33, Lots 4 – 6**, being a replat of a portion of Block 33 of Kaufman Original to create 3 residential lots. The subject property consists of 0.557 acres situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, generally located on the east side of N. Madison St., the south side of E. 1st North St., and the west side of N. Monroe St. (Parcel ID 28567) and currently addressed as 406 N. Madison St. (Case No. FRP-02-22)

    a. Presentation.

    b. Public Hearing.

    c. Consider and take appropriate action on the Replat of Kaufman Original, Block 33, Lots 4 - 6, Case No. FRP-02-22.

10. Conduct a public hearing, consider, and take appropriate action on Ordinance O-28-22, an ordinance of the City Council of the City of Kaufman, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** approximately 1.3 acres from A-O Agriculture/Open District to HC Highway Commercial District for the property generally located at **3533 East Highway 175** (Parcel ID 407), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case No. Z-07-22)

    a. Presentation.

    b. Public Hearing.

    c. Consider and take appropriate action on Ordinance O-28-22.

11. Conduct a public hearing, consider and take appropriate action on Ordinance O-29-22, an ordinance of the City Council of the City of Kaufman, amending the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, and the official Zoning Map to **rezone** approximately 3.626 acres from A-O Agriculture/Open District to C Commercial District for the property generally located at **3260 East Highway 175** (Parcel ID 49003), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case No. Z-08-22)

    a. Presentation.

    b. Public Hearing.

    c. Consider and take appropriate action on Ordinance O-29-22.

12. Conduct a public hearing, consider, and take appropriate action on Ordinance O-30-22, an ordinance of the City Council of the City of Kaufman, Texas, for the amendment to the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, to allow **murals and ghost signs in the Central Business District (CBD)** by amending Section 25.4 "Central Business District (CBD) – Design Criteria", Section 44.3 "Sign Regulations – Definitions", and Section 44.8 "Attached Sign Regulations" (Case No. Z-06-22)

    a. Presentation.

    b. Public Hearing.

    c. Consider and take appropriate action on Ordinance O-30-22.

DISCUSSION/ACTION ITEMS

13. Consider and take appropriate action on a Development Agreement between Cope Equities, LLC and the City of Kaufman for the Five Point Development, an approximate 99.52-acre tract of land (Property IDs 54862 & 54860) situated in the D. Falcon Survey, Abstract No. 151, generally located on the northwest side of S. Washington St. at Five Points Dr.; and authorizing the Mayor

or designee to execute necessary documents.

14. Consider and take appropriate action regarding a Professional Services Agreement between the City and Developer Cope Equities, LLC obligating Developer to pay for the costs of professional services incurred by the City of Kaufman relative to the Five Point Development Project; and authorizing the City Manager to execute necessary documents.

15. Consider and take appropriate action regarding Ordinance O-32-22, an ordinance of the City Council of the City of Kaufman, Texas, amending the City's 2021-2022 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

16. Consider and take appropriate action regarding Ordinance O-33-22, an ordinance of the City Council of the City of Kaufman, amending the KEDC 2021-2022 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

17. Consider and take appropriate action on Ordinance O-34-22, an ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance Nos. O-31-02, O-07-03, O-23-08, and O-06-22 and adopting new City park usage fees, to be codified as Article A9.000 "City Park Usage Fees" of Appendix A, "Fee Schedule" of the Code of Ordinances of the City, providing fees for rental of facilities, usage of ball fields, tennis courts and keys by residents, non-residents and leagues, including costs for utilities; and providing an effective date.

18. Consider and take appropriate action on Ordinance O-35-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Section A8.002, "Water Rates", Section A8.003, "Sewer Rates", Section A8.005, "Deposits for Water Service", and Section A8.010, "Water and Sewer Tap Fees; Installation and Maintenance," 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, to increase water meter fees for meters outside of the city limits, to amend the senior citizen discount rate, to provide for manual adjustments, to increase water meter deposits, to increase water and sewer tap fees for installation and maintenance as authorized by ordinance, policy or action of City Council; 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.

19. Consider and take appropriate action regarding Ordinance O-36-22, an ordinance of the City Council of the City of Kaufman, amending Subsection 2.03.001(a), "Adoption of Personnel Policies Manual", of Section 2.03.001, "Personnel policies manual adopted; repeal of conflicting provisions.", of Article 2.03, "Personnel Regulations", of Chapter 2, "Administration and Personnel" of the Code of Ordinances of the City of Kaufman to provide for an amended Exhibit "A" to subsection 2.03.001(a), adding section 7.11.01 providing certification pay for pesticide applicator license; and providing an effective date.

20. Consider and take appropriate action on the water provider agreement with the Greater East Texas Community Action Program for the purpose of utilizing the Low Income Household Water Assistance Program for the citizens of Kaufman; and authorizing the Mayor to execute necessary documents.

21. Consider and take appropriate action to move the November 2022 Regular Council meeting and to move the December 2022 Regular Council meeting due to holiday conflicts.

22. Consider and take appropriate action on a design plan for the Downtown Streetscape Project.

23. Consider and take appropriate action regarding the City's participation in the lawsuit against Disney, Hulu, and Netflix, which is a lawsuit to recover franchise fees due to municipalities for streaming services.

APPOINTMENT

24. Consider and take appropriate action on the appointment of one (1) member to the Parks and Recreation Board to fill an unexpired term set to expire in March 2023.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

25. Receive an update and discussion regarding the following:

    a. October PID Workshop date

    b. TML Conference- San Antonio- October 4-7

    c. South Pointe Ground Breaking- October 13

    d. Kaufman Harvest Fest- October 22

    e. Discussion Items Report (DIR)

    f. Careflite Compliance Report- August 2022

    g. Fire Department Monthly Report- August 2022

    h. Police Department Monthly Report- August 2022

    i. Development Services Monthly Report- August 2022

    j. Monthly Calendars Attached

EXECUTIVE SESSION

26. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:

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

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

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

ADJOURNMENT

I, JESSIE HANKS, CITY SECRETARY, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:10 P.M. ON FRIDAY, SEPTEMBER 23, 2022, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

Jessie Hanks

JESSIE HANKS
CITY SECRETARY

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

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING WWW.ZOOM.US/JOIN OR (888)788-0099 (TOLL FREE) MEETING /WEBINAR ID: 870 3436 0003 PASSWORD: 270462**

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

Meeting Date: 9/26/2022 | **Date: 09/20/2022** | **Item #: 1.** | **Dept.: Administration**

Action Item

SUBJECT:

Consider and make a recommendation to the City Council the expansion of the boundaries of Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Two, City of Kaufman, Texas.

BACKGROUND:

This amended ordinance will expand the current boundaries of TIRZ #2 to include several parcels that are in the development pipeline (TIRZ #2A). It also will increase the Project and Financing Plan to a total of $63.9M for public improvements within both zones.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

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

Recommendation: Recommend approval of Ordinance O-31-22 expanding the boundaries of TIRZ #2 (TIRZ #2A) and approving the amended Project and Financing Plan.

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

Tax Increment Reinvestment Zone #2
City of Kaufman, Texas

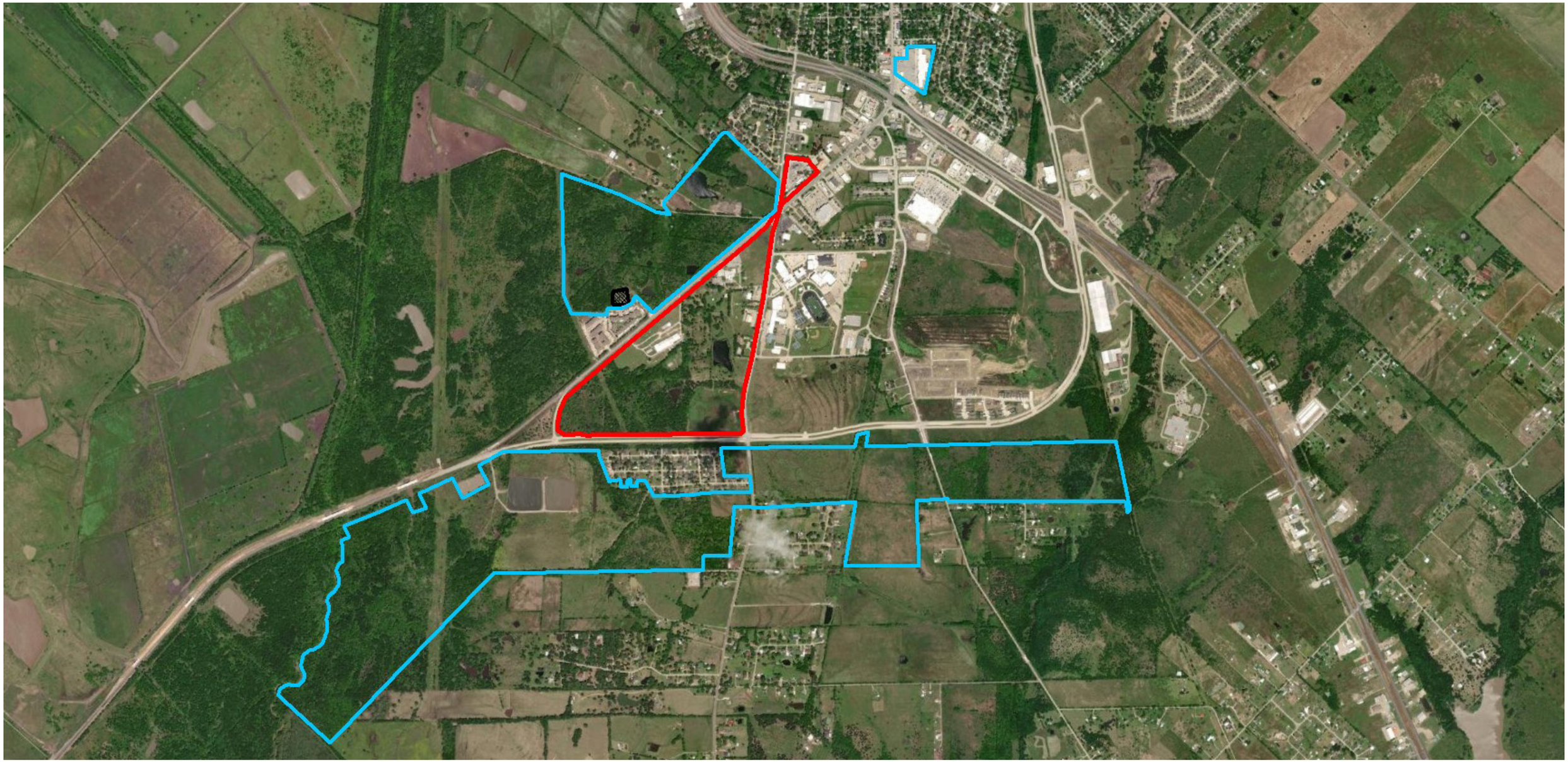


Table of Contents

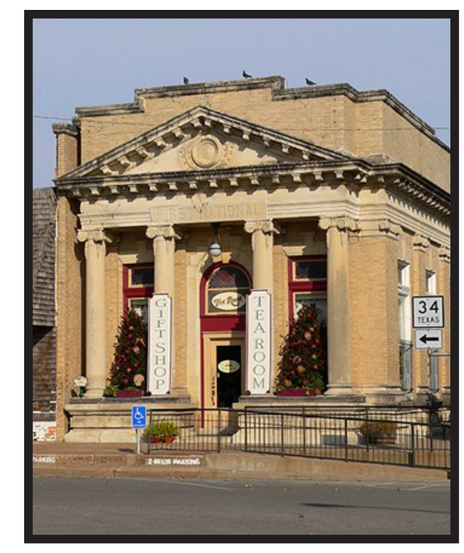
- Introduction 1
- TIRZ Boundary 2
- Current Conditions & Ownership 5
- Proposed Development 8
- Project Costs 11
- Financial Feasibility Analysis 12
- Terms and Conditions 24
- Appendix A 25

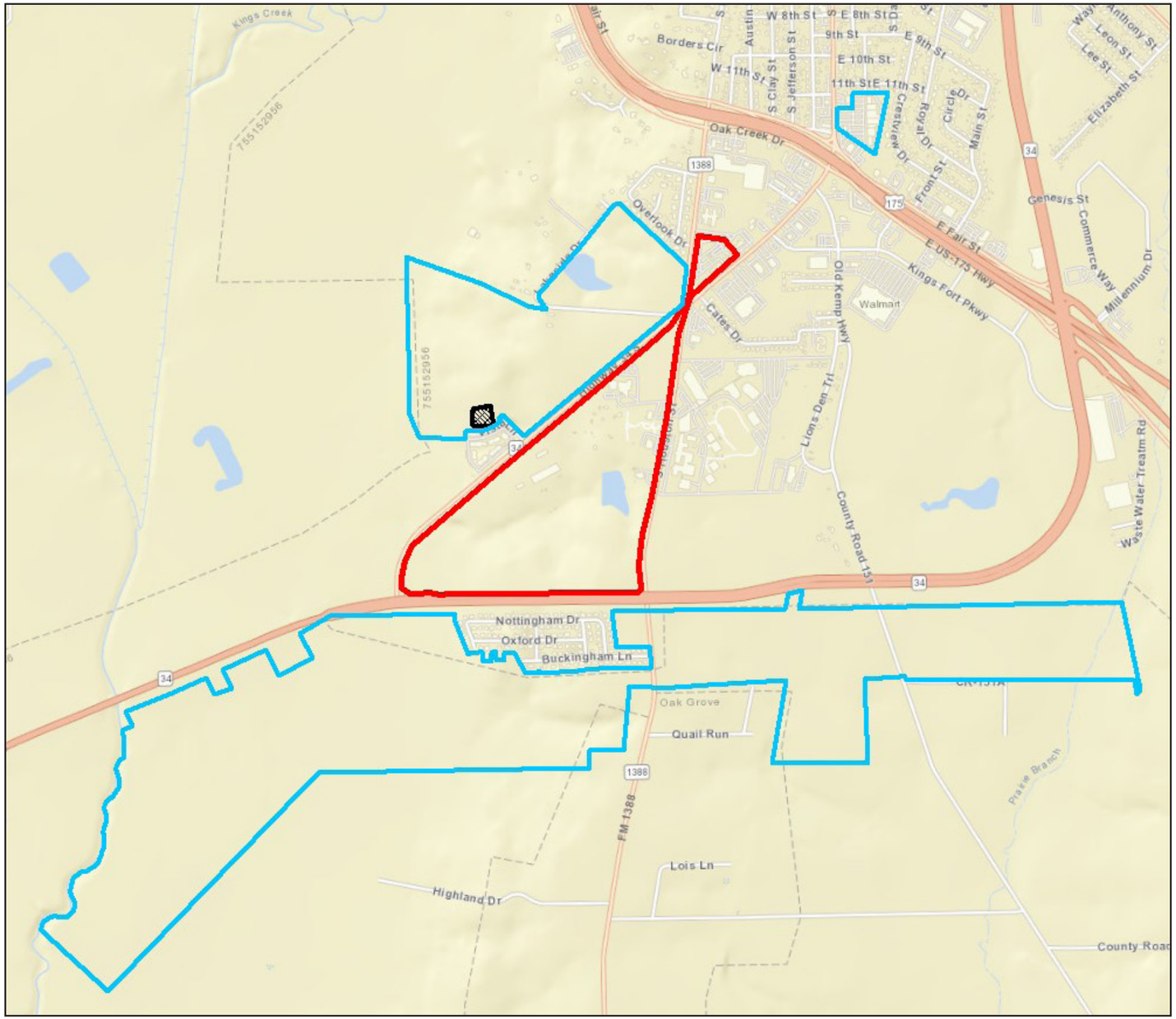
DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens





- TIRZ #2 Boundary

- TIRZ #2A Boundary

Tax Increment Reinvestment Zone #2, City of Kaufman

TIRZ #2 was created by Ordinance O-28-20 on September 14, 2020. The goal of Tax Increment Reinvestment Zone #2 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #2 will promote the creation of a mixed-use development consisting of an indoor sports complex, retail, a hotel, a mixed use facility, and residential, including both single family and multifamily development. On September 26, 2022, the City Council expanded the boundaries to include the areas shown to the left, TIRZ #2A.

The amended project and financing plan outlines the funding of $63,942,019 in public improvements related to water, sanitary sewer, and storm water facilites, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.

- TIRZ #2 Boundary

Boundary Description

The original TIRZ #2 boundaries are located in the southwest central portion of the City of Kaufman encompassing approximately 105 acres. The original boundaries are generally bound by Texas State Highway 34 to the south, South Washington Street to the west, and South Houston Street to the east.

The expanded area (TIRZ #2A) is noncontiguous and consists of three tracts which are located partially in the City limits and partially in the City ETJ. The original and expanded boundaries are generally described below.

Legal Description

TIRZ #2 (Original Boundaries)

Beginning at the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, thence

South along the western right of way of South Washington Street to the point meets the southern point of Property ID 5487, thence

South to the northeast corner of Property ID 5369 at the point it meets the western right of way boundary of South Houston Street, thence

South along the western right of way boundary of South Houston Street to the point it meets the northern right of way boundary of Texas State Highway 34, thence

West along the northern right of way boundary of Texas State Highway 34 to the point it meets the eastern right of way boundary of South Washington Street, thence

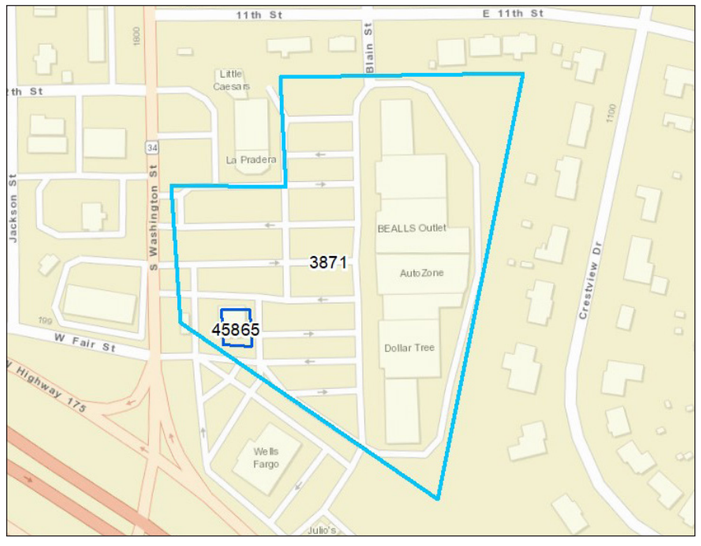
North along the eastern right of way boundary of South Washington Street to the point it meets the northwest corner of Property ID 5369, thence

North to the southern point of Property ID 5487 where it meets the eastern right of way boundary of South Houston Street, thence

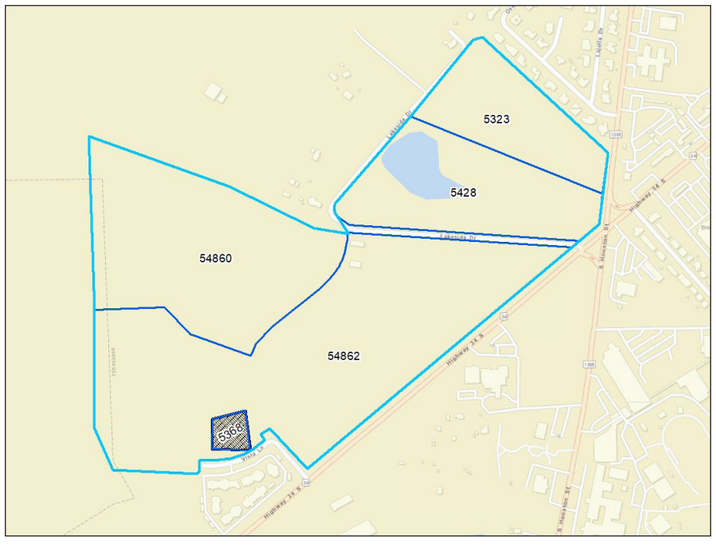
North along the eastern right of way boundary of South Houston Street to the point it meets the northwest corner of Property ID 5487, thence

East across the northern boundary of Property ID 5487 to the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, which is the point of beginning.

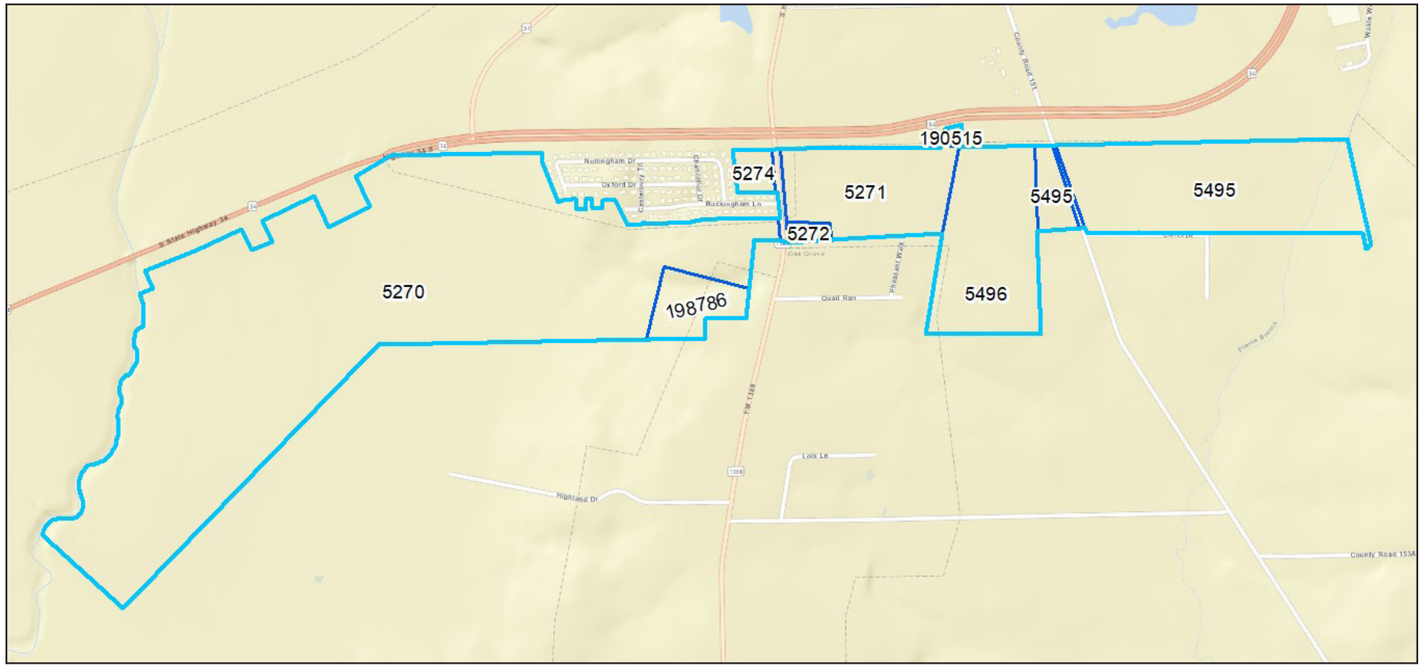
Tract #1



Tract #2



Tract #3



- TIRZ #2A Boundary

Legal Description (Continued)

TIRZ #2A (Expanded Boundaries)

The expanded area for TIRZ #2, TIRZ #2A, is noncontiguous and consists of three tracts which are generally described below:

Tract #1:

Tract #1 consists of Property ID 3871, which is legally described as ANNA L CARTER, TRACT 45.00; 8.06 ACRES, and includes the land for Property ID 45865, which is the property account for the improvements only.

Tract #2:

Beginning at the northern corner of Property ID 5323 where it meets the western corner of Property ID 43134, thence

East along the northeast boundary of Property ID 5323 to the point it meets the western right of way of S Houston Street, thence

South along the western right of way of S Houston Street to the point it meets South Washington Street, thence

South along the northern right of way of South Washington Street to the point where Property ID 54682 meets Property ID 80985, thence

West then north along the boundary of Property ID 54682 to the point it meets Property ID 54860, thence

North along the western boundary of Property ID 54860, continuing east along the northern boundary of Property ID 54860 to the point it meets Property ID 54682 and Lakeside Drive, thence

North across Lakeside Drive to Property ID 5428, thence

North along the boundary of Property ID 5428 to the point it meets Property ID 5323, thence

North along the western boundary of Property ID 5323 to the point it meets the western corner of Property ID 43134, which is the point of beginning.

Save and Except: Property ID 5368, legally described as D FALCON, 1.415 acres.

Legal Description (Continued)

TIRZ #2A (Expanded Boundaries)

Tract #3:

Beginning at the northeast corner of Property ID 5495, thence

South, then west along the southern border of Property ID 5495 to the point it meets County Road 151, thence

West across County Road 151 to Property ID 5495, thence

West across the southern boundary of Property ID 5495 to the point it meets the eastern boundary of Property ID 5496, thence

South along the eastern boundary of Property ID 5496, continuing north along the western boundary of Property ID 5496 to the point it meets Property ID 5271, thence

West along the southern boundary of Property ID 5271 to the point it meets Property ID 5272, thence

West along the southern boundary of Property ID 5271 to the point it meets S Houston Street, thence

West across S Houston Street to Property ID 5270, thence

South along Property ID 5270, following the boundary to the it meets Property ID 198786, thence

South, then west along the boundary of Property ID 198786 to the point it meets the southern boundary of Property ID 5270, thence

Following the boundary of Property ID 5270 to the point it meets S Houston Street, thence

North along the western right of way of S Houston Street to the point it meets the southeast corner of Property ID 5274, thence

West then north along the boundary of Property ID 5274, continuing east along the northern boundary of Property ID 5274 to the point it meets S Houston Street, thence

East across S Houston Street to the northwest corner of Property ID 5271, thence

East along the northern boundary of Property ID 5271 to the point it meets the southwest corner of Property ID 190515, thence

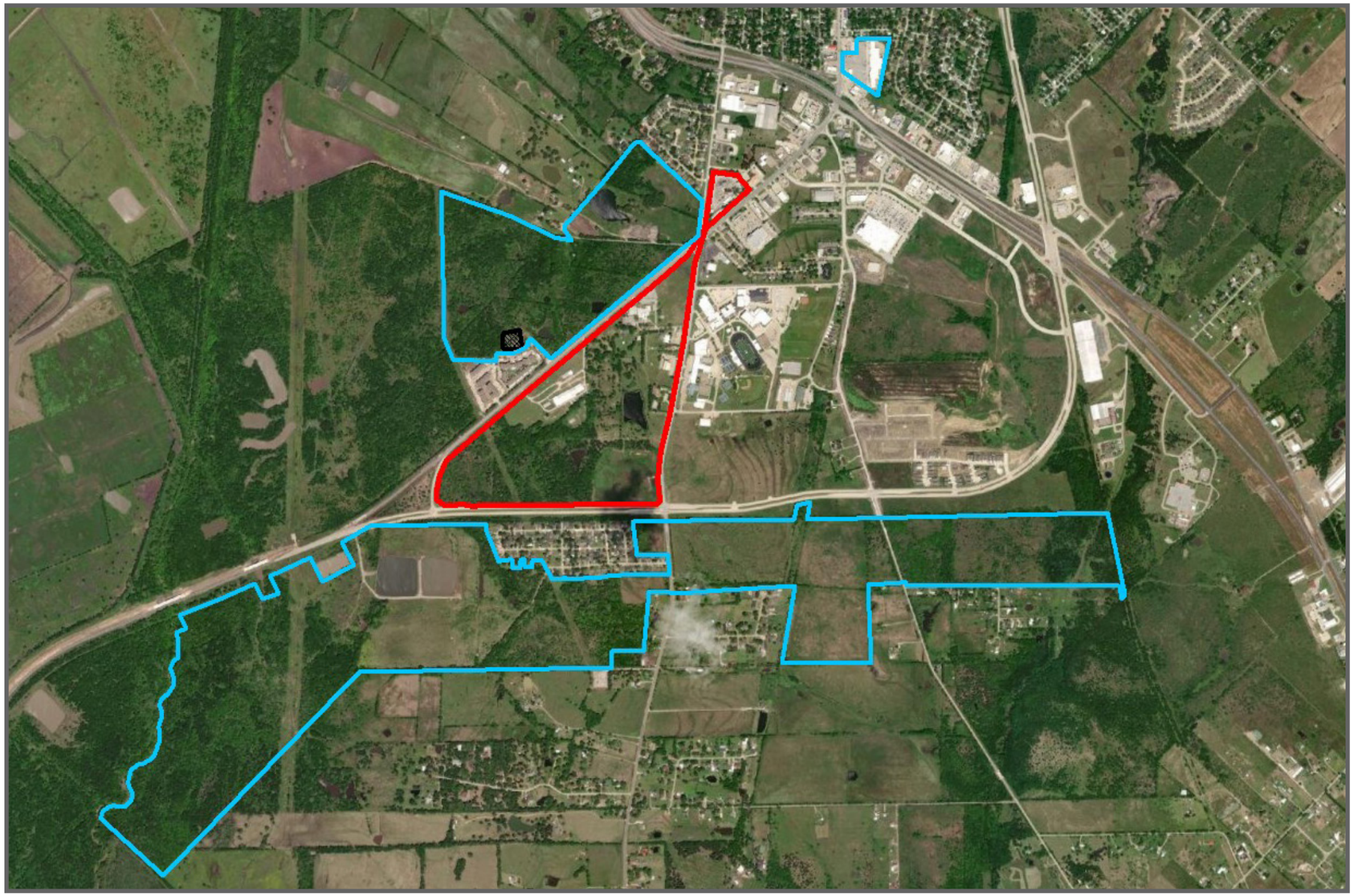
Following the boundary of Property ID 190515 to the point it meets the northwest corner of Property ID 5496, thence

East across the northern boundary of Property ID 5496 to the point it meets Property ID 5495, thence

East across the northern boundary of Property ID 5495 to the point it meets County Road 151, thence

East across County Road 151 to the northwest corner of Property ID 5495, thence

East across the northern boundary of Property ID 5495, to the northeast corner of Property ID 5495, which is the point of beginning.



- TIRZ #2 Boundary
- TIRZ #2A Boundary

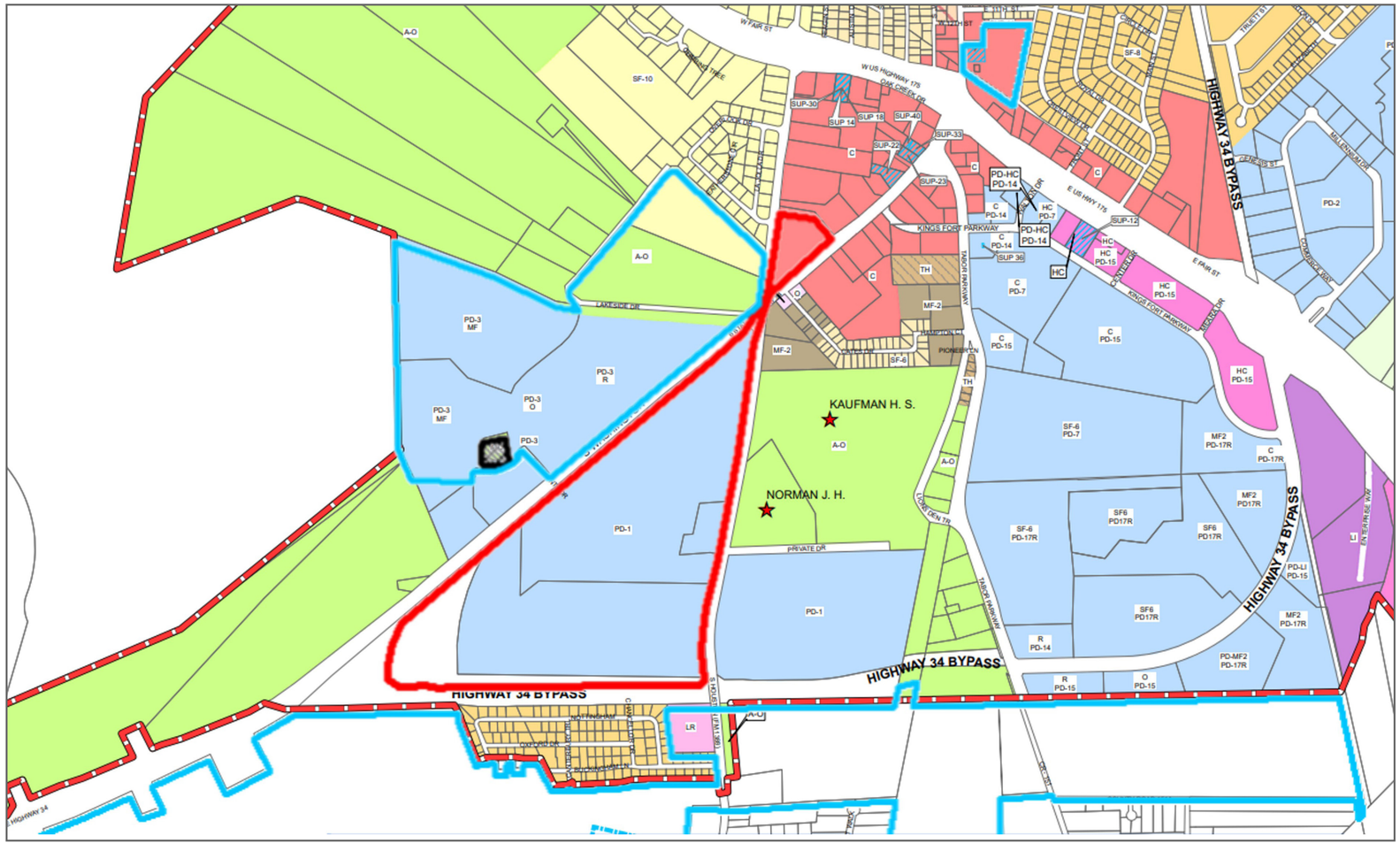
Land Use

A portion of the land within the zone is improved with public buildings including the Kaufman County Children's Shelter, Kaufman County Library, Kaufman County Appraisal District, Kaufman County - South Campus, and Texas Department of Transportation Maintenance Facility. In TIRZ #2A, Tract #1 of the expanded boundaries is improved with a shopping center that is positioned for future redevelopment.

The balance of the land within the TIRZ is predomindately vacant.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.



- TIRZ #2 Boundary

- TIRZ #2A Boundary

Zoning

TIRZ #2

The property within the original boundaries of the TIRZ is currently zoned as Commercial and Planned Development (PD-1 and PD-18).

TIRZ #2A

Tract #1 is in the City limits and is zoned C (Commercial). Tract #2 is also in the City limits and is zoned SF-10 (Single Family Residential), A-O (Agricultural/Open), PD-3: R, O, and MF (Planned Development - Retail, Office, and Multifamily).

The majority of Tract #3 is not in the City limits and is not zoned. Property ID 5274 is in the City limits and is zoned LR (Local Retail). Property ID 190515 and a portion of Property ID 5271 are zoned A-O (Agricultural/Open).

The property within the TIRZ may need to be rezoned to accompodate the planned development. It is not anticipated there will be any changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Legend

- KAUFMAN ETJ
- CITY LIMITS
- SPECIAL USE PERMIT

ZONING

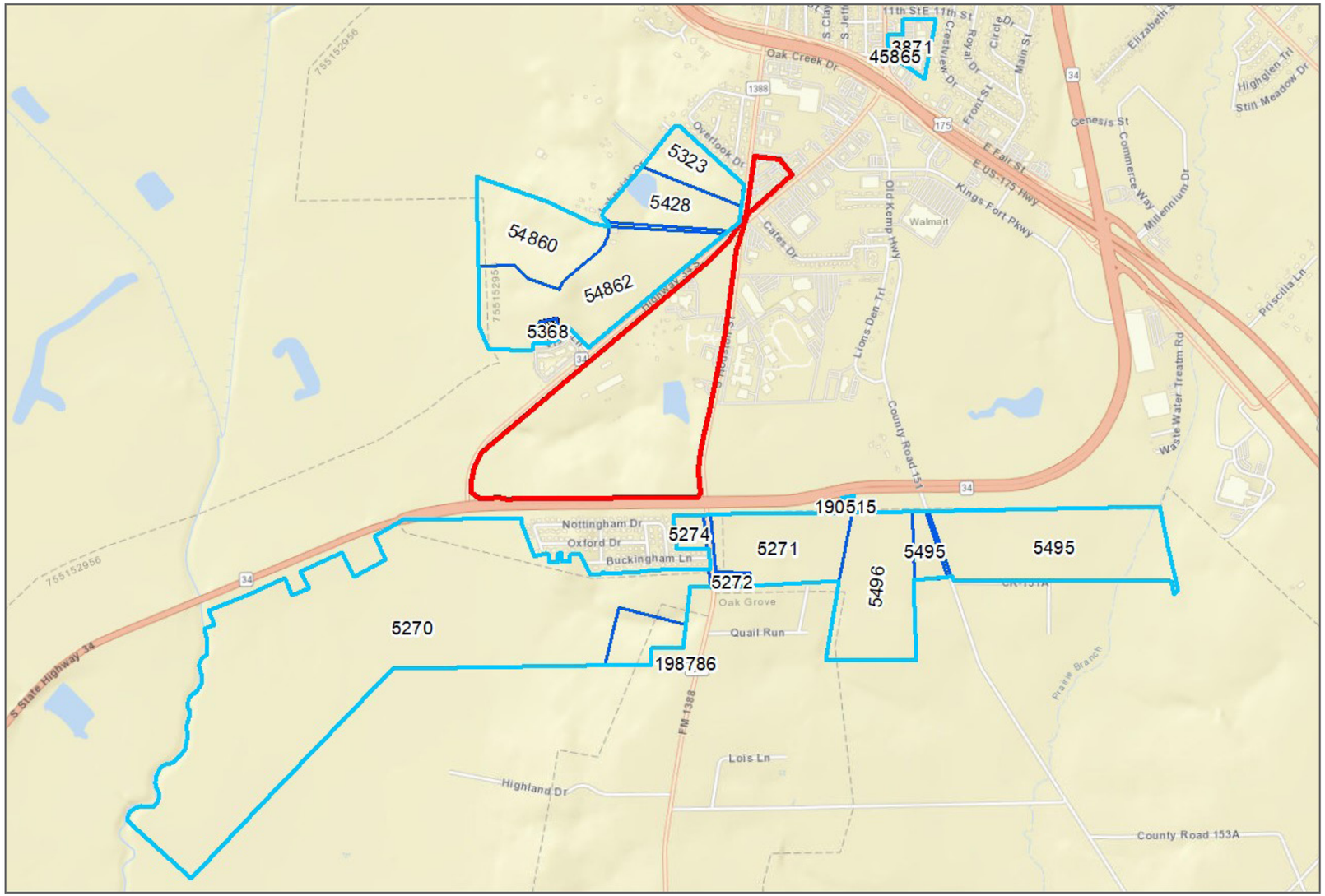
- A-O - AGRICULTURAL / OPEN
- SF-20 - SINGLE FAMILY RESIDENTIAL (minimum 20,000 square-foot lots)
- SF-10 - SINGLE FAMILY RESIDENTIAL (minimum 10,000 square-foot lots)
- SF-8 - SINGLE FAMILY RESIDENTIAL-8 (minimum 8,000 square-foot lots)
- SF-6 - SINGLE FAMILY RESIDENTIAL-6 (minimum 6,000 square-foot lots)
- TH - TOWNHOMES RESIDENTIAL (patio homes)
- MF-1 - MULTI-FAMILY RESIDENTIAL-1 (triplex and quadriplex homes)
- MF-2 - MULTI-FAMILY RESIDENTIAL-2 (Apartments)
- MH - MANUFACTURED HOME
- O - OFFICE
- LR - LOCAL (NEIGHBORHOOD) RETAIL
- R - RETAIL (GENERAL)
- CBD - CENTRAL BUSINESS DISTRICT
- WSC - WASHINGTON ST CORRIDOR OVERLAY DISTRICT
- C - COMMERICAL
- HC - HIGHWAY COMMERICAL
- LI - LIGHT INDUSTRIAL
- PD - PLANNED DEVELOPEMENT

Current Ownership Information

There are 5 parcels within the original boundaries of Tax Increment Reinvestment Zone #2. Four of the parcels are owned by public entities, including the City of Kaufman, Kaufman County, Kaufman CAD, and the Texas Highway Department. The 2020 base year taxable value of the property within is $0. WIthin the expanded boundaries, there are 14 parcels with an estimated 2022 base year taxable value of $5,590,180. The base value will be certified by Kaufman Central Appraisal District at a later date.

It is the City's desire to have the land developed, facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code

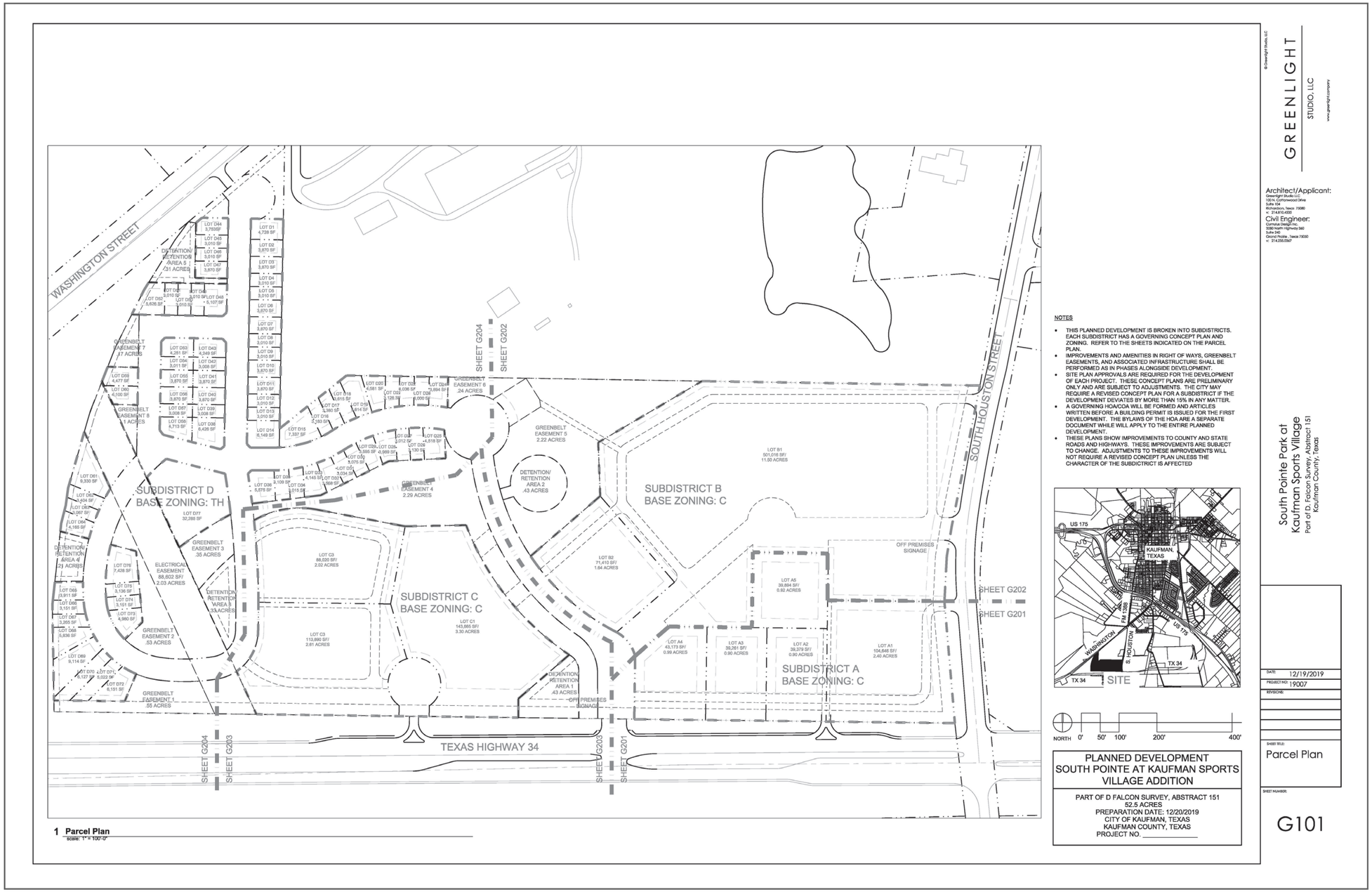
For further details of parcels included within the TIRZ see Appendix A.



- TIRZ #2 Boundary
- TIRZ #2A Boundary

Proposed Development

The original TIRZ #2 boundaries contain a planned proposed development consisting of an indoor sports complex, retail, a hotel, a mixed use facility, and residential, including both single family and multifamily development.



1 Parcel Plan
SCALE: 1" = 100'-0"

NOTES

- THIS PLANNED DEVELOPMENT IS BROKEN INTO SUBDISTRICTS. EACH SUBDISTRICT HAS A GOVERNING CONCEPT PLAN AND ZONING. REFER TO THE SHEETS INDICATED ON THE PARCEL PLAN.
- IMPROVEMENTS AND AMENITIES IN RIGHT OF WAYS, GREENBELT EASEMENTS, AND ASSOCIATED INFRASTRUCTURE SHALL BE PERFORMED AS IN PHASES ALONGSIDE DEVELOPMENT.
- SITE PLAN APPROVALS ARE REQUIRED FOR THE DEVELOPMENT OF EACH PROJECT. THESE CONCEPT PLANS ARE PRELIMINARY ONLY AND ARE SUBJECT TO ADJUSTMENTS. THE CITY MAY REQUIRE A REVISED CONCEPT PLAN FOR A SUBDISTRICT IF THE DEVELOPMENT DEVIATES BY MORE THAN 15% IN ANY MATTER.
- A GOVERNING HOA/COA WILL BE FORMED AND ARTICLES WRITTEN BEFORE A BUILDING PERMIT IS ISSUED FOR THE FIRST DEVELOPMENT. THE BYLAWS OF THE HOA ARE A SEPARATE DOCUMENT WHILE WILL APPLY TO THE ENTIRE PLANNED DEVELOPMENT.
- THESE PLANS SHOW IMPROVEMENTS TO COUNTY AND STATE ROADS AND HIGHWAYS. THESE IMPROVEMENTS ARE SUBJECT TO CHANGE. ADJUSTMENTS TO THESE IMPROVEMENTS WILL NOT REQUIRE A REVISED CONCEPT PLAN UNLESS THE CHARACTER OF THE SUBDICTRICT IS AFFECTED

NORTH 0' 50' 100' 200' 400'

PLANNED DEVELOPMENT
SOUTH POINTE AT KAUFMAN SPORTS VILLAGE ADDITION

PART OF D FALCON SURVEY, ABSTRACT 151
52.5 ACRES
PREPARATION DATE: 12/20/2019
CITY OF KAUFMAN, TEXAS
KAUFMAN COUNTY, TEXAS
PROJECT NO. _____

© Greenlight Studio, LLC

GREENLIGHT STUDIO, LLC
www.greenlightcompany

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Civil Engineer:
Carnaus Design Inc.
3300 North Highway 342
Suite 100
Grand Prairie, Texas 75050
c: 214.255.0347

South Pointe Park at
Kaufman Sports Village
Part of D. Falcon Survey, Abstract 151
Kaufman County, Texas

DATE:	12/19/2019
PROJECT NO.:	19007
REVISIONS:	

SHEET TITLE: Parcel Plan

SHEET NUMBER: G101

Proposed Development

The site plan below depicts the location of the various proposed land uses.

Anticipated Development

The development within the original boundaires is anticipated to be a large scale mixed-use development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ. Additional development is anticipated to occur within the expanded boundaries, including multifamily, residential and commercial.

The table to the right provides an overview of the potential development that DPED estimates will occur during the life of the TIRZ within the boundaries of the TIRZ, both the original boundaries and the expanded boundaries, along with estimated dates of when the development will be completed.

	Final Delivery	Units/SF	Taxable Value PSF/Unit	Incremental Value
TIRZ #2				
PHASE ONE				
SPORTS COMPLEX	2024	160,000	$ 85	$ 13,600,000
OUTPARCEL	2024	3,000	$ 250	$ 750,000
OUTPARCEL	2025	3,000	$ 250	$ 750,000
OUTPARCEL	2026	3,000	$ 250	$ 750,000
OUTPARCEL - GAS STATION	2024	5,400	$ 250	$ 1,350,000
HOTEL	2025	101	$ 100,000	$ 10,100,000
				$ 27,300,000
PHASE TWO				
MIXED USE FACILITY	2027	15,000	$ 250	$ 3,750,000
RESIDENTIAL	2029	69	$ 450,000	$ 31,050,000
				$ 34,800,000
PHASE THREE				
MULTIFAMILY	2027	165	$ 150,000	$ 24,750,000
OFFICE	2026	34,323	$ 150	$ 5,148,450
				$ 29,898,450
TIRZ #2 ADDITIONAL DEVELOPMENT				
MULTIFAMILY	2026	94	$ 150,000	$ 14,100,000
COMMERCIAL	2025	30,000	$ 250	$ 7,500,000
				$ 21,600,000
TIRZ #2A				
RESIDENTIAL (Single Family)	2026, 2028, 2030	134	$ 560,000	$ 75,040,000
RESIDENTIAL (Townhomes)	2026, 2028, 2030	93	$ 440,000	$ 40,920,000
MULTIFAMILY	2024	199	$ 150,000	$ 29,850,000
MULTIFAMILY	2026	156	$ 150,000	$ 23,400,000
RESIDENTIAL	2027 & 2029	93	$ 250,000	$ 23,250,000
COMMERCIAL	2030	110,000	$ 250	$ 27,500,000
				$ 219,960,000
Total				**$ 333,558,450**

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	$ 6,394,202	10.0%
Sanitary Sewer Facilities and Improvements	$ 3,836,521	6.0%
Storm Water Facilities and Improvements	$ 2,557,681	4.0%
Street and Intersection Improvements	$ 25,576,808	40.0%
Open Space, Park and Recreation Facilities and Improvements	$ 15,985,505	25.0%
Utilities and Street Lighting	$ 3,197,101	5.0%
Economic Development Grants	$ 5,754,782	9.0%
Administrative Costs	$ 639,420	1.0%
	$ 63,942,019	100.0%

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, the City Kaufman will contribute 75% of the maintenance and operations portion of real property increment within the original and expanded bounaries of the Zone.

Subject to a separate interlocal agreement, 50% of the maintenance and operations portion of real property increment within the original and expanded boundaries of the Zone from Kaufman County may be contributed. In addition, subject to a separate interlocal agreement, 50% of the maintenance and operations portion of real property increment within the original and expanded boundaries of the Zone from Trinity Valley Community College may be contributed.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2022 Rates		**Participation**	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		**0.49964735**

Personal Property Tax		**Participation**	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		**0.00000000**

Sales Tax		**Participation**	
City of Kaufman Sales Tax	0.0100000	0.00%	0.0000000
City Property Tax Reduction	0.0050000	0.00%	0.0000000
Economic Development	0.0025000	0.00%	0.0000000
Street Maintenance	0.0025000	0.00%	0.0000000
	0.02000000		**0.00000000**

PHASE ONE : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.5573924

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Economic Development	0.00250000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.02000000		0.0000000

PHASE ONE

	Final Delivery	AREA SF/UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	BPP $ / SF	BPP TAX VALUE	SALES $ / SF	SALES TAX VALUE
SPORTS COMPLEX	2024	160,000	$ 85	$ 13,600,000		$ -		
OUTPARCEL	2024	3,000	$ 250	$ 750,000			######	$ 900,000
OUTPARCEL	2025	3,000	$ 250	$ 750,000			######	$ 900,000
OUTPARCEL	2026	3,000	$ 250	$ 750,000			######	$ 900,000
OUTPARCEL - GAS STATION	2024	5,400	$ 250	$ 1,350,000			######	$ 810,000
HOTEL	2025	101	$ 100,000	$ 10,100,000				
	TOTAL	174,501		27,300,000		-		3,510,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*29.2%*	$ 7,243,437	=	$ 4,852,040	+	$ -	+	$ 2,391,398
Kaufman County (M&O)	*11.4%*	$ 2,823,189	=	$ 2,823,189	+	$ -	+	$ -
Road and Bridge	*2.9%*	$ 711,751	=	$ 711,751	+	$ -	+	$ -
Trinity Valley CC	*4.7%*	$ 1,167,417	=	$ 1,167,417	+	$ -	+	$ -
Kaufman ISD	*51.8%*	$ 12,839,662	=	$ 12,839,662	+	$ -	+	$ -
	100.0%	24,785,456		$ 22,394,058		$ -		$ 2,391,398
		100.0%		*90.4%*		*0.0%*		*9.6%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*64.6%*	$ 3,639,030	=	$ 3,639,030	+	$ -	+	$ -
Kaufman County (M&O)	*25.1%*	$ 1,411,595	=	$ 1,411,595	+	$ -	+	$ -
Road and Bridge	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	*10.4%*	$ 583,708	=	$ 583,708		$ -		$ -
Kaufman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 5,634,333		$ 5,634,333		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*18.8%*	$ 3,604,407	=	$ 1,213,010	+	$ -	+	$ 2,391,398
Kaufman County (M&O)	*7.4%*	$ 1,411,595	=	$ 1,411,595	+	$ -	+	$ -
Road and Bridge	*3.7%*	$ 711,751	=	$ 711,751	+	$ -	+	$ -
Trinity Valley CC	*3.0%*	$ 583,708	=	$ 583,708	+	$ -	+	$ -
Kaufman ISD	*67.0%*	$ 12,839,662	=	$ 12,839,662	+	$ -	+	$ -
	100.0%	$ 19,151,123		$ 16,759,726		$ -		$ 2,391,398
		100.0%		*87.5%*		*0.0%*		*12.5%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																																		
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
SPORTS COMPLEX	Taxable Value Per SF	-	-	85	87	88	90	92	94	96	98	100	102	104	106	108	110	112	114	117	119	121	124	126	129	131	134	137	139	142	145	148	151	
	Percentage Complete		-	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF			-	-	-	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	
	TAXABLE VALUE	-	-	-	-	-	14,432,429	14,721,077	15,015,499	15,315,809	15,622,125	15,934,568	16,253,259	16,578,324	16,909,891	17,248,088	17,593,050	17,944,911	18,303,809	18,669,886	19,043,283	19,424,149	19,812,632	20,208,885	20,613,062	21,025,324	21,445,830	21,874,747	22,312,242	22,758,486	23,213,656	23,677,929	24,151,488	
OUTPARCEL	Taxable Value Per SF	-	-	250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	402	410	418	427	435	444	
	Percentage Complete			0%	0%	0%	50%	67%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-	-	-	-	3,000	6,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	
	TAXABLE VALUE	-	-	-	-	-	795,906	1,623,648	2,484,182	2,533,865	2,584,543	2,636,234	2,688,958	2,742,737	2,797,592	2,853,544	2,910,615	2,968,827	3,028,204	3,088,768	3,150,543	3,213,554	3,277,825	3,343,382	3,410,249	3,478,454	3,548,023	3,618,984	3,691,363	3,765,191	3,840,495	3,917,304	3,995,651	
OUTPARCEL - GAS STATION	Taxable Value Per SF	-	-	250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	402	410	418	427	435	444	
	Percentage Complete			0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-	-	-	-	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	
	TAXABLE VALUE	-	-	-	-	-	1,432,631	1,461,283	1,490,509	1,520,319	1,550,726	1,581,740	1,613,375	1,645,642	1,678,555	1,712,126	1,746,369	1,781,296	1,816,922	1,853,261	1,890,326	1,928,132	1,966,695	2,006,029	2,046,150	2,087,073	2,128,814	2,171,390	2,214,818	2,259,114	2,304,297	2,350,383	2,397,390	
HOTEL	Taxable Value Per Unit	-	-	100,000	102,000	104,040	106,121	108,243	110,408	112,616	114,869	117,166	119,509	121,899	124,337	126,824	129,361	131,948	134,587	137,279	140,024	142,825	145,681	148,595	151,567	154,598	157,690	160,844	164,061	167,342	170,689	174,102	177,584	
	Percentage Complete			0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative Units			-	-	-	-	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	
	TAXABLE VALUE	-	-	-	-	-	-	10,932,565	11,151,216	11,374,240	11,601,725	11,833,760	12,070,435	12,311,844	12,558,081	12,809,242	13,065,427	13,326,736	13,593,270	13,865,136	14,142,438	14,425,287	14,713,793	15,008,069	15,308,230	15,614,395	15,926,683	16,245,216	16,570,121	16,901,523	17,239,553	17,584,344	17,936,031	
REAL PROPERTY	***Taxable Value***	-	-	-	-	-	16,660,966	28,738,574	30,141,406	30,744,234	31,359,119	31,986,301	32,626,027	33,278,548	33,944,119	34,623,001	35,315,461	36,021,770	36,742,206	37,477,050	38,226,591	38,991,123	39,770,945	40,566,364	41,377,691	42,205,245	43,049,350	43,910,337	44,788,544	45,684,315	46,598,001	47,529,961	48,480,560	
City of Kaufman (M&O)		-	-	-	-	-	79,973	137,946	144,679	147,573	150,524	153,535	156,606	159,738	162,932	166,191	169,515	172,905	176,363	179,891	183,488	187,158	190,901	194,719	198,614	202,586	206,638	210,770	214,986	219,286	223,671	228,145	232,708	**4,852,040**
Kaufman County (M&O)		-	-	-	-	-	46,533	80,265	84,183	85,866	87,584	89,335	91,122	92,944	94,803	96,699	98,633	100,606	102,618	104,670	106,764	108,899	111,077	113,299	115,565	117,876	120,233	122,638	125,091	127,593	130,144	132,747	135,402	**2,823,189**
Road and Bridge		-	-	-	-	-	11,731	20,235	21,223	21,648	22,081	22,522	22,973	23,432	23,901	24,379	24,866	25,364	25,871	26,388	26,916	27,454	28,004	28,564	29,135	29,718	30,312	30,918	31,537	32,167	32,811	33,467	34,136	**711,751**
Trinity Valley CC		-	-	-	-	-	19,242	33,190	34,810	35,507	36,217	36,941	37,680	38,433	39,202	39,986	40,786	41,602	42,434	43,282	44,148	45,031	45,931	46,850	47,787	48,743	49,718	50,712	51,726	52,761	53,816	54,892	55,990	**1,167,417**
Kaufman ISD		-	-	-	-	-	211,628	365,037	382,856	390,513	398,324	406,290	414,416	422,704	431,158	439,781	448,577	457,549	466,699	476,033	485,554	495,265	505,171	515,274	525,579	536,091	546,813	557,749	568,904	580,282	591,888	603,726	615,800	**12,839,662**
Total		-	-	-	-	-	369,106	636,673	667,751	681,106	694,729	708,623	722,796	737,252	751,997	767,037	782,377	798,025	813,985	830,265	846,870	863,808	881,084	898,706	916,680	935,013	953,713	972,788	992,244	1,012,088	1,032,330	1,052,977	1,074,036	**22,394,655**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	1,710,000	2,644,200	3,597,084	3,669,026	3,742,406	3,817,254	3,893,599	3,971,471	4,050,901	4,131,919	4,214,557	4,298,848	4,384,825	4,472,522	4,561,972	4,653,212	4,746,276	4,841,201	4,938,025	5,036,786	5,137,522	5,240,272	5,345,078	5,451,979	5,561,019	5,672,239	5,785,684	
																																		GROSS
Total		-	-	-	-	-	34,200	52,884	71,942	73,381	74,848	76,345	77,872	79,429	81,018	82,638	84,291	85,977	87,697	89,450	91,239	93,064	94,926	96,824	98,761	100,736	102,750	104,805	106,902	109,040	111,220	113,445	115,714	**2,391,398**
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	114,173	190,830	216,621	220,953	225,372	229,880	234,478	239,167	243,950	248,829	253,806	258,882	264,060	269,341	274,728	280,222	285,827	291,543	297,374	303,322	309,388	315,576	321,887	328,325	334,892	341,589	348,421	**7,243,437**
Kaufman County (M&O)		-	-	-	-	-	46,533	80,265	84,183	85,866	87,584	89,335	91,122	92,944	94,803	96,699	98,633	100,606	102,618	104,670	106,764	108,899	111,077	113,299	115,565	117,876	120,233	122,638	125,091	127,593	130,144	132,747	135,402	**2,823,189**
Road and Bridge		-	-	-	-	-	11,731	20,235	21,223	21,648	22,081	22,522	22,973	23,432	23,901	24,379	24,866	25,364	25,871	26,388	26,916	27,454	28,004	28,564	29,135	29,718	30,312	30,918	31,537	32,167	32,811	33,467	34,136	**711,751**
Trinity Valley CC		-	-	-	-	-	19,242	33,190	34,810	35,507	36,217	36,941	37,680	38,433	39,202	39,986	40,786	41,602	42,434	43,282	44,148	45,031	45,931	46,850	47,787	48,743	49,718	50,712	51,726	52,761	53,816	54,892	55,990	**1,167,417**
Kaufman ISD		-	-	-	-	-	211,628	365,037	382,856	390,513	398,324	406,290	414,416	422,704	431,158	439,781	448,577	457,549	466,699	476,033	485,554	495,265	505,171	515,274	525,579	536,091	546,813	557,749	568,904	580,282	591,888	603,726	615,800	**12,839,662**
Total		-	-	-	-	-	403,306	689,557	739,693	754,487	769,577	784,968	800,668	816,681	833,015	849,675	866,668	884,002	901,682	919,715	938,110	956,872	976,009	995,530	1,015,440	1,035,749	1,056,464	1,077,593	1,099,145	1,121,128	1,143,551	1,166,422	1,189,750	**24,785,456**
PARTICIPATION																																		
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	16,660,966	28,738,574	30,141,406	30,744,234	31,359,119	31,986,301	32,626,027	33,278,548	33,944,119	34,623,001	35,315,461	36,021,770	36,742,206	37,477,050	38,226,591	38,991,123	39,770,945	40,566,364	41,377,691	42,205,245	43,049,350	43,910,337	44,788,544	45,684,315	46,598,001	47,529,961	48,480,560	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	59,980	103,459	108,509	110,680	112,893	115,151	117,454	119,803	122,199	124,643	127,136	129,679	132,272	134,918	137,616	140,369	143,176	146,039	148,960	151,939	154,978	158,078	161,239	164,464	167,753	171,109	174,531	**3,639,030**
Kaufman County (M&O)		-	-	-	-	-	23,266	40,132	42,091	42,933	43,792	44,668	45,561	46,472	47,402	48,350	49,317	50,303	51,309	52,335	53,382	54,450	55,539	56,649	57,782	58,938	60,117	61,319	62,545	63,796	65,072	66,374	67,701	**1,411,595**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	9,621	16,595	17,405	17,753	18,108	18,470	18,840	19,217	19,601	19,993	20,393	20,801	21,217	21,641	22,074	22,515	22,966	23,425	23,894	24,371	24,859	25,356	25,863	26,380	26,908	27,446	27,995	**583,708**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	92,867	160,187	168,006	171,366	174,793	178,289	181,855	185,492	189,202	192,986	196,846	200,783	204,798	208,894	213,072	217,334	221,680	226,114	230,636	235,249	239,954	244,753	249,648	254,641	259,734	264,928	270,227	**5,634,333**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	1,710,000	2,644,200	3,597,084	3,669,026	3,742,406	3,817,254	3,893,599	3,971,471	4,050,901	4,131,919	4,214,557	4,298,848	4,384,825	4,472,522	4,561,972	4,653,212	4,746,276	4,841,201	4,938,025	5,036,786	5,137,522	5,240,272	5,345,078	5,451,979	5,561,019	5,672,239	5,785,684	
																																		GROSS
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	59,980	103,459	108,509	110,680	112,893	115,151	117,454	119,803	122,199	124,643	127,136	129,679	132,272	134,918	137,616	140,369	143,176	146,039	148,960	151,939	154,978	158,078	161,239	164,464	167,753	171,109	174,531	**3,639,030**
Kaufman County (M&O)		-	-	-	-	-	23,266	40,132	42,091	42,933	43,792	44,668	45,561	46,472	47,402	48,350	49,317	50,303	51,309	52,335	53,382	54,450	55,539	56,649	57,782	58,938	60,117	61,319	62,545	63,796	65,072	66,374	67,701	**1,411,595**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	9,621	16,595	17,405	17,753	18,108	18,470	18,840	19,217	19,601	19,993	20,393	20,801	21,217	21,641	22,074	22,515	22,966	23,425	23,894	24,371	24,859	25,356	25,863	26,380	26,908	27,446	27,995	**583,708**
Kaufman ISD		-	-	-	-	-	211,628	365,037	382,856	390,513	398,324	406,290	414,416	422,704	431,158	439,781	448,577	457,549	466,699	476,033	485,554	495,265	505,171	515,274	525,579	536,091	546,813	557,749	568,904	580,282	591,888	603,726	615,800	**12,839,662**
Total		-	-	-	-	-	92,867	160,187	168,006	171,366	174,793	178,289	181,855	185,492	189,202	192,986	196,846	200,783	204,798	208,894	213,072	217,334	221,680	226,114	230,636	235,249	239,954	244,753	249,648	254,641	259,734	264,928	270,227	**5,634,333**
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																		
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	54,193	87,370	108,112	110,274	112,479	114,729	117,023	119,364	121,751	124,186	126,670	129,203	131,787	134,423	137,112	139,854	142,651	145,504	148,414	151,382	154,410	157,498	160,648	163,861	167,138	170,481	173,891	**3,604,407**
Kaufman County (M&O)		-	-	-	-	-	23,266	40,132	42,091	42,933	43,792	44,668	45,561	46,472	47,402	48,350	49,317	50,303	51,309	52,335	53,382	54,450	55,539	56,649	57,782	58,938	60,117	61,319	62,545	63,796	65,072	66,374	67,701	**1,411,595**
Road and Bridge		-	-	-	-	-	11,731	20,235	21,223	21,648	22,081	22,522	22,973	23,432	23,901	24,379	24,866	25,364	25,871	26,388	26,916	27,454	28,004	28,564	29,135	29,718	30,312	30,918	31,537	32,167	32,811	33,467	34,136	**711,751**
Trinity Valley CC		-	-	-	-	-	9,621	16,595	17,405	17,753	18,108	18,470	18,840	19,217	19,601	19,993	20,393	20,801	21,217	21,641	22,074	22,515	22,966	23,425	23,894	24,371	24,859	25,356	25,863	26,380	26,908	27,446	27,995	**583,708**
Kaufman ISD		-	-	-	-	-	211,628	365,037	382,856	390,513	398,324	406,290	414,416	422,704	431,158	439,781	448,577	457,549	466,699	476,033	485,554	495,265	505,171	515,274	525,579	536,091	546,813	557,749	568,904	580,282	591,888	603,726	615,800	**12,839,662**
Total		-	-	-	-	-	310,439	529,371	571,687	583,121	594,783	606,679	618,813	631,189	643,813	656,689	669,823	683,219	696,884	710,821	725,038	739,538	754,329	769,416	784,804	800,500	816,510	832,840	849,497	866,487	883,817	901,493	919,523	**19,151,123**

PHASE TWO : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.5573924

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.01750000		0.0000000

PHASE TWO

	Final Delivery	AREA SF/UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	BPP $ / SF	BPP TAX VALUE	SALES $ / SF	SALES TAX VALUE
MIXED USE FACILITY	2027	15,000	$ 250	$ 3,750,000		$ -	$ 200.00	$ 3,000,000
RESIDENTIAL	2029	69	$ 450,000	$ 31,050,000			$ -	$ -
TOTAL		15,069		34,800,000		-		3,000,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*26.4%*	$ 6,980,908	=	$ 5,383,760	+	$ -	+	$ 1,597,148
Kaufman County (M&O)	*11.8%*	$ 3,132,574	=	$ 3,132,574	+	$ -	+	$ -
Road and Bridge	*3.0%*	$ 789,750	=	$ 789,750	+	$ -	+	$ -
Trinity Valley CC	*4.9%*	$ 1,295,350	=	$ 1,295,350	+	$ -	+	$ -
Kaufman ISD	*53.9%*	$ 14,246,722	=	$ 14,246,722	+	$ -	+	$ -
	100.0%	26,445,304		$ 24,848,157		$ -		$ 1,597,148
		100.0%		*94.0%*		*0.0%*		*6.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*64.6%*	$ 4,037,820	=	$ 4,037,820	+	$ -	+	$ -
Kaufman County (M&O)	*25.1%*	$ 1,566,287	=	$ 1,566,287	+	$ -	+	$ -
Road and Bridge	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	*10.4%*	$ 647,675	=	$ 647,675	+	$ -		$ -
Kaufman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 6,251,782		$ 6,251,782		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*14.6%*	$ 2,943,088	=	$ 1,345,940	+	$ -	+	$ 1,597,148
Kaufman County (M&O)	*7.8%*	$ 1,566,287	=	$ 1,566,287	+	$ -	+	$ -
Road and Bridge	*3.9%*	$ 789,750	=	$ 789,750	+	$ -	+	$ -
Trinity Valley CC	*3.2%*	$ 647,675	=	$ 647,675	+	$ -	+	$ -
Kaufman ISD	*70.6%*	$ 14,246,722	=	$ 14,246,722	+	$ -	+	$ -
	100.0%	$ 20,193,522		$ 18,596,374		$ -		$ 1,597,148
		100.0%		*92.1%*		*0.0%*		*7.9%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																																		
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
MIXED USE FACILITY	Taxable Value Per SF		-	250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	402	410	418	427	435	444	
	Percentage Complete			0%	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-	-	-	-	-	-	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
	TAXABLE VALUE	-	-	-	-	-	-	-	-	4,223,109	4,307,571	4,393,723	4,481,597	4,571,229	4,662,654	4,755,907	4,851,025	4,948,045	5,047,006	5,147,946	5,250,905	5,355,923	5,463,042	5,572,303	5,683,749	5,797,424	5,913,372	6,031,640	6,152,272	6,275,318	6,400,824	6,528,841	6,659,418	
RESIDENTIAL	Cumulative Units	-	-	-	-	-	-	-	-	-	-	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	
	Taxable Value Per Unit		-	450,000	459,000	468,180	477,544	487,094	496,836	506,773	516,909	527,247	537,792	548,547	559,518	570,709	582,123	593,765	605,641	617,754	630,109	642,711	655,565	668,676	682,050	695,691	709,605	723,797	738,273	753,038	768,099	783,461	799,130	
	TAXABLE VALUE	-	-	-	-	-	-	-	-	-	-	36,380,024	37,107,624	37,849,777	38,606,772	39,378,908	40,166,486	40,969,816	41,789,212	42,624,996	43,477,496	44,347,046	45,233,987	46,138,667	47,061,440	48,002,669	48,962,722	49,941,977	50,940,816	51,959,632	52,998,825	54,058,802	55,139,978	
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	4,223,109	4,307,571	40,773,746	41,589,221	42,421,006	43,269,426	44,134,814	45,017,511	45,917,861	46,836,218	47,772,943	48,728,401	49,702,969	50,697,029	51,710,969	52,745,189	53,800,093	54,876,094	55,973,616	57,093,089	58,234,950	59,399,649	60,587,642	61,799,395	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	20,271	20,676	195,715	199,629	203,622	207,694	211,848	216,085	220,407	224,815	229,311	233,897	238,575	243,347	248,214	253,178	258,241	263,406	268,674	274,048	279,529	285,119	290,822	296,638	**5,383,760**
Kaufman County (M&O)		-	-	-	-	-	-	-	-	11,795	12,031	113,878	116,155	118,478	120,848	123,265	125,730	128,245	130,810	133,426	136,095	138,816	141,593	144,425	147,313	150,259	153,265	156,330	159,456	162,646	165,898	169,216	172,601	**3,132,574**
Road and Bridge		-	-	-	-	-	-	-	-	2,974	3,033	28,710	29,284	29,869	30,467	31,076	31,698	32,332	32,978	33,638	34,311	34,997	35,697	36,411	37,139	37,882	38,639	39,412	40,200	41,004	41,824	42,661	43,514	**789,750**
Trinity Valley CC		-	-	-	-	-	-	-	-	4,877	4,975	47,090	48,031	48,992	49,972	50,971	51,991	53,031	54,091	55,173	56,276	57,402	58,550	59,721	60,915	62,134	63,376	64,644	65,937	67,256	68,601	69,973	71,372	**1,295,350**
Kaufman ISD		-	-	-	-	-	-	-	-	53,642	54,715	517,908	528,266	538,832	549,608	560,600	571,812	583,249	594,914	606,812	618,948	631,327	643,954	656,833	669,969	683,369	697,036	710,977	725,196	739,700	754,494	769,584	784,976	**14,246,722**
Total		-	-	-	-	-	-	-	-	93,559	95,430	903,300	921,366	939,793	958,589	977,761	997,316	1,017,262	1,037,608	1,058,360	1,079,527	1,101,117	1,123,140	1,145,603	1,168,515	1,191,885	1,215,723	1,240,037	1,264,838	1,290,135	1,315,937	1,342,256	1,369,101	**24,848,157**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	3,000,000	3,060,000	3,121,200	3,183,624	3,247,296	3,312,242	3,378,487	3,446,057	3,514,978	3,585,278	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739	4,370,434	4,457,842	4,546,999	4,637,939	4,730,698	
																																		GROSS
Total		-	-	-	-	-	-	-	-	52,500	53,550	54,621	55,713	56,828	57,964	59,124	60,306	61,512	62,742	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,572	81,164	82,787	***1,597,148***
SUMMARY																																		
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	72,771	74,226	250,336	255,342	260,449	265,658	270,971	276,391	281,919	287,557	293,308	299,174	305,158	311,261	317,486	323,836	330,313	336,919	343,657	350,530	357,541	364,692	371,986	379,425	**6,980,908**
Kaufman County (M&O)		-	-	-	-	-	-	-	-	11,795	12,031	113,878	116,155	118,478	120,848	123,265	125,730	128,245	130,810	133,426	136,095	138,816	141,593	144,425	147,313	150,259	153,265	156,330	159,456	162,646	165,898	169,216	172,601	**3,132,574**
Road and Bridge		-	-	-	-	-	-	-	-	2,974	3,033	28,710	29,284	29,869	30,467	31,076	31,698	32,332	32,978	33,638	34,311	34,997	35,697	36,411	37,139	37,882	38,639	39,412	40,200	41,004	41,824	42,661	43,514	**789,750**
Trinity Valley CC		-	-	-	-	-	-	-	-	4,877	4,975	47,090	48,031	48,992	49,972	50,971	51,991	53,031	54,091	55,173	56,276	57,402	58,550	59,721	60,915	62,134	63,376	64,644	65,937	67,256	68,601	69,973	71,372	**1,295,350**
Kaufman ISD		-	-	-	-	-	-	-	-	53,642	54,715	517,908	528,266	538,832	549,608	560,600	571,812	583,249	594,914	606,812	618,948	631,327	643,954	656,833	669,969	683,369	697,036	710,977	725,196	739,700	754,494	769,584	784,976	**14,246,722**
Total		-	-	-	-	-	-	-	-	146,059	148,980	957,921	977,079	996,621	1,016,553	1,036,884	1,057,622	1,078,774	1,100,350	1,122,357	1,144,804	1,167,700	1,191,054	1,214,875	1,239,173	1,263,956	1,289,235	1,315,020	1,341,320	1,368,147	1,395,510	1,423,420	1,451,888	***26,445,304***
PARTICIPATION																																		
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	4,223,109	4,307,571	40,773,746	41,589,221	42,421,006	43,269,426	44,134,814	45,017,511	45,917,861	46,836,218	47,772,943	48,728,401	49,702,969	50,697,029	51,710,969	52,745,189	53,800,093	54,876,094	55,973,616	57,093,089	58,234,950	59,399,649	60,587,642	61,799,395	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	15,203	15,507	146,786	149,722	152,716	155,771	158,886	162,064	165,305	168,611	171,983	175,423	178,931	182,510	186,160	189,883	193,681	197,555	201,506	205,536	209,647	213,840	218,116	222,479	**4,037,820**
Kaufman County (M&O)		-	-	-	-	-	-	-	-	5,897	6,015	56,939	58,078	59,239	60,424	61,633	62,865	64,122	65,405	66,713	68,047	69,408	70,796	72,212	73,657	75,130	76,632	78,165	79,728	81,323	82,949	84,608	86,300	**1,566,287**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	2,439	2,487	23,545	24,016	24,496	24,986	25,486	25,995	26,515	27,046	27,586	28,138	28,701	29,275	29,860	30,458	31,067	31,688	32,322	32,968	33,628	34,300	34,986	35,686	**647,675**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	23,539	24,010	227,270	231,815	236,451	241,180	246,004	250,924	255,943	261,061	266,283	271,608	277,041	282,581	288,233	293,998	299,878	305,875	311,993	318,233	324,597	331,089	337,711	344,465	***6,251,782***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	3,000,000	3,060,000	3,121,200	3,183,624	3,247,296	3,312,242	3,378,487	3,446,057	3,514,978	3,585,278	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739	4,370,434	4,457,842	4,546,999	4,637,939	4,730,698	
																																		GROSS
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																		
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	15,203	15,507	146,786	149,722	152,716	155,771	158,886	162,064	165,305	168,611	171,983	175,423	178,931	182,510	186,160	189,883	193,681	197,555	201,506	205,536	209,647	213,840	218,116	222,479	**4,037,820**
Kaufman County (M&O)		-	-	-	-	-	-	-	-	5,897	6,015	56,939	58,078	59,239	60,424	61,633	62,865	64,122	65,405	66,713	68,047	69,408	70,796	72,212	73,657	75,130	76,632	78,165	79,728	81,323	82,949	84,608	86,300	**1,566,287**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	2,439	2,487	23,545	24,016	24,496	24,986	25,486	25,995	26,515	27,046	27,586	28,138	28,701	29,275	29,860	30,458	31,067	31,688	32,322	32,968	33,628	34,300	34,986	35,686	**647,675**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	23,539	24,010	227,270	231,815	236,451	241,180	246,004	250,924	255,943	261,061	266,283	271,608	277,041	282,581	288,233	293,998	299,878	305,875	311,993	318,233	324,597	331,089	337,711	344,465	***6,251,782***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																		
SUMMARY																																		
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	57,568	58,719	103,550	105,621	107,733	109,888	112,086	114,327	116,614	118,946	121,325	123,751	126,226	128,751	131,326	133,953	136,632	139,364	142,152	144,995	147,894	150,852	153,869	156,947	**2,943,088**
Kaufman County (M&O)		-	-	-	-	-	-	-	-	5,897	6,015	56,939	58,078	59,239	60,424	61,633	62,865	64,122	65,405	66,713	68,047	69,408	70,796	72,212	73,657	75,130	76,632	78,165	79,728	81,323	82,949	84,608	86,300	**1,566,287**
Road and Bridge		-	-	-	-	-	-	-	-	2,974	3,033	28,710	29,284	29,869	30,467	31,076	31,698	32,332	32,978	33,638	34,311	34,997	35,697	36,411	37,139	37,882	38,639	39,412	40,200	41,004	41,824	42,661	43,514	**789,750**
Trinity Valley CC		-	-	-	-	-	-	-	-	2,439	2,487	23,545	24,016	24,496	24,986	25,486	25,995	26,515	27,046	27,586	28,138	28,701	29,275	29,860	30,458	31,067	31,688	32,322	32,968	33,628	34,300	34,986	35,686	**647,675**
Kaufman ISD		-	-	-	-	-	-	-	-	53,642	54,715	517,908	528,266	538,832	549,608	560,600	571,812	583,249	594,914	606,812	618,948	631,327	643,954	656,833	669,969	683,369	697,036	710,977	725,196	739,700	754,494	769,584	784,976	**14,246,722**
Total		-	-	-	-	-	-	-	-	122,519	124,970	730,651	745,264	760,169	775,373	790,880	806,698	822,832	839,288	856,074	873,196	890,660	908,473	926,642	945,175	964,079	983,360	1,003,027	1,023,088	1,043,550	1,064,421	1,085,709	1,107,423	***20,193,522***

PHASE THREE : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.5573924

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.01750000		0.0000000

PHASE THREE		AREA	REAL PROPERTY		BPP		SALES	
	Final Delivery	SF/UNITS	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
MULTIFAMILY	2027	165	$ 150,000	$ 24,750,000		$ -	$ -	$ -
OFFICE	2026	34,323	$ 150	$ 5,148,450			$ -	$ -
TOTAL				29,898,450		-		-

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*21.7%*	$ 5,301,884	=	$ 5,301,884	+	$ -	+	$ -
Kaufman County (M&O)	*12.6%*	$ 3,084,934	=	$ 3,084,934	+	$ -	+	$ -
Road and Bridge	*3.2%*	$ 777,739	=	$ 777,739	+	$ -	+	$ -
Trinity Valley CC	*5.2%*	$ 1,275,651	=	$ 1,275,651	+	$ -	+	$ -
Kaufman ISD	*57.3%*	$ 14,030,058	=	$ 14,030,058	+	$ -	+	$ -
	100.0%	24,470,265		$ 24,470,265		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*64.6%*	$ 3,976,413	=	$ 3,976,413	+	$ -	+	$ -
Kaufman County (M&O)	*25.1%*	$ 1,542,467	=	$ 1,542,467	+	$ -	+	$ -
Road and Bridge	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	*10.4%*	$ 637,825	=	$ 637,825	+	$ -		$ -
Kaufman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 6,156,705		$ 6,156,705		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*7.2%*	$ 1,325,471	=	$ 1,325,471	+	$ -	+	$ -
Kaufman County (M&O)	*8.4%*	$ 1,542,467	=	$ 1,542,467	+	$ -	+	$ -
Road and Bridge	*4.2%*	$ 777,739	=	$ 777,739	+	$ -	+	$ -
Trinity Valley CC	*3.5%*	$ 637,825	=	$ 637,825	+	$ -	+	$ -
Kaufman ISD	*76.6%*	$ 14,030,058	=	$ 14,030,058	+	$ -	+	$ -
	100.0%	$ 18,313,560		$ 18,313,560		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																																	
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
MULTIFAMILY Cumulative Units	-	-	-	-	-	-	-	-	165	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	
Taxable Value Per Unit	-	-	150,000	153,000	156,060	159,181	162,365	165,612	168,924	172,303	175,749	179,264	182,849	186,506	190,236	194,041	197,922	201,880	205,918	210,036	214,237	218,522	222,892	227,350	231,897	236,535	241,266	246,091	251,013	256,033	261,154	266,377	
MF Taxable Value	-	-	-	-	-	-	-	-	27,872,520	31,014,513	31,634,803	32,267,499	32,912,849	33,571,106	34,242,528	34,927,379	35,625,927	36,338,445	37,065,214	37,806,518	38,562,649	39,333,902	40,120,580	40,922,991	41,741,451	42,576,280	43,427,806	44,296,362	45,182,289	46,085,935	47,007,654	47,947,807	
OFFICE Taxable Value Per SF		-	150	153	156	159	162	166	169	172	176	179	183	187	190	194	198	202	206	210	214	219	223	227	232	237	241	246	251	256	261	266	
Percentage Complete			0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Cumulative SF	-	-		-	-	-	-	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	
TAXABLE VALUE	-	-	-	-	-	-	-	5,684,305	5,797,991	5,913,951	6,032,230	6,152,874	6,275,932	6,401,450	6,529,479	6,660,069	6,793,270	6,929,136	7,067,719	7,209,073	7,353,254	7,500,319	7,650,326	7,803,332	7,959,399	8,118,587	8,280,959	8,446,578	8,615,509	8,787,820	8,963,576	9,142,848	
REAL PROPERTY *Taxable Value*	-	-	-	-	-	-	-	5,684,305	33,670,511	36,928,464	37,667,033	38,420,374	39,188,781	39,972,557	40,772,008	41,587,448	42,419,197	43,267,581	44,132,933	45,015,591	45,915,903	46,834,221	47,770,906	48,726,324	49,700,850	50,694,867	51,708,764	52,742,940	53,797,799	54,873,755	55,971,230	57,090,654	
																																	GROSS
City of Kaufman (M&O)	-	-	-	-	-	-	-	27,285	161,619	177,257	180,802	184,418	188,107	191,869	195,706	199,620	203,613	207,685	211,839	216,076	220,397	224,805	229,301	233,887	238,565	243,336	248,203	253,167	258,230	263,395	268,663	274,036	**5,301,884**
Kaufman County (M&O)	-	-	-	-	-	-	-	15,876	94,039	103,138	105,201	107,305	109,451	111,640	113,873	116,150	118,473	120,843	123,260	125,725	128,239	130,804	133,420	136,089	138,810	141,587	144,418	147,307	150,253	153,258	156,323	159,450	**3,084,934**
Road and Bridge	-	-	-	-	-	-	-	4,002	23,708	26,002	26,522	27,053	27,594	28,145	28,708	29,283	29,868	30,466	31,075	31,696	32,330	32,977	33,636	34,309	34,995	35,695	36,409	37,137	37,880	38,638	39,410	40,199	**777,739**
Trinity Valley CC	-	-	-	-	-	-	-	6,565	38,886	42,649	43,502	44,372	45,259	46,164	47,088	48,029	48,990	49,970	50,969	51,989	53,028	54,089	55,171	56,274	57,400	58,548	59,718	60,913	62,131	63,374	64,641	65,934	**1,275,651**
Kaufman ISD	-	-	-	-	-	-	-	72,202	427,683	469,065	478,447	488,016	497,776	507,731	517,886	528,244	538,809	549,585	560,577	571,788	583,224	594,888	606,786	618,922	631,300	643,926	656,805	669,941	683,340	697,006	710,947	725,165	**14,030,058**
Total	-	-	-	-	-	-	-	125,930	745,935	818,112	834,474	851,163	868,187	885,550	903,261	921,327	939,753	958,548	977,719	997,274	1,017,219	1,037,563	1,058,315	1,079,481	1,101,071	1,123,092	1,145,554	1,168,465	1,191,834	1,215,671	1,239,984	1,264,784	**24,470,265**
PERSONAL PROPERTY *Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																	GROSS
City of Kaufman (M&O)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES PF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX *Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																	GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SUMMARY																																	GROSS
City of Kaufman (M&O)	-	-	-	-	-	-	-	27,285	161,619	177,257	180,802	184,418	188,107	191,869	195,706	199,620	203,613	207,685	211,839	216,076	220,397	224,805	229,301	233,887	238,565	243,336	248,203	253,167	258,230	263,395	268,663	274,036	**5,301,884**
Kaufman County (M&O)	-	-	-	-	-	-	-	15,876	94,039	103,138	105,201	107,305	109,451	111,640	113,873	116,150	118,473	120,843	123,260	125,725	128,239	130,804	133,420	136,089	138,810	141,587	144,418	147,307	150,253	153,258	156,323	159,450	**3,084,934**
Road and Bridge	-	-	-	-	-	-	-	4,002	23,708	26,002	26,522	27,053	27,594	28,145	28,708	29,283	29,868	30,466	31,075	31,696	32,330	32,977	33,636	34,309	34,995	35,695	36,409	37,137	37,880	38,638	39,410	40,199	**777,739**
Trinity Valley CC	-	-	-	-	-	-	-	6,565	38,886	42,649	43,502	44,372	45,259	46,164	47,088	48,029	48,990	49,970	50,969	51,989	53,028	54,089	55,171	56,274	57,400	58,548	59,718	60,913	62,131	63,374	64,641	65,934	**1,275,651**
Kaufman ISD	-	-	-	-	-	-	-	72,202	427,683	469,065	478,447	488,016	497,776	507,731	517,886	528,244	538,809	549,585	560,577	571,788	583,224	594,888	606,786	618,922	631,300	643,926	656,805	669,941	683,340	697,006	710,947	725,165	**14,030,058**
Total	-	-	-	-	-	-	-	125,930	745,935	818,112	834,474	851,163	868,187	885,550	903,261	921,327	939,753	958,548	977,719	997,274	1,017,219	1,037,563	1,058,315	1,079,481	1,101,071	1,123,092	1,145,554	1,168,465	1,191,834	1,215,671	1,239,984	1,264,784	**24,470,265**
PARTICIPATION																																	
REAL PROPERTY *Taxable Value*	-	-	-	-	-	-	-	5,684,305	33,670,511	36,928,464	37,667,033	38,420,374	39,188,781	39,972,557	40,772,008	41,587,448	42,419,197	43,267,581	44,132,933	45,015,591	45,915,903	46,834,221	47,770,906	48,726,324	49,700,850	50,694,867	51,708,764	52,742,940	53,797,799	54,873,755	55,971,230	57,090,654	
																																	GROSS
City of Kaufman (M&O)	-	-	-	-	-	-	-	20,464	121,214	132,943	135,602	138,314	141,080	143,902	146,780	149,715	152,710	155,764	158,879	162,057	165,298	168,604	171,976	175,415	178,924	182,502	186,152	189,875	193,673	197,546	201,497	205,527	**3,976,413**
Kaufman County (M&O)	-	-	-	-	-	-	-	7,938	47,020	51,569	52,601	53,653	54,726	55,820	56,936	58,075	59,237	60,421	61,630	62,862	64,120	65,402	66,710	68,044	69,405	70,793	72,209	73,653	75,126	76,629	78,162	79,725	**1,542,467**
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC	-	-	-	-	-	-	-	3,282	19,443	21,324	21,751	22,186	22,630	23,082	23,544	24,015	24,495	24,985	25,485	25,994	26,514	27,044	27,585	28,137	28,700	29,274	29,859	30,456	31,066	31,687	32,321	32,967	**637,825**
Kaufman ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	31,684	187,677	205,836	209,953	214,152	218,435	222,804	227,260	231,805	236,441	241,170	245,994	250,913	255,932	261,050	266,271	271,597	277,029	282,569	288,221	293,985	299,865	305,862	311,979	318,219	**6,156,705**
PERSONAL PROPERTY *Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																	GROSS
City of Kaufman (M&O)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX *Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																	GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SUMMARY																																	GROSS
City of Kaufman (M&O)	-	-	-	-	-	-	-	20,464	121,214	132,943	135,602	138,314	141,080	143,902	146,780	149,715	152,710	155,764	158,879	162,057	165,298	168,604	171,976	175,415	178,924	182,502	186,152	189,875	193,673	197,546	201,497	205,527	**3,976,413**
Kaufman County (M&O)	-	-	-	-	-	-	-	7,938	47,020	51,569	52,601	53,653	54,726	55,820	56,936	58,075	59,237	60,421	61,630	62,862	64,120	65,402	66,710	68,044	69,405	70,793	72,209	73,653	75,126	76,629	78,162	79,725	**1,542,467**
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC	-	-	-	-	-	-	-	3,282	19,443	21,324	21,751	22,186	22,630	23,082	23,544	24,015	24,495	24,985	25,485	25,994	26,514	27,044	27,585	28,137	28,700	29,274	29,859	30,456	31,066	31,687	32,321	32,967	**637,825**
Kaufman ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	31,684	187,677	205,836	209,953	214,152	218,435	222,804	227,260	231,805	236,441	241,170	245,994	250,913	255,932	261,050	266,271	271,597	277,029	282,569	288,221	293,985	299,865	305,862	311,979	318,219	**6,156,705**
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																	
SUMMARY																																	GROSS
City of Kaufman (M&O)	-	-	-	-	-	-	-	6,821	40,405	44,314	45,201	46,105	47,027	47,967	48,927	49,905	50,903	51,921	52,960	54,019	55,099	56,201	57,325	58,472	59,641	60,834	62,051	63,292	64,558	65,849	67,166	68,509	**1,325,471**
Kaufman County (M&O)	-	-	-	-	-	-	-	7,938	47,020	51,569	52,601	53,653	54,726	55,820	56,936	58,075	59,237	60,421	61,630	62,862	64,120	65,402	66,710	68,044	69,405	70,793	72,209	73,653	75,126	76,629	78,162	79,725	**1,542,467**
Road and Bridge	-	-	-	-	-	-	-	4,002	23,708	26,002	26,522	27,053	27,594	28,145	28,708	29,283	29,868	30,466	31,075	31,696	32,330	32,977	33,636	34,309	34,995	35,695	36,409	37,137	37,880	38,638	39,410	40,199	**777,739**
Trinity Valley CC	-	-	-	-	-	-	-	3,282	19,443	21,324	21,751	22,186	22,630	23,082	23,544	24,015	24,495	24,985	25,485	25,994	26,514	27,044	27,585	28,137	28,700	29,274	29,859	30,456	31,066	31,687	32,321	32,967	**637,825**
Kaufman ISD	-	-	-	-	-	-	-	72,202	427,683	469,065	478,447	488,016	497,776	507,731	517,886	528,244	538,809	549,585	560,577	571,788	583,224	594,888	606,786	618,922	631,300	643,926	656,805	669,941	683,340	697,006	710,947	725,165	**14,030,058**
Total	-	-	-	-	-	-	-	94,246	558,258	612,275	624,521	637,011	649,751	662,746	676,001	689,521	703,312	717,378	731,726	746,360	761,287	776,513	792,043	807,884	824,042	840,523	857,333	874,480	891,969	909,809	928,005	946,565	**18,313,560**

TIRZ #2 Additional Development : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.5573924

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.01750000		0.0000000

TIRZ #2 ADDITIONAL DEVELOPMENT	Final Delivery	AREA SF/UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	BPP $ / SF	BPP TAX VALUE	SALES $ / SF	SALES TAX VALUE
MULTIFAMILY	2026	94	$ 150,000	$ 14,100,000	$ -	$ -	$ -	$ -
COMMERCIAL	2025	30,000	$ 250	$ 7,500,000	$ 1.00	$ 30,000	$ 250.00	$ 7,500,000
TOTAL				21,600,000		30,000		7,500,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Kaufman (M&O)	*37.8%*	$ 8,124,831	=	$ 3,705,525	+	$ -	+	$ 4,419,306
Kaufman County (M&O)	*10.0%*	$ 2,156,083	=	$ 2,156,083	+	$ -	+	$ -
Road and Bridge	*2.5%*	$ 543,568	=	$ 543,568	+	$ -	+	$ -
Trinity Valley CC	*4.1%*	$ 891,561	=	$ 891,561	+	$ -	+	$ -
Kaufman ISD	*45.6%*	$ 9,805,709	=	$ 9,805,709	+	$ -	+	$ -
	100.0%	21,521,752		$ 17,102,445		$ -		$ 4,419,306
		100.0%		*79.5%*		*0.0%*		*20.5%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Kaufman (M&O)	*64.6%*	$ 2,779,144	=	$ 2,779,144	+	$ -	+	$ -
Kaufman County (M&O)	*25.1%*	$ 1,078,041	=	$ 1,078,041	+	$ -	+	$ -
Road and Bridge	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	*10.4%*	$ 445,781	=	$ 445,781	+	$ -		$ -
Kaufman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 4,302,966		$ 4,302,966		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Kaufman (M&O)	*31.0%*	$ 5,345,688	=	$ 926,381	+	$ -	+	$ 4,419,306
Kaufman County (M&O)	*6.3%*	$ 1,078,041	=	$ 1,078,041	+	$ -	+	$ -
Road and Bridge	*3.2%*	$ 543,568	=	$ 543,568	+	$ -	+	$ -
Trinity Valley CC	*2.6%*	$ 445,781	=	$ 445,781	+	$ -	+	$ -
Kaufman ISD	*56.9%*	$ 9,805,709	=	$ 9,805,709	+	$ -	+	$ -
	100.0%	$ 17,218,786		$ 12,799,480		$ -		$ 4,419,306
		100.0%		*74.3%*		*0.0%*		*25.7%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																																		
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
MULTIFAMILY	Cumulative Units	-	-	-	-	-	-	-	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	
	Taxable Value Per Unit	-	-	150,000	153,000	156,060	159,181	162,365	165,612	168,924	172,303	175,749	179,264	182,849	186,506	190,236	194,041	197,922	201,880	205,918	210,036	214,237	218,522	222,892	227,350	231,897	236,535	241,266	246,091	251,013	256,033	261,154	266,377	
	MF Taxable Value	-	-	-	-	-	-	-	15,567,539	15,878,890	16,196,468	16,520,397	16,850,805	17,187,821	17,531,578	17,882,209	18,239,853	18,604,651	18,976,744	19,356,278	19,743,404	20,138,272	20,541,038	20,951,858	21,370,895	21,798,313	22,234,280	22,678,965	23,132,545	23,595,195	24,067,099	24,548,441	25,039,410	
COMMERCIAL	Taxable Value Per SF		-	250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	402	410	418	427	435	444	
	Percentage Complete	-	-	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-	-	-	-	-	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	
	TAXABLE VALUE	-	-	-	-	-	-	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847	10,926,084	11,144,605	11,367,498	11,594,848	11,826,744	12,063,279	12,304,545	12,636	12,801,649	13,057,682	13,318,835	
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	8,118,241	23,848,145	24,325,108	24,811,610	25,307,843	25,813,999	26,330,279	26,856,885	27,394,023	27,941,903	28,500,741	29,070,756	29,652,171	30,245,215	30,850,119	31,467,121	32,096,464	32,738,393	33,393,161	34,061,024	34,742,245	35,437,089	36,145,831	36,868,748	37,606,123	38,358,245	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	38,968	114,472	116,761	119,096	121,478	123,908	126,386	128,914	131,492	134,122	136,804	139,540	142,331	145,178	148,081	151,043	154,064	157,145	160,288	163,494	166,763	170,099	173,501	176,971	180,510	184,120	**3,705,525**
Kaufman County (M&O)		-	-	-	-	-	-	22,674	66,606	67,938	69,297	70,683	72,096	73,538	75,009	76,509	78,040	79,600	81,192	82,816	84,472	86,162	87,885	89,643	91,436	93,264	95,130	97,032	98,973	100,952	102,971	105,031	107,132	**2,156,083**
Road and Bridge		-	-	-	-	-	-	5,716	16,792	17,128	17,470	17,820	18,176	18,540	18,910	19,289	19,674	20,068	20,469	20,879	21,296	21,722	22,157	22,600	23,052	23,513	23,983	24,463	24,952	25,451	25,960	26,479	27,009	**543,568**
Trinity Valley CC		-	-	-	-	-	-	9,376	27,542	28,093	28,655	29,228	29,813	30,409	31,017	31,637	32,270	32,916	33,574	34,245	34,930	35,629	36,341	37,068	37,810	38,566	39,337	40,124	40,926	41,745	42,580	43,431	44,300	**891,561**
Kaufman ISD		-	-	-	-	-	-	103,118	302,919	308,978	315,157	321,460	327,889	334,447	341,136	347,959	354,918	362,016	369,257	376,642	384,175	391,858	399,695	407,689	415,843	424,160	432,643	441,296	450,122	459,124	468,307	477,673	487,226	**9,805,709**
Total		-	-	-	-	-	-	*179,851*	*528,331*	*538,897*	*549,675*	*560,669*	*571,882*	*583,320*	*594,986*	*606,886*	*619,024*	*631,404*	*644,032*	*656,913*	*670,051*	*683,452*	*697,121*	*711,064*	*725,285*	*739,791*	*754,586*	*769,678*	*785,072*	*800,773*	*816,789*	*833,124*	*849,787*	**17,102,445**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	7,500,000	7,650,000	7,803,000	7,959,060	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847	10,926,084	11,144,605	11,367,498	11,594,848	11,826,744	12,063,279	12,304,545	
																																		GROSS
Total		-	-	-	-	-	-	*131,250*	*133,875*	*136,553*	*139,284*	*142,069*	*144,911*	*147,809*	*150,765*	*153,780*	*156,856*	*159,993*	*163,193*	*166,457*	*169,786*	*173,182*	*176,645*	*180,178*	*183,782*	*187,457*	*191,206*	*195,031*	*198,931*	*202,910*	*206,968*	*211,107*	*215,330*	***4,419,306***
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	170,218	248,347	253,313	258,380	263,547	268,818	274,195	279,679	285,272	290,978	296,797	302,733	308,788	314,963	321,263	327,688	334,242	340,927	347,745	354,700	361,794	369,030	376,410	383,939	391,617	399,450	**8,124,831**
Kaufman County (M&O)		-	-	-	-	-	-	22,674	66,606	67,938	69,297	70,683	72,096	73,538	75,009	76,509	78,040	79,600	81,192	82,816	84,472	86,162	87,885	89,643	91,436	93,264	95,130	97,032	98,973	100,952	102,971	105,031	107,132	**2,156,083**
Road and Bridge		-	-	-	-	-	-	5,716	16,792	17,128	17,470	17,820	18,176	18,540	18,910	19,289	19,674	20,068	20,469	20,879	21,296	21,722	22,157	22,600	23,052	23,513	23,983	24,463	24,952	25,451	25,960	26,479	27,009	**543,568**
Trinity Valley CC		-	-	-	-	-	-	9,376	27,542	28,093	28,655	29,228	29,813	30,409	31,017	31,637	32,270	32,916	33,574	34,245	34,930	35,629	36,341	37,068	37,810	38,566	39,337	40,124	40,926	41,745	42,580	43,431	44,300	**891,561**
Kaufman ISD		-	-	-	-	-	-	103,118	302,919	308,978	315,157	321,460	327,889	334,447	341,136	347,959	354,918	362,016	369,257	376,642	384,175	391,858	399,695	407,689	415,843	424,160	432,643	441,296	450,122	459,124	468,307	477,673	487,226	**9,805,709**
Total		-	-	-	-	-	-	*311,101*	*662,206*	*675,450*	*688,959*	*702,738*	*716,793*	*731,129*	*745,751*	*760,666*	*775,880*	*791,397*	*807,225*	*823,370*	*839,837*	*856,634*	*873,767*	*891,242*	*909,067*	*927,248*	*945,793*	*964,709*	*984,003*	*1,003,683*	*1,023,757*	*1,044,232*	*1,065,116*	***21,521,752***
PARTICIPATION																																		
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	8,118,241	23,848,145	24,325,108	24,811,610	25,307,843	25,813,999	26,330,279	26,856,885	27,394,023	27,941,903	28,500,741	29,070,756	29,652,171	30,245,215	30,850,119	31,467,121	32,096,464	32,738,393	33,393,161	34,061,024	34,742,245	35,437,089	36,145,831	36,868,748	37,606,123	38,358,245	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	29,226	85,854	87,571	89,322	91,109	92,931	94,789	96,685	98,619	100,591	102,603	104,655	106,748	108,883	111,061	113,282	115,548	117,859	120,216	122,620	125,073	127,574	130,125	132,728	135,383	138,090	**2,779,144**
Kaufman County (M&O)		-	-	-	-	-	-	11,337	33,303	33,969	34,648	35,341	36,048	36,769	37,505	38,255	39,020	39,800	40,596	41,408	42,236	43,081	43,943	44,821	45,718	46,632	47,565	48,516	49,486	50,476	51,486	52,515	53,566	**1,078,041**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	4,688	13,771	14,047	14,327	14,614	14,906	15,204	15,509	15,819	16,135	16,458	16,787	17,123	17,465	17,814	18,171	18,534	18,905	19,283	19,669	20,062	20,463	20,872	21,290	21,716	22,150	**445,781**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	*45,250*	*132,928*	*135,586*	*138,298*	*141,064*	*143,885*	*146,763*	*149,698*	*152,692*	*155,746*	*158,861*	*162,038*	*165,279*	*168,585*	*171,956*	*175,395*	*178,903*	*182,481*	*186,131*	*189,854*	*193,651*	*197,524*	*201,474*	*205,504*	*209,614*	*213,806*	***4,302,966***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	7,500,000	7,650,000	7,803,000	7,959,060	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847	10,926,084	11,144,605	11,367,498	11,594,848	11,826,744	12,063,279	12,304,545	
																																		GROSS
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	29,226	85,854	87,571	89,322	91,109	92,931	94,789	96,685	98,619	100,591	102,603	104,655	106,748	108,883	111,061	113,282	115,548	117,859	120,216	122,620	125,073	127,574	130,125	132,728	135,383	138,090	**2,779,144**
Kaufman County (M&O)		-	-	-	-	-	-	13,604	39,964	40,763	41,578	42,410	43,258	44,123	45,005	45,906	46,824	47,760	48,715	49,690	50,683	51,697	52,731	53,786	54,861	55,959	57,078	58,219	59,384	60,571	61,783	63,019	64,279	**1,293,650**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	4,688	13,771	14,047	14,327	14,614	14,906	15,204	15,509	15,819	16,135	16,458	16,787	17,123	17,465	17,814	18,171	18,534	18,905	19,283	19,669	20,062	20,463	20,872	21,290	21,716	22,150	**445,781**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	*47,518*	*139,588*	*142,380*	*145,228*	*148,132*	*151,095*	*154,117*	*157,199*	*160,343*	*163,550*	*166,821*	*170,157*	*173,561*	*177,032*	*180,572*	*184,184*	*187,868*	*191,625*	*195,457*	*199,367*	*203,354*	*207,421*	*211,569*	*215,801*	*220,117*	*224,519*	***4,518,574***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																		
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	140.992	162.493	165.743	169.058	172.439	175.888	179.405	182.993	186.653	190.386	194.194	198.078	202.039	206.080	210.202	214.406	218.694	223.068	227.529	232.080	236.721	241.456	246.285	251.211	256.235	261.360	**5.345.688**
Kaufman County (M&O)		-	-	-	-	-	-	9,069	26,642	27,175	27,719	28,273	28,839	29,415	30,004	30,604	31,216	31,840	32,477	33,126	33,789	34,465	35,154	35,857	36,574	37,306	38,052	38,813	39,589	40,381	41,189	42,012	42,853	**862,433**
Road and Bridge		-	-	-	-	-	-	5,716	16,792	17,128	17,470	17,820	18,176	18,540	18,910	19,289	19,674	20,068	20,469	20,879	21,296	21,722	22,157	22,600	23,052	23,513	23,983	24,463	24,952	25,451	25,960	26,479	27,009	**543,568**
Trinity Valley CC		-	-	-	-	-	-	4,688	13,771	14,047	14,327	14,614	14,906	15,204	15,509	15,819	16,135	16,458	16,787	17,123	17,465	17,814	18,171	18,534	18,905	19,283	19,669	20,062	20,463	20,872	21,290	21,716	22,150	**445,781**
Kaufman ISD		-	-	-	-	-	-	103,118	302,919	308,978	315,157	321,460	327,889	334,447	341,136	347,959	354,918	362,016	369,257	376,642	384,175	391,858	399,695	407,689	415,843	424,160	432,643	441,296	450,122	459,124	468,307	477,673	487,226	**9,805,709**
Total		-	-	-	-	-	-	*263,583*	*522,617*	*533,070*	*543,731*	*554,606*	*565,698*	*577,012*	*588,552*	*600,323*	*612,330*	*624,576*	*637,068*	*649,809*	*662,805*	*676,061*	*689,583*	*703,374*	*717,442*	*731,791*	*746,426*	*761,355*	*776,582*	*792,114*	*807,956*	*824,115*	*840,597*	***17,003,178***

TIRZ #2A : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.5573924

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.01750000		0.0000000

TIRZ #2A	Final Delivery	AREA SF/UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	BPP $ / SF	BPP TAX VALUE	SALES $ / SF	SALES TAX VALUE
RESIDENTIAL (Single Family)	2026, 2028, 2030	134	$ 560,000	$ 75,040,000	$ -	$ -	$ -	$ -
RESIDENTIAL (Townhomes)	2026, 2028, 2030	93	$ 440,000	$ 40,920,000	$ 1.00	$ 93	$ -	$ -
MULTIFAMILY	2024	199	$ 150,000	$ 29,850,000	$ 2.00	$ 398	$ -	$ -
MULTIFAMILY	2026	156	$ 150,000	$ 23,400,000	$ 3.00	$ 468	$ -	$ -
RESIDENTIAL	2027 & 2029	93	$ 250,000	$ 23,250,000	$ 4.00	$ 372	$ -	$ -
COMMERCIAL	2030	110,000	$ 250	$ 27,500,000	$ 5.00	$ 550,000	$250.00	$ 27,500,000
TOTAL				219,960,000		551,331		27,500,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*27.2%*	$ 47,945,497	=	$ 35,537,276	+	$ -	+	$ 12,408,221
Kaufman County (M&O)	*11.7%*	$ 20,677,582	=	$ 20,677,582	+	$ -	+	$ -
Road and Bridge	*3.0%*	$ 5,213,003	=	$ 5,213,003	+	$ -	+	$ -
Trinity Valley CC	*4.8%*	$ 8,550,385	=	$ 8,550,385	+	$ -	+	$ -
Kaufman ISD	*53.3%*	$ 94,040,163	=	$ 94,040,163	+	$ -	+	$ -
	100.0%	176,426,629		$ 164,018,408		$ -		$ 12,408,221
		100.0%		*93.0%*		*0.0%*		*7.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*64.6%*	$ 26,652,957	=	$ 26,652,957	+	$ -	+	$ -
Kaufman County (M&O)	*25.1%*	$ 10,338,791	=	$ 10,338,791	+	$ -	+	$ -
Road and Bridge	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	*10.4%*	$ 4,275,192	=	$ 4,275,192	+	$ -		$ -
Kaufman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 41,266,940		$ 41,266,940		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*15.8%*	$ 21,292,540	=	$ 8,884,319	+	$ -	+	$ 12,408,221
Kaufman County (M&O)	*7.6%*	$ 10,338,791	=	$ 10,338,791	+	$ -	+	$ -
Road and Bridge	*3.9%*	$ 5,213,003	=	$ 5,213,003	+	$ -	+	$ -
Trinity Valley CC	*3.2%*	$ 4,275,192	=	$ 4,275,192	+	$ -	+	$ -
Kaufman ISD	*69.6%*	$ 94,040,163	=	$ 94,040,163	+	$ -	+	$ -
	100.0%	$ 135,159,689		$ 122,751,468		$ -		$ 12,408,221
		100.0%		*90.8%*		*0.0%*		*9.2%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
RESIDENTIAL (Single Family)	Cumulative Units	-	-	-	-	-	-	-	45	45	89	89	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	
	Taxable Value Per Unit		-	560,000	571,200	582,624	594,276	606,162	618,285	630,651	643,264	656,129	669,252	682,637	696,290	710,215	724,420	738,908	753,686	768,760	784,135	799,818	815,814	832,131	848,773	865,749	883,064	900,725	918,739	937,114	955,856	974,974	994,473	
	MF Taxable Value	-	-	-	-	-	-	-	27,822,836	28,379,293	57,250,494	58,395,504	89,679,746	91,473,341	93,302,808	95,168,864	97,072,242	99,013,686	100,993,960	103,013,839	105,074,116	107,175,598	109,319,110	111,505,493	113,735,602	116,010,314	118,330,521	120,697,131	123,111,074	125,573,295	128,084,761	130,646,456	133,259,386	
RESIDENTIAL (Townhomes)	Cumulative Units	-	-	-	-	-	-	-	31	31	62	62	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	
	Taxable Value Per Unit		-	440,000	448,800	457,776	466,932	476,270	485,796	495,511	505,422	515,530	525,841	536,358	547,085	558,026	569,187	580,571	592,182	604,026	616,106	628,428	640,997	653,817	666,893	680,231	693,836	707,712	721,867	736,304	751,030	766,051	781,372	
	MF Taxable Value	-	-	-	-	-	-	-	15,059,662	15,360,855	31,336,145	31,962,868	48,903,188	49,881,252	50,878,877	51,896,454	52,934,383	53,993,071	55,072,932	56,174,391	57,297,879	58,443,836	59,612,713	60,804,967	62,021,067	63,261,488	64,526,718	65,817,252	67,133,597	68,476,269	69,845,795	71,242,711	72,667,565	
MULTIFAMILY	Cumulative Units	-	-	-	-	-	199	199	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	
	Taxable Value Per Unit		-	150,000	153,000	156,060	159,181	162,365	165,612	168,924	172,303	175,749	179,264	182,849	186,506	190,236	194,041	197,922	201,880	205,918	210,036	214,237	218,522	222,892	227,350	231,897	236,535	241,266	246,091	251,013	256,033	261,154	266,377	
	MF Taxable Value	-	-	-	-	-	31,677,059	32,310,600	58,792,303	59,968,149	61,167,512	62,390,862	63,638,679	64,911,453	66,209,682	67,533,876	68,884,553	70,262,244	71,667,489	73,100,839	74,562,856	76,054,113	77,575,195	79,126,699	80,709,233	82,323,417	83,969,886	85,649,284	87,362,269	89,109,515	90,891,705	92,709,539	94,563,730	
RESIDENTIAL	Cumulative Units	-	-	-	-	-	-	-	-	47	47	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	
	Taxable Value Per Unit		-	250,000	255,000	260,100	265,302	270,608	276,020	281,541	287,171	292,915	298,773	304,749	310,844	317,060	323,402	329,870	336,467	343,196	350,060	357,062	364,203	371,487	378,917	386,495	394,225	402,109	410,151	418,355	426,722	435,256	443,961	
	MF Taxable Value	-	-	-	-	-	-	-	-	13,232,408	13,497,057	27,241,081	27,785,902	28,341,620	28,908,453	29,486,622	30,076,354	30,677,881	31,291,439	31,917,268	32,555,613	33,206,725	33,870,860	34,548,277	35,239,242	35,944,027	36,662,908	37,396,166	38,144,089	38,906,971	39,685,111	40,478,813	41,288,389	
COMMERCIAL	Taxable Value Per SF		-	250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	402	410	418	427	435	444	
	Percentage Complete	-	-	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-	-	-	-	-	-	-	-	-	-	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	
	TAXABLE VALUE	-	-	-	-	-	-	-	-	-	-	-	32,865,046	33,522,347	34,192,793	34,876,649	35,574,182	36,285,666	37,011,379	37,751,607	38,506,639	39,276,772	40,062,307	40,863,553	41,680,824	42,514,441	43,364,730	44,232,024	45,116,665	46,018,998	46,939,378	47,878,166	48,835,729	
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	31,677,059	32,310,600	101,674,801	116,940,706	163,251,207	179,990,314	262,872,561	268,130,013	273,492,613	278,962,465	284,541,714	290,232,549	296,037,200	301,957,944	307,997,103	314,157,045	320,440,186	326,848,989	333,385,969	340,053,688	346,854,762	353,791,857	360,867,695	368,085,048	375,446,749	382,955,684	390,614,798	
City of Kaufman (M&O)		-	-	-	-	-	152,050	155,091	488,041	561,317	783,609	863,957	1,261,793	1,287,029	1,312,769	1,339,025	1,365,805	1,393,121	1,420,984	1,449,404	1,478,392	1,507,959	1,538,119	1,568,881	1,600,259	1,632,264	1,664,909	1,698,207	1,732,171	1,766,815	1,802,151	1,838,194	1,874,958	GROSS **35,537,276**
Kaufman County (M&O)		-	-	-	-	-	88,471	90,241	283,970	326,606	455,948	502,699	734,182	748,866	763,843	779,120	794,702	810,596	826,808	843,344	860,211	877,415	894,964	912,863	931,120	949,743	968,738	988,112	1,007,875	1,028,032	1,048,593	1,069,565	1,090,956	**20,677,582**
Road and Bridge		-	-	-	-	-	22,304	22,751	71,591	82,340	114,948	126,735	185,094	188,796	192,572	196,423	200,352	204,359	208,446	212,615	216,867	221,204	225,628	230,141	234,744	239,439	244,227	249,112	254,094	259,176	264,360	269,647	275,040	**5,213,003**
Trinity Valley CC		-	-	-	-	-	36,584	37,316	117,424	135,055	188,539	207,871	303,592	309,663	315,857	322,174	328,617	335,190	341,893	348,731	355,706	362,820	370,076	377,478	385,027	392,728	400,583	408,594	416,766	425,101	433,603	442,276	451,121	**8,550,385**
Kaufman ISD		-	-	-	-	-	402,362	410,409	1,291,473	1,485,381	2,073,617	2,286,237	3,339,007	3,405,787	3,473,903	3,543,381	3,614,249	3,686,534	3,760,265	3,835,470	3,912,179	3,990,423	4,070,231	4,151,636	4,234,669	4,319,362	4,405,749	4,493,864	4,583,741	4,675,416	4,768,925	4,864,303	4,961,589	**94,040,163**
Total		-	-	-	-	-	***701,772***	***715,808***	***2,252,499***	***2,590,699***	***3,616,660***	***3,987,498***	***5,823,668***	***5,940,141***	***6,058,944***	***6,180,123***	***6,303,725***	***6,429,800***	***6,558,396***	***6,689,564***	***6,823,355***	***6,959,822***	***7,099,018***	***7,240,999***	***7,385,819***	***7,533,535***	***7,684,206***	***7,837,890***	***7,994,648***	***8,154,541***	***8,317,632***	***8,483,984***	***8,653,664***	***164,018,408***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS -
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	27,500,000	28,050,000	28,611,000	29,183,220	29,766,884	30,362,222	30,969,467	31,588,856	32,220,633	32,865,046	33,522,347	34,192,793	34,876,649	35,574,182	36,285,666	37,011,379	37,751,607	38,506,639	39,276,772	40,062,307	40,863,553	
Total		-	-	-	-	-	-	-	-	-	-	-	***481,250***	***490,875***	***500,693***	***510,706***	***520,920***	***531,339***	***541,966***	***552,805***	***563,861***	***575,138***	***586,641***	***598,374***	***610,341***	***622,548***	***634,999***	***647,699***	***660,653***	***673,866***	***687,344***	***701,090***	***715,112***	GROSS ***12,408,221***
SUMMARY																																		
City of Kaufman (M&O)		-	-	-	-	-	152,050	155,091	488,041	561,317	783,609	863,957	1,743,043	1,777,904	1,813,462	1,849,731	1,886,726	1,924,460	1,962,950	2,002,209	2,042,253	2,083,098	2,124,760	2,167,255	2,210,600	2,254,812	2,299,908	2,345,906	2,392,825	2,440,681	2,489,495	2,539,285	2,590,070	GROSS **47,945,497**
Kaufman County (M&O)		-	-	-	-	-	88,471	90,241	283,970	326,606	455,948	502,699	734,182	748,866	763,843	779,120	794,702	810,596	826,808	843,344	860,211	877,415	894,964	912,863	931,120	949,743	968,738	988,112	1,007,875	1,028,032	1,048,593	1,069,565	1,090,956	**20,677,582**
Road and Bridge		-	-	-	-	-	22,304	22,751	71,591	82,340	114,948	126,735	185,094	188,796	192,572	196,423	200,352	204,359	208,446	212,615	216,867	221,204	225,628	230,141	234,744	239,439	244,227	249,112	254,094	259,176	264,360	269,647	275,040	**5,213,003**
Trinity Valley CC		-	-	-	-	-	36,584	37,316	117,424	135,055	188,539	207,871	303,592	309,663	315,857	322,174	328,617	335,190	341,893	348,731	355,706	362,820	370,076	377,478	385,027	392,728	400,583	408,594	416,766	425,101	433,603	442,276	451,121	**8,550,385**
Kaufman ISD		-	-	-	-	-	402,362	410,409	1,291,473	1,485,381	2,073,617	2,286,237	3,339,007	3,405,787	3,473,903	3,543,381	3,614,249	3,686,534	3,760,265	3,835,470	3,912,179	3,990,423	4,070,231	4,151,636	4,234,669	4,319,362	4,405,749	4,493,864	4,583,741	4,675,416	4,768,925	4,864,303	4,961,589	**94,040,163**
Total		-	-	-	-	-	***701,772***	***715,808***	***2,252,499***	***2,590,699***	***3,616,660***	***3,987,498***	***6,304,918***	***6,431,016***	***6,559,636***	***6,690,829***	***6,824,646***	***6,961,139***	***7,100,361***	***7,242,369***	***7,387,216***	***7,534,960***	***7,685,659***	***7,839,373***	***7,996,160***	***8,156,083***	***8,319,205***	***8,485,589***	***8,655,301***	***8,828,407***	***9,004,975***	***9,185,075***	***9,368,776***	***176,426,629***

PARTICIPATION

REAL PROPERTY	*Taxable Value*	-	-	-	-	-	*31,677,059*	*32,310,600*	*101,674,801*	*116,940,706*	*163,251,207*	*179,990,314*	*262,872,561*	*268,130,013*	*273,492,613*	*278,962,465*	*284,541,714*	*290,232,549*	*296,037,200*	*301,957,944*	*307,997,103*	*314,157,045*	*320,440,186*	*326,848,989*	*333,385,969*	*340,053,688*	*346,854,762*	*353,791,857*	*360,867,695*	*368,085,048*	*375,446,749*	*382,955,684*	*390,614,798*	
City of Kaufman (M&O)		-	-	-	-	-	114,038	116,319	366,031	420,988	587,707	647,968	946,345	965,272	984,577	1,004,269	1,024,354	1,044,841	1,065,738	1,087,053	1,108,794	1,130,970	1,153,589	1,176,661	1,200,194	1,224,198	1,248,682	1,273,655	1,299,129	1,325,111	1,351,613	1,378,646	1,406,219	GROSS **26,652,957**
Kaufman County (M&O)		-	-	-	-	-	44,236	45,120	141,985	163,303	227,974	251,349	367,091	374,433	381,921	389,560	397,351	405,298	413,404	421,672	430,106	438,708	447,482	456,432	465,560	474,871	484,369	494,056	503,937	514,016	524,296	534,782	545,478	**10,338,791**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	18,292	18,658	58,712	67,527	94,269	103,935	151,796	154,832	157,928	161,087	164,309	167,595	170,947	174,366	177,853	181,410	185,038	188,739	192,514	196,364	200,291	204,297	208,383	212,551	216,802	221,138	225,561	**4,275,192**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	***176,566***	***180,097***	***566,728***	***651,819***	***909,950***	***1,003,252***	***1,465,232***	***1,494,536***	***1,524,427***	***1,554,915***	***1,586,014***	***1,617,734***	***1,650,089***	***1,683,090***	***1,716,752***	***1,751,087***	***1,786,109***	***1,821,831***	***1,858,268***	***1,895,433***	***1,933,342***	***1,972,009***	***2,011,449***	***2,051,678***	***2,092,711***	***2,134,566***	***2,177,257***	***41,266,940***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS -
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	*27,500,000*	*28,050,000*	*28,611,000*	*29,183,220*	*29,766,884*	*30,362,222*	*30,969,467*	*31,588,856*	*32,220,633*	*32,865,046*	*33,522,347*	*34,192,793*	*34,876,649*	*35,574,182*	*36,285,666*	*37,011,379*	*37,751,607*	*38,506,639*	*39,276,772*	*40,062,307*	*40,863,553*	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS **-**
SUMMARY																																		
City of Kaufman (M&O)		-	-	-	-	-	114,038	116,319	366,031	420,988	587,707	647,968	946,345	965,272	984,577	1,004,269	1,024,354	1,044,841	1,065,738	1,087,053	1,108,794	1,130,970	1,153,589	1,176,661	1,200,194	1,224,198	1,248,682	1,273,655	1,299,129	1,325,111	1,351,613	1,378,646	1,406,219	GROSS **26,652,957**
Kaufman County (M&O)		-	-	-	-	-	53,083	54,145	170,382	195,964	273,569	301,619	440,509	449,319	458,306	467,472	476,821	486,358	496,085	506,007	516,127	526,449	536,978	547,718	558,672	569,846	581,243	592,867	604,725	616,819	629,156	641,739	654,574	**12,406,549**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	18,292	18,658	58,712	67,527	94,269	103,935	151,796	154,832	157,928	161,087	164,309	167,595	170,947	174,366	177,853	181,410	185,038	188,739	192,514	196,364	200,291	204,297	208,383	212,551	216,802	221,138	225,561	**4,275,192**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	***185,413***	***189,121***	***595,125***	***684,479***	***955,544***	***1,053,522***	***1,538,650***	***1,569,423***	***1,600,811***	***1,632,827***	***1,665,484***	***1,698,794***	***1,732,770***	***1,767,425***	***1,802,773***	***1,838,829***	***1,875,605***	***1,913,118***	***1,951,380***	***1,990,408***	***2,030,216***	***2,070,620***	***2,112,236***	***2,154,481***	***2,197,571***	***2,241,522***	***2,286,353***	***43,334,698***

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY																																		
City of Kaufman (M&O)		-	-	-	-	-	38,013	38,773	122,010	140,329	195,902	215,989	796,698	812,632	828,885	845,463	862,372	879,619	897,212	915,156	933,459	952,128	971,171	990,594	1,010,406	1,030,614	1,051,226	1,072,251	1,093,696	1,115,570	1,137,881	1,160,639	1,183,852	GROSS **21,292,540**
Kaufman County (M&O)		-	-	-	-	-	35,389	36,096	113,588	130,642	182,379	201,079	293,673	299,546	305,537	311,648	317,881	324,239	330,723	337,338	344,085	350,966	357,986	365,145	372,448	379,897	387,495	395,245	403,150	411,213	419,437	427,826	436,382	**8,271,033**
Road and Bridge		-	-	-	-	-	22,304	22,751	71,591	82,340	114,948	126,735	185,094	188,796	192,572	196,423	200,352	204,359	208,446	212,615	216,867	221,204	225,628	230,141	234,744	239,439	244,227	249,112	254,094	259,176	264,360	269,647	275,040	**5,213,003**
Trinity Valley CC		-	-	-	-	-	18,292	18,658	58,712	67,527	94,269	103,935	151,796	154,832	157,928	161,087	164,309	167,595	170,947	174,366	177,853	181,410	185,038	188,739	192,514	196,364	200,291	204,297	208,383	212,551	216,802	221,138	225,561	**4,275,192**
Kaufman ISD		-	-	-	-	-	402,362	410,409	1,291,473	1,485,381	2,073,617	2,286,237	3,339,007	3,405,787	3,473,903	3,543,381	3,614,249	3,686,534	3,760,265	3,835,470	3,912,179	3,990,423	4,070,231	4,151,636	4,234,669	4,319,362	4,405,749	4,493,864	4,583,741	4,675,416	4,768,925	4,864,303	4,961,589	**94,040,163**
Total		-	-	-	-	-	***516,360***	***526,687***	***1,657,375***	***1,906,220***	***2,661,116***	***2,933,976***	***4,766,268***	***4,861,593***	***4,958,825***	***5,058,002***	***5,159,162***	***5,262,345***	***5,367,592***	***5,474,944***	***5,584,443***	***5,696,131***	***5,810,054***	***5,926,255***	***6,044,780***	***6,165,676***	***6,288,989***	***6,414,769***	***6,543,064***	***6,673,926***	***6,807,404***	***6,943,552***	***7,082,423***	***133,091,931***

Financial Feasibility Analysis - Proposed TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 2.00%
DISCOUNT RATE 6.00%

	REAL PROPERTY TAX		
City of Kaufman (M&O)	0.4800018	75%	0.3600014
Kaufman County (M&O)	0.2792920	50%	0.1396460
Road and Bridge	0.0704120	0%	0.0000000
Trinity Valley CC	0.1154900	50%	0.0577450
Kaufman ISD	1.2702000	0%	0.0000000
	2.2153958		*0.5573924*

	BUSINESS PERSONAL PROPERTY TAX		
City of Kaufman (M&O)	0.4800018	0%	0.0000000
Kaufman County (M&O)	0.2792920	0%	0.0000000
Road and Bridge	0.0704120	0%	0.0000000
Trinity Valley CC	0.1154900	0%	0.0000000
Kaufman ISD	1.2702000	0%	0.0000000
	2.2153958		*0.0000000*

SALES TAX			
0.0100000	0.00%	0.0000000	City of Kaufman Sales Tax
0.0050000	0.00%	0.0000000	City Property Tax Reduction
0.0025000	0.00%	0.0000000	Economic Development
0.0025000	0.00%	0.0000000	Street Maintenance

TAX YEAR	BASE YEAR 2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	31 2051	TOTALS	
BASE YEAR (Original Boundaries)																																		
City of Kaufman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE																																		
City of Kaufman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE INCREMENT																																		
City of Kaufman (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman County (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
BASE YEAR (Expanded Boundaries)																																		
City of Kaufman (M&O)			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Kaufman County (M&O)			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Road and Bridge			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Trinity Valley CC			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Kaufman ISD			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
TAXABLE VALUE																																		
City of Kaufman (M&O)				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Kaufman County (M&O)				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Road and Bridge				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Trinity Valley CC				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Kaufman ISD				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
TAXABLE VALUE INCREMENT																																		
City of Kaufman (M&O)				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Kaufman County (M&O)				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Road and Bridge				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Trinity Valley CC				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Kaufman ISD				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
REVENUE A																																		
TAXABLE VALUE GROWTH																																		
City of Kaufman (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
REVENUE B																																		
TAXABLE VALUE GROWTH																																		
City of Kaufman (M&O)		0	0	402	813	1,232	1,659	2,095	2,539	2,992	3,455	3,926	4,407	4,898	5,398	5,909	6,429	6,961	7,502	8,055	8,618	9,193	9,780	10,378	10,988	11,610	12,245	12,892	13,552	14,226	14,913	15,614	212,680	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	156	315	478	644	813	985	1,161	1,340	1,523	1,710	1,900	2,094	2,292	2,494	2,700	2,910	3,124	3,343	3,566	3,794	4,026	4,262	4,504	4,750	5,001	5,257	5,518	5,785	6,057	82,499	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	65	130	198	266	336	407	480	554	630	707	786	866	948	1,031	1,116	1,203	1,292	1,382	1,475	1,569	1,665	1,762	1,862	1,964	2,068	2,174	2,282	2,392	2,504	34,114	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**623**	**1,259**	**1,907**	**2,569**	**3,243**	**3,931**	**4,633**	**5,349**	**6,079**	**6,824**	**7,583**	**8,358**	**9,149**	**9,955**	**10,777**	**11,616**	**12,471**	**13,344**	**14,234**	**15,142**	**16,068**	**17,012**	**17,976**	**18,958**	**19,961**	**20,983**	**22,026**	**23,090**	**24,175**	**329,293**	
REVENUE 1																																		
PHASE ONE																																		
REAL PROPERTY TAX		0	0	0	0	16,660,966	28,738,574	30,141,406	30,744,234	31,359,119	31,986,301	32,626,027	33,278,548	33,944,119	34,623,001	35,315,461	36,021,770	36,742,206	37,477,050	38,226,591	38,991,123	39,770,945	40,566,364	41,377,691	42,205,245	43,049,350	43,910,337	44,788,544	45,684,315	46,598,001	47,529,961	48,480,560		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (M&O)		0	0	0	0	59,980	103,459	108,509	110,680	112,893	115,151	117,454	119,803	122,199	124,643	127,136	129,679	132,272	134,918	137,616	140,369	143,176	146,039	148,960	151,939	154,978	158,078	161,239	164,464	167,753	171,109	174,531	3,639,030	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	23,266	40,132	42,091	42,933	43,792	44,668	45,561	46,472	47,402	48,350	49,317	50,303	51,309	52,335	53,382	54,450	55,539	56,649	57,782	58,938	60,117	61,319	62,545	63,796	65,072	66,374	67,701	1,411,595	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	9,621	16,595	17,405	17,753	18,108	18,470	18,840	19,217	19,601	19,993	20,393	20,801	21,217	21,641	22,074	22,515	22,966	23,425	23,894	24,371	24,859	25,356	25,863	26,380	26,908	27,446	27,995	583,708	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**92,867**	**160,187**	**168,006**	**171,366**	**174,793**	**178,289**	**181,855**	**185,492**	**189,202**	**192,986**	**196,846**	**200,783**	**204,798**	**208,894**	**213,072**	**217,334**	**221,680**	**226,114**	**230,636**	**235,249**	**239,954**	**244,753**	**249,648**	**254,641**	**259,734**	**264,928**	**270,227**	**5,634,333**	
REVENUE 2																																		
PHASE TWO																																		
REAL PROPERTY TAX		0	0	0	0	0	0	0	4,223,109	4,307,571	40,773,746	41,589,221	42,421,006	43,269,426	44,134,814	45,017,511	45,917,861	46,836,218	47,772,943	48,728,401	49,702,969	50,697,029	51,710,969	52,745,189	53,800,093	54,876,094	55,973,616	57,093,089	58,234,950	59,399,649	60,587,642	61,799,395		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (M&O)		0	0	0	0	0	0	0	15,203	15,507	146,786	149,722	152,716	155,771	158,886	162,064	165,305	168,611	171,983	175,423	178,931	182,510	186,160	189,883	193,681	197,555	201,506	205,536	209,647	213,840	218,116	222,479	4,037,820	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	0	0	0	5,897	6,015	56,939	58,078	59,239	60,424	61,633	62,865	64,122	65,405	66,713	68,047	69,408	70,796	72,212	73,657	75,130	76,632	78,165	79,728	81,323	82,949	84,608	86,300	1,566,287	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	0	0	0	2,439	2,487	23,545	24,016	24,496	24,986	25,486	25,995	26,515	27,046	27,586	28,138	28,701	29,275	29,860	30,458	31,067	31,688	32,322	32,968	33,628	34,300	34,986	35,686	647,675	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**0**	**0**	**0**	**23,539**	**24,010**	**227,270**	**231,815**	**236,451**	**241,180**	**246,004**	**250,924**	**255,943**	**261,061**	**266,283**	**271,608**	**277,041**	**282,581**	**288,233**	**293,998**	**299,878**	**305,875**	**311,993**	**318,233**	**324,597**	**331,089**	**337,711**	**344,465**	**6,251,782**	
REVENUE 3																																		
PHASE THREE																																		
REAL PROPERTY TAX		0	0	0	0	0	0	5,684,305	33,670,511	36,928,464	37,667,033	38,420,374	39,188,781	39,972,557	40,772,008	41,587,448	42,419,197	43,267,581	44,132,933	45,015,591	45,915,903	46,834,221	47,770,906	48,726,324	49,700,850	50,694,867	51,708,764	52,742,940	53,797,799	54,873,755	55,971,230	57,090,654		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (M&O)		0	0	0	0	0	0	20,464	121,214	132,943	135,602	138,314	141,080	143,902	146,780	149,715	152,710	155,764	158,879	162,057	165,298	168,604	171,976	175,415	178,924	182,502	186,152	189,875	193,673	197,546	201,497	205,527	3,976,413	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	0	0	7,938	47,020	51,569	52,601	53,653	54,726	55,820	56,936	58,075	59,237	60,421	61,630	62,862	64,120	65,402	66,710	68,044	69,405	70,793	72,209	73,653	75,126	76,629	78,162	79,725	1,542,467	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	0	0	3,282	19,443	21,324	21,751	22,186	22,630	23,082	23,544	24,015	24,495	24,985	25,485	25,994	26,514	27,044	27,585	28,137	28,700	29,274	29,859	30,456	31,066	31,687	32,321	32,967	637,825	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**0**	**0**	**31,684**	**187,677**	**205,836**	**209,953**	**214,152**	**218,435**	**222,804**	**227,260**	**231,805**	**236,441**	**241,170**	**245,994**	**250,913**	**255,932**	**261,050**	**266,271**	**271,597**	**277,029**	**282,569**	**288,221**	**293,985**	**299,865**	**305,862**	**311,979**	**318,219**	**6,156,705**	
REVENUE 4																																		
TIRZ #2 ADDITIONAL DEVELOPMENT																																		
REAL PROPERTY TAX		0	0	0	0	0	8,118,241	23,848,145	24,325,108	24,811,610	25,307,843	25,813,999	26,330,279	26,856,885	27,394,023	27,941,903	28,500,741	29,070,756	29,652,171	30,245,215	30,850,119	31,467,121	32,096,464	32,738,393	33,393,161	34,061,024	34,742,245	35,437,089	36,145,831	36,868,748	37,606,123	38,358,245		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (M&O)		0	0	0	0	0	29,226	85,854	87,571	89,322	91,109	92,931	94,789	96,685	98,619	100,591	102,603	104,655	106,748	108,883	111,061	113,282	115,548	117,859	120,216	122,620	125,073	127,574	130,125	132,728	135,383	138,090	2,779,144	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	0	11,337	33,303	33,969	34,648	35,341	36,048	36,769	37,505	38,255	39,020	39,800	40,596	41,408	42,236	43,081	43,943	44,821	45,718	46,632	47,565	48,516	49,486	50,476	51,486	52,515	53,566	1,078,041	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	0	4,688	13,771	14,047	14,327	14,614	14,906	15,204	15,509	15,819	16,135	16,458	16,787	17,123	17,465	17,814	18,171	18,534	18,905	19,283	19,669	20,062	20,463	20,872	21,290	21,716	22,150	445,781	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**0**	**45,250**	**132,928**	**135,586**	**138,298**	**141,064**	**143,885**	**146,763**	**149,698**	**152,692**	**155,746**	**158,861**	**162,038**	**165,279**	**168,585**	**171,956**	**175,395**	**178,903**	**182,481**	**186,131**	**189,854**	**193,651**	**197,524**	**201,474**	**205,504**	**209,614**	**213,806**	**4,302,966**	
REVENUE 5																																		
TIRZ #2A																																		
REAL PROPERTY TAX		0	0	0	0	31,677,059	32,310,600	101,674,801	116,940,706	163,251,207	179,990,314	262,872,561	268,130,013	273,492,613	278,962,465	284,541,714	290,232,549	296,037,200	301,957,944	307,997,103	314,157,045	320,440,186	326,848,989	333,385,969	340,053,688	346,854,762	353,791,857	360,867,695	368,085,048	375,446,749	382,955,684	390,614,798		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (M&O)		0	0	0	0	114,038	116,319	366,031	420,988	587,707	647,968	946,345	965,272	984,577	1,004,269	1,024,354	1,044,841	1,065,738	1,087,053	1,108,794	1,130,970	1,153,589	1,176,661	1,200,194	1,224,198	1,248,682	1,273,655	1,299,129	1,325,111	1,351,613	1,378,646	1,406,219	26,652,957	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	44,236	45,120	141,985	163,303	227,974	251,349	367,091	374,433	381,921	389,560	397,351	405,298	413,404	421,672	430,106	438,708	447,482	456,432	465,560	474,871	484,369	494,056	503,937	514,016	524,296	534,782	545,478	10,338,791	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	18,292	18,658	58,712	67,527	94,269	103,935	151,796	154,832	157,928	161,087	164,309	167,595	170,947	174,366	177,853	181,410	185,038	188,739	192,514	196,364	200,291	204,297	208,383	212,551	216,802	221,138	225,561	4,275,192	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**176,566**	**180,097**	**566,728**	**651,819**	**909,950**	**1,003,252**	**1,465,232**	**1,494,536**	**1,524,427**	**1,554,915**	**1,586,014**	**1,617,734**	**1,650,089**	**1,683,090**	**1,716,752**	**1,751,087**	**1,786,109**	**1,821,831**	**1,858,268**	**1,895,433**	**1,933,342**	**1,972,009**	**2,011,449**	**2,051,678**	**2,092,711**	**2,134,566**	**2,177,257**	**41,266,940**	
REVENUE 6																																		
SALES																																		
SALES		0	0	0	0	1,710,000	10,144,200	11,247,084	11,472,026	11,701,466	11,935,496	39,674,205	40,467,690	41,277,043	42,102,584	42,944,636	43,803,529	44,679,599	45,573,191	46,484,655	47,414,348	48,362,635	49,329,888	50,316,485	51,322,815	52,349,272	53,396,257	54,464,182	55,553,466	56,664,535	57,797,826	58,953,782		
City of Kaufman Sales Tax		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City of Kaufman Sales Tax
City Property Tax Reduction		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City Property Tax Reduction
Economic Development		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Economic Development
Street Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Street Maintenance
		0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Annual GROSS REVENUE A, B, 1,2,3,4, 5, 6		**0**	**0**	**623**	**1,259**	**271,340**	**388,102**	**902,588**	**1,173,918**	**1,457,521**	**1,765,177**	**2,243,018**	**2,288,502**	**2,334,895**	**2,382,216**	**2,430,483**	**2,479,716**	**2,529,934**	**2,581,156**	**2,633,402**	**2,686,693**	**2,741,050**	**2,796,494**	**2,853,047**	**2,910,732**	**2,969,569**	**3,029,584**	**3,090,799**	**3,153,238**	**3,216,926**	**3,281,888**	**3,348,149**	**63,942,019**	
Running total, GROSS REVENUE		**0**	**0**	**623**	**1,882**	**273,222**	**661,324**	**1,563,912**	**2,737,830**	**4,195,351**	**5,960,528**	**8,203,546**	**10,492,048**	**12,826,943**	**15,209,158**	**17,639,642**	**20,119,358**	**22,649,292**	**25,230,448**	**27,863,850**	**30,550,543**	**33,291,593**	**36,088,087**	**38,941,135**	**41,851,866**	**44,821,436**	**47,851,020**	**50,941,819**	**54,095,057**	**57,311,983**	**60,593,871**	**63,942,019**		
GROSS	**63,942,019**																																	
		2021	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**		
City of Kaufman (M&O)		0	0	402	813	175,249	250,663	582,952	758,195	941,364	1,140,070	1,448,691	1,478,068	1,508,032	1,538,595	1,569,769	1,601,567	1,634,001	1,667,083	1,700,828	1,735,247	1,770,354	1,806,164	1,842,689	1,879,946	1,917,947	1,956,708	1,996,245	2,036,573	2,077,706	2,119,663	2,162,459	41,298,043	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	156	315	67,980	97,233	226,129	294,107	365,159	442,238	561,953	573,349	584,972	596,827	608,920	621,254	633,836	646,668	659,758	673,109	686,728	700,618	714,787	729,239	743,980	759,015	774,352	789,995	805,951	822,226	838,827	16,019,680	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	65	130	28,110	40,207	93,507	121,616	150,997	182,870	232,373	237,085	241,892	246,794	251,794	256,895	262,097	267,404	272,816	278,337	283,969	289,713	295,571	301,547	307,643	313,860	320,202	326,671	333,269	339,999	346,863	6,624,296	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
City of Kaufman Sales Tax		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City of Kaufman Sales Tax
City Property Tax Reduction		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City Property Tax Reduction
Economic Development		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Economic Development
Street Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Street Maintenance
																																	63,942,019	

Financial Feasibility Analysis - 100% of Tax Revenue Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 2.00%
DISCOUNT RATE 6.00%

REAL PROPERTY TAX			
City of Kaufman (Full Rate)	0.7679760	100%	0.7679760
Kaufman County (Full Rate)	0.3458500	100%	0.3458500
Road and Bridge	0.0704120	100%	0.0704120
Trinity Valley CC	0.1154900	100%	0.1154900
Kaufman ISD	1.2702000	100%	1.2702000
	2.5699280		2.5699280

BUSINESS PERSONAL PROPERTY TAX			
City of Kaufman (Full Rate)	0.7679760	100%	0.7679760
Kaufman County (Full Rate)	0.3458500	100%	0.3458500
Road and Bridge	0.0704120	100%	0.0704120
Trinity Valley CC	0.1154900	100%	0.1154900
Kaufman ISD	1.2702000	100%	1.2702000
	2.5699280		2.5699280

SALES TAX			
0.0100000	100.00%	0.0100000	City of Kaufman Sales Tax
0.0050000	100.00%	0.0050000	City Property Tax Reduction
0.0025000	100.00%	0.0025000	Economic Development
0.0025000	100.00%	0.0025000	Street Maintenance

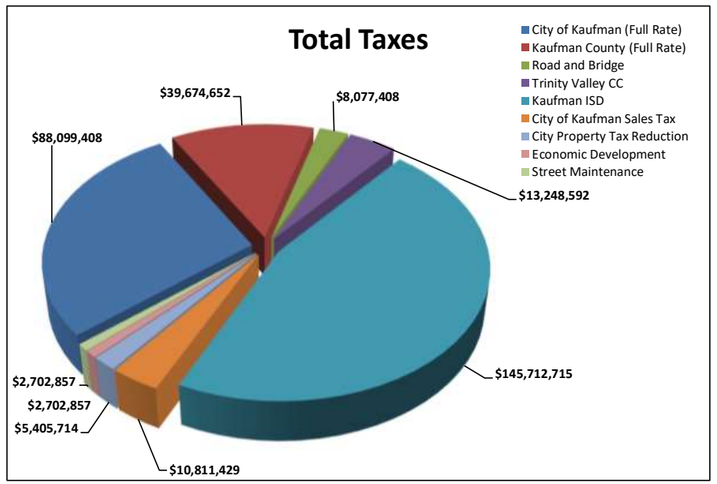
TAX YEAR	BASE YEAR 2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030
BASE YEAR											
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE											
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE INCREMENT											
City of Kaufman (Full Rate)		0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)		0	0	0	0	0	0	0	0	0	0
Road and Bridge		0	0	0	0	0	0	0	0	0	0
Trinity Valley CC		0	0	0	0	0	0	0	0	0	0
Kaufman ISD		0	0	0	0	0	0	0	0	0	0
BASE YEAR (Expanded Boundaries)											
City of Kaufman (Full Rate)			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Kaufman County (Full Rate)			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Road and Bridge			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Trinity Valley CC			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Kaufman ISD			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
TAXABLE VALUE											
City of Kaufman (Full Rate)				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787
Kaufman County (Full Rate)				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787
Road and Bridge				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787
Trinity Valley CC				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787
Kaufman ISD				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787
TAXABLE VALUE INCREMENT											
City of Kaufman (Full Rate)				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607
Kaufman County (Full Rate)				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607
Road and Bridge				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607
Trinity Valley CC				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607
Kaufman ISD				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607
REVENUE A TAXABLE VALUE GROWTH											
City of Kaufman (Full Rate)		0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)		0	0	0	0	0	0	0	0	0	0
Road and Bridge		0	0	0	0	0	0	0	0	0	0
Trinity Valley CC		0	0	0	0	0	0	0	0	0	0
Kaufman ISD		0	0	0	0	0	0	0	0	0	0
		0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
REVENUE B TAXABLE VALUE GROWTH											
City of Kaufman (Full Rate)		0	0	859	1,734	2,628	3,539	4,468	5,416	6,383	7,370
Kaufman County (Full Rate)		0	0	387	781	1,183	1,594	2,012	2,439	2,875	3,319
Road and Bridge		0	0	79	159	241	324	410	497	585	676
Trinity Valley CC		0	0	129	261	395	532	672	815	960	1,108
Kaufman ISD		0	0	1,420	2,869	4,346	5,853	7,390	8,958	10,558	12,189
		0	**0**	**2.873**	**5.804**	**8.793**	**11.843**	**14.953**	**18.125**	**21.361**	**24.661**
REVENUE 1 PHASE ONE											
REAL PROPERTY TAX		0	0	0	0	16,660,966	28,738,574	30,141,406	30,744,234	31,359,119	31,986,301
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)		0	0	0	0	127,952	220,705	231,479	236,108	240,831	245,647
Kaufman County (Full Rate)		0	0	0	0	57,622	99,392	104,244	106,329	108,456	110,625
Road and Bridge		0	0	0	0	11,731	20,235	21,223	21,648	22,081	22,522
Trinity Valley CC		0	0	0	0	19,242	33,190	34,810	35,507	36,217	36,941
Kaufman ISD		0	0	0	0	211,628	365,037	382,856	390,513	398,324	406,290
		0	**0**	**0**	**0**	**428.175**	**738.561**	**774.612**	**790.105**	**805.907**	**822.025**
REVENUE 2 PHASE TWO											
REAL PROPERTY TAX		0	0	0	0	0	0	0	4,223,109	4,307,571	40,773,746
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)		0	0	0	0	0	0	0	32,432	33,081	313,133
Kaufman County (Full Rate)		0	0	0	0	0	0	0	14,606	14,898	141,016
Road and Bridge		0	0	0	0	0	0	0	2,974	3,033	28,710
Trinity Valley CC		0	0	0	0	0	0	0	4,877	4,975	47,090
Kaufman ISD		0	0	0	0	0	0	0	53,642	54,715	517,908
		0	**0**	**0**	**0**	**0**	**0**	**0**	**108.531**	**110.701**	**1.047.856**
REVENUE 3 PHASE THREE											
REAL PROPERTY TAX		0	0	0	0	0	0	5,684,305	33,670,511	36,928,464	37,667,033
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)		0	0	0	0	0	0	43,654	258,581	283,602	289,274
Kaufman County (Full Rate)		0	0	0	0	0	0	19,659	116,449	127,717	130,271
Road and Bridge		0	0	0	0	0	0	4,002	23,708	26,002	26,522
Trinity Valley CC		0	0	0	0	0	0	6,565	38,886	42,649	43,502
Kaufman ISD		0	0	0	0	0	0	72,202	427,683	469,065	478,447
		0	**0**	**0**	**0**	**0**	**0**	**146.083**	**865.308**	**949.035**	**968.016**
REVENUE 4 TIRZ #2 ADDITIONAL DEVELOPMENT											
REAL PROPERTY TAX		0	0	0	0	0	8,118,241	23,848,145	24,325,108	24,811,610	25,307,843
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)		0	0	0	0	0	62,346	183,148	186,811	190,547	194,358
Kaufman County (Full Rate)		0	0	0	0	0	28,077	82,479	84,128	85,811	87,527
Road and Bridge		0	0	0	0	0	5,716	16,792	17,128	17,470	17,820
Trinity Valley CC		0	0	0	0	0	9,376	27,542	28,093	28,655	29,228
Kaufman ISD		0	0	0	0	0	103,118	302,919	308,978	315,157	321,460
		0	**0**	**0**	**0**	**0**	**208.633**	**612.880**	**625.138**	**637.641**	**650.393**
REVENUE 5 TIRZ #2A											
REAL PROPERTY TAX		0	0	0	0	31,677,059	32,310,600	101,674,801	116,940,706	163,251,207	179,990,314
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)		0	0	0	0	243,272	248,138	780,838	898,077	1,253,730	1,382,282
Kaufman County (Full Rate)		0	0	0	0	109,555	111,746	351,642	404,439	564,604	622,497
Road and Bridge		0	0	0	0	22,304	22,751	71,591	82,340	114,948	126,735
Trinity Valley CC		0	0	0	0	36,584	37,316	117,424	135,055	188,539	207,871
Kaufman ISD		0	0	0	0	402,362	410,409	1,291,473	1,485,381	2,073,617	2,286,237
		0	**0**	**0**	**0**	**814.078**	**830.359**	**2.612.969**	**3.005.292**	**4.195.438**	**4.625.621**
REVENUE 6 SALES											
SALES		0	0	0	0	1,710,000	10,144,200	11,247,084	11,472,026	11,701,466	11,935,496
City of Kaufman Sales Tax		0	0	0	0	17,100	101,442	112,471	114,720	117,015	119,355
City Property Tax Reduction		0	0	0	0	8,550	50,721	56,235	57,360	58,507	59,677
Economic Development		0	0	0	0	4,275	25,361	28,118	28,680	29,254	29,839
Street Maintenance		0	0	0	0	4,275	25,361	28,118	28,680	29,254	29,839
		0	**0**	**0**	**0**	**34.200**	**202.884**	**224.942**	**229.441**	**234.029**	**238.710**
Annual GROSS REVENUE A. B. 1.2.3.4. 5. 6		**0**	**0**	**2.873**	**5.804**	**1.285.246**	**1.992.279**	**4.386.439**	**5.641.939**	**6.954.112**	**8.377.282**
Running total. GROSS REVENUE		**0**	**0**	**2.873**	**8.677**	**1.293.923**	**3.286.202**	**7.672.641**	**13.314.580**	**20.268.692**	**28.645.974**
GROSS	**316.435.633**										
		2021	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**
City of Kaufman (Full Rate)		0	0	859	1,734	373,852	534,728	1,243,587	1,617,426	2,008,174	2,432,064
Kaufman County (Full Rate)		0	0	387	781	168,360	240,809	560,037	728,391	904,360	1,095,255
Road and Bridge		0	0	79	159	34,277	49,027	114,018	148,294	184,120	222,984
Trinity Valley CC		0	0	129	261	56,221	80,414	187,014	243,232	301,994	365,739
Kaufman ISD		0	0	1,420	2,869	618,336	884,418	2,056,841	2,675,155	3,321,435	4,022,531
City of Kaufman Sales Tax		0	0	0	0	17,100	101,442	112,471	114,720	117,015	119,355
City Property Tax Reduction		0	0	0	0	8,550	50,721	56,235	57,360	58,507	59,677
Economic Development		0	0	0	0	4,275	25,361	28,118	28,680	29,254	29,839
Street Maintenance		0	0	0	0	4,275	25,361	28,118	28,680	29,254	29,839

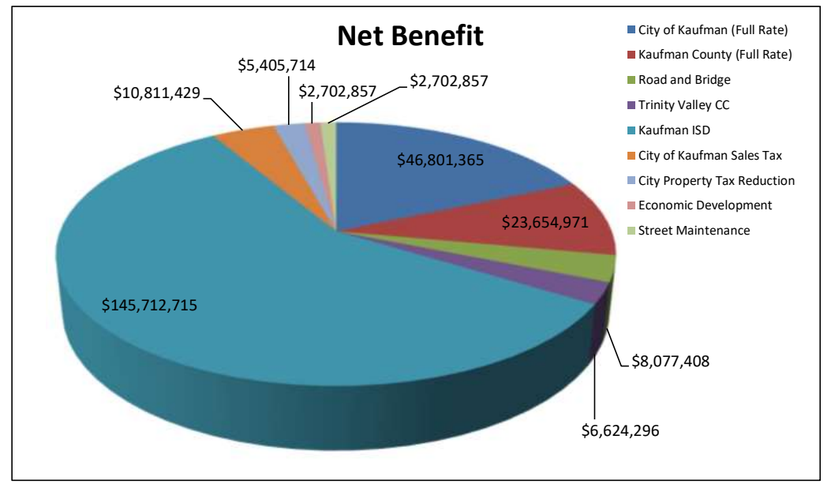
TAX YEAR	11 2031	12 2032	13 2033	14 2034	15 2035	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041
BASE YEAR											
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE											
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE INCREMENT											
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0
BASE YEAR (Expanded Boundaries)											
City of Kaufman (Full Rate)	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Kaufman County (Full Rate)	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Road and Bridge	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Trinity Valley CC	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Kaufman ISD	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
TAXABLE VALUE											
City of Kaufman (Full Rate)	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837
Kaufman County (Full Rate)	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837
Road and Bridge	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837
Trinity Valley CC	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837
Kaufman ISD	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837
TAXABLE VALUE INCREMENT											
City of Kaufman (Full Rate)	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657
Kaufman County (Full Rate)	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657
Road and Bridge	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657
Trinity Valley CC	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657
Kaufman ISD	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657
REVENUE A TAXABLE VALUE GROWTH											
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
REVENUE B TAXABLE VALUE GROWTH											
City of Kaufman (Full Rate)	8,376	9,402	10,448	11,516	12,605	13,716	14,849	16,004	17,183	18,385	19,611
Kaufman County (Full Rate)	3,772	4,234	4,705	5,186	5,676	6,177	6,687	7,207	7,738	8,280	8,832
Road and Bridge	768	862	958	1,056	1,156	1,258	1,361	1,467	1,575	1,686	1,798
Trinity Valley CC	1,260	1,414	1,571	1,732	1,896	2,063	2,233	2,407	2,584	2,765	2,949
Kaufman ISD	13,853	15,550	17,281	19,047	20,848	22,685	24,559	26,470	28,420	30,408	32,437
	28.028	**31.462**	**34.964**	**38.537**	**42.181**	**45.897**	**49.689**	**53.556**	**57.500**	**61.523**	**65.627**
REVENUE 1 PHASE ONE											
REAL PROPERTY TAX	32,626,027	33,278,548	33,944,119	34,623,001	35,315,461	36,021,770	36,742,206	37,477,050	38,226,591	38,991,123	39,770,945
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)	250,560	255,571	260,683	265,896	271,214	276,639	282,171	287,815	293,571	299,442	305,431
Kaufman County (Full Rate)	112,837	115,094	117,396	119,744	122,139	124,581	127,073	129,614	132,207	134,851	137,548
Road and Bridge	22,973	23,432	23,901	24,379	24,866	25,364	25,871	26,388	26,916	27,454	28,004
Trinity Valley CC	37,680	38,433	39,202	39,986	40,786	41,602	42,434	43,282	44,148	45,031	45,931
Kaufman ISD	414,416	422,704	431,158	439,781	448,577	457,549	466,699	476,033	485,554	495,265	505,171
	838.465	**855.235**	**872.339**	**889.786**	**907.582**	**925.734**	**944.248**	**963.133**	**982.396**	**1.002.044**	**1.022.085**
REVENUE 2 PHASE TWO											
REAL PROPERTY TAX	41,589,221	42,421,006	43,269,426	44,134,814	45,017,511	45,917,861	46,836,218	47,772,943	48,728,401	49,702,969	50,697,029
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)	319,395	325,783	332,299	338,945	345,724	352,638	359,691	366,885	374,222	381,707	389,341
Kaufman County (Full Rate)	143,836	146,713	149,647	152,640	155,693	158,807	161,983	165,223	168,527	171,898	175,336
Road and Bridge	29,284	29,869	30,467	31,076	31,698	32,332	32,978	33,638	34,311	34,997	35,697
Trinity Valley CC	48,031	48,992	49,972	50,971	51,991	53,031	54,091	55,173	56,276	57,402	58,550
Kaufman ISD	528,266	538,832	549,608	560,600	571,812	583,249	594,914	606,812	618,948	631,327	643,954
	1.068.813	**1.090.189**	**1.111.993**	**1.134.233**	**1.156.918**	**1.180.056**	**1.203.657**	**1.227.730**	**1.252.285**	**1.277.331**	**1.302.877**
REVENUE 3 PHASE THREE											
REAL PROPERTY TAX	38,420,374	39,188,781	39,972,557	40,772,008	41,587,448	42,419,197	43,267,581	44,132,933	45,015,591	45,915,903	46,834,221
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)	295,059	300,960	306,980	313,119	319,382	325,769	332,285	338,930	345,709	352,623	359,676
Kaufman County (Full Rate)	132,877	135,534	138,245	141,010	143,830	146,707	149,641	152,634	155,686	158,800	161,976
Road and Bridge	27,053	27,594	28,145	28,708	29,283	29,868	30,466	31,075	31,696	32,330	32,977
Trinity Valley CC	44,372	45,259	46,164	47,088	48,029	48,990	49,970	50,969	51,989	53,028	54,089
Kaufman ISD	488,016	497,776	507,731	517,886	528,244	538,809	549,585	560,577	571,788	583,224	594,888
	987.376	**1.007.123**	**1.027.266**	**1.047.811**	**1.068.767**	**1.090.143**	**1.111.946**	**1.134.185**	**1.156.868**	**1.180.006**	**1.203.606**
REVENUE 4 TIRZ #2 ADDITIONAL DEVELOPMENT											
REAL PROPERTY TAX	25,813,999	26,330,279	26,856,885	27,394,023	27,941,903	28,500,741	29,070,756	29,652,171	30,245,215	30,850,119	31,467,121
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)	198,245	202,210	206,254	210,380	214,587	218,879	223,256	227,722	232,276	236,922	241,660
Kaufman County (Full Rate)	89,278	91,063	92,885	94,742	96,637	98,570	100,541	102,552	104,603	106,695	108,829
Road and Bridge	18,176	18,540	18,910	19,289	19,674	20,068	20,469	20,879	21,296	21,722	22,157
Trinity Valley CC	29,813	30,409	31,017	31,637	32,270	32,916	33,574	34,245	34,930	35,629	36,341
Kaufman ISD	327,889	334,447	341,136	347,959	354,918	362,016	369,257	376,642	384,175	391,858	399,695
	663.401	**676.669**	**690.203**	**704.007**	**718.087**	**732.449**	**747.098**	**762.039**	**777.280**	**792.826**	**808.682**
REVENUE 5 TIRZ #2A											
REAL PROPERTY TAX	262,872,561	268,130,013	273,492,613	278,962,465	284,541,714	290,232,549	296,037,200	301,957,944	307,997,103	314,157,045	320,440,186
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)	2,018,798	2,059,174	2,100,358	2,142,365	2,185,212	2,228,916	2,273,495	2,318,965	2,365,344	2,412,651	2,460,904
Kaufman County (Full Rate)	909,145	927,328	945,874	964,792	984,088	1,003,769	1,023,845	1,044,322	1,065,208	1,086,512	1,108,242
Road and Bridge	185,094	188,796	192,572	196,423	200,352	204,359	208,446	212,615	216,867	221,204	225,628
Trinity Valley CC	303,592	309,663	315,857	322,174	328,617	335,190	341,893	348,731	355,706	362,820	370,076
Kaufman ISD	3,339,007	3,405,787	3,473,903	3,543,381	3,614,249	3,686,534	3,760,265	3,835,470	3,912,179	3,990,423	4,070,231
	6.755.636	**6.890.748**	**7.028.563**	**7.169.135**	**7.312.517**	**7.458.768**	**7.607.943**	**7.760.102**	**7.915.304**	**8.073.610**	**8.235.082**
REVENUE 6 SALES											
SALES	39,674,205	40,467,690	41,277,043	42,102,584	42,944,636	43,803,529	44,679,599	45,573,191	46,484,655	47,414,348	48,362,635
City of Kaufman Sales Tax	396,742	404,677	412,770	421,026	429,446	438,035	446,796	455,732	464,847	474,143	483,626
City Property Tax Reduction	198,371	202,338	206,385	210,513	214,723	219,018	223,398	227,866	232,423	237,072	241,813
Economic Development	99,186	101,169	103,193	105,256	107,362	109,509	111,699	113,933	116,212	118,536	120,907
Street Maintenance	99,186	101,169	103,193	105,256	107,362	109,509	111,699	113,933	116,212	118,536	120,907
	793.484	**809.354**	**825.541**	**842.052**	**858.893**	**876.071**	**893.592**	**911.464**	**929.693**	**948.287**	**967.253**
Annual GROSS REVENUE A. B. 1.2.3.4. 5. 6	**11.135.203**	**11.360.780**	**11.590.869**	**11.825.560**	**12.064.944**	**12.309.116**	**12.558.172**	**12.812.209**	**13.071.326**	**13.335.626**	**13.605.212**
Running total. GROSS REVENUE	**39.781.177**	**51.141.957**	**62.732.827**	**74.558.386**	**86.623.331**	**98.932.447**	**111.490.619**	**124.302.828**	**137.374.154**	**150.709.780**	**164.314.992**
	2031	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**
City of Kaufman (Full Rate)	3,090,434	3,153,101	3,217,022	3,282,221	3,348,724	3,416,557	3,485,747	3,556,320	3,628,305	3,701,730	3,776,623
Kaufman County (Full Rate)	1,391,745	1,419,966	1,448,752	1,478,114	1,508,063	1,538,611	1,569,770	1,601,552	1,633,969	1,667,036	1,700,763
Road and Bridge	283,347	289,093	294,953	300,931	307,028	313,248	319,591	326,062	332,662	339,394	346,260
Trinity Valley CC	464,747	474,171	483,783	493,588	503,589	513,790	524,195	534,808	545,633	556,675	567,937
Kaufman ISD	5,111,447	5,215,096	5,320,818	5,428,655	5,538,648	5,650,841	5,765,278	5,882,004	6,001,064	6,122,505	6,246,376
City of Kaufman Sales Tax	396,742	404,677	412,770	421,026	429,446	438,035	446,796	455,732	464,847	474,143	483,626
City Property Tax Reduction	198,371	202,338	206,385	210,513	214,723	219,018	223,398	227,866	232,423	237,072	241,813
Economic Development	99,186	101,169	103,193	105,256	107,362	109,509	111,699	113,933	116,212	118,536	120,907
Street Maintenance	99,186	101,169	103,193	105,256	107,362	109,509	111,699	113,933	116,212	118,536	120,907

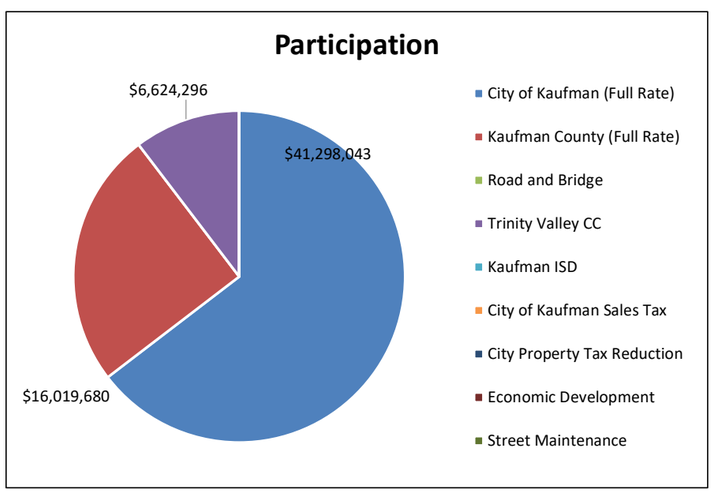
TAX YEAR	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	31 2051	TOTALS	
BASE YEAR												
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0		
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0		
Road and Bridge	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE												
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0		
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0		
Road and Bridge	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE INCREMENT												
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0		
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0		
Road and Bridge	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD	0	0	0	0	0	0	0	0	0	0		
BASE YEAR (Expanded Boundaries)												
City of Kaufman (Full Rate)	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Kaufman County (Full Rate)	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Road and Bridge	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Trinity Valley CC	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Kaufman ISD	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
TAXABLE VALUE												
City of Kaufman (Full Rate)	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Kaufman County (Full Rate)	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Road and Bridge	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Trinity Valley CC	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Kaufman ISD	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
TAXABLE VALUE INCREMENT												
City of Kaufman (Full Rate)	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Kaufman County (Full Rate)	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Road and Bridge	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Trinity Valley CC	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Kaufman ISD	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
REVENUE A TAXABLE VALUE GROWTH												
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0	Kaufman County (Full Rate)
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	Trinity Valley CC
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
REVENUE B TAXABLE VALUE GROWTH												
City of Kaufman (Full Rate)	20,862	22,138	23,440	24,767	26,121	27,502	28,911	30,348	31,813	33,308	453,701	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	9,395	9,970	10,556	11,154	11,763	12,385	13,020	13,667	14,327	15,000	204,319	Kaufman County (Full Rate)
Road and Bridge	1,913	2,030	2,149	2,271	2,395	2,522	2,651	2,782	2,917	3,054	41,598	Road and Bridge
Trinity Valley CC	3,137	3,329	3,525	3,725	3,928	4,136	4,348	4,564	4,784	5,009	68,229	Trinity Valley CC
Kaufman ISD	34,505	36,616	38,768	40,964	43,203	45,487	47,817	50,194	52,618	55,090	750,402	Kaufman ISD
	69.813	**74.082**	**78.437**	**82.879**	**87.410**	**92.032**	**96.746**	**101.554**	**106.458**	**111.461**	**1.518.248**	
REVENUE 1 PHASE ONE												
REAL PROPERTY TAX	40,566,364	41,377,691	42,205,245	43,049,350	43,910,337	44,788,544	45,684,315	46,598,001	47,529,961	48,480,560		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (Full Rate)	311,540	317,771	324,126	330,609	337,221	343,965	350,845	357,861	365,019	372,319	7,762,992	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	140,299	143,105	145,967	148,886	151,864	154,901	157,999	161,159	164,382	167,670	3,495,983	Kaufman County (Full Rate)
Road and Bridge	28,564	29,135	29,718	30,312	30,918	31,537	32,167	32,811	33,467	34,136	711,751	Road and Bridge
Trinity Valley CC	46,850	47,787	48,743	49,718	50,712	51,726	52,761	53,816	54,892	55,990	1,167,417	Trinity Valley CC
Kaufman ISD	515,274	525,579	536,091	546,813	557,749	568,904	580,282	591,888	603,726	615,800	12,839,662	Kaufman ISD
	1.042.526	**1.063.377**	**1.084.644**	**1.106.337**	**1.128.464**	**1.151.033**	**1.174.054**	**1.197.535**	**1.221.486**	**1.245.915**	**25.977.804**	
REVENUE 2 PHASE TWO												
REAL PROPERTY TAX	51,710,969	52,745,189	53,800,093	54,876,094	55,973,616	57,093,089	58,234,950	59,399,649	60,587,642	61,799,395		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (Full Rate)	397,128	405,070	413,172	421,435	429,864	438,461	447,230	456,175	465,299	474,605	8,613,715	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	178,842	182,419	186,068	189,789	193,585	197,456	201,406	205,434	209,542	213,733	3,879,097	Kaufman County (Full Rate)
Road and Bridge	36,411	37,139	37,882	38,639	39,412	40,200	41,004	41,824	42,661	43,514	789,750	Road and Bridge
Trinity Valley CC	59,721	60,915	62,134	63,376	64,644	65,937	67,256	68,601	69,973	71,372	1,295,350	Trinity Valley CC
Kaufman ISD	656,833	669,969	683,369	697,036	710,977	725,196	739,700	754,494	769,584	784,976	14,246,722	Kaufman ISD
	1.328.935	**1.355.513**	**1.382.624**	**1.410.276**	**1.438.482**	**1.467.251**	**1.496.596**	**1.526.528**	**1.557.059**	**1.588.200**	**28.824.634**	
REVENUE 3 PHASE THREE												
REAL PROPERTY TAX	47,770,906	48,726,324	49,700,850	50,694,867	51,708,764	52,742,940	53,797,799	54,873,755	55,971,230	57,090,654		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (Full Rate)	366,869	374,206	381,691	389,324	397,111	405,053	413,154	421,417	429,846	438,443	8,482,717	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	165,216	168,520	171,890	175,328	178,835	182,411	186,060	189,781	193,576	197,448	3,820,103	Kaufman County (Full Rate)
Road and Bridge	33,636	34,309	34,995	35,695	36,409	37,137	37,880	38,638	39,410	40,199	777,739	Road and Bridge
Trinity Valley CC	55,171	56,274	57,400	58,548	59,718	60,913	62,131	63,374	64,641	65,934	1,275,651	Trinity Valley CC
Kaufman ISD	606,786	618,922	631,300	643,926	656,805	669,941	683,340	697,006	710,947	725,165	14,030,058	Kaufman ISD
	1.227.678	**1.252.231**	**1.277.276**	**1.302.822**	**1.328.878**	**1.355.456**	**1.382.565**	**1.410.216**	**1.438.420**	**1.467.189**	**28.386.268**	
REVENUE 4 TIRZ #2 ADDITIONAL DEVELOPMENT												
REAL PROPERTY TAX	32,096,464	32,738,393	33,393,161	34,061,024	34,742,245	35,437,089	36,145,831	36,868,748	37,606,123	38,358,245		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (Full Rate)	246,493	251,423	256,451	261,580	266,812	272,148	277,591	283,143	288,806	294,582	5,928,633	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	111,006	113,226	115,490	117,800	120,156	122,559	125,010	127,511	130,061	132,662	2,669,898	Kaufman County (Full Rate)
Road and Bridge	22,600	23,052	23,513	23,983	24,463	24,952	25,451	25,960	26,479	27,009	543,568	Road and Bridge
Trinity Valley CC	37,068	37,810	38,566	39,337	40,124	40,926	41,745	42,580	43,431	44,300	891,561	Trinity Valley CC
Kaufman ISD	407,689	415,843	424,160	432,643	441,296	450,122	459,124	468,307	477,673	487,226	9,805,709	Kaufman ISD
	824.856	**841.353**	**858.180**	**875.344**	**892.851**	**910.708**	**928.922**	**947.500**	**966.450**	**985.779**	**19.839.368**	
REVENUE 5 TIRZ #2A												
REAL PROPERTY TAX	326,848,989	333,385,969	340,053,688	346,854,762	353,791,857	360,867,695	368,085,048	375,446,749	382,955,684	390,614,798		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (Full Rate)	2,510,122	2,560,324	2,611,531	2,663,761	2,717,037	2,771,377	2,826,805	2,883,341	2,941,008	2,999,828	56,857,651	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	1,130,407	1,153,015	1,176,076	1,199,597	1,223,589	1,248,061	1,273,022	1,298,483	1,324,452	1,350,941	25,605,251	Kaufman County (Full Rate)
Road and Bridge	230,141	234,744	239,439	244,227	249,112	254,094	259,176	264,360	269,647	275,040	5,213,003	Road and Bridge
Trinity Valley CC	377,478	385,027	392,728	400,583	408,594	416,766	425,101	433,603	442,276	451,121	8,550,385	Trinity Valley CC
Kaufman ISD	4,151,636	4,234,669	4,319,362	4,405,749	4,493,864	4,583,741	4,675,416	4,768,925	4,864,303	4,961,589	94,040,163	Kaufman ISD
	8.399.784	**8.567.779**	**8.739.135**	**8.913.918**	**9.092.196**	**9.274.040**	**9.459.521**	**9.648.711**	**9.841.685**	**10.038.519**	**190.266.452**	
REVENUE 6 SALES												
SALES	49,329,888	50,316,485	51,322,815	52,349,272	53,396,257	54,464,182	55,553,466	56,664,535	57,797,826	58,953,782		
City of Kaufman Sales Tax	493,299	503,165	513,228	523,493	533,963	544,642	555,535	566,645	577,978	589,538	10,811,429	City of Kaufman Sales Tax
City Property Tax Reduction	246,649	251,582	256,614	261,746	266,981	272,321	277,767	283,323	288,989	294,769	5,405,714	City Property Tax Reduction
Economic Development	123,325	125,791	128,307	130,873	133,491	136,160	138,884	141,661	144,495	147,384	2,702,857	Economic Development
Street Maintenance	123,325	125,791	128,307	130,873	133,491	136,160	138,884	141,661	144,495	147,384	2,702,857	Street Maintenance
	986.598	**1.006.330**	**1.026.456**	**1.046.985**	**1.067.925**	**1.089.284**	**1.111.069**	**1.133.291**	**1.155.957**	**1.179.076**	**21.622.858**	
Annual GROSS REVENUE A. B. 1.2.3.4. 5. 6	**13.880.189**	**14.160.666**	**14.446.753**	**14.738.561**	**15.036.206**	**15.339.803**	**15.649.473**	**15.965.335**	**16.287.515**	**16.616.139**	**316.435.633**	
Running total. GROSS REVENUE	**178.195.181**	**192.355.848**	**206.802.601**	**221.541.162**	**236.577.368**	**251.917.171**	**267.566.643**	**283.531.979**	**299.819.494**	**316.435.633**		
	2042	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**		
City of Kaufman (Full Rate)	3,853,014	3,930,933	4,010,410	4,091,477	4,174,165	4,258,507	4,344,536	4,432,285	4,521,790	4,613,084	88,099,408	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	1,735,165	1,770,255	1,806,047	1,842,554	1,879,792	1,917,774	1,956,517	1,996,034	2,036,341	2,077,454	39,674,652	Kaufman County (Full Rate)
Road and Bridge	353,264	360,408	367,695	375,128	382,709	390,442	398,329	406,375	414,581	422,951	8,077,408	Road and Bridge
Trinity Valley CC	579,425	591,143	603,095	615,286	627,721	640,404	653,341	666,537	679,997	693,726	13,248,592	Trinity Valley CC
Kaufman ISD	6,372,723	6,501,598	6,633,050	6,767,131	6,903,894	7,043,392	7,185,680	7,330,814	7,478,850	7,629,847	145,712,715	Kaufman ISD
City of Kaufman Sales Tax	493,299	503,165	513,228	523,493	533,963	544,642	555,535	566,645	577,978	589,538	10,811,429	City of Kaufman Sales Tax
City Property Tax Reduction	246,649	251,582	256,614	261,746	266,981	272,321	277,767	283,323	288,989	294,769	5,405,714	City Property Tax Reduction
Economic Development	123,325	125,791	128,307	130,873	133,491	136,160	138,884	141,661	144,495	147,384	2,702,857	Economic Development
Street Maintenance	123,325	125,791	128,307	130,873	133,491	136,160	138,884	141,661	144,495	147,384	2,702,857	Street Maintenance
											316.435.633	

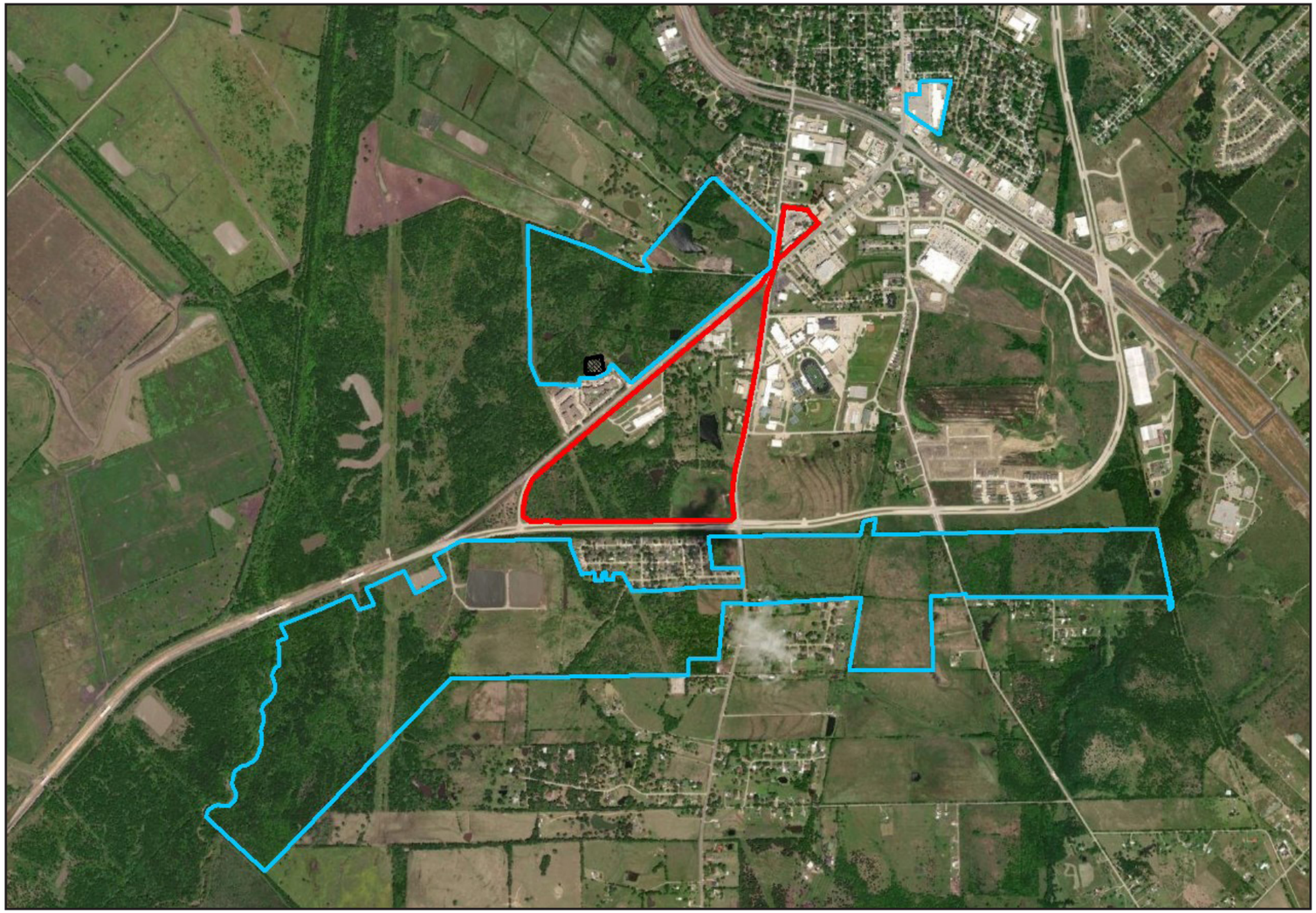
Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Revenue	Net Benefit
City of Kaufman (Full Rate)	$88,099,408	$41,298,043	$46,801,365
Kaufman County (Full Rate)	$39,674,652	$16,019,680	$23,654,971
Road and Bridge	$8,077,408	$0	$8,077,408
Trinity Valley CC	$13,248,592	$6,624,296	$6,624,296
Kaufman ISD	$145,712,715	$0	$145,712,715
City of Kaufman Sales Tax	$10,811,429	$0	$10,811,429
City Property Tax Reduction	$5,405,714	$0	$5,405,714
Economic Development	$2,702,857	$0	$2,702,857
Street Maintenance	$2,702,857	$0	$2,702,857
Total	**$316,435,633**	**$63,942,019**	**$252,493,614**









Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #2 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2051.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

Property ID	TIRZ	Owner	Land Size (Acres)	Land Value	2022 Improvement Value	Total Value	Exemption	Base Year	2022 Taxable Value
45974	TIRZ 2	KAUFMAN CAD	0	$0	$1,477,090	$1,477,090	EX-XV	2020	$0
5369	TIRZ 2	KAUFMAN COUNTY	38.351	$1,670,570	$2,298,172	$3,968,742	EX-XV	2020	$0
219551	TIRZ 2	HALLETT NO 1 LP	7.781	$338,940	$0	$338,940	EX-XV	2020	$308,296
56876	TIRZ 2	CITY OF KAUFMAN	51.953	$1,697,305	$0	$1,697,305	EX-XV	2020	$0
5487	TIRZ 2	TEXAS HIGHWAY DEPT	6.567	$160,500	$2,288,464	$2,448,964	EX-XV	2020	$0
Total			104.652	$3,867,315	$6,063,726	$9,931,041			$308,296

Property ID		Owner	Land Size (Acres)	Land Value	Improvement Value	Total Value	Exemption	Base Year	2022 Taxable Value
54860	TIRZ 2A	COPE EQUITIES LLC	39.398	$858,088	$0	$858,088	AG	2022	$2,930
54862	TIRZ 2A	COPE EQUITIES LLC	60.786	$1,323,919	$0	$1,323,919	AG	2022	$4,520
5270	TIRZ 2A	BROWN MARTHA ET AL	293.3337	$1,760,002	$0	$1,760,002	AG	2022	$21,812
198786	TIRZ 2A	BROWN MARTHA ET AL	12.9	$64,500	$0	$64,500	AG	2022	$959
5428	TIRZ 2A	STAHLMAN MONTGOMERY	22.19	$966,596	$0	$966,596	AG	2022	$3,245
5323	TIRZ 2A	KAUFMAN VETERINARY CENTER LLC	15	$653,400	$0	$653,400	AG	2022	$2,194
5274	TIRZ 2A	BROWN MARTHA ET AL	4.36	$1,139,530	$0	$1,139,530	AG	2022	$638
5496	TIRZ 2A	NELSON JAY R & TONIANNE W	46.606	$699,090	$12,708	$711,798	AG	2022	$19,524
5495	TIRZ 2A	FIRST UNITED METHODIST CHURCH ET AL	72.412	$1,086,180	$0	$1,086,180	AG	2022	$5,385
5271	TIRZ 2A	CR2730 ESTATES LLC &	35.979	$1,175,434	$0	$1,175,434	AG	2022	$2,675
5272	TIRZ 2A	CR2730 ESTATES LLC &	2	$65,340	$3,683	$69,023	None	2022	$69,023
190515	TIRZ 2A	CR2730 ESTATES LLC &	1.15	$37,571	$0	$37,571	AG	2022	$86
3871	TIRZ 2A	L3 PATRIOT CENTER KAUFMAN LLC	8.06	$1,404,374	$3,820,626	$5,225,000	None	2022	$5,225,000
45865	TIRZ 2A	SOUTHLAND CORP	0	$0	$232,189	$232,189	None	2022	$232,189
Total			614.1747	$11,234,024	$4,069,206	$15,303,230			$5,590,180

**Source: Kaufman Central Appraisal District, 2022*

Proclamation

WHEREAS, the National Association of Town Watch (NATW) is sponsoring a unique, nationwide crime, drug, and violence prevention program on October 4, 2022, entitled "National Night Out"; and

WHEREAS, the "39th Annual National Night Out" provides a unique opportunity for the City of Kaufman to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, the Kaufman Police Department and Other Law enforcement agencies play a vital role in assisting each other through joint crime, drug, and violence prevention efforts throughout Kaufman County and are supporting "National Night Out 2022" locally; and

WHEREAS, it is essential that all citizens of Kaufman, Texas, be aware of the importance of crime prevention programs and the impact that their participation can have on reducing crime, drugs, and violence in Kaufman County; and

WHEREAS, police-community partnerships, neighborhood safety, awareness, and cooperation are important themes of the "National Night Out" program;

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, do hereby call upon all citizens of Kaufman, to join the Kaufman Police Department, other Law enforcement agencies, and the National Association of Town Watch in supporting and proclaiming October 4, 2022, as the:

39th Annual National Night Out

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 26th day of September 2022.

Jeff Jordan, Mayor, City of Kaufman

City of Kaufman

Proclamation

WHEREAS, The City of Kaufman's future strength depends on providing a high-quality education to all students; and

WHEREAS, teacher quality matters more to student achievement than any other school-related factor; and

WHEREAS, teachers spend countless hours preparing lesson plans and supporting students; and

WHEREAS, our Kaufman Independent School District teachers have demonstrated great resilience, adaptability, and creativity during the COVID-19 crisis; and

WHEREAS, out community recognizes and supports its teachers in educating the children of this community; and

WHEREAS, #TeachersCan is a statewide movement supported by more than 125 partnering businesses and organizations committed to elevating the teaching profession and honoring the critical role teachers play in the success of Texas;

NOW, THEREFORE, I, Jeff Jordan, Mayor of the City of Kaufman, do hereby join the #TeachersCan movement and its partnering entities across Texas in celebrating World Teacher's Day and proclaiming October 5, 2022, as the:

2022 Teachers' Day

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 26th day of September 2022.

_____

Jeff Jordan, Mayor, City of Kaufman

Meeting Date: 9/26/2022 | **Date: 09/13/2022** | **Item #: 5.** | **Dept.: Administration**

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the August 22, 2022, Regular City Council Meeting.

BACKGROUND:

Attached are the minutes for review.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Slye, City Manager

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

Recommendation: Staff recommends approval of the minutes from the August 22, 2022, Regular City Council Meeting.

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

MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, AUGUST 22, 2022 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

CITY COUNCIL BUDGET WORK SESSION NOTE: 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. At a work session, the City Council generally receives informal and preliminary reports and information from City staff, officials, members of City committees, and the individual or organization proposing Council action, if invited by the City Council or City Manager to participate in the session. Participation by individuals and members of organizations invited to speak ceases when the Mayor announces the session is being closed to public input. 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 unless invited to do so by the Mayor. Any citizen may supply to the City Council, prior to the beginning of the session, a written report regarding the citizen's opinion on the matter being explored. Should the Council direct the matter to be placed on a regular meeting agenda, the staff will generally prepare a final report defining the proposed action, which will be made available to all citizens prior to the regular meeting at which citizen input is sought. The purpose of this procedure is to allow citizens attending the regular meeting the opportunity to hear the views of their fellow citizens without having to attend two meetings.

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 6:01 PM. Councilmembers present were Jeff Jordan, Charles Gillenwater, Patty Patterson, Matt Phillips, Quattro Borders, Carole Aga, and Lisa Parker. Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Human Resources Coordinator Audrey Lewis, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, and Police Chief Les Edwards.

1. Discuss and provide directions to staff regarding the Proposed Fiscal Year 2022-2023 City of Kaufman Budget.

Mr. Slye updated Council on the proposed changes to the FY 23 budget since the last budget work session. He outlined the proposed tax rate, the various budget factors, and the proposed water and sewer rate increases. There were discussions regarding the FY23 budget requests, and the budget highlights.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the budget work session at 6:38 PM.

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 6:01 PM. Councilmembers present were .

Mayor Jordan declared a quorum present. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Patricia Adams, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, and Police Chief Les Edwards.

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

No comments were given.

RECOGNITION

2. Business of the Month- Merle Norman Cosmetic Studio

Mr. McGregor presented the Business of the Month for August to Merle Norman Cosmetic Studio. He gave a brief summary and the history of the company.

3. Consider and take appropriate action on Resolution R-30-22, a Resolution of the City Council of the City of Kaufman, Texas, supporting the Kaufman Independent School District's November 2022 Bond Election.

Mayor Jordan expressed the Council's support for the Resolution of support for the 2022 KISD Bond Election.

Mayor Pro-Tem Phillips made a motion to approve Resolution R-30-22 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

CONSENT AGENDA

4. Consider and take appropriate action on the minutes from the August 8, 2022, Special City Council Meeting and Budget Work Session.

5. Consider and take appropriate action on Resolution R-31-22, 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 2022 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.

6. Consider and take appropriate action on resetting the date, time, and place for a public hearing

regarding the City's Fiscal Year 2022-2023 Budget, from Monday, August 22, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas, 75142, to Monday, September 12, 2022, at 6:00 p.m. at City Hall, 209 S. Washington St., Kaufman, Texas 75142 due to notice publication delay.

Councilmember Borders made a motion to approve Consent Agenda Items 4 through 6 as presented. The motion was seconded by Councilmember Gillenwater and passed 7/0.

END OF CONSENT AGENDA

PUBLIC HEARING

7. Conduct a public hearing and consider and take appropriate action on the replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1R-1B, 2R-1A, and 2R-1B, being a replat of Lots 1R-1 and 2R-1, Block B of Kings Fort Addition, Phase I. The subject property consists of 2.394 acres situated in the D. Falcon Survey, Abstract No. 151, City of Kaufman, Kaufman County, Texas, and is generally located on the east side of Tabor Parkway, the north side of Kings Fort Parkway, and the west side of Walton Drive (Parcel IDs 190025, 190026, 202578). The replat will subdivide 2 lots into a total of 4 lots. The replat includes requests for variances to the side and rear yard setbacks of some of the lots. (Case No. FRP-01-22)

a. Presentation.

Mr. Bogda presented the requested replat for a property located in the Kings Fort Addition. He outlined the proposed replat and the purpose of the request.

b. Public Hearing.

Mayor Jordan opened the public hearing at 6:41 PM.

There being no speakers present, Mayor Jordan closed the public hearing at 6:42 PM.

c. Consider and take appropriate action on the replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1-R-1B, 2R-1A, and 2R-1B.

Councilmember Gillenwater made a motion to approve the replat of Kings Fort Addition, Phase II, Block B, Lots 1R-1A, 1-R-1B, 2R-1A, and 2R-1B with the stated variances. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

8. Conduct a public hearing, consider and take appropriate action on Ordinance O-21-22, an Ordinance of the City Council of the City of Kaufman, Texas, amending Ordinance No. O-02-07 and Chapter 118, "Zoning" of the Kaufman Code of Ordinances and the Official Zoning Map of the City to authorize a Specific Use Permit (SUP-52) to allow the sale of alcoholic beverages in conjunction with a restaurant on approximately 0.1148 acres (Property ID 28501) located at 101 W. Mulberry St. on Lot 1 of Block 17 of Kaufman Original, City of Kaufman, Kaufman County, Texas. The property is zoned Central Business District (CBD). (Z-05-22)

a. Presentation.

Mr. Bogda outlined the proposed Specific Use Permit as requested for the sale of alcohol at the new restaurant in the Downtown Square. He reviewed the floor plan for the building and the exterior elevations.

b. Public Hearing.

Mayor Jordan opened the public hearing at 6:48 PM.

There being no speakers present, Mayor Jordan closed the public hearing at 6:49 PM.

c. Consider and take appropriate action on Ordinance O-21-22.

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-21-22 with the amendment to condition 3 to allow for off-premise consumption in accordance with TABC laws. The motion was seconded by Councilmember Patterson and passed 7/0.

DISCUSSION/ACTION ITEMS

9. Consider and take appropriate action on Ordinance O-22-22, an Ordinance of the City Council of the City of Kaufman, Texas, amending the Code of Ordinances, Chapter 106, "Utilities", specifically, Section 106-7, "Water Rates", paragraphs (f) (g) and (h) and Section 106.8, "Sewer Rates", paragraph (e), to adopt increased rates for water and sewer services in order to account for increased costs of service, to increase water meter fees for meters outside of the corporate limits of the City, to increase the monthly rate reduction for seniors, and to provide for manual adjustments as authorized by ordinance, policy or action of City Council; containing a severability clause; providing a penalty clause; and providing for publication and an effective date.

Mr. Slye outlined the proposed new water and sewer rates and the purpose for the increase.

Councilmember Aga made a motion to approve Ordinance O-22-22 subject to final legal review. The motion was seconded by Councilmember Parker and passed 7/0.

10. Consider and take appropriate action on Ordinance O-23-22, an Ordinance of the City Council of the City of Kaufman, Texas accepting and approving an Annual Service Plan Update and Assessment Roll 2022-2023 for the Kaufman Public Improvement District No. 1, Phases 1A and No. 1B 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, Phase 1A and Phase 1B, and providing the 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.

Mr. Slye informed the Council about the annual Service and Assessment Plan (SAP) for Public Improvement District #1. He introduced Joshua Arendt, Vice President of Municap Inc., who is the PID Administer for the city. Mr. Arendt presented and reviewed the 2022-2023 SAP for PID #1, including the property assessments, and the annual budget.

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-23-22 as presented. The motion was seconded by Councilmember Parker and passed 7/0.

APPOINTMENT

11. Consider and take appropriate action on the appointment of three (3) members to the Kaufman Economic Development Corporation, each for a two (2) year term to expire in August 2024.

Mayor Jordan made a motion to appoint Charles Gillenwater, Barry Ratcliffe, and Gail Godwin-Mason to the Kaufman Economic Development Corporation, each for a two (2) year term to expire in August 2024. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

12. Receive an update and discussion regarding the following:

    a. Special City Council Meeting- September 12th at 6 p.m.

b. Discussion Items Report (DIR)

c. STAR Transit Ridership Report- July 2022

d. Careflite Compliance Report- July 2022

e. Fire Department Monthly Report- July 2022

f. Police Department Monthly Report- July 2022

g. Development Services Monthly Report- July 2022

h. Monthly Calendars Attached

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

EXECUTIVE SESSION

Mayor Jordan adjourned into executive session at 7:06 PM

13. The City Council will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:

    a. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person regarding: Project Snooze

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 7:38 PM.

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

There was no action required.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:39 PM.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

Meeting Date: 9/26/2022 | **Date: 09/13/2022** | **Item #: 6.** | **Dept.: Administration**

Consent Agenda

SUBJECT:

Consider and take appropriate action on the minutes from the September 12, 2022, Special City Council Meeting.

BACKGROUND:

Attached are the minutes for review.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Slye, City Manager

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

Recommendation: Staff recommends approval of the minutes from the September 12, 2022, Regular City Council Meeting and Budget Work Session.

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

MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, SEPTEMBER 12, 2022 -
6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

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 Pro-Tem Phillips called the City Council meeting to order at 6:12 PM. Councilmembers present were Matt Phillips, Lisa Parker, Quattro Borders, Carole Aga, and Patty Patterson. Mayor Pro-Tem Phillips declared a quorum present. Councilmember Charles Gillenwater arrived at 6:14 PM. Mayor Jeff Jordan arrived at 6:21 PM. Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, Public Works Director Tim Hopwood, Economic Development Director Stewart McGregor, Planning Manager Andrew Bogda, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, Police Sergeant Colter Leftwich, and Police Chief Les Edwards.

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

No comments were given.

CONSENT AGENDA

1. Consider and take appropriate action on the award of bid and contract for motor fuel and oil for Fiscal Year 2023 and authorizing the Mayor or his designee to execute necessary documents.

2. Consider and take appropriate action on the award of bid and contract for street maintenance materials for Fiscal Year 2023 and authorizing the Mayor or his designee to execute necessary documents.

3. Consider and take appropriate action on the nomination of individuals for Places 6 through 9 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool; and authorize the City Manager to execute necessary documents.

Councilmember Aga made a motion to approve consent agenda items 1 through 3. The motion was seconded by Councilmember Parker and passed 4/0. Councilmember Borders abstained from the vote due to a conflict of interest with item 1.

PUBLIC HEARING

4. Conduct a Public Hearing and receive comments regarding the adoption of the proposed City of Kaufman Fiscal Year 2022-2023 Budget (Ordinance No. O-24-22).

Mr. Slye presented the proposed budget and the adjustments made to the budget since the last Council meeting.

Mayor Pro-Tem Phillips opened the public hearing at 6:17 PM.

There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 6:17 PM.

5. Conduct a Public Hearing and receive comments regarding the adoption of the proposed 2022 property tax rate of $.7679760 per $100 of assessed valuation (Ordinance No. O-25-22).

Mr. Slye presented the proposed tax rate and reviewed the changes to the rate from the previous year.

Mayor Pro-Tem Phillips opened the public hearing at 6:18 PM.

There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 6:19 PM.

6. Conduct a public hearing and consider and take appropriate action on Resolution R-32-22, a Resolution of the City Council of the City of Kaufman, Texas, approving an update to the City's 5-year Capital Improvement Plan.

   a. Presentation

Mr. Holder presented the amended City's 5-year Capital Improvement Plan. He reviewed the proposed projects for the upcoming budget and additional projects that were added for future years.

   b. Public Hearing

Mayor Pro-Tem Phillips opened the public hearing at 6:20 PM.

There being no speakers present, Mayor Pro-Tem Phillips closed the public hearing at 6:24 PM.

   c. Consider and take appropriate action on Resolution R-32-22

Councilmember Aga made a motion to approve Resolution R-32-22 as presented. The motion was seconded by Councilmember Borders and passed 7/0.

DISCUSSION/ACTION ITEMS

7. Consider and take appropriate action regarding Ordinance O-24-22, 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 2022-2023 Fiscal Year; 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.

Mayor Pro-Tem Phillips made a motion to approve Ordinance O-24-22, 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 2022-2023 Fiscal Year; 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. The motion was seconded by Councilmember Parker. Ms. Hanks called for a record vote, at which point Mayor Jeff Jordan, Mayor Pro-Tem Matt Phillips, Council Member Patty Patterson, Council Member Carole Aga, Council Member Lisa Parker, Council Member Charles Gillenwater, Council Member Quattro Borders voted AYE, None voted NAY, and passed 7/0.

8. Consider and take appropriate action regarding Ordinance O-25-22, 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 2022 at the rate of $0.7679760 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, 2023; 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.

Mayor Pro-Tem Phillips made a motion that the property tax rate be increased by the adoption of a tax rate of $0.7679760, which is effectively a 10.50 percent increase in the tax rate, and to approve Ordinance Number O-25-22 fixing and levying municipal ad valorem taxes for the fiscal year beginning October 1, 2022, and ending on September 30, 2023, and for each fiscal year thereafter until otherwise provided. The motion was seconded by Councilmember Patterson. Ms. Hanks called for a record vote, at which point Mayor Jeff Jordan, Mayor Pro-Tem Matt Phillips, Council Member Patty Patterson, Council Member Carole Aga, Council Member Lisa Parker, Council Member Charles Gillenwater, Council Member Quattro Borders voted AYE, None voted NAY, and passed 7/0.

9. Consider and take appropriate action on Resolution R-34-22, a resolution of the City Council of the City of Kaufman, Texas, acknowledging and ratifying that the adoption of the Fiscal Year 2022-2023 Annual Budget will require raising more revenue from property taxes than in the previous Fiscal Year; and providing an effective date.

Mayor Pro-Tem Phillips made a motion to ratify the property tax increase reflected in the 2022-2023 (FY23) budget and approve Resolution R-34-22. The motion was seconded by Councilmember Aga. Ms. Hanks called for a record vote, at which point Mayor Jeff Jordan, Mayor Pro-Tem Matt Phillips, Council Member Patty Patterson, Council Member Carole Aga, Council Member Lisa Parker, Council Member Charles Gillenwater, Council Member Quattro Borders voted AYE, None voted NAY, and passed 7/0.

10. Consider and take appropriate action regarding Ordinance O-26-22, an ordinance of the City Council of the City of Kaufman, adopting the Annual Program of Services (Budget) for the City of Kaufman Economic Development Corporation ("KEDC") for the Fiscal Year beginning on October 1, 2022, and ending on September 30, 2023, (FY 2022-2023); providing for the adoption of the KEDC Budget for FY 2022-2023; and providing an effective date.

Mr. McGregor presented the Kaufman Economic Development Corporation budget and reviewed the highlights of the proposed budget.

Councilmember Gillenwater made a motion to approve Ordinance O-26-22, adopting the Annual Program of Services (Budget) for the City of Kaufman Economic Development Corporation ("KEDC") for the Fiscal Year beginning on October 1, 2022, and ending on September 30, 2023, (FY 2022-2023); providing for the adoption of the KEDC Budget for FY 2022-2023; and providing an effective date. The motion was seconded by Mayor Pro-Tem Phillips and passed 7/0.

11. Consider and take appropriate action regarding Ordinance O-27-22, an ordinance of the City

Council of the City of Kaufman, amending subsection 2-62(b), “Adoption of City of Kaufman Job Grade Classification and Compensation Plan”, of Section 2-62, “Personnel Policies; Job Classification”, of Article II, “Officers And Employees”, of Chapter 2, “Administration” of the Code of Ordinances of the City of Kaufman to provide for the adoption of the Job Grade Classification, Compensation Plan, and Step Schedule as an amended Exhibit “B” to subsection 2-62(b), setting forth Grades and Annual Salary Ranges for City employees; and providing an effective date.

Mr. Holder outlined the amendments to the job classification and compensation plan for the fiscal year 2023.

Councilmember Aga made a motion to approve Ordinance O-27-22, amending subsection 2-62(b), “Adoption of City of Kaufman Job Grade Classification and Compensation Plan”, of Section 2-62, “Personnel Policies; Job Classification”, of Article II, “Officers And Employees”, of Chapter 2, “Administration” of the Code of Ordinances of the City of Kaufman to provide for the adoption of the Job Grade Classification, Compensation Plan, and Step Schedule as an amended Exhibit “B” to subsection 2-62(b), setting forth Grades and Annual Salary Ranges for City employees; and providing an effective date. The motion was seconded by Councilmember Patterson and passed 7/0.

12. Consider and take appropriate action on Resolution R-33-22, a resolution of the City Council of the City of Kaufman, Texas, authorizing the Chief of Police to apply for the Bullet-Resistant Shield Grant Program to fund the purchase of bullet-resistant shields for the Kaufman Police Department; providing that if the City of Kaufman receives the program grant, the city will match the grant amount for the purchase of bullet-resistant shields; provide for the implementation of the Critical Incidents In-Progress Policy; providing for the incorporation of premises; and providing an effective date.

Chief Edwards informed Council about the grant opportunity for the city to apply to receive funds for bullet-resistant shields.

Councilmember Gillenwater made a motion to approve Resolution R-33-22, authorizing the Chief of Police to apply for the Bullet-Resistant Shield Grant Program to fund the purchase of bullet-resistant shields for the Kaufman Police Department; providing that if the City of Kaufman receives the program grant, the city will match the grant amount for the purchase of bullet-resistant shields; provide for the implementation of the Critical Incidents In-Progress Policy; providing for the incorporation of premises; and providing an effective date. The motion was seconded by Councilmember Aga and passed 7/0.

APPOINTMENT

13. Consider and take appropriate action on the appointment of one (1) member to the Planning and Zoning Commission to fill an unexpired term set to expire in November 2024.

Mayor Jordan made a motion to appoint Jason Nelson to the Planning and Zoning Commission to fill an unexpired term set to expire in November 2024. The motion was seconded by Councilmember Aga and passed 7/0.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

14. Receive an update and discussion regarding the following:

    a. Greater East Texas Community Action Program- Water Utility Assistance Program

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

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 6:46 PM.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

Meeting Date: 9/26/2022 | **Date: 09/13/2022** | **Item #: 7.** | **Dept.: Finance**

Consent Agenda

SUBJECT:

Consider and take appropriate action to approve the transfer of aged bills to Collection of Delinquent Utility Billing Accounts Receivable Balances.

BACKGROUND:

The last date delinquent utility billing receivables were submitted for collection was 9/27/2021. The report sent to collections included delinquent accounts for the quarter ending 9/30/21. Staff is requesting the Council to approve the transfer of aged utility bills to the collection of delinquent utility billing accounts receivable balances (annual write-off of aged utility bills) for the period of 9/30/2020 to 9/30/2021, in the amount of $18,863.31.

Author:
Mary Wennerstrom, Finance Director

Reviewed:
Mike Slye, City Manager

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

Recommendation: Staff recommends approval of the transfer of aged utility bills to the collection of delinquent utility billing accounts receivable balances.

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

Account Number	Name	Service/Mailing Address	End Date	Total Due	Customer Type	Date of Last Bill	Billing Due Date
001-0004600-009	ASHLEY E WILLIAMS	1213 CRESTVIEW DR	06/18/21	598.93	Renter	06/24/2021	07/12/2021
		1213 CRESTVIEW DR KAUFMAN TX 75142					
001-0007500-024	BUDDY CALHOUN III	306 E NINTH ST	03/08/21	138.70	Renter	03/25/2021	04/12/2021
		14770 LASSITER RD TRAILER 217 DALLAS TX 75253					
001-0007750-010	INTERIANO R JOSE	201 E NINTH ST	05/24/21	569.02	Renter	05/28/2021	06/10/2021
		201 E NINTH ST KAUFMAN TX 75142					
001-0007900-006	AMELIA ROLDAN	303 E NINTH ST	12/29/20	255.48	Renter	01/27/2021	02/10/2021
		1916 SUNDOWN DR KAUFMAN TX 75142					
001-0010600-010	YESSICA FLORES	1002 ROYAL DR	07/27/21	265.43	Renter	07/28/2021	08/10/2021
		1002 ROYAL DR KAUFMAN TX 75142					
001-0012300-001	KEVIN HUNT	1211 ROYAL DR	06/23/21	1,354.71	Owner	06/24/2021	07/12/2021
		1211 ROYAL DR KAUFMAN TX 75142					
001-0018000-003	FELICIA SWAN	1409 MAIN ST	05/21/21	62.68	Owner	05/28/2021	06/10/2021
		5000 MARBLE FALLS RD FT WORTH TX 76103					
001-0022000-012	BRANDY BROWN	106 E ELEVENTH ST	09/07/21	280.35	Renter	09/22/2021	10/12/2021
		106 E ELEVENTH ST KAUFMAN TX 75142					
001-0033200-023	COREY SMITH	105 E ELEVENTH ST #A	04/09/21	580.56	Renter	04/21/2021	05/10/2021
		105 E ELEVENTH ST #A KAUFMAN TX 75142					
001-0041000-010	CATALINA PARRA-HERNANDEZ	108 E TENTH ST	03/18/21	240.77	Renter	03/25/2021	04/12/2021
		10334 CR 4089 SCURRY TX 75158					
002-0014500-006	ISMAEL LOPEZ-CUEVA	308 E EIGHTH ST	04/20/21	368.34	Owner	04/21/2021	05/10/2021
		P.O. BOX 523 KAUFMAN TX 75142					

Account Number	Name	Service/Mailing Address	End Date	Total Due	Customer Type	Date of Last Bill	Billing Due Date
002-0020900-016	RACHEL RIES	1706 S JACKSON ST	03/03/21	98.53	Renter	03/25/2021	04/12/2021
		1706 S JACKSON ST KAUFMAN TX 75142					
003-0000500-012	KENNETH MUNDEN	306 W CHESTNUT ST	09/24/21	137.36	Renter	10/20/2021	11/10/2021
		306 W CHESTNUT ST KAUFMAN TX 75142					
003-0005400-008	D'ARIOUS MITCHELL	706 S JEFFERSON ST	07/01/21	246.90	Renter	07/28/2021	08/10/2021
		9967 CR 4091 SCURRY TX 75158					
003-0005700-017	KATHERINE A KILROY	703 S JEFFERSON ST	02/08/21	100.58	Renter	02/26/2021	03/10/2021
		703 S JEFFERSON ST KAUFMAN TX 75142					
003-0007000-000	ELZNER, JOE/BETTY	306 W SECOND ST	06/23/21	47.62	Undetermined	06/24/2021	07/12/2021
		801 S. HOUSTON ST KAUFMAN TX 75142					
003-0010200-013	MATTHEW PHELPS	1107 S JEFFERSON ST	10/21/20	103.77	Renter	10/22/2020	11/10/2020
		1523 STILL MEADOW DR KAUFMAN TX 75142					
003-0010500-017	ROSALES, BERTHA ARACELY	1103 S JEFFERSON ST	08/03/21	5.16	Renter	08/25/2021	09/10/2021
		607 S. JEFFERSON ST. KAUFMAN TX 75142					
003-0010800-008	SHAUNISTY GOMEZ	305 W FOURTH ST	06/09/21	251.56	Renter	06/24/2021	07/12/2021
		2249 NIGHTGROVE CIRCLE CRANDALL TX 75114					
003-0015000-005	TAWATER, JERIMIAH DALTON	1508 S HOUSTON ST	07/01/21	9.98	Owner	07/28/2021	08/10/2021
		1500 S. HOUSTON ST KAUFMAN TX 75142					
003-0015200-001	JERRY DAUGHERTY	1409 S HOUSTON ST	06/23/21	145.34	Renter	06/24/2021	07/12/2021
		100 SAN JACINTO COURT SOUTH LAKE TX 76092					
004-0006400-013	MELISSA SHEPHERD	504 W ELEVENTH ST	06/02/21	848.76	Renter	06/24/2021	07/12/2021
		504 W ELEVENTH ST KAUFMAN TX 75142					

Account Number	Name	Service/Mailing Address	End Date	Total Due	Customer Type	Date of Last Bill	Billing Due Date
004-0006600-020	IDALY MARTINEZ	1800 AUSTIN DR	05/17/21	132.64	Renter	05/28/2021	06/10/2021
		1800 AUSTIN DR KAUFMAN TX 75142					
004-0006700-014	KEVIN HERNANDEZ	1802 AUSTIN DR	05/10/21	236.72	Renter	06/24/2021	07/12/2021
		1802 AUSTIN DR KAUFMAN TX 75142					
004-0009000-006	KODY CHAMBERS	1705 S CLAY ST	07/12/21	120.90	Renter	07/28/2021	08/10/2021
		2602 KLEBERG RD SEAGOVILLE TX 75159					
004-0012800-013	FRANCES CASTLEBERRY	485 W EIGHTH ST	09/17/21	47.95	Renter	09/22/2021	10/12/2021
		1846 EVELYN ST QUINLAN TX 75474					
005-0001700-021	SANDRA WARREN	101 HILLCREST ST #A	06/01/21	54.28	Renter	06/24/2021	07/12/2021
		224 THORAIN BLVD SAN ANTONIO TX 78212					
005-0006100-006	DUSTY D MEDINA	1600 RAND RD	03/01/21	165.42	Owner	03/25/2021	04/12/2021
		349 VZ CR 3837 WILLS POINT TX 75169					
005-0011400-007	KC RESIDENTIAL INVESTMENTS/ KRYSTAL RODR	1586 LEON ST	04/26/21	131.36	Owner	05/28/2021	06/10/2021
		2601 PATRICIA LANE GARLAND TX 75041					
005-0013200-004	AMERICAN CAPITAL HOLDINGS/NICK LEGAMARO	1625 LEE ST	03/04/21	226.50	Owner	03/25/2021	04/12/2021
		I4425 FALCON HEAD BLD E AUSTIN TX 78738					
005-0015000-003	KYLEY BYERS	1612 LEE ST	03/04/21	87.82	Renter	03/25/2021	04/12/2021
		1612 LEE ST KAUFMAN TX 75142					
005-0018200-011	BETHANY MILLER	2002 ELIZABETH ST	06/14/21	390.65	Renter	06/24/2021	07/12/2021
		133 LEXINGTON DR TERRELL TX 75160					
006-0005200-019	MAURICE LOVE	1404 E 1ST N ST	07/08/21	246.06	Renter	07/28/2021	08/10/2021
		1404 E 1ST N ST. KAUFMAN TX 75142					

Account Number	Name	Service/Mailing Address	End Date	Total Due	Customer Type	Date of Last Bill	Billing Due Date
006-0005400-010	LINDA L PIERCE	1500 E 1ST N ST	04/26/21	188.64	Renter	05/28/2021	06/10/2021
		539 E. SIXTH ST KAUFMAN TX 75142					
007-0013400-020	LAURA G SANCHEZ	2113 OLA RD	11/25/20	816.13	Renter	12/18/2020	01/11/2021
		2113 OLA RD KAUFMAN TX 75142					
007-0013400-021	WILLIAM BROWN	2113 OLA RD	05/28/21	153.16	Renter	05/28/2021	06/10/2021
		17411 ORANGE BLOSSOM RD KEMP TX 75143					
007-0013500-007	SAN JUANITA P VILLARREAL	2117 OLA RD	01/28/21	46.59	Renter	01/27/2021	02/10/2021
		8200 VANDERA LOOK KAUFMAN TX 75142					
007-0014800-004	JUAN MARTINEZ	801 TERRELL HWY	08/06/21	75.99	Renter	08/25/2021	09/10/2021
		1701 OLA RD KAUFMAN TX 75142					
007-0015700-007	TINA M JUSTICE	104 DEBRA ST	08/12/21	140.40	Undetermined	08/25/2021	09/10/2021
		P.O. BOX 395 KAUFMAN TX 75142					
007-0016590-000	JOSHUA B HALBERT	1300 MURRAH LN	06/01/21	51.60	Owner	06/24/2021	07/12/2021
		1300 MURRAH LN KAUFMAN TX 75142-2006					
008-0000600-004	DELIVERED WITH LOVE BIRTHING CENTER	403 S WASHINGTON ST	03/01/21	415.27	Renter	03/25/2021	04/12/2021
		15021 CR 342 TERRELL TX 75161					
008-0001150-023	CYNTHIA ZAMORA	403 S MADISON ST	01/28/21	170.07	Renter	02/26/2021	03/10/2021
		403 S MADISON ST KAUFMAN TX 75142					
008-0009100-007	BRITTANY MORGAN	902 S WILSON ST	01/11/21	330.61	Renter	01/27/2021	02/10/2021
		6216 RAYMOND RD KAUFMAN TX 75142					
008-0009850-001	DEVIN L EISENBACH	805 S WILSON	06/28/21	79.11	Renter	07/28/2021	08/10/2021
		805 S WILSON KAUFMAN TX 75142					

Account Number	Name	Service/Mailing Address	End Date	Total Due	Customer Type	Date of Last Bill	Billing Due Date
008-0009865-001	JESSICA STEPHENSON	811 S WILSON	10/30/20	51.64	Renter	11/20/2020	12/10/2020
		P.O. BOX233 CRANDALL TX 75114					
008-0013200-006	ORANGE DOOZER LLC/ JESSICA MOORE	507 S DALLAS ST	08/31/21	142.12	Owner	09/22/2021	10/12/2021
		10112 GREYSON DR FORNEY TX 75126					
008-0017200-012	COREN L WEBB	400 S NASH ST	06/14/21	686.29	Undetermined	06/24/2021	07/12/2021
		400 S NASH ST KAUFMAN TX 75142					
009-0002600-003	108&110 W GROVE ST., LLC	108 W GROVE ST	04/12/21	136.40	Owner	04/21/2021	05/10/2021
		5069 E US HWY 175 KAUFMAN TX 75142					
009-0003200-012	KANISHIA THOMAS	306 N JACKSON ST	10/13/20	70.51	Renter	10/22/2020	11/10/2020
		400 S. DALLAS ST KEMP TX 75143					
009-0003200-014	JAMES WOOD	306 N JACKSON ST	05/27/21	103.96	Renter	05/28/2021	06/10/2021
		306 N JACKSON ST KAUFMAN TX 75142					
009-0008100-014	REBECCA A ESCOBEDO	607 W GROVE ST	12/02/20	127.62	Owner	12/18/2020	01/11/2021
		8164 FM 429 KAUFMAN TX 75142					
009-0008800-004	JENNIFER SKELLENGER	101 N SHANNON ST	09/01/21	117.97	Renter	09/22/2021	10/12/2021
		101 N SHANNON KAUFMAN TX 75142					
009-0011500-007	SAMANTHA MOLINA	307 W MULBERRY ST	12/29/20	198.40	Owner	01/27/2021	02/10/2021
		2214 FAIR PARK LANE WYLIE TX 75098					
009-0012910-011	ALEXANDRIA CHAMBERLAIN	207 E GROVE ST	06/01/21	84.89	Renter	06/24/2021	07/12/2021
		6139 CR 4061 SCURRY TX 75158					
010-0004300-013	ALTON GRANT	703 N WILSON ST	05/27/21	454.24	Renter	05/28/2021	06/10/2021
		703 N WILSON ST KAUFMAN TX 75142					

Account Number	Name	Service/Mailing Address	End Date	Total Due	Customer Type	Date of Last Bill	Billing Due Date
010-0005300-006	AMANDA L REYES	301 E 1ST N ST	01/12/21	74.70	Undetermined	01/27/2021	02/10/2021
		1100 JANET CIRCLE #C4 KAUFMAN TX 75142					
010-0006800-013	IDALY MARTINEZ	501 N MADISON ST	09/22/21	366.30	Renter	09/22/2021	10/12/2021
		501 N MADISON ST KAUFMAN TX 75142					
010-0011400-004	ANA BENAVIDES	109 SILVER TR	03/26/21	226.08	Renter	04/21/2021	05/10/2021
		568S CHERYL LN KAUFMAN TX 75142					
010-0016100-001	SIVAR REMODELING SERVICES	607 N CLAY ST	07/14/21	284.25	Undetermined	07/28/2021	08/10/2021
		703 MEADOWDALE RD ARLINGTON TX 76017					
011-0003910-021	AMANDA HICKEY	106 S WILSON ST #A	07/23/21	155.72	Renter	07/28/2021	08/10/2021
		5350 FM 1390 KAUFMAN TX 75142					
011-0004100-002	BRYAN HUNTER	203 S DALLAS ST	03/26/21	744.50	Renter	04/21/2021	05/10/2021
		203 S DALLAS ST KAUFMAN TX 75142					
011-0006100-021	WILLIAM D PATTERSON	204 E SOUTH ST	06/22/21	61.91	Renter	06/24/2021	07/12/2021
		204 E SOUTH ST KAUFMAN TX 75142					
011-0012400-011	MARK BRUMBELOW	305 E GROVE ST	03/02/21	560.44	Renter	03/25/2021	04/12/2021
		305 E GROVE ST KAUFMAN TX 75142					
011-0012400-013	AMBER WILLIAMS	305 E GROVE ST	09/17/21	42.12	Renter	09/22/2021	10/12/2021
		1209 E. 1ST N. ST KAUFMAN TX 75142					
011-0014400-017	COBY PRITCHETT	306 N MONROE ST	10/30/20	23.28	Renter	11/20/2020	12/10/2020
		820 FM 1389 S. COMBINE TX 75159					
012-0007900-002	NECKER, DANIEL WALTER II	1427 DICKERSON RD	12/07/20	325.61	Undetermined	12/18/2020	01/11/2021
		1427 DICKERSON ROAD KAUFMAN TX 75142					

Account Number	Name	Service/Mailing Address	End Date	Total Due	Customer Type	Date of Last Bill	Billing Due Date
013-0000500-015	MARTHA N BURLEY	104 MELODY CR	05/03/21	158.81	Renter	05/28/2021	06/10/2021
		501 CABELL ST. KAUFMAN TX 75142					
013-0005700-000	LORENZO HERNANDEZ	1003 MELODY CR	06/18/21	380.11	Undetermined	06/24/2021	07/12/2021
		1003 MELODY CIRCLE KAUFMAN TX 75142					
013-0008800-005	ANGELETTE R ARMSTEAD	1802 MELODY CR	07/19/21	316.40	Owner	07/28/2021	08/10/2021
		1802 MELODY CR KAUFMAN TX 75142					
013-0021700-014	WHITNEY HUFFMAN	2105 MELODY CR	06/30/21	193.90	Renter	07/28/2021	08/10/2021
		12655 FM 2932 FORNEY TX 75126					
013-0023250-001	DOROTHY LEWIS	1405 CEDAR KNOLL DR	11/21/20	476.07	Owner	12/18/2020	01/11/2021
		1405 CEDAR KNOLL KAUFMAN TX 75142					
014-0005300-043	PRISCILLA MARTINEZ	603 CATES DR	06/28/21	393.25	Renter	07/28/2021	08/10/2021
		551 CROSS RD APT. 2216 TERRELL TX 75160					
014-0006300-013	TERRY A THURMAN	401 CATES DR	10/09/20	48.05	Undetermined	10/22/2020	11/10/2020
		401 CATES DRIVE KAUFMAN TX 75142					
015-0001210-010	GLORIA FIGUEROA	1320 BUCKINGHAM LN	07/07/21	155.22	Owner	07/28/2021	08/10/2021
		18849 BARNES LANE TERRELL TX 75161					
016-0005500-022	SHANIQUA L SIRLS	1604 PHILLIPS CR	12/01/20	93.75	Renter	12/18/2020	01/11/2021
		5686 FAIR RD KAUFMAN TX 75142					
016-0007500-007	CORY T SCOTT	709 PHILLIPS CR	12/23/20	435.11	Owner	01/27/2021	02/10/2021
		709 PHILLIPS CR KAUFMAN TX 75142					
018-0006500-001	JOHN CROCKER	1399 EAST US HWY 175	05/03/21	119.49	Owner	05/28/2021	06/10/2021
		10933 CR 124 KAUFMAN TX 75142					

Account Number	Name	Service/Mailing Address	End Date	Total Due	Customer Type	Date of Last Bill	Billing Due Date
019-0005768-003	MAURIE MELTON	4811 LIONS DEN TRAIL 4811 LIONS DEN TRAIL KAUFMAN TX 75142	11/30/20	123.80	Renter	12/18/2020	01/11/2021

Number of Accounts: 78 18,863.31

****
*** These accounts have been selected to be written off. ***
****

Serv Code	Service	Write Off Amount
AMB	AMB	-128.57
CF	Connect Fee	30.00
DF	Drainage Fee	-736.14
NSB	NSB	-70.58
NSF	NSF Check Fee	-30.00
PN	Penalty	-116.22
RC	Reconnect Srv	-165.43
RF	Solid Waste	-1,907.32
RFP	Polycart	-152.13
RSV	Recyclops	-48.00
SW	Sewer	-9,535.55
TX	Tax	-269.59
WT	Water	-5,268.87
WTD	Wt Dep Billed	-125.00
WTO	Outside Access	-339.91
	Report Total :	-18,863.31

End of Report

Meeting Date: 9/26/2022 | **Date: 09/13/2022** | **Item #: 8.** | **Dept.: Administration**

Ordinance

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance O-31-22, an ordinance of the City Council of the City of Kaufman, Texas, concerning Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundaries of Tax Increment Financing Reinvestment Zone Number Two, City of Kaufman, Texas.

BACKGROUND:

This amended ordinance will expand the current boundaries of TIRZ #2 to include several parcels that are in the development pipeline (TIRZ #2A). It also will increase the Project and Financing Plan to a total of $63.9M for public improvements within both zones.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

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

Recommendation: Recommend approval of O-31-22 amending the TIRZ #2 creation ordinance.

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

Tax Increment Reinvestment Zone #2
City of Kaufman, Texas

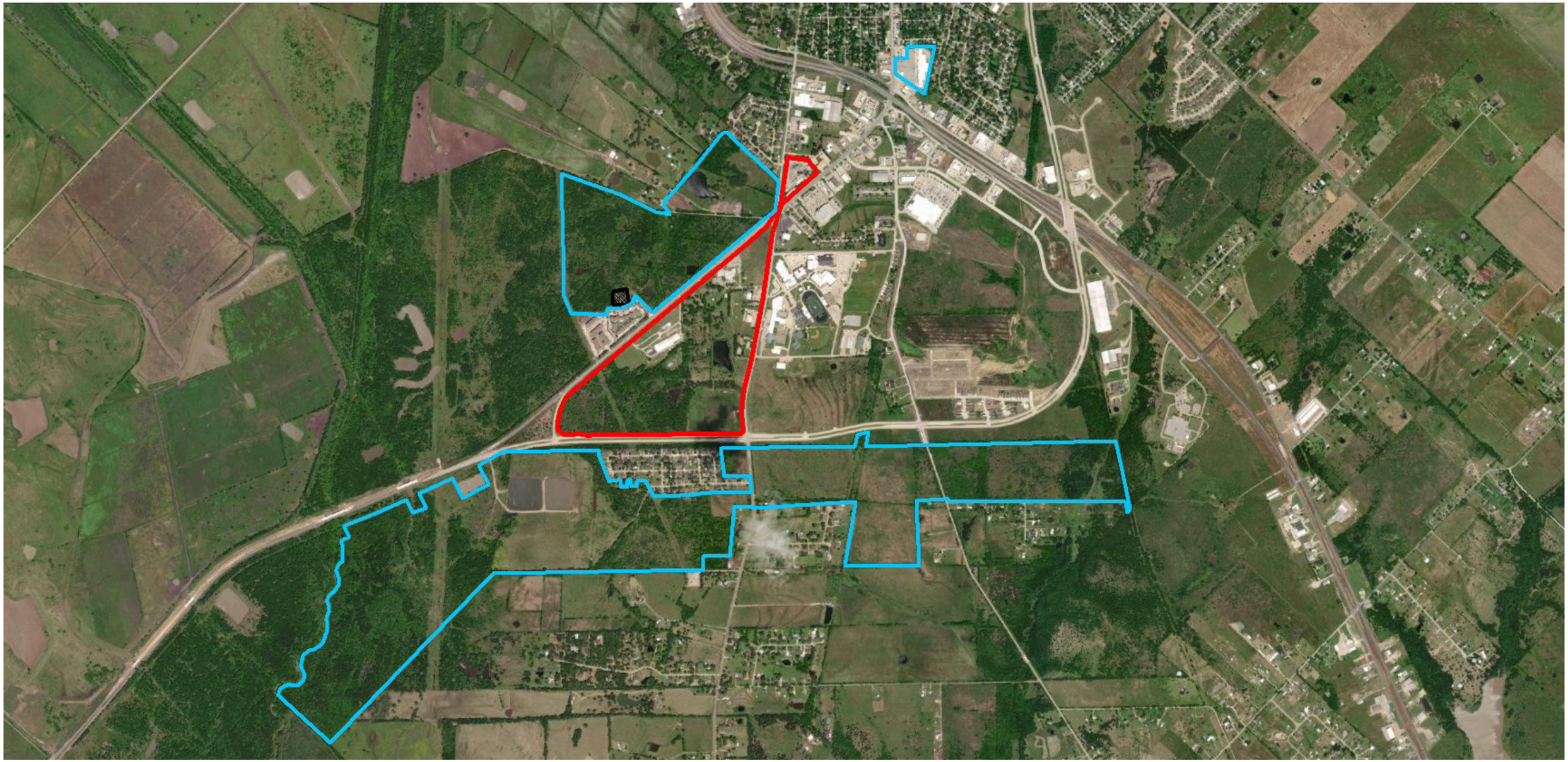


Table of Contents

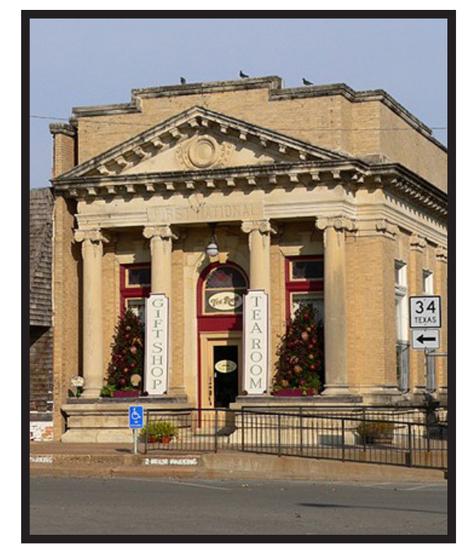
- Introduction 1
- TIRZ Boundary 2
- Current Conditions & Ownership 5
- Proposed Development 8
- Project Costs 11
- Financial Feasibility Analysis 12
- Terms and Conditions 24
- Appendix A 25

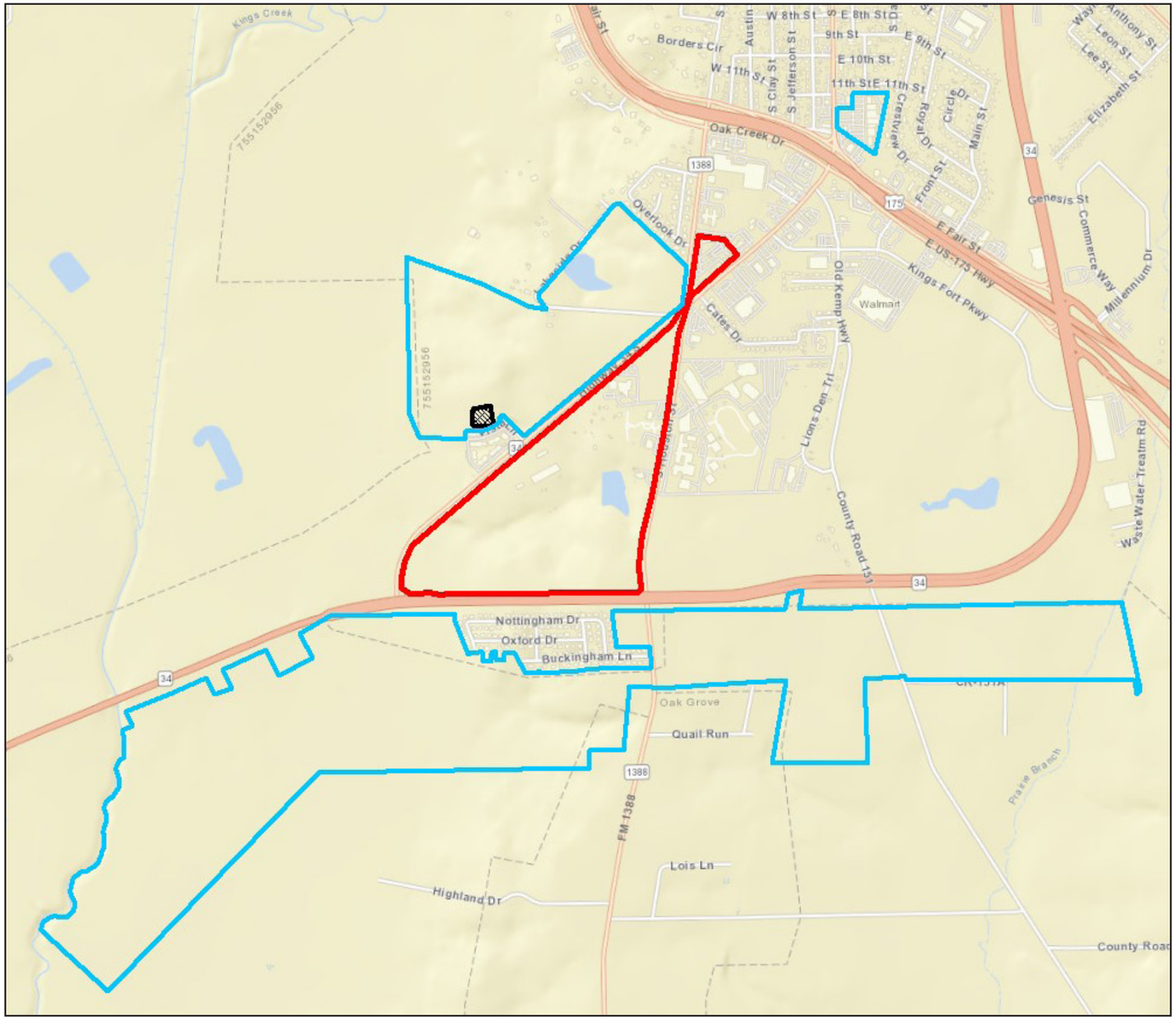
DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens





- TIRZ #2 Boundary

- TIRZ #2A Boundary

Tax Increment Reinvestment Zone #2, City of Kaufman

TIRZ #2 was created by Ordinance O-28-20 on September 14, 2020. The goal of Tax Increment Reinvestment Zone #2 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #2 will promote the creation of a mixed-use development consisting of an indoor sports complex, retail, a hotel, a mixed use facility, and residential, including both single family and multifamily development. On September 26, 2022, the City Council expanded the boundaries to include the areas shown to the left, TIRZ #2A.

The amended project and financing plan outlines the funding of $63,942,019 in public improvements related to water, sanitary sewer, and storm water facilites, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.

- TIRZ #2 Boundary

Boundary Description

The original TIRZ #2 boundaries are located in the southwest central portion of the City of Kaufman encompassing approximately 105 acres. The original boundaries are generally bound by Texas State Highway 34 to the south, South Washington Street to the west, and South Houston Street to the east.

The expanded area (TIRZ #2A) is noncontiguous and consists of three tracts which are located partially in the City limits and partially in the City ETJ. The original and expanded boundaries are generally described below.

Legal Description

TIRZ #2 (Original Boundaries)

Beginning at the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, thence

South along the western right of way of South Washington Street to the point meets the southern point of Property ID 5487, thence

South to the northeast corner of Property ID 5369 at the point it meets the western right of way boundary of South Houston Street, thence

South along the western right of way boundary of South Houston Street to the point it meets the northern right of way boundary of Texas State Highway 34, thence

West along the northern right of way boundary of Texas State Highway 34 to the point it meets the eastern right of way boundary of South Washington Street, thence

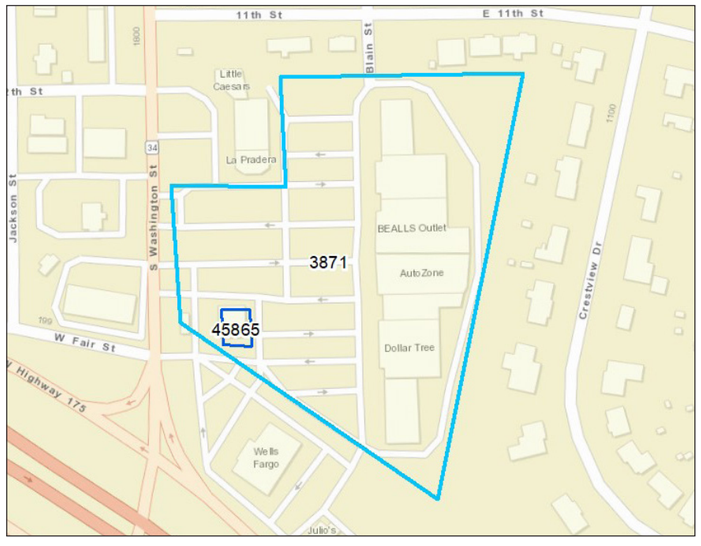
North along the eastern right of way boundary of South Washington Street to the point it meets the northwest corner of Property ID 5369, thence

North to the southern point of Property ID 5487 where it meets the eastern right of way boundary of South Houston Street, thence

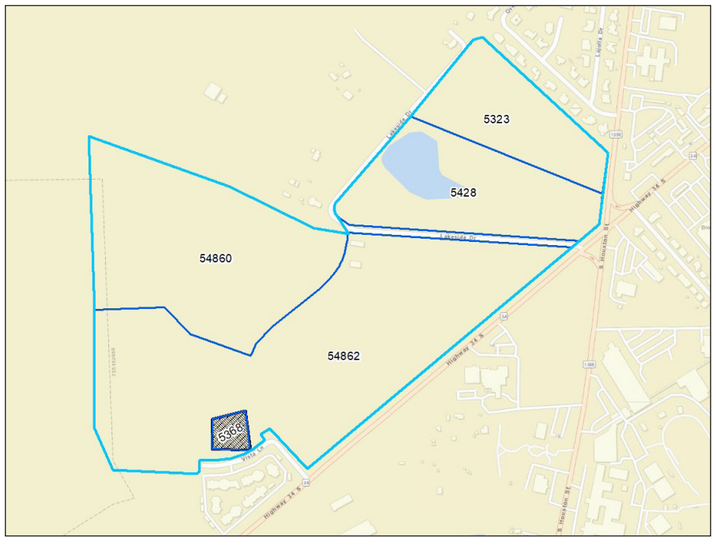
North along the eastern right of way boundary of South Houston Street to the point it meets the northwest corner of Property ID 5487, thence

East across the northern boundary of Property ID 5487 to the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, which is the point of beginning.

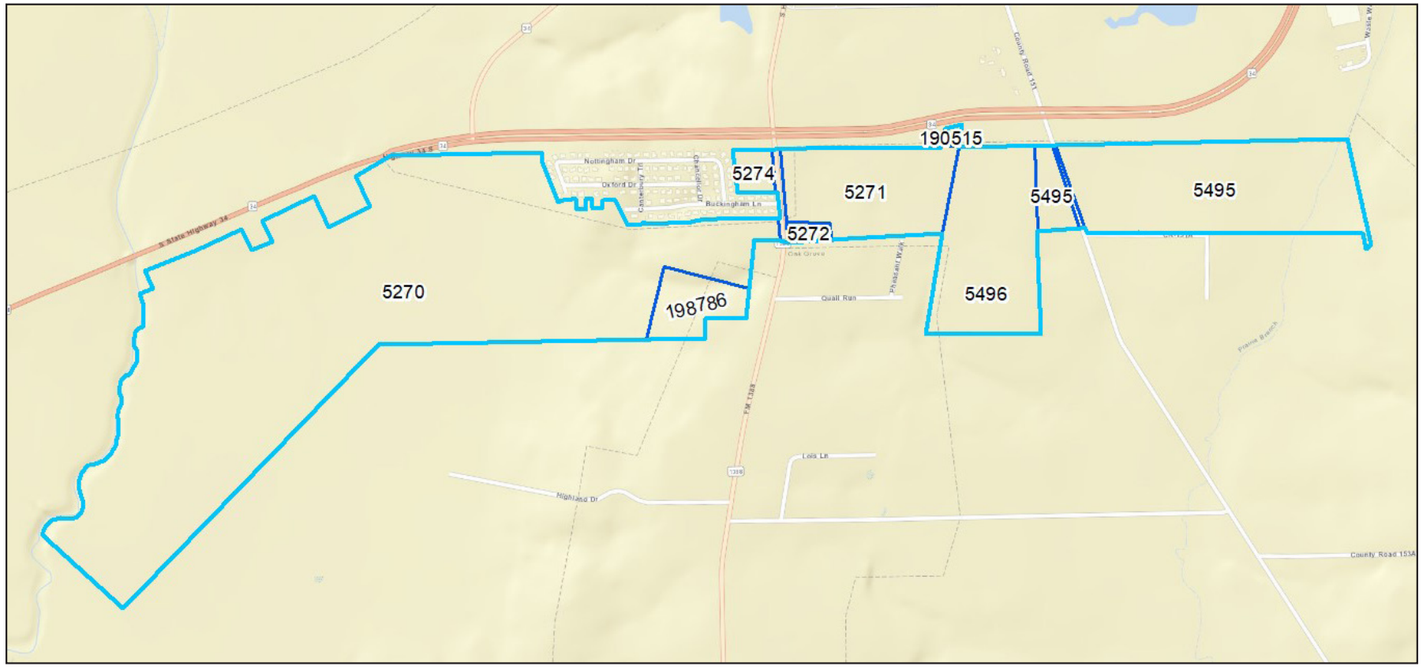
Tract #1



Tract #2



Tract #3



- TIRZ #2A Boundary

Legal Description (Continued)

TIRZ #2A (Expanded Boundaries)

The expanded area for TIRZ #2, TIRZ #2A, is noncontiguous and consists of three tracts which are generally described below:

Tract #1:

Tract #1 consists of Property ID 3871, which is legally described as ANNA L CARTER, TRACT 45.00; 8.06 ACRES, and includes the land for Property ID 45865, which is the property account for the improvements only.

Tract #2:

Beginning at the northern corner of Property ID 5323 where it meets the western corner of Property ID 43134, thence

East along the northeast boundary of Property ID 5323 to the point it meets the western right of way of S Houston Street, thence

South along the western right of way of S Houston Street to the point it meets South Washington Street, thence

South along the northern right of way of South Washington Street to the point where Property ID 54682 meets Property ID 80985, thence

West then north along the boundary of Property ID 54682 to the point it meets Property ID 54860, thence

North along the western boundary of Property ID 54860, continuing east along the northern boundary of Property ID 54860 to the point it meets Property ID 54682 and Lakeside Drive, thence

North across Lakeside Drive to Property ID 5428, thence

North along the boundary of Property ID 5428 to the point it meets Property ID 5323, thence

North along the western boundary of Property ID 5323 to the point it meets the western corner of Property ID 43134, which is the point of beginning.

Save and Except: Property ID 5368, legally described as D FALCON, 1.415 acres.

Legal Description (Continued)

TIRZ #2A (Expanded Boundaries)

Tract #3:

Beginning at the northeast corner of Property ID 5495, thence

South, then west along the southern border of Property ID 5495 to the point it meets County Road 151, thence

West across County Road 151 to Property ID 5495, thence

West across the southern boundary of Property ID 5495 to the point it meets the eastern boundary of Property ID 5496, thence

South along the eastern boundary of Property ID 5496, continuing north along the western boundary of Property ID 5496 to the point it meets Property ID 5271, thence

West along the southern boundary of Property ID 5271 to the point it meets Property ID 5272, thence

West along the southern boundary of Property ID 5271 to the point it meets S Houston Street, thence

West across S Houston Street to Property ID 5270, thence

South along Property ID 5270, following the boundary to the it meets Property ID 198786, thence

South, then west along the boundary of Property ID 198786 to the point it meets the southern boundary of Property ID 5270, thence

Following the boundary of Property ID 5270 to the point it meets S Houston Street, thence

North along the western right of way of S Houston Street to the point it meets the southeast corner of Property ID 5274, thence

West then north along the boundary of Property ID 5274, continuing east along the northern boundary of Property ID 5274 to the point it meets S Houston Street, thence

East across S Houston Street to the northwest corner of Property ID 5271, thence

East along the northern boundary of Property ID 5271 to the point it meets the southwest corner of Property ID 190515, thence

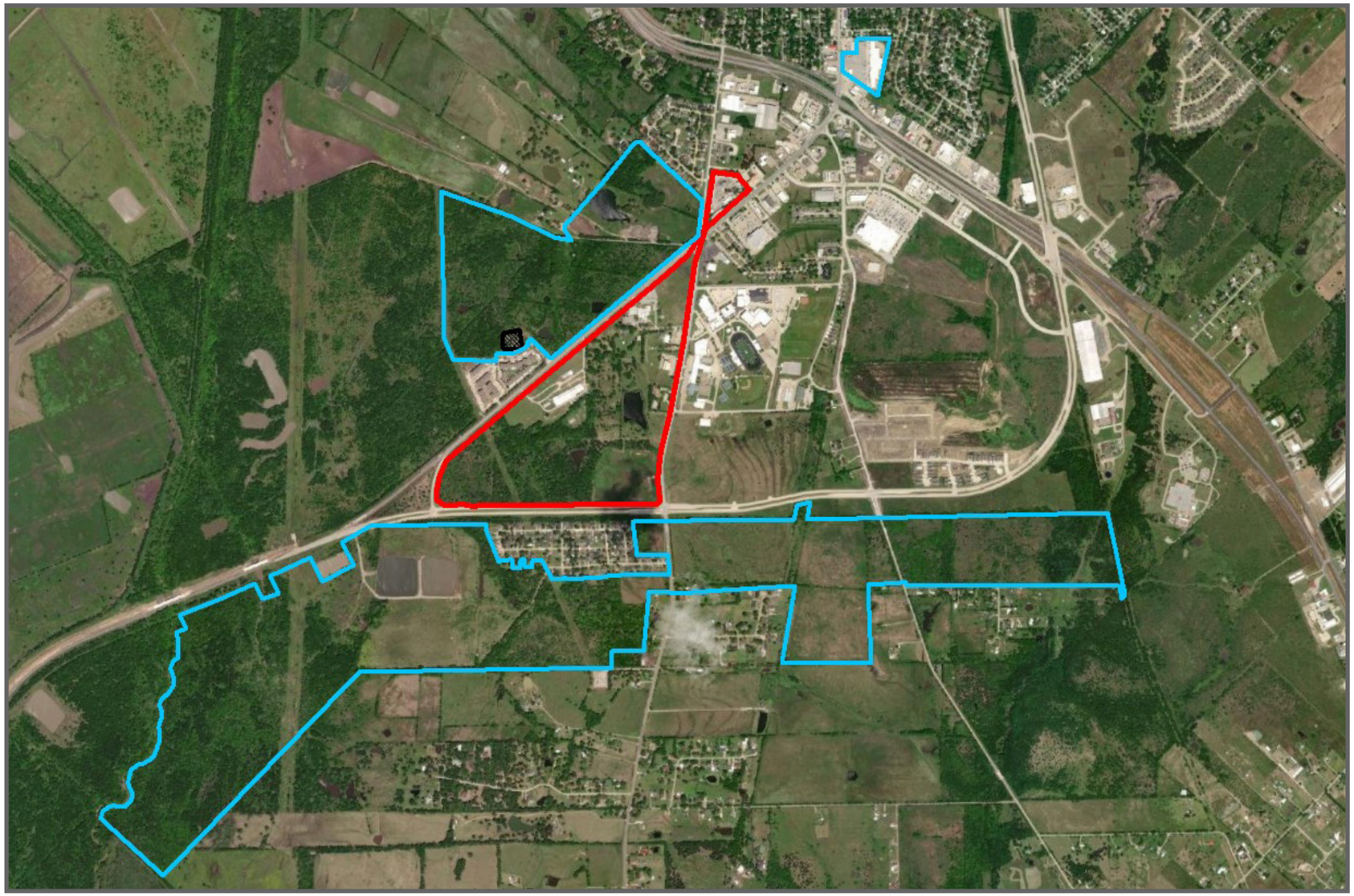
Following the boundary of Property ID 190515 to the point it meets the northwest corner of Property ID 5496, thence

East across the northern boundary of Property ID 5496 to the point it meets Property ID 5495, thence

East across the northern boundary of Property ID 5495 to the point it meets County Road 151, thence

East across County Road 151 to the northwest corner of Property ID 5495, thence

East across the northern boundary of Property ID 5495, to the northeast corner of Property ID 5495, which is the point of beginning.



- TIRZ #2 Boundary
- TIRZ #2A Boundary

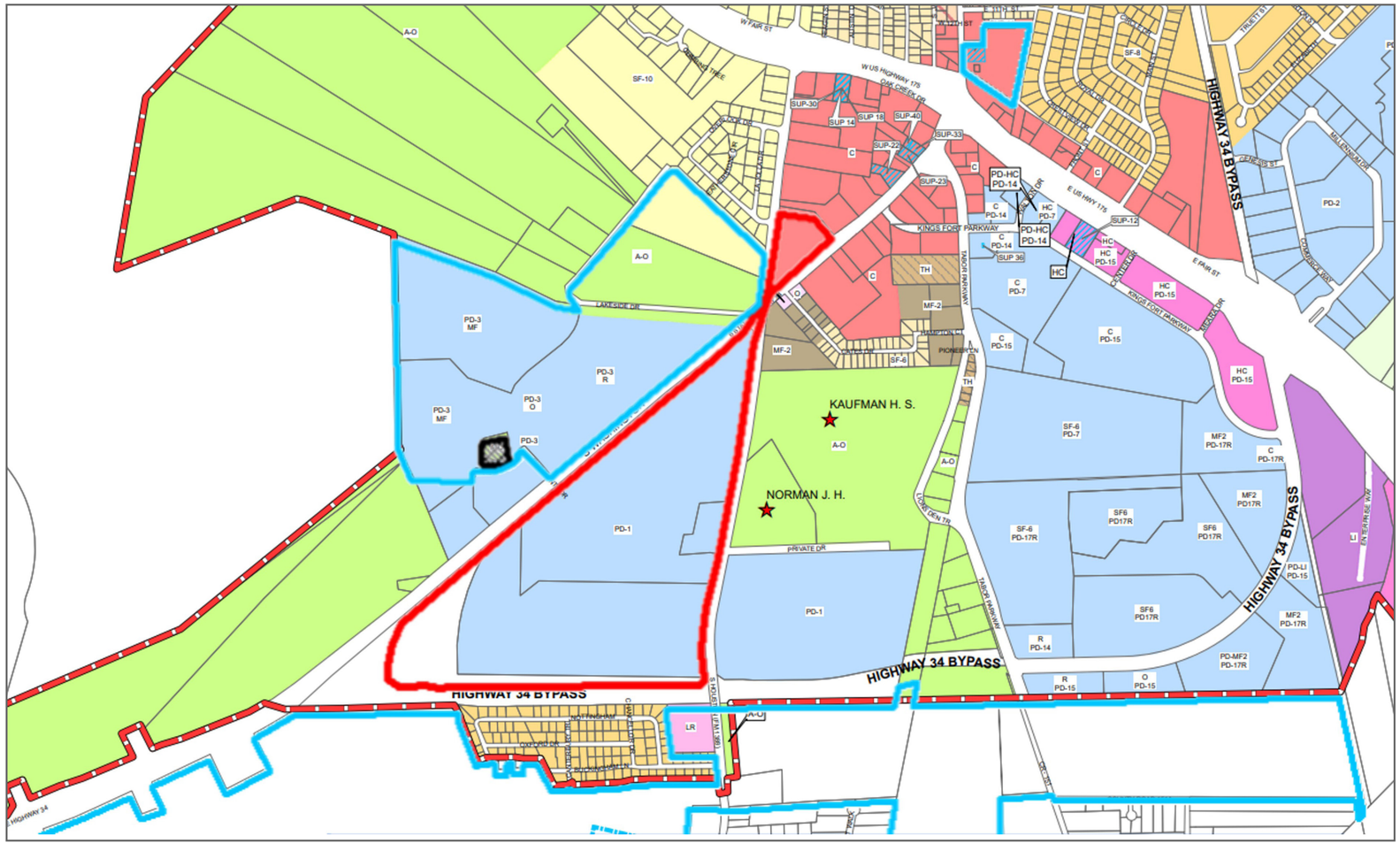
Land Use

A portion of the land within the zone is improved with public buildings including the Kaufman County Children's Shelter, Kaufman County Library, Kaufman County Appraisal District, Kaufman County - South Campus, and Texas Department of Transportation Maintenance Facility. In TIRZ #2A, Tract #1 of the expanded boundaries is improved with a shopping center that is positioned for future redevelopment.

The balance of the land within the TIRZ is predomindately vacant.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.



- TIRZ #2 Boundary

- TIRZ #2A Boundary

Zoning

TIRZ #2

The property within the original boundaries of the TIRZ is currently zoned as Commercial and Planned Development (PD-1 and PD-18).

TIRZ #2A

Tract #1 is in the City limits and is zoned C (Commercial). Tract #2 is also in the City limits and is zoned SF-10 (Single Family Residential), A-O (Agricultural/Open), PD-3: R, O, and MF (Planned Development - Retail, Office, and Multifamily).

The majority of Tract #3 is not in the City limits and is not zoned. Property ID 5274 is in the City limits and is zoned LR (Local Retail). Property ID 190515 and a portion of Property ID 5271 are zoned A-O (Agricultural/Open).

The property within the TIRZ may need to be rezoned to accompodate the planned development. It is not anticipated there will be any changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Legend

- KAUFMAN ETJ
- CITY LIMITS
- SPECIAL USE PERMIT

ZONING

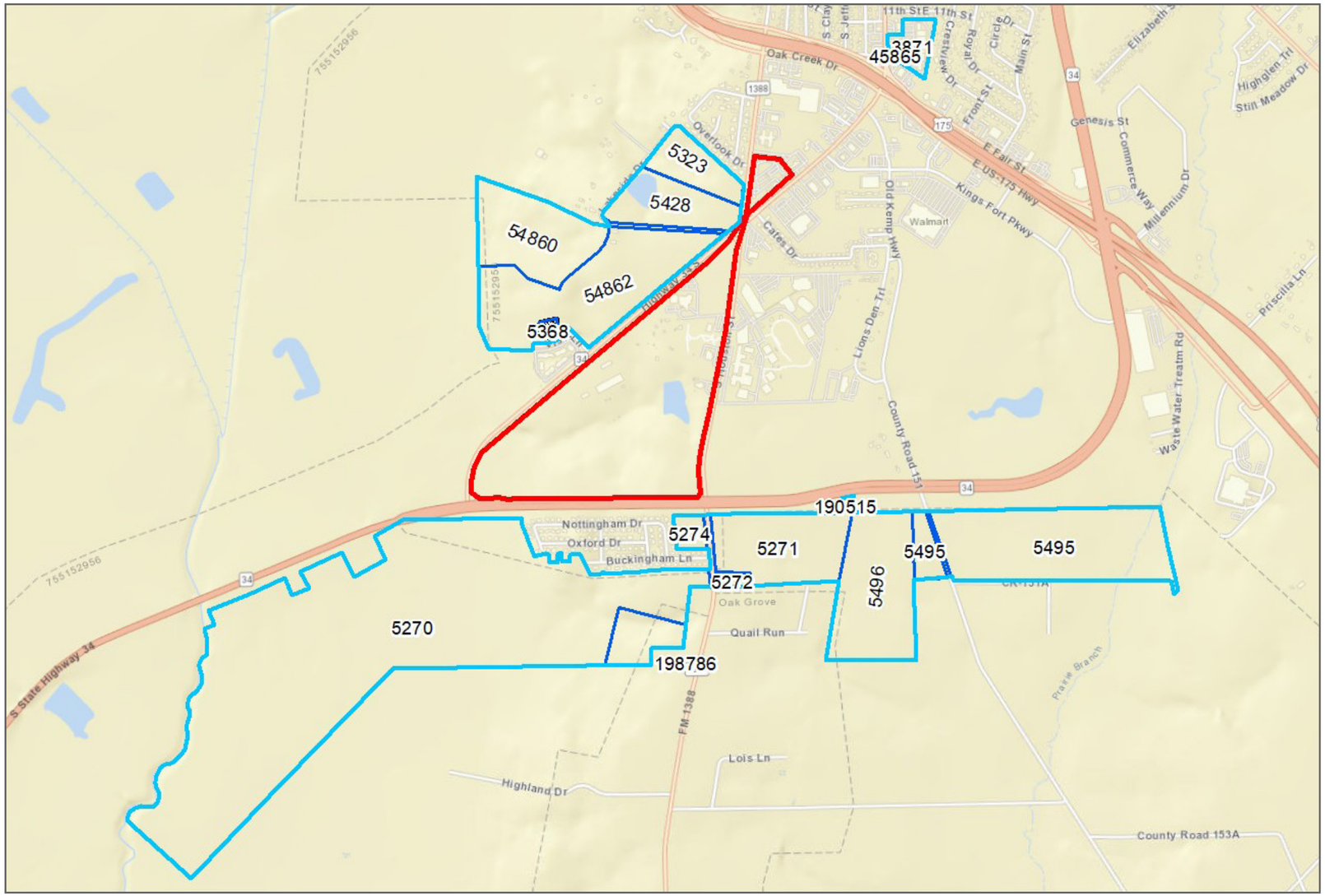
- A-O - AGRICULTURAL / OPEN
- SF-20 - SINGLE FAMILY RESIDENTIAL (minimum 20,000 square-foot lots)
- SF-10 - SINGLE FAMILY RESIDENTIAL (minimum 10,000 square-foot lots)
- SF-8 - SINGLE FAMILY RESIDENTIAL-8 (minimum 8,000 square-foot lots)
- SF-6 - SINGLE FAMILY RESIDENTIAL-6 (minimum 6,000 square-foot lots)
- TH - TOWNHOMES RESIDENTIAL (patio homes)
- MF-1 - MULTI-FAMILY RESIDENTIAL-1 (triplex and quadriplex homes)
- MF-2 - MULTI-FAMILY RESIDENTIAL-2 (Apartments)
- MH - MANUFACTURED HOME
- O - OFFICE
- LR - LOCAL (NEIGHBORHOOD) RETAIL
- R - RETAIL (GENERAL)
- CBD - CENTRAL BUSINESS DISTRICT
- WSC - WASHINGTON ST CORRIDOR OVERLAY DISTRICT
- C - COMMERICAL
- HC - HIGHWAY COMMERICAL
- LI - LIGHT INDUSTRIAL
- PD - PLANNED DEVELOPEMENT

Current Ownership Information

There are 5 parcels within the original boundaries of Tax Increment Reinvestment Zone #2. Four of the parcels are owned by public entities, including the City of Kaufman, Kaufman County, Kaufman CAD, and the Texas Highway Department. The 2020 base year taxable value of the property within is $0. WIthin the expanded boundaries, there are 14 parcels with an estimated 2022 base year taxable value of $5,590,180. The base value will be certified by Kaufman Central Appraisal District at a later date.

It is the City's desire to have the land developed, facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code

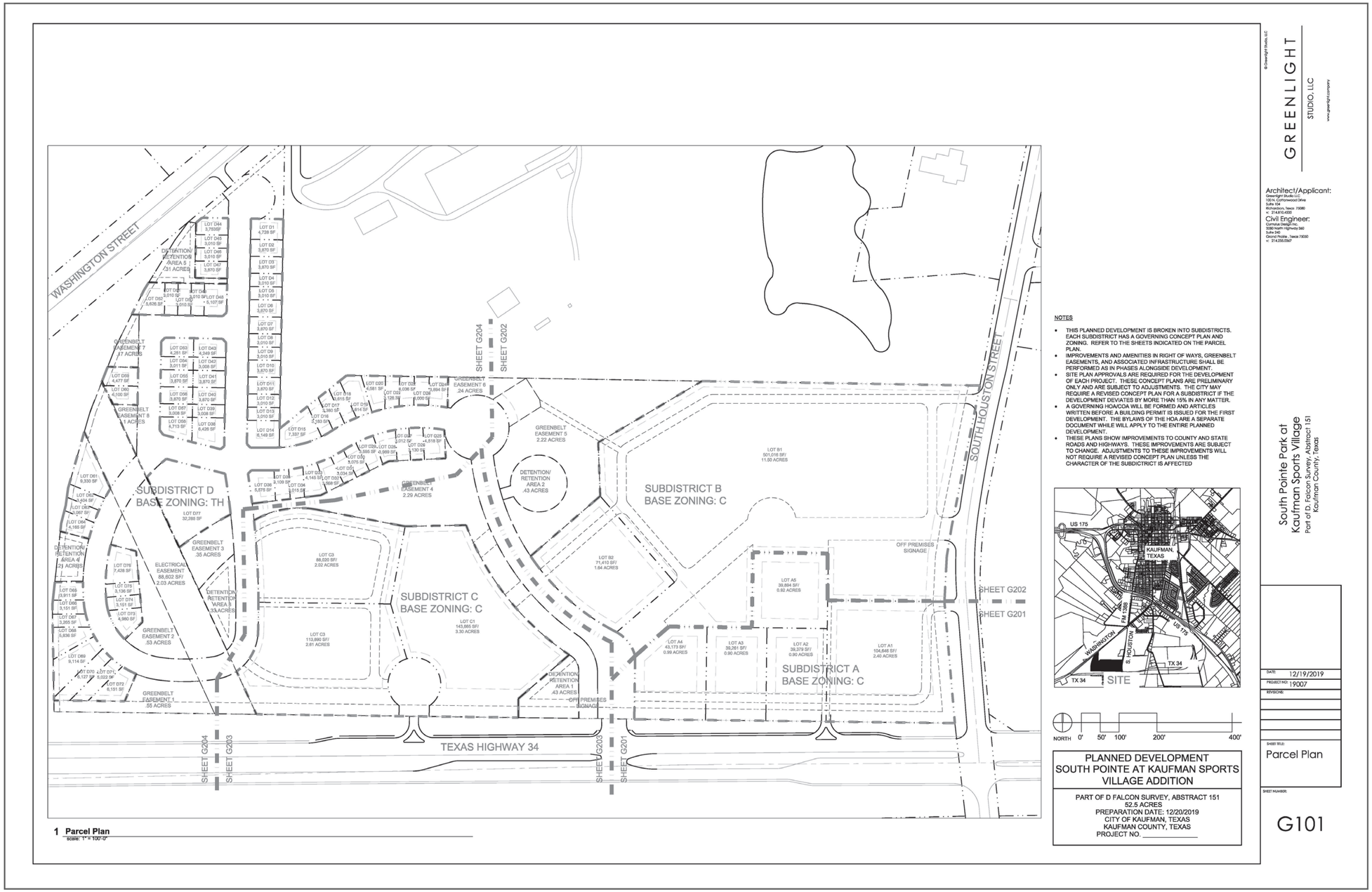
For further details of parcels included within the TIRZ see Appendix A.



- TIRZ #2 Boundary
- TIRZ #2A Boundary

Proposed Development

The original TIRZ #2 boundaries contain a planned proposed development consisting of an indoor sports complex, retail, a hotel, a mixed use facility, and residential, including both single family and multifamily development.



1 Parcel Plan
SCALE: 1" = 100'-0"

NOTES

- THIS PLANNED DEVELOPMENT IS BROKEN INTO SUBDISTRICTS. EACH SUBDISTRICT HAS A GOVERNING CONCEPT PLAN AND ZONING. REFER TO THE SHEETS INDICATED ON THE PARCEL PLAN.
- IMPROVEMENTS AND AMENITIES IN RIGHT OF WAYS, GREENBELT EASEMENTS, AND ASSOCIATED INFRASTRUCTURE SHALL BE PERFORMED AS IN PHASES ALONGSIDE DEVELOPMENT.
- SITE PLAN APPROVALS ARE REQUIRED FOR THE DEVELOPMENT OF EACH PROJECT. THESE CONCEPT PLANS ARE PRELIMINARY ONLY AND ARE SUBJECT TO ADJUSTMENTS. THE CITY MAY REQUIRE A REVISED CONCEPT PLAN FOR A SUBDISTRICT IF THE DEVELOPMENT DEVIATES BY MORE THAN 15% IN ANY MATTER.
- A GOVERNING HOA/COA WILL BE FORMED AND ARTICLES WRITTEN BEFORE A BUILDING PERMIT IS ISSUED FOR THE FIRST DEVELOPMENT. THE BYLAWS OF THE HOA ARE A SEPARATE DOCUMENT WHILE WILL APPLY TO THE ENTIRE PLANNED DEVELOPMENT.
- THESE PLANS SHOW IMPROVEMENTS TO COUNTY AND STATE ROADS AND HIGHWAYS. THESE IMPROVEMENTS ARE SUBJECT TO CHANGE. ADJUSTMENTS TO THESE IMPROVEMENTS WILL NOT REQUIRE A REVISED CONCEPT PLAN UNLESS THE CHARACTER OF THE SUBDICTRICT IS AFFECTED

NORTH 0' 50' 100' 200' 400'

PLANNED DEVELOPMENT
SOUTH POINTE AT KAUFMAN SPORTS VILLAGE ADDITION

PART OF D FALCON SURVEY, ABSTRACT 151
52.5 ACRES
PREPARATION DATE: 12/20/2019
CITY OF KAUFMAN, TEXAS
KAUFMAN COUNTY, TEXAS
PROJECT NO. _____

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GREENLIGHT STUDIO, LLC
www.greenlightcompany

Architect/Applicant:
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Kaufman, Texas 75080
c: 214.812.4333
Civil Engineer:
Carnegie Design Inc.
3300 North Highway 342
Suite 100
Grand Prairie, Texas 75050
c: 214.255.0347

South Pointe Park at
Kaufman Sports Village
Part of D. Falcon Survey, Abstract 151
Kaufman County, Texas

DATE:	12/19/2019
PROJECT NO.:	19007
REVISIONS:	

SHEET TITLE: Parcel Plan

SHEET NUMBER: G101

Proposed Development

The site plan below depicts the location of the various proposed land uses.

Anticipated Development

The development within the original boundaires is anticipated to be a large scale mixed-use development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ. Additional development is anticipated to occur within the expanded boundaries, including multifamily, residential and commercial.

The table to the right provides an overview of the potential development that DPED estimates will occur during the life of the TIRZ within the boundaries of the TIRZ, both the original boundaries and the expanded boundaries, along with estimated dates of when the development will be completed.

	Final Delivery	Units/SF	Taxable Value PSF/Unit	Incremental Value
TIRZ #2				
PHASE ONE				
SPORTS COMPLEX	2024	160,000	$ 85	$ 13,600,000
OUTPARCEL	2024	3,000	$ 250	$ 750,000
OUTPARCEL	2025	3,000	$ 250	$ 750,000
OUTPARCEL	2026	3,000	$ 250	$ 750,000
OUTPARCEL - GAS STATION	2024	5,400	$ 250	$ 1,350,000
HOTEL	2025	101	$ 100,000	$ 10,100,000
				$ 27,300,000
PHASE TWO				
MIXED USE FACILITY	2027	15,000	$ 250	$ 3,750,000
RESIDENTIAL	2029	69	$ 450,000	$ 31,050,000
				$ 34,800,000
PHASE THREE				
MULTIFAMILY	2027	165	$ 150,000	$ 24,750,000
OFFICE	2026	34,323	$ 150	$ 5,148,450
				$ 29,898,450
TIRZ #2 ADDITIONAL DEVELOPMENT				
MULTIFAMILY	2026	94	$ 150,000	$ 14,100,000
COMMERCIAL	2025	30,000	$ 250	$ 7,500,000
				$ 21,600,000
TIRZ #2A				
RESIDENTIAL (Single Family)	2026, 2028, 2030	134	$ 560,000	$ 75,040,000
RESIDENTIAL (Townhomes)	2026, 2028, 2030	93	$ 440,000	$ 40,920,000
MULTIFAMILY	2024	199	$ 150,000	$ 29,850,000
MULTIFAMILY	2026	156	$ 150,000	$ 23,400,000
RESIDENTIAL	2027 & 2029	93	$ 250,000	$ 23,250,000
COMMERCIAL	2030	110,000	$ 250	$ 27,500,000
				$ 219,960,000
Total				**$ 333,558,450**

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	$ 6,394,202	10.0%
Sanitary Sewer Facilities and Improvements	$ 3,836,521	6.0%
Storm Water Facilities and Improvements	$ 2,557,681	4.0%
Street and Intersection Improvements	$ 25,576,808	40.0%
Open Space, Park and Recreation Facilities and Improvements	$ 15,985,505	25.0%
Utilities and Street Lighting	$ 3,197,101	5.0%
Economic Development Grants	$ 5,754,782	9.0%
Administrative Costs	$ 639,420	1.0%
	$ 63,942,019	100.0%

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, the City Kaufman will contribute 75% of the maintenance and operations portion of real property increment within the original and expanded bounaries of the Zone.

Subject to a separate interlocal agreement, 50% of the maintenance and operations portion of real property increment within the original and expanded boundaries of the Zone from Kaufman County may be contributed. In addition, subject to a separate interlocal agreement, 50% of the maintenance and operations portion of real property increment within the original and expanded boundaries of the Zone from Trinity Valley Community College may be contributed.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - 2022 Rates		**Participation**	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		**0.49964735**

Personal Property Tax		**Participation**	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		**0.00000000**

Sales Tax		**Participation**	
City of Kaufman Sales Tax	0.0100000	0.00%	0.0000000
City Property Tax Reduction	0.0050000	0.00%	0.0000000
Economic Development	0.0025000	0.00%	0.0000000
Street Maintenance	0.0025000	0.00%	0.0000000
	0.02000000		**0.00000000**

PHASE ONE : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.5573924

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Economic Development	0.00250000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.02000000		0.0000000

PHASE ONE

	Final Delivery	AREA SF/UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	BPP $ / SF	BPP TAX VALUE	SALES $ / SF	SALES TAX VALUE
SPORTS COMPLEX	2024	160,000	$ 85	$ 13,600,000		$ -		
OUTPARCEL	2024	3,000	$ 250	$ 750,000			######	$ 900,000
OUTPARCEL	2025	3,000	$ 250	$ 750,000			######	$ 900,000
OUTPARCEL	2026	3,000	$ 250	$ 750,000			######	$ 900,000
OUTPARCEL - GAS STATION	2024	5,400	$ 250	$ 1,350,000			######	$ 810,000
HOTEL	2025	101	$ 100,000	$ 10,100,000				
	TOTAL	174,501		27,300,000		-		3,510,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*29.2%*	$ 7,243,437	=	$ 4,852,040	+	$ -	+	$ 2,391,398
Kaufman County (M&O)	*11.4%*	$ 2,823,189	=	$ 2,823,189	+	$ -	+	$ -
Road and Bridge	*2.9%*	$ 711,751	=	$ 711,751	+	$ -	+	$ -
Trinity Valley CC	*4.7%*	$ 1,167,417	=	$ 1,167,417	+	$ -	+	$ -
Kaufman ISD	*51.8%*	$ 12,839,662	=	$ 12,839,662	+	$ -	+	$ -
	100.0%	24,785,456		$ 22,394,058		$ -		$ 2,391,398
		100.0%		*90.4%*		*0.0%*		*9.6%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*64.6%*	$ 3,639,030	=	$ 3,639,030	+	$ -	+	$ -
Kaufman County (M&O)	*25.1%*	$ 1,411,595	=	$ 1,411,595	+	$ -	+	$ -
Road and Bridge	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	*10.4%*	$ 583,708	=	$ 583,708		$ -		$ -
Kaufman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 5,634,333		$ 5,634,333		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*18.8%*	$ 3,604,407	=	$ 1,213,010	+	$ -	+	$ 2,391,398
Kaufman County (M&O)	*7.4%*	$ 1,411,595	=	$ 1,411,595	+	$ -	+	$ -
Road and Bridge	*3.7%*	$ 711,751	=	$ 711,751	+	$ -	+	$ -
Trinity Valley CC	*3.0%*	$ 583,708	=	$ 583,708	+	$ -	+	$ -
Kaufman ISD	*67.0%*	$ 12,839,662	=	$ 12,839,662	+	$ -	+	$ -
	100.0%	$ 19,151,123		$ 16,759,726		$ -		$ 2,391,398
		100.0%		*87.5%*		*0.0%*		*12.5%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE		**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	
SPORTS COMPLEX	Taxable Value Per SF	-	-	85	87	88	90	92	94	96	98	100	102	104	106	108	110	112	114	117	119	121	124	126	129	131	134	137	139	142	145	148	151	
	Percentage Complete		-	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF			-	-	-	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	
	TAXABLE VALUE	-	-	-	-	-	14,432,429	14,721,077	15,015,499	15,315,809	15,622,125	15,934,568	16,253,259	16,578,324	16,909,891	17,248,088	17,593,050	17,944,911	18,303,809	18,669,886	19,043,283	19,424,149	19,812,632	20,208,885	20,613,062	21,025,324	21,445,830	21,874,747	22,312,242	22,758,486	23,213,656	23,677,929	24,151,488	
OUTPARCEL	Taxable Value Per SF	-	-	250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	402	410	418	427	435	444	
	Percentage Complete			0%	0%	0%	50%	67%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-	-	-	-	3,000	6,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	
	TAXABLE VALUE	-	-	-	-	-	795,906	1,623,648	2,484,182	2,533,865	2,584,543	2,636,234	2,688,958	2,742,737	2,797,592	2,853,544	2,910,615	2,968,827	3,028,204	3,088,768	3,150,543	3,213,554	3,277,825	3,343,382	3,410,249	3,478,454	3,548,023	3,618,984	3,691,363	3,765,191	3,840,495	3,917,304	3,995,651	
OUTPARCEL - GAS STATION	Taxable Value Per SF	-	-	250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	402	410	418	427	435	444	
	Percentage Complete			0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-	-	-	-	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	
	TAXABLE VALUE	-	-	-	-	-	1,432,631	1,461,283	1,490,509	1,520,319	1,550,726	1,581,740	1,613,375	1,645,642	1,678,555	1,712,126	1,746,369	1,781,296	1,816,922	1,853,261	1,890,326	1,928,132	1,966,695	2,006,029	2,046,150	2,087,073	2,128,814	2,171,390	2,214,818	2,259,114	2,304,297	2,350,383	2,397,390	
HOTEL	Taxable Value Per Unit	-	-	100,000	102,000	104,040	106,121	108,243	110,408	112,616	114,869	117,166	119,509	121,899	124,337	126,824	129,361	131,948	134,587	137,279	140,024	142,825	145,681	148,595	151,567	154,598	157,690	160,844	164,061	167,342	170,689	174,102	177,584	
	Percentage Complete			0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative Units			-	-	-	-	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	
	TAXABLE VALUE	-	-	-	-	-	-	10,932,565	11,151,216	11,374,240	11,601,725	11,833,760	12,070,435	12,311,844	12,558,081	12,809,242	13,065,427	13,326,736	13,593,270	13,865,136	14,142,438	14,425,287	14,713,793	15,008,069	15,308,230	15,614,395	15,926,683	16,245,216	16,570,121	16,901,523	17,239,553	17,584,344	17,936,031	
REAL PROPERTY	***Taxable Value***	-	-	-	-	-	16,660,966	28,738,574	30,141,406	30,744,234	31,359,119	31,986,301	32,626,027	33,278,548	33,944,119	34,623,001	35,315,461	36,021,770	36,742,206	37,477,050	38,226,591	38,991,123	39,770,945	40,566,364	41,377,691	42,205,245	43,049,350	43,910,337	44,788,544	45,684,315	46,598,001	47,529,961	48,480,560	
City of Kaufman (M&O)		-	-	-	-	-	79,973	137,946	144,679	147,573	150,524	153,535	156,606	159,738	162,932	166,191	169,515	172,905	176,363	179,891	183,488	187,158	190,901	194,719	198,614	202,586	206,638	210,770	214,986	219,286	223,671	228,145	232,708	**4,852,040**
Kaufman County (M&O)		-	-	-	-	-	46,533	80,265	84,183	85,866	87,584	89,335	91,122	92,944	94,803	96,699	98,633	100,606	102,618	104,670	106,764	108,899	111,077	113,299	115,565	117,876	120,233	122,638	125,091	127,593	130,144	132,747	135,402	**2,823,189**
Road and Bridge		-	-	-	-	-	11,731	20,235	21,223	21,648	22,081	22,522	22,973	23,432	23,901	24,379	24,866	25,364	25,871	26,388	26,916	27,454	28,004	28,564	29,135	29,718	30,312	30,918	31,537	32,167	32,811	33,467	34,136	**711,751**
Trinity Valley CC		-	-	-	-	-	19,242	33,190	34,810	35,507	36,217	36,941	37,680	38,433	39,202	39,986	40,786	41,602	42,434	43,282	44,148	45,031	45,931	46,850	47,787	48,743	49,718	50,712	51,726	52,761	53,816	54,892	55,990	**1,167,417**
Kaufman ISD		-	-	-	-	-	211,628	365,037	382,856	390,513	398,324	406,290	414,416	422,704	431,158	439,781	448,577	457,549	466,699	476,033	485,554	495,265	505,171	515,274	525,579	536,091	546,813	557,749	568,904	580,282	591,888	603,726	615,800	**12,839,662**
Total		-	-	-	-	-	369,106	636,673	667,751	681,106	694,729	708,623	722,796	737,252	751,997	767,037	782,377	798,025	813,985	830,265	846,870	863,808	881,084	898,706	916,680	935,013	953,713	972,788	992,244	1,012,088	1,032,330	1,052,977	1,074,036	**22,394,655**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	1,710,000	2,644,200	3,597,084	3,669,026	3,742,406	3,817,254	3,893,599	3,971,471	4,050,901	4,131,919	4,214,557	4,298,848	4,384,825	4,472,522	4,561,972	4,653,212	4,746,276	4,841,201	4,938,025	5,036,786	5,137,522	5,240,272	5,345,078	5,451,979	5,561,019	5,672,239	5,785,684	
																																		GROSS
Total		-	-	-	-	-	34,200	52,884	71,942	73,381	74,848	76,345	77,872	79,429	81,018	82,638	84,291	85,977	87,697	89,450	91,239	93,064	94,926	96,824	98,761	100,736	102,750	104,805	106,902	109,040	111,220	113,445	115,714	**2,391,398**
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	114,173	190,830	216,621	220,953	225,372	229,880	234,478	239,167	243,950	248,829	253,806	258,882	264,060	269,341	274,728	280,222	285,827	291,543	297,374	303,322	309,388	315,576	321,887	328,325	334,892	341,589	348,421	**7,243,437**
Kaufman County (M&O)		-	-	-	-	-	46,533	80,265	84,183	85,866	87,584	89,335	91,122	92,944	94,803	96,699	98,633	100,606	102,618	104,670	106,764	108,899	111,077	113,299	115,565	117,876	120,233	122,638	125,091	127,593	130,144	132,747	135,402	**2,823,189**
Road and Bridge		-	-	-	-	-	11,731	20,235	21,223	21,648	22,081	22,522	22,973	23,432	23,901	24,379	24,866	25,364	25,871	26,388	26,916	27,454	28,004	28,564	29,135	29,718	30,312	30,918	31,537	32,167	32,811	33,467	34,136	**711,751**
Trinity Valley CC		-	-	-	-	-	19,242	33,190	34,810	35,507	36,217	36,941	37,680	38,433	39,202	39,986	40,786	41,602	42,434	43,282	44,148	45,031	45,931	46,850	47,787	48,743	49,718	50,712	51,726	52,761	53,816	54,892	55,990	**1,167,417**
Kaufman ISD		-	-	-	-	-	211,628	365,037	382,856	390,513	398,324	406,290	414,416	422,704	431,158	439,781	448,577	457,549	466,699	476,033	485,554	495,265	505,171	515,274	525,579	536,091	546,813	557,749	568,904	580,282	591,888	603,726	615,800	**12,839,662**
Total		-	-	-	-	-	403,306	689,557	739,693	754,487	769,577	784,968	800,668	816,681	833,015	849,675	866,668	884,002	901,682	919,715	938,110	956,872	976,009	995,530	1,015,440	1,035,749	1,056,464	1,077,593	1,099,145	1,121,128	1,143,551	1,166,422	1,189,750	**24,785,456**
PARTICIPATION																																		
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	16,660,966	28,738,574	30,141,406	30,744,234	31,359,119	31,986,301	32,626,027	33,278,548	33,944,119	34,623,001	35,315,461	36,021,770	36,742,206	37,477,050	38,226,591	38,991,123	39,770,945	40,566,364	41,377,691	42,205,245	43,049,350	43,910,337	44,788,544	45,684,315	46,598,001	47,529,961	48,480,560	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	59,980	103,459	108,509	110,680	112,893	115,151	117,454	119,803	122,199	124,643	127,136	129,679	132,272	134,918	137,616	140,369	143,176	146,039	148,960	151,939	154,978	158,078	161,239	164,464	167,753	171,109	174,531	**3,639,030**
Kaufman County (M&O)		-	-	-	-	-	23,266	40,132	42,091	42,933	43,792	44,668	45,561	46,472	47,402	48,350	49,317	50,303	51,309	52,335	53,382	54,450	55,539	56,649	57,782	58,938	60,117	61,319	62,545	63,796	65,072	66,374	67,701	**1,411,595**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	9,621	16,595	17,405	17,753	18,108	18,470	18,840	19,217	19,601	19,993	20,393	20,801	21,217	21,641	22,074	22,515	22,966	23,425	23,894	24,371	24,859	25,356	25,863	26,380	26,908	27,446	27,995	**583,708**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	92,867	160,187	168,006	171,366	174,793	178,289	181,855	185,492	189,202	192,986	196,846	200,783	204,798	208,894	213,072	217,334	221,680	226,114	230,636	235,249	239,954	244,753	249,648	254,641	259,734	264,928	270,227	**5,634,333**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	1,710,000	2,644,200	3,597,084	3,669,026	3,742,406	3,817,254	3,893,599	3,971,471	4,050,901	4,131,919	4,214,557	4,298,848	4,384,825	4,472,522	4,561,972	4,653,212	4,746,276	4,841,201	4,938,025	5,036,786	5,137,522	5,240,272	5,345,078	5,451,979	5,561,019	5,672,239	5,785,684	
																																		GROSS
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	59,980	103,459	108,509	110,680	112,893	115,151	117,454	119,803	122,199	124,643	127,136	129,679	132,272	134,918	137,616	140,369	143,176	146,039	148,960	151,939	154,978	158,078	161,239	164,464	167,753	171,109	174,531	**3,639,030**
Kaufman County (M&O)		-	-	-	-	-	23,266	40,132	42,091	42,933	43,792	44,668	45,561	46,472	47,402	48,350	49,317	50,303	51,309	52,335	53,382	54,450	55,539	56,649	57,782	58,938	60,117	61,319	62,545	63,796	65,072	66,374	67,701	**1,411,595**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	9,621	16,595	17,405	17,753	18,108	18,470	18,840	19,217	19,601	19,993	20,393	20,801	21,217	21,641	22,074	22,515	22,966	23,425	23,894	24,371	24,859	25,356	25,863	26,380	26,908	27,446	27,995	**583,708**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	92,867	160,187	168,006	171,366	174,793	178,289	181,855	185,492	189,202	192,986	196,846	200,783	204,798	208,894	213,072	217,334	221,680	226,114	230,636	235,249	239,954	244,753	249,648	254,641	259,734	264,928	270,227	**5,634,333**
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																		
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	54,193	87,370	108,112	110,274	112,479	114,729	117,023	119,364	121,751	124,186	126,670	129,203	131,787	134,423	137,112	139,854	142,651	145,504	148,414	151,382	154,410	157,498	160,648	163,861	167,138	170,481	173,891	**3,604,407**
Kaufman County (M&O)		-	-	-	-	-	23,266	40,132	42,091	42,933	43,792	44,668	45,561	46,472	47,402	48,350	49,317	50,303	51,309	52,335	53,382	54,450	55,539	56,649	57,782	58,938	60,117	61,319	62,545	63,796	65,072	66,374	67,701	**1,411,595**
Road and Bridge		-	-	-	-	-	11,731	20,235	21,223	21,648	22,081	22,522	22,973	23,432	23,901	24,379	24,866	25,364	25,871	26,388	26,916	27,454	28,004	28,564	29,135	29,718	30,312	30,918	31,537	32,167	32,811	33,467	34,136	**711,751**
Trinity Valley CC		-	-	-	-	-	9,621	16,595	17,405	17,753	18,108	18,470	18,840	19,217	19,601	19,993	20,393	20,801	21,217	21,641	22,074	22,515	22,966	23,425	23,894	24,371	24,859	25,356	25,863	26,380	26,908	27,446	27,995	**583,708**
Kaufman ISD		-	-	-	-	-	211,628	365,037	382,856	390,513	398,324	406,290	414,416	422,704	431,158	439,781	448,577	457,549	466,699	476,033	485,554	495,265	505,171	515,274	525,579	536,091	546,813	557,749	568,904	580,282	591,888	603,726	615,800	**12,839,662**
Total		-	-	-	-	-	310,439	529,371	571,687	583,121	594,783	606,679	618,813	631,189	643,813	656,689	669,823	683,219	696,884	710,821	725,038	739,538	754,329	769,416	784,804	800,500	816,510	832,840	849,497	866,487	883,817	901,493	919,523	**19,151,123**

PHASE TWO : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.5573924

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.01750000		0.0000000

PHASE TWO

	Final Delivery	AREA SF/UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	BPP $ / SF	BPP TAX VALUE	SALES $ / SF	SALES TAX VALUE
MIXED USE FACILITY	2027	15,000	$ 250	$ 3,750,000		$ -	$ 200.00	$ 3,000,000
RESIDENTIAL	2029	69	$ 450,000	$ 31,050,000			$ -	$ -
TOTAL		15,069		34,800,000		-		3,000,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*26.4%*	$ 6,980,908	=	$ 5,383,760	+	$ -	+	$ 1,597,148
Kaufman County (M&O)	*11.8%*	$ 3,132,574	=	$ 3,132,574	+	$ -	+	$ -
Road and Bridge	*3.0%*	$ 789,750	=	$ 789,750	+	$ -	+	$ -
Trinity Valley CC	*4.9%*	$ 1,295,350	=	$ 1,295,350	+	$ -	+	$ -
Kaufman ISD	*53.9%*	$ 14,246,722	=	$ 14,246,722	+	$ -	+	$ -
	100.0%	26,445,304		$ 24,848,157		$ -		$ 1,597,148
		100.0%		*94.0%*		*0.0%*		*6.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*64.6%*	$ 4,037,820	=	$ 4,037,820	+	$ -	+	$ -
Kaufman County (M&O)	*25.1%*	$ 1,566,287	=	$ 1,566,287	+	$ -	+	$ -
Road and Bridge	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	*10.4%*	$ 647,675	=	$ 647,675	+	$ -		$ -
Kaufman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 6,251,782		$ 6,251,782		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*14.6%*	$ 2,943,088	=	$ 1,345,940	+	$ -	+	$ 1,597,148
Kaufman County (M&O)	*7.8%*	$ 1,566,287	=	$ 1,566,287	+	$ -	+	$ -
Road and Bridge	*3.9%*	$ 789,750	=	$ 789,750	+	$ -	+	$ -
Trinity Valley CC	*3.2%*	$ 647,675	=	$ 647,675	+	$ -	+	$ -
Kaufman ISD	*70.6%*	$ 14,246,722	=	$ 14,246,722	+	$ -	+	$ -
	100.0%	$ 20,193,522		$ 18,596,374		$ -		$ 1,597,148
		100.0%		*92.1%*		*0.0%*		*7.9%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																																		
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
MIXED USE FACILITY	Taxable Value Per SF		-	250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	402	410	418	427	435	444	
	Percentage Complete			0%	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-	-	-	-	-	-	-	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	
	TAXABLE VALUE	-	-	-	-	-	-	-	-	4,223,109	4,307,571	4,393,723	4,481,597	4,571,229	4,662,654	4,755,907	4,851,025	4,948,045	5,047,006	5,147,946	5,250,905	5,355,923	5,463,042	5,572,303	5,683,749	5,797,424	5,913,372	6,031,640	6,152,272	6,275,318	6,400,824	6,528,841	6,659,418	
RESIDENTIAL	Cumulative Units	-	-	-	-	-	-	-	-	-	-	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	
	Taxable Value Per Unit		-	450,000	459,000	468,180	477,544	487,094	496,836	506,773	516,909	527,247	537,792	548,547	559,518	570,709	582,123	593,765	605,641	617,754	630,109	642,711	655,565	668,676	682,050	695,691	709,605	723,797	738,273	753,038	768,099	783,461	799,130	
	TAXABLE VALUE	-	-	-	-	-	-	-	-	-	-	36,380,024	37,107,624	37,849,777	38,606,772	39,378,908	40,166,486	40,969,816	41,789,212	42,624,996	43,477,496	44,347,046	45,233,987	46,138,667	47,061,440	48,002,669	48,962,722	49,941,977	50,940,816	51,959,632	52,998,825	54,058,802	55,139,978	
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	4,223,109	4,307,571	40,773,746	41,589,221	42,421,006	43,269,426	44,134,814	45,017,511	45,917,861	46,836,218	47,772,943	48,728,401	49,702,969	50,697,029	51,710,969	52,745,189	53,800,093	54,876,094	55,973,616	57,093,089	58,234,950	59,399,649	60,587,642	61,799,395	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	20,271	20,676	195,715	199,629	203,622	207,694	211,848	216,085	220,407	224,815	229,311	233,897	238,575	243,347	248,214	253,178	258,241	263,406	268,674	274,048	279,529	285,119	290,822	296,638	**5,383,760**
Kaufman County (M&O)		-	-	-	-	-	-	-	-	11,795	12,031	113,878	116,155	118,478	120,848	123,265	125,730	128,245	130,810	133,426	136,095	138,816	141,593	144,425	147,313	150,259	153,265	156,330	159,456	162,646	165,898	169,216	172,601	**3,132,574**
Road and Bridge		-	-	-	-	-	-	-	-	2,974	3,033	28,710	29,284	29,869	30,467	31,076	31,698	32,332	32,978	33,638	34,311	34,997	35,697	36,411	37,139	37,882	38,639	39,412	40,200	41,004	41,824	42,661	43,514	**789,750**
Trinity Valley CC		-	-	-	-	-	-	-	-	4,877	4,975	47,090	48,031	48,992	49,972	50,971	51,991	53,031	54,091	55,173	56,276	57,402	58,550	59,721	60,915	62,134	63,376	64,644	65,937	67,256	68,601	69,973	71,372	**1,295,350**
Kaufman ISD		-	-	-	-	-	-	-	-	53,642	54,715	517,908	528,266	538,832	549,608	560,600	571,812	583,249	594,914	606,812	618,948	631,327	643,954	656,833	669,969	683,369	697,036	710,977	725,196	739,700	754,494	769,584	784,976	**14,246,722**
Total		-	-	-	-	-	-	-	-	93,559	95,430	903,300	921,366	939,793	958,589	977,761	997,316	1,017,262	1,037,608	1,058,360	1,079,527	1,101,117	1,123,140	1,145,603	1,168,515	1,191,885	1,215,723	1,240,037	1,264,838	1,290,135	1,315,937	1,342,256	1,369,101	**24,848,157**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	3,000,000	3,060,000	3,121,200	3,183,624	3,247,296	3,312,242	3,378,487	3,446,057	3,514,978	3,585,278	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739	4,370,434	4,457,842	4,546,999	4,637,939	4,730,698	
																																		GROSS
Total		-	-	-	-	-	-	-	-	52,500	53,550	54,621	55,713	56,828	57,964	59,124	60,306	61,512	62,742	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,572	81,164	82,787	***1,597,148***
SUMMARY																																		
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	72,771	74,226	250,336	255,342	260,449	265,658	270,971	276,391	281,919	287,557	293,308	299,174	305,158	311,261	317,486	323,836	330,313	336,919	343,657	350,530	357,541	364,692	371,986	379,425	**6,980,908**
Kaufman County (M&O)		-	-	-	-	-	-	-	-	11,795	12,031	113,878	116,155	118,478	120,848	123,265	125,730	128,245	130,810	133,426	136,095	138,816	141,593	144,425	147,313	150,259	153,265	156,330	159,456	162,646	165,898	169,216	172,601	**3,132,574**
Road and Bridge		-	-	-	-	-	-	-	-	2,974	3,033	28,710	29,284	29,869	30,467	31,076	31,698	32,332	32,978	33,638	34,311	34,997	35,697	36,411	37,139	37,882	38,639	39,412	40,200	41,004	41,824	42,661	43,514	**789,750**
Trinity Valley CC		-	-	-	-	-	-	-	-	4,877	4,975	47,090	48,031	48,992	49,972	50,971	51,991	53,031	54,091	55,173	56,276	57,402	58,550	59,721	60,915	62,134	63,376	64,644	65,937	67,256	68,601	69,973	71,372	**1,295,350**
Kaufman ISD		-	-	-	-	-	-	-	-	53,642	54,715	517,908	528,266	538,832	549,608	560,600	571,812	583,249	594,914	606,812	618,948	631,327	643,954	656,833	669,969	683,369	697,036	710,977	725,196	739,700	754,494	769,584	784,976	**14,246,722**
Total		-	-	-	-	-	-	-	-	146,059	148,980	957,921	977,079	996,621	1,016,553	1,036,884	1,057,622	1,078,774	1,100,350	1,122,357	1,144,804	1,167,700	1,191,054	1,214,875	1,239,173	1,263,956	1,289,235	1,315,020	1,341,320	1,368,147	1,395,510	1,423,420	1,451,888	***26,445,304***
PARTICIPATION																																		
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	4,223,109	4,307,571	40,773,746	41,589,221	42,421,006	43,269,426	44,134,814	45,017,511	45,917,861	46,836,218	47,772,943	48,728,401	49,702,969	50,697,029	51,710,969	52,745,189	53,800,093	54,876,094	55,973,616	57,093,089	58,234,950	59,399,649	60,587,642	61,799,395	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	15,203	15,507	146,786	149,722	152,716	155,771	158,886	162,064	165,305	168,611	171,983	175,423	178,931	182,510	186,160	189,883	193,681	197,555	201,506	205,536	209,647	213,840	218,116	222,479	**4,037,820**
Kaufman County (M&O)		-	-	-	-	-	-	-	-	5,897	6,015	56,939	58,078	59,239	60,424	61,633	62,865	64,122	65,405	66,713	68,047	69,408	70,796	72,212	73,657	75,130	76,632	78,165	79,728	81,323	82,949	84,608	86,300	**1,566,287**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	2,439	2,487	23,545	24,016	24,496	24,986	25,486	25,995	26,515	27,046	27,586	28,138	28,701	29,275	29,860	30,458	31,067	31,688	32,322	32,968	33,628	34,300	34,986	35,686	**647,675**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	23,539	24,010	227,270	231,815	236,451	241,180	246,004	250,924	255,943	261,061	266,283	271,608	277,041	282,581	288,233	293,998	299,878	305,875	311,993	318,233	324,597	331,089	337,711	344,465	***6,251,782***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	3,000,000	3,060,000	3,121,200	3,183,624	3,247,296	3,312,242	3,378,487	3,446,057	3,514,978	3,585,278	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739	4,370,434	4,457,842	4,546,999	4,637,939	4,730,698	
																																		GROSS
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SUMMARY																																		
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	15,203	15,507	146,786	149,722	152,716	155,771	158,886	162,064	165,305	168,611	171,983	175,423	178,931	182,510	186,160	189,883	193,681	197,555	201,506	205,536	209,647	213,840	218,116	222,479	**4,037,820**
Kaufman County (M&O)		-	-	-	-	-	-	-	-	5,897	6,015	56,939	58,078	59,239	60,424	61,633	62,865	64,122	65,405	66,713	68,047	69,408	70,796	72,212	73,657	75,130	76,632	78,165	79,728	81,323	82,949	84,608	86,300	**1,566,287**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	2,439	2,487	23,545	24,016	24,496	24,986	25,486	25,995	26,515	27,046	27,586	28,138	28,701	29,275	29,860	30,458	31,067	31,688	32,322	32,968	33,628	34,300	34,986	35,686	**647,675**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	23,539	24,010	227,270	231,815	236,451	241,180	246,004	250,924	255,943	261,061	266,283	271,608	277,041	282,581	288,233	293,998	299,878	305,875	311,993	318,233	324,597	331,089	337,711	344,465	***6,251,782***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																		
SUMMARY																																		
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	57,568	58,719	103,550	105,621	107,733	109,888	112,086	114,327	116,614	118,946	121,325	123,751	126,226	128,751	131,326	133,953	136,632	139,364	142,152	144,995	147,894	150,852	153,869	156,947	**2,943,088**
Kaufman County (M&O)		-	-	-	-	-	-	-	-	5,897	6,015	56,939	58,078	59,239	60,424	61,633	62,865	64,122	65,405	66,713	68,047	69,408	70,796	72,212	73,657	75,130	76,632	78,165	79,728	81,323	82,949	84,608	86,300	**1,566,287**
Road and Bridge		-	-	-	-	-	-	-	-	2,974	3,033	28,710	29,284	29,869	30,467	31,076	31,698	32,332	32,978	33,638	34,311	34,997	35,697	36,411	37,139	37,882	38,639	39,412	40,200	41,004	41,824	42,661	43,514	**789,750**
Trinity Valley CC		-	-	-	-	-	-	-	-	2,439	2,487	23,545	24,016	24,496	24,986	25,486	25,995	26,515	27,046	27,586	28,138	28,701	29,275	29,860	30,458	31,067	31,688	32,322	32,968	33,628	34,300	34,986	35,686	**647,675**
Kaufman ISD		-	-	-	-	-	-	-	-	53,642	54,715	517,908	528,266	538,832	549,608	560,600	571,812	583,249	594,914	606,812	618,948	631,327	643,954	656,833	669,969	683,369	697,036	710,977	725,196	739,700	754,494	769,584	784,976	**14,246,722**
Total		-	-	-	-	-	-	-	-	122,519	124,970	730,651	745,264	760,169	775,373	790,880	806,698	822,832	839,288	856,074	873,196	890,660	908,473	926,642	945,175	964,079	983,360	1,003,027	1,023,088	1,043,550	1,064,421	1,085,709	1,107,423	***20,193,522***

PHASE THREE : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.5573924

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.01750000		0.0000000

PHASE THREE		AREA	REAL PROPERTY		BPP		SALES	
	Final Delivery	SF/UNITS	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
MULTIFAMILY	2027	165	$ 150,000	$ 24,750,000		$ -	$ -	$ -
OFFICE	2026	34,323	$ 150	$ 5,148,450			$ -	$ -
TOTAL				29,898,450		-		-

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*21.7%*	$ 5,301,884	=	$ 5,301,884	+	$ -	+	$ -
Kaufman County (M&O)	*12.6%*	$ 3,084,934	=	$ 3,084,934	+	$ -	+	$ -
Road and Bridge	*3.2%*	$ 777,739	=	$ 777,739	+	$ -	+	$ -
Trinity Valley CC	*5.2%*	$ 1,275,651	=	$ 1,275,651	+	$ -	+	$ -
Kaufman ISD	*57.3%*	$ 14,030,058	=	$ 14,030,058	+	$ -	+	$ -
	100.0%	24,470,265		$ 24,470,265		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*64.6%*	$ 3,976,413	=	$ 3,976,413	+	$ -	+	$ -
Kaufman County (M&O)	*25.1%*	$ 1,542,467	=	$ 1,542,467	+	$ -	+	$ -
Road and Bridge	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	*10.4%*	$ 637,825	=	$ 637,825	+	$ -		$ -
Kaufman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 6,156,705		$ 6,156,705		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*7.2%*	$ 1,325,471	=	$ 1,325,471	+	$ -	+	$ -
Kaufman County (M&O)	*8.4%*	$ 1,542,467	=	$ 1,542,467	+	$ -	+	$ -
Road and Bridge	*4.2%*	$ 777,739	=	$ 777,739	+	$ -	+	$ -
Trinity Valley CC	*3.5%*	$ 637,825	=	$ 637,825	+	$ -	+	$ -
Kaufman ISD	*76.6%*	$ 14,030,058	=	$ 14,030,058	+	$ -	+	$ -
	100.0%	$ 18,313,560		$ 18,313,560		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																																		
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
MULTIFAMILY	Cumulative Units	-	-	-	-	-	-	-	-	165	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180	
	Taxable Value Per Unit	-	-	150,000	153,000	156,060	159,181	162,365	165,612	168,924	172,303	175,749	179,264	182,849	186,506	190,236	194,041	197,922	201,880	205,918	210,036	214,237	218,522	222,892	227,350	231,897	236,535	241,266	246,091	251,013	256,033	261,154	266,377	
	MF Taxable Value	-	-	-	-	-	-	-	-	27,872,520	31,014,513	31,634,803	32,267,499	32,912,849	33,571,106	34,242,528	34,927,379	35,625,927	36,338,445	37,065,214	37,806,518	38,562,649	39,333,902	40,120,580	40,922,991	41,741,451	42,576,280	43,427,806	44,296,362	45,182,289	46,085,935	47,007,654	47,947,807	
OFFICE	Taxable Value Per SF		-	150	153	156	159	162	166	169	172	176	179	183	187	190	194	198	202	206	210	214	219	223	227	232	237	241	246	251	256	261	266	
	Percentage Complete			0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-		-	-	-	-	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	34,323	
	TAXABLE VALUE	-	-	-	-	-	-	-	5,684,305	5,797,991	5,913,951	6,032,230	6,152,874	6,275,932	6,401,450	6,529,479	6,660,069	6,793,270	6,929,136	7,067,719	7,209,073	7,353,254	7,500,319	7,650,326	7,803,332	7,959,399	8,118,587	8,280,959	8,446,578	8,615,509	8,787,820	8,963,576	9,142,848	
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	5,684,305	33,670,511	36,928,464	37,667,033	38,420,374	39,188,781	39,972,557	40,772,008	41,587,448	42,419,197	43,267,581	44,132,933	45,015,591	45,915,903	46,834,221	47,770,906	48,726,324	49,700,850	50,694,867	51,708,764	52,742,940	53,797,799	54,873,755	55,971,230	57,090,654	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	27,285	161,619	177,257	180,802	184,418	188,107	191,869	195,706	199,620	203,613	207,685	211,839	216,076	220,397	224,805	229,301	233,887	238,565	243,336	248,203	253,167	258,230	263,395	268,663	274,036	**5,301,884**
Kaufman County (M&O)		-	-	-	-	-	-	-	15,876	94,039	103,138	105,201	107,305	109,451	111,640	113,873	116,150	118,473	120,843	123,260	125,725	128,239	130,804	133,420	136,089	138,810	141,587	144,418	147,307	150,253	153,258	156,323	159,450	**3,084,934**
Road and Bridge		-	-	-	-	-	-	-	4,002	23,708	26,002	26,522	27,053	27,594	28,145	28,708	29,283	29,868	30,466	31,075	31,696	32,330	32,977	33,636	34,309	34,995	35,695	36,409	37,137	37,880	38,638	39,410	40,199	**777,739**
Trinity Valley CC		-	-	-	-	-	-	-	6,565	38,886	42,649	43,502	44,372	45,259	46,164	47,088	48,029	48,990	49,970	50,969	51,989	53,028	54,089	55,171	56,274	57,400	58,548	59,718	60,913	62,131	63,374	64,641	65,934	**1,275,651**
Kaufman ISD		-	-	-	-	-	-	-	72,202	427,683	469,065	478,447	488,016	497,776	507,731	517,886	528,244	538,809	549,585	560,577	571,788	583,224	594,888	606,786	618,922	631,300	643,926	656,805	669,941	683,340	697,006	710,947	725,165	**14,030,058**
Total		-	-	-	-	-	-	-	125,930	745,935	818,112	834,474	851,163	868,187	885,550	903,261	921,327	939,753	958,548	977,719	997,274	1,017,219	1,037,563	1,058,315	1,079,481	1,101,071	1,123,092	1,145,554	1,168,465	1,191,834	1,215,671	1,239,984	1,264,784	**24,470,265**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES PF		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																																		GROSS
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	27,285	161,619	177,257	180,802	184,418	188,107	191,869	195,706	199,620	203,613	207,685	211,839	216,076	220,397	224,805	229,301	233,887	238,565	243,336	248,203	253,167	258,230	263,395	268,663	274,036	**5,301,884**
Kaufman County (M&O)		-	-	-	-	-	-	-	15,876	94,039	103,138	105,201	107,305	109,451	111,640	113,873	116,150	118,473	120,843	123,260	125,725	128,239	130,804	133,420	136,089	138,810	141,587	144,418	147,307	150,253	153,258	156,323	159,450	**3,084,934**
Road and Bridge		-	-	-	-	-	-	-	4,002	23,708	26,002	26,522	27,053	27,594	28,145	28,708	29,283	29,868	30,466	31,075	31,696	32,330	32,977	33,636	34,309	34,995	35,695	36,409	37,137	37,880	38,638	39,410	40,199	**777,739**
Trinity Valley CC		-	-	-	-	-	-	-	6,565	38,886	42,649	43,502	44,372	45,259	46,164	47,088	48,029	48,990	49,970	50,969	51,989	53,028	54,089	55,171	56,274	57,400	58,548	59,718	60,913	62,131	63,374	64,641	65,934	**1,275,651**
Kaufman ISD		-	-	-	-	-	-	-	72,202	427,683	469,065	478,447	488,016	497,776	507,731	517,886	528,244	538,809	549,585	560,577	571,788	583,224	594,888	606,786	618,922	631,300	643,926	656,805	669,941	683,340	697,006	710,947	725,165	**14,030,058**
Total		-	-	-	-	-	-	-	125,930	745,935	818,112	834,474	851,163	868,187	885,550	903,261	921,327	939,753	958,548	977,719	997,274	1,017,219	1,037,563	1,058,315	1,079,481	1,101,071	1,123,092	1,145,554	1,168,465	1,191,834	1,215,671	1,239,984	1,264,784	**24,470,265**
PARTICIPATION																																		
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	5,684,305	33,670,511	36,928,464	37,667,033	38,420,374	39,188,781	39,972,557	40,772,008	41,587,448	42,419,197	43,267,581	44,132,933	45,015,591	45,915,903	46,834,221	47,770,906	48,726,324	49,700,850	50,694,867	51,708,764	52,742,940	53,797,799	54,873,755	55,971,230	57,090,654	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	20,464	121,214	132,943	135,602	138,314	141,080	143,902	146,780	149,715	152,710	155,764	158,879	162,057	165,298	168,604	171,976	175,415	178,924	182,502	186,152	189,875	193,673	197,546	201,497	205,527	**3,976,413**
Kaufman County (M&O)		-	-	-	-	-	-	-	7,938	47,020	51,569	52,601	53,653	54,726	55,820	56,936	58,075	59,237	60,421	61,630	62,862	64,120	65,402	66,710	68,044	69,405	70,793	72,209	73,653	75,126	76,629	78,162	79,725	**1,542,467**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	3,282	19,443	21,324	21,751	22,186	22,630	23,082	23,544	24,015	24,495	24,985	25,485	25,994	26,514	27,044	27,585	28,137	28,700	29,274	29,859	30,456	31,066	31,687	32,321	32,967	**637,825**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	31,684	187,677	205,836	209,953	214,152	218,435	222,804	227,260	231,805	236,441	241,170	245,994	250,913	255,932	261,050	266,271	271,597	277,029	282,569	288,221	293,985	299,865	305,862	311,979	318,219	**6,156,705**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																																		GROSS
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	20,464	121,214	132,943	135,602	138,314	141,080	143,902	146,780	149,715	152,710	155,764	158,879	162,057	165,298	168,604	171,976	175,415	178,924	182,502	186,152	189,875	193,673	197,546	201,497	205,527	**3,976,413**
Kaufman County (M&O)		-	-	-	-	-	-	-	7,938	47,020	51,569	52,601	53,653	54,726	55,820	56,936	58,075	59,237	60,421	61,630	62,862	64,120	65,402	66,710	68,044	69,405	70,793	72,209	73,653	75,126	76,629	78,162	79,725	**1,542,467**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	3,282	19,443	21,324	21,751	22,186	22,630	23,082	23,544	24,015	24,495	24,985	25,485	25,994	26,514	27,044	27,585	28,137	28,700	29,274	29,859	30,456	31,066	31,687	32,321	32,967	**637,825**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	31,684	187,677	205,836	209,953	214,152	218,435	222,804	227,260	231,805	236,441	241,170	245,994	250,913	255,932	261,050	266,271	271,597	277,029	282,569	288,221	293,985	299,865	305,862	311,979	318,219	**6,156,705**
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																		
SUMMARY																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	6,821	40,405	44,314	45,201	46,105	47,027	47,967	48,927	49,905	50,903	51,921	52,960	54,019	55,099	56,201	57,325	58,472	59,641	60,834	62,051	63,292	64,558	65,849	67,166	68,509	**1,325,471**
Kaufman County (M&O)		-	-	-	-	-	-	-	7,938	47,020	51,569	52,601	53,653	54,726	55,820	56,936	58,075	59,237	60,421	61,630	62,862	64,120	65,402	66,710	68,044	69,405	70,793	72,209	73,653	75,126	76,629	78,162	79,725	**1,542,467**
Road and Bridge		-	-	-	-	-	-	-	4,002	23,708	26,002	26,522	27,053	27,594	28,145	28,708	29,283	29,868	30,466	31,075	31,696	32,330	32,977	33,636	34,309	34,995	35,695	36,409	37,137	37,880	38,638	39,410	40,199	**777,739**
Trinity Valley CC		-	-	-	-	-	-	-	3,282	19,443	21,324	21,751	22,186	22,630	23,082	23,544	24,015	24,495	24,985	25,485	25,994	26,514	27,044	27,585	28,137	28,700	29,274	29,859	30,456	31,066	31,687	32,321	32,967	**637,825**
Kaufman ISD		-	-	-	-	-	-	-	72,202	427,683	469,065	478,447	488,016	497,776	507,731	517,886	528,244	538,809	549,585	560,577	571,788	583,224	594,888	606,786	618,922	631,300	643,926	656,805	669,941	683,340	697,006	710,947	725,165	**14,030,058**
Total		-	-	-	-	-	-	-	94,246	558,258	612,275	624,521	637,011	649,751	662,746	676,001	689,521	703,312	717,378	731,726	746,360	761,287	776,513	792,043	807,884	824,042	840,523	857,333	874,480	891,969	909,809	928,005	946,565	**18,313,560**

TIRZ #2 Additional Development : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.5573924

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.01750000		0.0000000

TIRZ #2 ADDITIONAL DEVELOPMENT	Final Delivery	AREA SF/UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	BPP $ / SF	BPP TAX VALUE	SALES $ / SF	SALES TAX VALUE
MULTIFAMILY	2026	94	$ 150,000	$ 14,100,000	$ -	$ -	$ -	$ -
COMMERCIAL	2025	30,000	$ 250	$ 7,500,000	$ 1.00	$ 30,000	$ 250.00	$ 7,500,000
TOTAL				21,600,000		30,000		7,500,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Kaufman (M&O)	*37.8%*	$ 8,124,831	=	$ 3,705,525	+	$ -	+	$ 4,419,306
Kaufman County (M&O)	*10.0%*	$ 2,156,083	=	$ 2,156,083	+	$ -	+	$ -
Road and Bridge	*2.5%*	$ 543,568	=	$ 543,568	+	$ -	+	$ -
Trinity Valley CC	*4.1%*	$ 891,561	=	$ 891,561	+	$ -	+	$ -
Kaufman ISD	*45.6%*	$ 9,805,709	=	$ 9,805,709	+	$ -	+	$ -
	100.0%	21,521,752		$ 17,102,445		$ -		$ 4,419,306
		100.0%		*79.5%*		*0.0%*		*20.5%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Kaufman (M&O)	*64.6%*	$ 2,779,144	=	$ 2,779,144	+	$ -	+	$ -
Kaufman County (M&O)	*25.1%*	$ 1,078,041	=	$ 1,078,041	+	$ -	+	$ -
Road and Bridge	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	*10.4%*	$ 445,781	=	$ 445,781	+	$ -		$ -
Kaufman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 4,302,966		$ 4,302,966		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Kaufman (M&O)	*31.0%*	$ 5,345,688	=	$ 926,381	+	$ -	+	$ 4,419,306
Kaufman County (M&O)	*6.3%*	$ 1,078,041	=	$ 1,078,041	+	$ -	+	$ -
Road and Bridge	*3.2%*	$ 543,568	=	$ 543,568	+	$ -	+	$ -
Trinity Valley CC	*2.6%*	$ 445,781	=	$ 445,781	+	$ -	+	$ -
Kaufman ISD	*56.9%*	$ 9,805,709	=	$ 9,805,709	+	$ -	+	$ -
	100.0%	$ 17,218,786		$ 12,799,480		$ -		$ 4,419,306
		100.0%		*74.3%*		*0.0%*		*25.7%*

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																																		
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
MULTIFAMILY	Cumulative Units	-	-	-	-	-	-	-	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	
	Taxable Value Per Unit	-	-	150,000	153,000	156,060	159,181	162,365	165,612	168,924	172,303	175,749	179,264	182,849	186,506	190,236	194,041	197,922	201,880	205,918	210,036	214,237	218,522	222,892	227,350	231,897	236,535	241,266	246,091	251,013	256,033	261,154	266,377	
	MF Taxable Value	-	-	-	-	-	-	-	15,567,539	15,878,890	16,196,468	16,520,397	16,850,805	17,187,821	17,531,578	17,882,209	18,239,853	18,604,651	18,976,744	19,356,278	19,743,404	20,138,272	20,541,038	20,951,858	21,370,895	21,798,313	22,234,280	22,678,965	23,132,545	23,595,195	24,067,099	24,548,441	25,039,410	
COMMERCIAL	Taxable Value Per SF		-	250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	402	410	418	427	435	444	
	Percentage Complete	-	-	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-	-	-	-	-	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	
	TAXABLE VALUE	-	-	-	-	-	-	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847	10,926,084	11,144,605	11,367,498	11,594,848	11,826,744	12,063,279	12,304,545	12,636	12,801,649	13,057,682	13,318,835	
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	8,118,241	23,848,145	24,325,108	24,811,610	25,307,843	25,813,999	26,330,279	26,856,885	27,394,023	27,941,903	28,500,741	29,070,756	29,652,171	30,245,215	30,850,119	31,467,121	32,096,464	32,738,393	33,393,161	34,061,024	34,742,245	35,437,089	36,145,831	36,868,748	37,606,123	38,358,245	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	38,968	114,472	116,761	119,096	121,478	123,908	126,386	128,914	131,492	134,122	136,804	139,540	142,331	145,178	148,081	151,043	154,064	157,145	160,288	163,494	166,763	170,099	173,501	176,971	180,510	184,120	**3,705,525**
Kaufman County (M&O)		-	-	-	-	-	-	22,674	66,606	67,938	69,297	70,683	72,096	73,538	75,009	76,509	78,040	79,600	81,192	82,816	84,472	86,162	87,885	89,643	91,436	93,264	95,130	97,032	98,973	100,952	102,971	105,031	107,132	**2,156,083**
Road and Bridge		-	-	-	-	-	-	5,716	16,792	17,128	17,470	17,820	18,176	18,540	18,910	19,289	19,674	20,068	20,469	20,879	21,296	21,722	22,157	22,600	23,052	23,513	23,983	24,463	24,952	25,451	25,960	26,479	27,009	**543,568**
Trinity Valley CC		-	-	-	-	-	-	9,376	27,542	28,093	28,655	29,228	29,813	30,409	31,017	31,637	32,270	32,916	33,574	34,245	34,930	35,629	36,341	37,068	37,810	38,566	39,337	40,124	40,926	41,745	42,580	43,431	44,300	**891,561**
Kaufman ISD		-	-	-	-	-	-	103,118	302,919	308,978	315,157	321,460	327,889	334,447	341,136	347,959	354,918	362,016	369,257	376,642	384,175	391,858	399,695	407,689	415,843	424,160	432,643	441,296	450,122	459,124	468,307	477,673	487,226	**9,805,709**
Total		-	-	-	-	-	-	***179,851***	***528,331***	***538,897***	***549,675***	***560,669***	***571,882***	***583,320***	***594,986***	***606,886***	***619,024***	***631,404***	***644,032***	***656,913***	***670,051***	***683,452***	***697,121***	***711,064***	***725,285***	***739,791***	***754,586***	***769,678***	***785,072***	***800,773***	***816,789***	***833,124***	***849,787***	**17,102,445**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	7,500,000	7,650,000	7,803,000	7,959,060	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847	10,926,084	11,144,605	11,367,498	11,594,848	11,826,744	12,063,279	12,304,545	
																																		GROSS
Total		-	-	-	-	-	-	***131,250***	***133,875***	***136,553***	***139,284***	***142,069***	***144,911***	***147,809***	***150,765***	***153,780***	***156,856***	***159,993***	***163,193***	***166,457***	***169,786***	***173,182***	***176,645***	***180,178***	***183,782***	***187,457***	***191,206***	***195,031***	***198,931***	***202,910***	***206,968***	***211,107***	***215,330***	**4,419,306**
SUMMARY																																		
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	170,218	248,347	253,313	258,380	263,547	268,818	274,195	279,679	285,272	290,978	296,797	302,733	308,788	314,963	321,263	327,688	334,242	340,927	347,745	354,700	361,794	369,030	376,410	383,939	391,617	399,450	**8,124,831**
Kaufman County (M&O)		-	-	-	-	-	-	22,674	66,606	67,938	69,297	70,683	72,096	73,538	75,009	76,509	78,040	79,600	81,192	82,816	84,472	86,162	87,885	89,643	91,436	93,264	95,130	97,032	98,973	100,952	102,971	105,031	107,132	**2,156,083**
Road and Bridge		-	-	-	-	-	-	5,716	16,792	17,128	17,470	17,820	18,176	18,540	18,910	19,289	19,674	20,068	20,469	20,879	21,296	21,722	22,157	22,600	23,052	23,513	23,983	24,463	24,952	25,451	25,960	26,479	27,009	**543,568**
Trinity Valley CC		-	-	-	-	-	-	9,376	27,542	28,093	28,655	29,228	29,813	30,409	31,017	31,637	32,270	32,916	33,574	34,245	34,930	35,629	36,341	37,068	37,810	38,566	39,337	40,124	40,926	41,745	42,580	43,431	44,300	**891,561**
Kaufman ISD		-	-	-	-	-	-	103,118	302,919	308,978	315,157	321,460	327,889	334,447	341,136	347,959	354,918	362,016	369,257	376,642	384,175	391,858	399,695	407,689	415,843	424,160	432,643	441,296	450,122	459,124	468,307	477,673	487,226	**9,805,709**
Total		-	-	-	-	-	-	***311,101***	***662,206***	***675,450***	***688,959***	***702,738***	***716,793***	***731,129***	***745,751***	***760,666***	***775,880***	***791,397***	***807,225***	***823,370***	***839,837***	***856,634***	***873,767***	***891,242***	***909,067***	***927,248***	***945,793***	***964,709***	***984,003***	***1,003,683***	***1,023,757***	***1,044,232***	***1,065,116***	**21,521,752**
PARTICIPATION																																		
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	8,118,241	23,848,145	24,325,108	24,811,610	25,307,843	25,813,999	26,330,279	26,856,885	27,394,023	27,941,903	28,500,741	29,070,756	29,652,171	30,245,215	30,850,119	31,467,121	32,096,464	32,738,393	33,393,161	34,061,024	34,742,245	35,437,089	36,145,831	36,868,748	37,606,123	38,358,245	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	29,226	85,854	87,571	89,322	91,109	92,931	94,789	96,685	98,619	100,591	102,603	104,655	106,748	108,883	111,061	113,282	115,548	117,859	120,216	122,620	125,073	127,574	130,125	132,728	135,383	138,090	**2,779,144**
Kaufman County (M&O)		-	-	-	-	-	-	11,337	33,303	33,969	34,648	35,341	36,048	36,769	37,505	38,255	39,020	39,800	40,596	41,408	42,236	43,081	43,943	44,821	45,718	46,632	47,565	48,516	49,486	50,476	51,486	52,515	53,566	**1,078,041**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	4,688	13,771	14,047	14,327	14,614	14,906	15,204	15,509	15,819	16,135	16,458	16,787	17,123	17,465	17,814	18,171	18,534	18,905	19,283	19,669	20,062	20,463	20,872	21,290	21,716	22,150	**445,781**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	***45,250***	***132,928***	***135,586***	***138,298***	***141,064***	***143,885***	***146,763***	***149,698***	***152,692***	***155,746***	***158,861***	***162,038***	***165,279***	***168,585***	***171,956***	***175,395***	***178,903***	***182,481***	***186,131***	***189,854***	***193,651***	***197,524***	***201,474***	***205,504***	***209,614***	***213,806***	**4,302,966**
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	7,500,000	7,650,000	7,803,000	7,959,060	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847	10,926,084	11,144,605	11,367,498	11,594,848	11,826,744	12,063,279	12,304,545	
																																		GROSS
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																		
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	29,226	85,854	87,571	89,322	91,109	92,931	94,789	96,685	98,619	100,591	102,603	104,655	106,748	108,883	111,061	113,282	115,548	117,859	120,216	122,620	125,073	127,574	130,125	132,728	135,383	138,090	**2,779,144**
Kaufman County (M&O)		-	-	-	-	-	-	13,604	39,964	40,763	41,578	42,410	43,258	44,123	45,005	45,906	46,824	47,760	48,715	49,690	50,683	51,697	52,731	53,786	54,861	55,959	57,078	58,219	59,384	60,571	61,783	63,019	64,279	**1,293,650**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	4,688	13,771	14,047	14,327	14,614	14,906	15,204	15,509	15,819	16,135	16,458	16,787	17,123	17,465	17,814	18,171	18,534	18,905	19,283	19,669	20,062	20,463	20,872	21,290	21,716	22,150	**445,781**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	***47,518***	***139,588***	***142,380***	***145,228***	***148,132***	***151,095***	***154,117***	***157,199***	***160,343***	***163,550***	***166,821***	***170,157***	***173,561***	***177,032***	***180,572***	***184,184***	***187,868***	***191,625***	***195,457***	***199,367***	***203,354***	***207,421***	***211,569***	***215,801***	***220,117***	***224,519***	**4,518,574**
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																		
SUMMARY																																		
																																		GROSS
City of Kaufman (M&O)		-	-	-	-	-	-	140,992	162,493	165,743	169,058	172,439	175,888	179,405	182,993	186,653	190,386	194,194	198,078	202,039	206,080	210,202	214,406	218,694	223,068	227,529	232,080	236,721	241,456	246,285	251,211	256,235	261,360	**5,345,688**
Kaufman County (M&O)		-	-	-	-	-	-	9,069	26,642	27,175	27,719	28,273	28,839	29,415	30,004	30,604	31,216	31,840	32,477	33,126	33,789	34,465	35,154	35,857	36,574	37,306	38,052	38,813	39,589	40,381	41,189	42,012	42,853	**862,433**
Road and Bridge		-	-	-	-	-	-	5,716	16,792	17,128	17,470	17,820	18,176	18,540	18,910	19,289	19,674	20,068	20,469	20,879	21,296	21,722	22,157	22,600	23,052	23,513	23,983	24,463	24,952	25,451	25,960	26,479	27,009	**543,568**
Trinity Valley CC		-	-	-	-	-	-	4,688	13,771	14,047	14,327	14,614	14,906	15,204	15,509	15,819	16,135	16,458	16,787	17,123	17,465	17,814	18,171	18,534	18,905	19,283	19,669	20,062	20,463	20,872	21,290	21,716	22,150	**445,781**
Kaufman ISD		-	-	-	-	-	-	103,118	302,919	308,978	315,157	321,460	327,889	334,447	341,136	347,959	354,918	362,016	369,257	376,642	384,175	391,858	399,695	407,689	415,843	424,160	432,643	441,296	450,122	459,124	468,307	477,673	487,226	**9,805,709**
Total		-	-	-	-	-	-	***263,583***	***522,617***	***533,070***	***543,731***	***554,606***	***565,698***	***577,012***	***588,552***	***600,323***	***612,330***	***624,576***	***637,068***	***649,809***	***662,805***	***676,061***	***689,583***	***703,374***	***717,442***	***731,791***	***746,426***	***761,355***	***776,582***	***792,114***	***807,956***	***824,115***	***840,597***	**17,003,178**

TIRZ #2A : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	75%	0.3600014
Kaufman County (M&O)	0.27929200	50%	0.1396460
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	50%	0.0577450
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.5573924

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.48000180	0%	0.0000000
Kaufman County (M&O)	0.27929200	0%	0.0000000
Road and Bridge	0.07041200	0%	0.0000000
Trinity Valley CC	0.11549000	0%	0.0000000
Kaufman ISD	1.27020000	0%	0.0000000
	2.21539580		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.01750000		0.0000000

TIRZ #2A	Final Delivery	AREA SF/UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	BPP $ / SF	BPP TAX VALUE	SALES $ / SF	SALES TAX VALUE
RESIDENTIAL (Single Family)	2026, 2028, 2030	134	$ 560,000	$ 75,040,000	$ -	$ -	$ -	$ -
RESIDENTIAL (Townhomes)	2026, 2028, 2030	93	$ 440,000	$ 40,920,000	$ 1.00	$ 93	$ -	$ -
MULTIFAMILY	2024	199	$ 150,000	$ 29,850,000	$ 2.00	$ 398	$ -	$ -
MULTIFAMILY	2026	156	$ 150,000	$ 23,400,000	$ 3.00	$ 468	$ -	$ -
RESIDENTIAL	2027 & 2029	93	$ 250,000	$ 23,250,000	$ 4.00	$ 372	$ -	$ -
COMMERCIAL	2030	110,000	$ 250	$ 27,500,000	$ 5.00	$ 550,000	$250.00	$ 27,500,000
TOTAL				219,960,000		551,331		27,500,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*27.2%*	$ 47,945,497	=	$ 35,537,276	+	$ -	+	$ 12,408,221
Kaufman County (M&O)	*11.7%*	$ 20,677,582	=	$ 20,677,582	+	$ -	+	$ -
Road and Bridge	*3.0%*	$ 5,213,003	=	$ 5,213,003	+	$ -	+	$ -
Trinity Valley CC	*4.8%*	$ 8,550,385	=	$ 8,550,385	+	$ -	+	$ -
Kaufman ISD	*53.3%*	$ 94,040,163	=	$ 94,040,163	+	$ -	+	$ -
	100.0%	176,426,629		$ 164,018,408		$ -		$ 12,408,221
		100.0%		*93.0%*		*0.0%*		*7.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*64.6%*	$ 26,652,957	=	$ 26,652,957	+	$ -	+	$ -
Kaufman County (M&O)	*25.1%*	$ 10,338,791	=	$ 10,338,791	+	$ -	+	$ -
Road and Bridge	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	*10.4%*	$ 4,275,192	=	$ 4,275,192	+	$ -		$ -
Kaufman ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 41,266,940		$ 41,266,940		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	*15.8%*	$ 21,292,540	=	$ 8,884,319	+	$ -	+	$ 12,408,221
Kaufman County (M&O)	*7.6%*	$ 10,338,791	=	$ 10,338,791	+	$ -	+	$ -
Road and Bridge	*3.9%*	$ 5,213,003	=	$ 5,213,003	+	$ -	+	$ -
Trinity Valley CC	*3.2%*	$ 4,275,192	=	$ 4,275,192	+	$ -	+	$ -
Kaufman ISD	*69.6%*	$ 94,040,163	=	$ 94,040,163	+	$ -	+	$ -
	100.0%	$ 135,159,689		$ 122,751,468		$ -		$ 12,408,221
		100.0%		*90.8%*		*0.0%*		*9.2%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
RESIDENTIAL (Single Family)	Cumulative Units	-	-	-	-	-	-	-	45	45	89	89	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	134	
	Taxable Value Per Unit		-	560,000	571,200	582,624	594,276	606,162	618,285	630,651	643,264	656,129	669,252	682,637	696,290	710,215	724,420	738,908	753,686	768,760	784,135	799,818	815,814	832,131	848,773	865,749	883,064	900,725	918,739	937,114	955,856	974,974	994,473	
	MF Taxable Value	-	-	-	-	-	-	-	27,822,836	28,379,293	57,250,494	58,395,504	89,679,746	91,473,341	93,302,808	95,168,864	97,072,242	99,013,686	100,993,960	103,013,839	105,074,116	107,175,598	109,319,110	111,505,493	113,735,602	116,010,314	118,330,521	120,697,131	123,111,074	125,573,295	128,084,761	130,646,456	133,259,386	
RESIDENTIAL (Townhomes)	Cumulative Units	-	-	-	-	-	-	-	31	31	62	62	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	
	Taxable Value Per Unit		-	440,000	448,800	457,776	466,932	476,270	485,796	495,511	505,422	515,530	525,841	536,358	547,085	558,026	569,187	580,571	592,182	604,026	616,106	628,428	640,997	653,817	666,893	680,231	693,836	707,712	721,867	736,304	751,030	766,051	781,372	
	MF Taxable Value	-	-	-	-	-	-	-	15,059,662	15,360,855	31,336,145	31,962,868	48,903,188	49,881,252	50,878,877	51,896,454	52,934,383	53,993,071	55,072,932	56,174,391	57,297,879	58,443,836	59,612,713	60,804,967	62,021,067	63,261,488	64,526,718	65,817,252	67,133,597	68,476,269	69,845,795	71,242,711	72,667,565	
MULTIFAMILY	Cumulative Units	-	-	-	-	-	199	199	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	
	Taxable Value Per Unit		-	150,000	153,000	156,060	159,181	162,365	165,612	168,924	172,303	175,749	179,264	182,849	186,506	190,236	194,041	197,922	201,880	205,918	210,036	214,237	218,522	222,892	227,350	231,897	236,535	241,266	246,091	251,013	256,033	261,154	266,377	
	MF Taxable Value	-	-	-	-	-	31,677,059	32,310,600	58,792,303	59,968,149	61,167,512	62,390,862	63,638,679	64,911,453	66,209,682	67,533,876	68,884,553	70,262,244	71,667,489	73,100,839	74,562,856	76,054,113	77,575,195	79,126,699	80,709,233	82,323,417	83,969,886	85,649,284	87,362,269	89,109,515	90,891,705	92,709,539	94,563,730	
RESIDENTIAL	Cumulative Units	-	-	-	-	-	-	-	-	47	47	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	
	Taxable Value Per Unit		-	250,000	255,000	260,100	265,302	270,608	276,020	281,541	287,171	292,915	298,773	304,749	310,844	317,060	323,402	329,870	336,467	343,196	350,060	357,062	364,203	371,487	378,917	386,495	394,225	402,109	410,151	418,355	426,722	435,256	443,961	
	MF Taxable Value	-	-	-	-	-	-	-	-	13,232,408	13,497,057	27,241,081	27,785,902	28,341,620	28,908,453	29,486,622	30,076,354	30,677,881	31,291,439	31,917,268	32,555,613	33,206,725	33,870,860	34,548,277	35,239,242	35,944,027	36,662,908	37,396,166	38,144,089	38,906,971	39,685,111	40,478,813	41,288,389	
COMMERCIAL	Taxable Value Per SF		-	250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	402	410	418	427	435	444	
	Percentage Complete	-	-	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Cumulative SF	-	-	-	-	-	-	-	-	-	-	-	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	
	TAXABLE VALUE	-	-	-	-	-	-	-	-	-	-	-	32,865,046	33,522,347	34,192,793	34,876,649	35,574,182	36,285,666	37,011,379	37,751,607	38,506,639	39,276,772	40,062,307	40,863,553	41,680,824	42,514,441	43,364,730	44,232,024	45,116,665	46,018,998	46,939,378	47,878,166	48,835,729	
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	31,677,059	32,310,600	101,674,801	116,940,706	163,251,207	179,990,314	262,872,561	268,130,013	273,492,613	278,962,465	284,541,714	290,232,549	296,037,200	301,957,944	307,997,103	314,157,045	320,440,186	326,848,989	333,385,969	340,053,688	346,854,762	353,791,857	360,867,695	368,085,048	375,446,749	382,955,684	390,614,798	
City of Kaufman (M&O)		-	-	-	-	-	152,050	155,091	488,041	561,317	783,609	863,957	1,261,793	1,287,029	1,312,769	1,339,025	1,365,805	1,393,121	1,420,984	1,449,404	1,478,392	1,507,959	1,538,119	1,568,881	1,600,259	1,632,264	1,664,909	1,698,207	1,732,171	1,766,815	1,802,151	1,838,194	1,874,958	GROSS **35,537,276**
Kaufman County (M&O)		-	-	-	-	-	88,471	90,241	283,970	326,606	455,948	502,699	734,182	748,866	763,843	779,120	794,702	810,596	826,808	843,344	860,211	877,415	894,964	912,863	931,120	949,743	968,738	988,112	1,007,875	1,028,032	1,048,593	1,069,565	1,090,956	**20,677,582**
Road and Bridge		-	-	-	-	-	22,304	22,751	71,591	82,340	114,948	126,735	185,094	188,796	192,572	196,423	200,352	204,359	208,446	212,615	216,867	221,204	225,628	230,141	234,744	239,439	244,227	249,112	254,094	259,176	264,360	269,647	275,040	**5,213,003**
Trinity Valley CC		-	-	-	-	-	36,584	37,316	117,424	135,055	188,539	207,871	303,592	309,663	315,857	322,174	328,617	335,190	341,893	348,731	355,706	362,820	370,076	377,478	385,027	392,728	400,583	408,594	416,766	425,101	433,603	442,276	451,121	**8,550,385**
Kaufman ISD		-	-	-	-	-	402,362	410,409	1,291,473	1,485,381	2,073,617	2,286,237	3,339,007	3,405,787	3,473,903	3,543,381	3,614,249	3,686,534	3,760,265	3,835,470	3,912,179	3,990,423	4,070,231	4,151,636	4,234,669	4,319,362	4,405,749	4,493,864	4,583,741	4,675,416	4,768,925	4,864,303	4,961,589	**94,040,163**
Total		-	-	-	-	-	***701,772***	***715,808***	***2,252,499***	***2,590,699***	***3,616,660***	***3,987,498***	***5,823,668***	***5,940,141***	***6,058,944***	***6,180,123***	***6,303,725***	***6,429,800***	***6,558,396***	***6,689,564***	***6,823,355***	***6,959,822***	***7,099,018***	***7,240,999***	***7,385,819***	***7,533,535***	***7,684,206***	***7,837,890***	***7,994,648***	***8,154,541***	***8,317,632***	***8,483,984***	***8,653,664***	***164,018,408***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS -
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	27,500,000	28,050,000	28,611,000	29,183,220	29,766,884	30,362,222	30,969,467	31,588,856	32,220,633	32,865,046	33,522,347	34,192,793	34,876,649	35,574,182	36,285,666	37,011,379	37,751,607	38,506,639	39,276,772	40,062,307	40,863,553	
Total		-	-	-	-	-	-	-	-	-	-	-	***481,250***	***490,875***	***500,693***	***510,706***	***520,920***	***531,339***	***541,966***	***552,805***	***563,861***	***575,138***	***586,641***	***598,374***	***610,341***	***622,548***	***634,999***	***647,699***	***660,653***	***673,866***	***687,344***	***701,090***	***715,112***	GROSS ***12,408,221***
SUMMARY																																		
City of Kaufman (M&O)		-	-	-	-	-	152,050	155,091	488,041	561,317	783,609	863,957	1,743,043	1,777,904	1,813,462	1,849,731	1,886,726	1,924,460	1,962,950	2,002,209	2,042,253	2,083,098	2,124,760	2,167,255	2,210,600	2,254,812	2,299,908	2,345,906	2,392,825	2,440,681	2,489,495	2,539,285	2,590,070	GROSS **47,945,497**
Kaufman County (M&O)		-	-	-	-	-	88,471	90,241	283,970	326,606	455,948	502,699	734,182	748,866	763,843	779,120	794,702	810,596	826,808	843,344	860,211	877,415	894,964	912,863	931,120	949,743	968,738	988,112	1,007,875	1,028,032	1,048,593	1,069,565	1,090,956	**20,677,582**
Road and Bridge		-	-	-	-	-	22,304	22,751	71,591	82,340	114,948	126,735	185,094	188,796	192,572	196,423	200,352	204,359	208,446	212,615	216,867	221,204	225,628	230,141	234,744	239,439	244,227	249,112	254,094	259,176	264,360	269,647	275,040	**5,213,003**
Trinity Valley CC		-	-	-	-	-	36,584	37,316	117,424	135,055	188,539	207,871	303,592	309,663	315,857	322,174	328,617	335,190	341,893	348,731	355,706	362,820	370,076	377,478	385,027	392,728	400,583	408,594	416,766	425,101	433,603	442,276	451,121	**8,550,385**
Kaufman ISD		-	-	-	-	-	402,362	410,409	1,291,473	1,485,381	2,073,617	2,286,237	3,339,007	3,405,787	3,473,903	3,543,381	3,614,249	3,686,534	3,760,265	3,835,470	3,912,179	3,990,423	4,070,231	4,151,636	4,234,669	4,319,362	4,405,749	4,493,864	4,583,741	4,675,416	4,768,925	4,864,303	4,961,589	**94,040,163**
Total		-	-	-	-	-	***701,772***	***715,808***	***2,252,499***	***2,590,699***	***3,616,660***	***3,987,498***	***6,304,918***	***6,431,016***	***6,559,636***	***6,690,829***	***6,824,646***	***6,961,139***	***7,100,361***	***7,242,369***	***7,387,216***	***7,534,960***	***7,685,659***	***7,839,373***	***7,996,160***	***8,156,083***	***8,319,205***	***8,485,589***	***8,655,301***	***8,828,407***	***9,004,975***	***9,185,075***	***9,368,776***	***176,426,629***

PARTICIPATION

REAL PROPERTY	*Taxable Value*	-	-	-	-	-	31,677,059	32,310,600	101,674,801	116,940,706	163,251,207	179,990,314	262,872,561	268,130,013	273,492,613	278,962,465	284,541,714	290,232,549	296,037,200	301,957,944	307,997,103	314,157,045	320,440,186	326,848,989	333,385,969	340,053,688	346,854,762	353,791,857	360,867,695	368,085,048	375,446,749	382,955,684	390,614,798	
City of Kaufman (M&O)		-	-	-	-	-	114,038	116,319	366,031	420,988	587,707	647,968	946,345	965,272	984,577	1,004,269	1,024,354	1,044,841	1,065,738	1,087,053	1,108,794	1,130,970	1,153,589	1,176,661	1,200,194	1,224,198	1,248,682	1,273,655	1,299,129	1,325,111	1,351,613	1,378,646	1,406,219	GROSS **26,652,957**
Kaufman County (M&O)		-	-	-	-	-	44,236	45,120	141,985	163,303	227,974	251,349	367,091	374,433	381,921	389,560	397,351	405,298	413,404	421,672	430,106	438,708	447,482	456,432	465,560	474,871	484,369	494,056	503,937	514,016	524,296	534,782	545,478	**10,338,791**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	18,292	18,658	58,712	67,527	94,269	103,935	151,796	154,832	157,928	161,087	164,309	167,595	170,947	174,366	177,853	181,410	185,038	188,739	192,514	196,364	200,291	204,297	208,383	212,551	216,802	221,138	225,561	**4,275,192**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total		-	-	-	-	-	***176,566***	***180,097***	***566,728***	***651,819***	***909,950***	***1,003,252***	***1,465,232***	***1,494,536***	***1,524,427***	***1,554,915***	***1,586,014***	***1,617,734***	***1,650,089***	***1,683,090***	***1,716,752***	***1,751,087***	***1,786,109***	***1,821,831***	***1,858,268***	***1,895,433***	***1,933,342***	***1,972,009***	***2,011,449***	***2,051,678***	***2,092,711***	***2,134,566***	***2,177,257***	***41,266,940***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Kaufman (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS -
Kaufman County (M&O)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	27,500,000	28,050,000	28,611,000	29,183,220	29,766,884	30,362,222	30,969,467	31,588,856	32,220,633	32,865,046	33,522,347	34,192,793	34,876,649	35,574,182	36,285,666	37,011,379	37,751,607	38,506,639	39,276,772	40,062,307	40,863,553	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS **-**
SUMMARY																																		
City of Kaufman (M&O)		-	-	-	-	-	114,038	116,319	366,031	420,988	587,707	647,968	946,345	965,272	984,577	1,004,269	1,024,354	1,044,841	1,065,738	1,087,053	1,108,794	1,130,970	1,153,589	1,176,661	1,200,194	1,224,198	1,248,682	1,273,655	1,299,129	1,325,111	1,351,613	1,378,646	1,406,219	GROSS **26,652,957**
Kaufman County (M&O)		-	-	-	-	-	53,083	54,145	170,382	195,964	273,569	301,619	440,509	449,319	458,306	467,472	476,821	486,358	496,085	506,007	516,127	526,449	536,978	547,718	558,672	569,846	581,243	592,867	604,725	616,819	629,156	641,739	654,574	**12,406,549**
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trinity Valley CC		-	-	-	-	-	18,292	18,658	58,712	67,527	94,269	103,935	151,796	154,832	157,928	161,087	164,309	167,595	170,947	174,366	177,853	181,410	185,038	188,739	192,514	196,364	200,291	204,297	208,383	212,551	216,802	221,138	225,561	**4,275,192**
Kaufman ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	***185,413***	***189,121***	***595,125***	***684,479***	***955,544***	***1,053,522***	***1,538,650***	***1,569,423***	***1,600,811***	***1,632,827***	***1,665,484***	***1,698,794***	***1,732,770***	***1,767,425***	***1,802,773***	***1,838,829***	***1,875,605***	***1,913,118***	***1,951,380***	***1,990,408***	***2,030,216***	***2,070,620***	***2,112,236***	***2,154,481***	***2,197,571***	***2,241,522***	***2,286,353***	***43,334,698***

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY																																		
City of Kaufman (M&O)		-	-	-	-	-	38,013	38,773	122,010	140,329	195,902	215,989	796,698	812,632	828,885	845,463	862,372	879,619	897,212	915,156	933,459	952,128	971,171	990,594	1,010,406	1,030,614	1,051,226	1,072,251	1,093,696	1,115,570	1,137,881	1,160,639	1,183,852	GROSS **21,292,540**
Kaufman County (M&O)		-	-	-	-	-	35,389	36,096	113,588	130,642	182,379	201,079	293,673	299,546	305,537	311,648	317,881	324,239	330,723	337,338	344,085	350,966	357,986	365,145	372,448	379,897	387,495	395,245	403,150	411,213	419,437	427,826	436,382	**8,271,033**
Road and Bridge		-	-	-	-	-	22,304	22,751	71,591	82,340	114,948	126,735	185,094	188,796	192,572	196,423	200,352	204,359	208,446	212,615	216,867	221,204	225,628	230,141	234,744	239,439	244,227	249,112	254,094	259,176	264,360	269,647	275,040	**5,213,003**
Trinity Valley CC		-	-	-	-	-	18,292	18,658	58,712	67,527	94,269	103,935	151,796	154,832	157,928	161,087	164,309	167,595	170,947	174,366	177,853	181,410	185,038	188,739	192,514	196,364	200,291	204,297	208,383	212,551	216,802	221,138	225,561	**4,275,192**
Kaufman ISD		-	-	-	-	-	402,362	410,409	1,291,473	1,485,381	2,073,617	2,286,237	3,339,007	3,405,787	3,473,903	3,543,381	3,614,249	3,686,534	3,760,265	3,835,470	3,912,179	3,990,423	4,070,231	4,151,636	4,234,669	4,319,362	4,405,749	4,493,864	4,583,741	4,675,416	4,768,925	4,864,303	4,961,589	**94,040,163**
Total		-	-	-	-	-	***516,360***	***526,687***	***1,657,375***	***1,906,220***	***2,661,116***	***2,933,976***	***4,766,268***	***4,861,593***	***4,958,825***	***5,058,002***	***5,159,162***	***5,262,345***	***5,367,592***	***5,474,944***	***5,584,443***	***5,696,131***	***5,810,054***	***5,926,255***	***6,044,780***	***6,165,676***	***6,288,989***	***6,414,769***	***6,543,064***	***6,673,926***	***6,807,404***	***6,943,552***	***7,082,423***	***133,091,931***

Financial Feasibility Analysis - Proposed TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH	2.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX			
City of Kaufman (M&O)	0.4800018	75%	0.3600014
Kaufman County (M&O)	0.2792920	50%	0.1396460
Road and Bridge	0.0704120	0%	0.0000000
Trinity Valley CC	0.1154900	50%	0.0577450
Kaufman ISD	1.2702000	0%	0.0000000
	2.2153958		*0.5573924*

BUSINESS PERSONAL PROPERTY TAX			
City of Kaufman (M&O)	0.4800018	0%	0.0000000
Kaufman County (M&O)	0.2792920	0%	0.0000000
Road and Bridge	0.0704120	0%	0.0000000
Trinity Valley CC	0.1154900	0%	0.0000000
Kaufman ISD	1.2702000	0%	0.0000000
	2.2153958		*0.0000000*

SALES TAX			
0.0100000	0.00%	0.0000000	City of Kaufman Sales Tax
0.0050000	0.00%	0.0000000	City Property Tax Reduction
0.0025000	0.00%	0.0000000	Economic Development
0.0025000	0.00%	0.0000000	Street Maintenance

TAX YEAR	BASE YEAR 2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	31 2051	TOTALS	
BASE YEAR (Original Boundaries)																																		
City of Kaufman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE																																		
City of Kaufman (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman County (M&O)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE INCREMENT																																		
City of Kaufman (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman County (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
BASE YEAR (Expanded Boundaries)																																		
City of Kaufman (M&O)			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Kaufman County (M&O)			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Road and Bridge			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Trinity Valley CC			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Kaufman ISD			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
TAXABLE VALUE																																		
City of Kaufman (M&O)				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Kaufman County (M&O)				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Road and Bridge				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Trinity Valley CC				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Kaufman ISD				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
TAXABLE VALUE INCREMENT																																		
City of Kaufman (M&O)				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Kaufman County (M&O)				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Road and Bridge				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Trinity Valley CC				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Kaufman ISD				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
REVENUE A TAXABLE VALUE GROWTH																																		
City of Kaufman (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
REVENUE B TAXABLE VALUE GROWTH																																		
City of Kaufman (M&O)		0	0	402	813	1,232	1,659	2,095	2,539	2,992	3,455	3,926	4,407	4,898	5,398	5,909	6,429	6,961	7,502	8,055	8,618	9,193	9,780	10,378	10,988	11,610	12,245	12,892	13,552	14,226	14,913	15,614	212,680	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	156	315	478	644	813	985	1,161	1,340	1,523	1,710	1,900	2,094	2,292	2,494	2,700	2,910	3,124	3,343	3,566	3,794	4,026	4,262	4,504	4,750	5,001	5,257	5,518	5,785	6,057	82,499	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	65	130	198	266	336	407	480	554	630	707	786	866	948	1,031	1,116	1,203	1,292	1,382	1,475	1,569	1,665	1,762	1,862	1,964	2,068	2,174	2,282	2,392	2,504	34,114	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**623**	**1,259**	**1,907**	**2,569**	**3,243**	**3,931**	**4,633**	**5,349**	**6,079**	**6,824**	**7,583**	**8,358**	**9,149**	**9,955**	**10,777**	**11,616**	**12,471**	**13,344**	**14,234**	**15,142**	**16,068**	**17,012**	**17,976**	**18,958**	**19,961**	**20,983**	**22,026**	**23,090**	**24,175**	**329,293**	
REVENUE 1 PHASE ONE																																		
REAL PROPERTY TAX		0	0	0	0	16,660,966	28,738,574	30,141,406	30,744,234	31,359,119	31,986,301	32,626,027	33,278,548	33,944,119	34,623,001	35,315,461	36,021,770	36,742,206	37,477,050	38,226,591	38,991,123	39,770,945	40,566,364	41,377,691	42,205,245	43,049,350	43,910,337	44,788,544	45,684,315	46,598,001	47,529,961	48,480,560		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (M&O)		0	0	0	0	59,980	103,459	108,509	110,680	112,893	115,151	117,454	119,803	122,199	124,643	127,136	129,679	132,272	134,918	137,616	140,369	143,176	146,039	148,960	151,939	154,978	158,078	161,239	164,464	167,753	171,109	174,531	3,639,030	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	23,266	40,132	42,091	42,933	43,792	44,668	45,561	46,472	47,402	48,350	49,317	50,303	51,309	52,335	53,382	54,450	55,539	56,649	57,782	58,938	60,117	61,319	62,545	63,796	65,072	66,374	67,701	1,411,595	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	9,621	16,595	17,405	17,753	18,108	18,470	18,840	19,217	19,601	19,993	20,393	20,801	21,217	21,641	22,074	22,515	22,966	23,425	23,894	24,371	24,859	25,356	25,863	26,380	26,908	27,446	27,995	583,708	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**92,867**	**160,187**	**168,006**	**171,366**	**174,793**	**178,289**	**181,855**	**185,492**	**189,202**	**192,986**	**196,846**	**200,783**	**204,798**	**208,894**	**213,072**	**217,334**	**221,680**	**226,114**	**230,636**	**235,249**	**239,954**	**244,753**	**249,648**	**254,641**	**259,734**	**264,928**	**270,227**	**5,634,333**	
REVENUE 2 PHASE TWO																																		
REAL PROPERTY TAX		0	0	0	0	0	0	0	4,223,109	4,307,571	40,773,746	41,589,221	42,421,006	43,269,426	44,134,814	45,017,511	45,917,861	46,836,218	47,772,943	48,728,401	49,702,969	50,697,029	51,710,969	52,745,189	53,800,093	54,876,094	55,973,616	57,093,089	58,234,950	59,399,649	60,587,642	61,799,395		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (M&O)		0	0	0	0	0	0	0	15,203	15,507	146,786	149,722	152,716	155,771	158,886	162,064	165,305	168,611	171,983	175,423	178,931	182,510	186,160	189,883	193,681	197,555	201,506	205,536	209,647	213,840	218,116	222,479	4,037,820	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	0	0	0	5,897	6,015	56,939	58,078	59,239	60,424	61,633	62,865	64,122	65,405	66,713	68,047	69,408	70,796	72,212	73,657	75,130	76,632	78,165	79,728	81,323	82,949	84,608	86,300	1,566,287	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	0	0	0	2,439	2,487	23,545	24,016	24,496	24,986	25,486	25,995	26,515	27,046	27,586	28,138	28,701	29,275	29,860	30,458	31,067	31,688	32,322	32,968	33,628	34,300	34,986	35,686	647,675	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**0**	**0**	**0**	**23,539**	**24,010**	**227,270**	**231,815**	**236,451**	**241,180**	**246,004**	**250,924**	**255,943**	**261,061**	**266,283**	**271,608**	**277,041**	**282,581**	**288,233**	**293,998**	**299,878**	**305,875**	**311,993**	**318,233**	**324,597**	**331,089**	**337,711**	**344,465**	**6,251,782**	
REVENUE 3 PHASE THREE																																		
REAL PROPERTY TAX		0	0	0	0	0	0	5,684,305	33,670,511	36,928,464	37,667,033	38,420,374	39,188,781	39,972,557	40,772,008	41,587,448	42,419,197	43,267,581	44,132,933	45,015,591	45,915,903	46,834,221	47,770,906	48,726,324	49,700,850	50,694,867	51,708,764	52,742,940	53,797,799	54,873,755	55,971,230	57,090,654		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (M&O)		0	0	0	0	0	0	20,464	121,214	132,943	135,602	138,314	141,080	143,902	146,780	149,715	152,710	155,764	158,879	162,057	165,298	168,604	171,976	175,415	178,924	182,502	186,152	189,875	193,673	197,546	201,497	205,527	3,976,413	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	0	0	7,938	47,020	51,569	52,601	53,653	54,726	55,820	56,936	58,075	59,237	60,421	61,630	62,862	64,120	65,402	66,710	68,044	69,405	70,793	72,209	73,653	75,126	76,629	78,162	79,725	1,542,467	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	0	0	3,282	19,443	21,324	21,751	22,186	22,630	23,082	23,544	24,015	24,495	24,985	25,485	25,994	26,514	27,044	27,585	28,137	28,700	29,274	29,859	30,456	31,066	31,687	32,321	32,967	637,825	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**0**	**0**	**31,684**	**187,677**	**205,836**	**209,953**	**214,152**	**218,435**	**222,804**	**227,260**	**231,805**	**236,441**	**241,170**	**245,994**	**250,913**	**255,932**	**261,050**	**266,271**	**271,597**	**277,029**	**282,569**	**288,221**	**293,985**	**299,865**	**305,862**	**311,979**	**318,219**	**6,156,705**	
REVENUE 4 TIRZ #2 ADDITIONAL DEVELOPMENT																																		
REAL PROPERTY TAX		0	0	0	0	0	8,118,241	23,848,145	24,325,108	24,811,610	25,307,843	25,813,999	26,330,279	26,856,885	27,394,023	27,941,903	28,500,741	29,070,756	29,652,171	30,245,215	30,850,119	31,467,121	32,096,464	32,738,393	33,393,161	34,061,024	34,742,245	35,437,089	36,145,831	36,868,748	37,606,123	38,358,245		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (M&O)		0	0	0	0	0	29,226	85,854	87,571	89,322	91,109	92,931	94,789	96,685	98,619	100,591	102,603	104,655	106,748	108,883	111,061	113,282	115,548	117,859	120,216	122,620	125,073	127,574	130,125	132,728	135,383	138,090	2,779,144	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	0	11,337	33,303	33,969	34,648	35,341	36,048	36,769	37,505	38,255	39,020	39,800	40,596	41,408	42,236	43,081	43,943	44,821	45,718	46,632	47,565	48,516	49,486	50,476	51,486	52,515	53,566	1,078,041	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	0	4,688	13,771	14,047	14,327	14,614	14,906	15,204	15,509	15,819	16,135	16,458	16,787	17,123	17,465	17,814	18,171	18,534	18,905	19,283	19,669	20,062	20,463	20,872	21,290	21,716	22,150	445,781	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**0**	**45,250**	**132,928**	**135,586**	**138,298**	**141,064**	**143,885**	**146,763**	**149,698**	**152,692**	**155,746**	**158,861**	**162,038**	**165,279**	**168,585**	**171,956**	**175,395**	**178,903**	**182,481**	**186,131**	**189,854**	**193,651**	**197,524**	**201,474**	**205,504**	**209,614**	**213,806**	**4,302,966**	
REVENUE 5 TIRZ #2A																																		
REAL PROPERTY TAX		0	0	0	0	31,677,059	32,310,600	101,674,801	116,940,706	163,251,207	179,990,314	262,872,561	268,130,013	273,492,613	278,962,465	284,541,714	290,232,549	296,037,200	301,957,944	307,997,103	314,157,045	320,440,186	326,848,989	333,385,969	340,053,688	346,854,762	353,791,857	360,867,695	368,085,048	375,446,749	382,955,684	390,614,798		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (M&O)		0	0	0	0	114,038	116,319	366,031	420,988	587,707	647,968	946,345	965,272	984,577	1,004,269	1,024,354	1,044,841	1,065,738	1,087,053	1,108,794	1,130,970	1,153,589	1,176,661	1,200,194	1,224,198	1,248,682	1,273,655	1,299,129	1,325,111	1,351,613	1,378,646	1,406,219	26,652,957	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	0	0	44,236	45,120	141,985	163,303	227,974	251,349	367,091	374,433	381,921	389,560	397,351	405,298	413,404	421,672	430,106	438,708	447,482	456,432	465,560	474,871	484,369	494,056	503,937	514,016	524,296	534,782	545,478	10,338,791	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	0	0	18,292	18,658	58,712	67,527	94,269	103,935	151,796	154,832	157,928	161,087	164,309	167,595	170,947	174,366	177,853	181,410	185,038	188,739	192,514	196,364	200,291	204,297	208,383	212,551	216,802	221,138	225,561	4,275,192	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
		0	**0**	**0**	**0**	**176,566**	**180,097**	**566,728**	**651,819**	**909,950**	**1,003,252**	**1,465,232**	**1,494,536**	**1,524,427**	**1,554,915**	**1,586,014**	**1,617,734**	**1,650,089**	**1,683,090**	**1,716,752**	**1,751,087**	**1,786,109**	**1,821,831**	**1,858,268**	**1,895,433**	**1,933,342**	**1,972,009**	**2,011,449**	**2,051,678**	**2,092,711**	**2,134,566**	**2,177,257**	**41,266,940**	
REVENUE 6 SALES																																		
SALES		0	0	0	0	1,710,000	10,144,200	11,247,084	11,472,026	11,701,466	11,935,496	39,674,205	40,467,690	41,277,043	42,102,584	42,944,636	43,803,529	44,679,599	45,573,191	46,484,655	47,414,348	48,362,635	49,329,888	50,316,485	51,322,815	52,349,272	53,396,257	54,464,182	55,553,466	56,664,535	57,797,826	58,953,782		
City of Kaufman Sales Tax		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City of Kaufman Sales Tax
City Property Tax Reduction		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City Property Tax Reduction
Economic Development		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Economic Development
Street Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Street Maintenance
		0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Annual GROSS REVENUE A, B, 1,2,3,4, 5, 6		**0**	**0**	**623**	**1,259**	**271,340**	**388,102**	**902,588**	**1,173,918**	**1,457,521**	**1,765,177**	**2,243,018**	**2,288,502**	**2,334,895**	**2,382,216**	**2,430,483**	**2,479,716**	**2,529,934**	**2,581,156**	**2,633,402**	**2,686,693**	**2,741,050**	**2,796,494**	**2,853,047**	**2,910,732**	**2,969,569**	**3,029,584**	**3,090,799**	**3,153,238**	**3,216,926**	**3,281,888**	**3,348,149**	**63,942,019**	
Running total, GROSS REVENUE		**0**	**0**	**623**	**1,882**	**273,222**	**661,324**	**1,563,912**	**2,737,830**	**4,195,351**	**5,960,528**	**8,203,546**	**10,492,048**	**12,826,943**	**15,209,158**	**17,639,642**	**20,119,358**	**22,649,292**	**25,230,448**	**27,863,850**	**30,550,543**	**33,291,593**	**36,088,087**	**38,941,135**	**41,851,866**	**44,821,436**	**47,851,020**	**50,941,819**	**54,095,057**	**57,311,983**	**60,593,871**	**63,942,019**		
GROSS	**63,942,019**																																	
		2021	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**		
City of Kaufman (M&O)		0	0	402	813	175,249	250,663	582,952	758,195	941,364	1,140,070	1,448,691	1,478,068	1,508,032	1,538,595	1,569,769	1,601,567	1,634,001	1,667,083	1,700,828	1,735,247	1,770,354	1,806,164	1,842,689	1,879,946	1,917,947	1,956,708	1,996,245	2,036,573	2,077,706	2,119,663	2,162,459	41,298,043	City of Kaufman (M&O)
Kaufman County (M&O)		0	0	156	315	67,980	97,233	226,129	294,107	365,159	442,238	561,953	573,349	584,972	596,827	608,920	621,254	633,836	646,668	659,758	673,109	686,728	700,618	714,787	729,239	743,980	759,015	774,352	789,995	805,951	822,226	838,827	16,019,680	Kaufman County (M&O)
Road and Bridge		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC		0	0	65	130	28,110	40,207	93,507	121,616	150,997	182,870	232,373	237,085	241,892	246,794	251,794	256,895	262,097	267,404	272,816	278,337	283,969	289,713	295,571	301,547	307,643	313,860	320,202	326,671	333,269	339,999	346,863	6,624,296	Trinity Valley CC
Kaufman ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
City of Kaufman Sales Tax		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City of Kaufman Sales Tax
City Property Tax Reduction		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City Property Tax Reduction
Economic Development		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Economic Development
Street Maintenance		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Street Maintenance
																																	63,942,019	

Financial Feasibility Analysis - 100% of Tax Revenue Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH	2.00%
DISCOUNT RATE	6.00%

	REAL PROPERTY TAX		
City of Kaufman (Full Rate)	0.7679760	100%	0.7679760
Kaufman County (Full Rate)	0.3458500	100%	0.3458500
Road and Bridge	0.0704120	100%	0.0704120
Trinity Valley CC	0.1154900	100%	0.1154900
Kaufman ISD	1.2702000	100%	1.2702000
	2.5699280		2.5699280

	BUSINESS PERSONAL PROPERTY TAX		
City of Kaufman (Full Rate)	0.7679760	100%	0.7679760
Kaufman County (Full Rate)	0.3458500	100%	0.3458500
Road and Bridge	0.0704120	100%	0.0704120
Trinity Valley CC	0.1154900	100%	0.1154900
Kaufman ISD	1.2702000	100%	1.2702000
	2.5699280		2.5699280

SALES TAX			
0.0100000	100.00%	0.0100000	City of Kaufman Sales Tax
0.0050000	100.00%	0.0050000	City Property Tax Reduction
0.0025000	100.00%	0.0025000	Economic Development
0.0025000	100.00%	0.0025000	Street Maintenance

TAX YEAR	BASE YEAR 2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030
BASE YEAR											
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE											
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE INCREMENT											
City of Kaufman (Full Rate)		0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)		0	0	0	0	0	0	0	0	0	0
Road and Bridge		0	0	0	0	0	0	0	0	0	0
Trinity Valley CC		0	0	0	0	0	0	0	0	0	0
Kaufman ISD		0	0	0	0	0	0	0	0	0	0
BASE YEAR (Expanded Boundaries)											
City of Kaufman (Full Rate)			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Kaufman County (Full Rate)			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Road and Bridge			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Trinity Valley CC			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Kaufman ISD			5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
TAXABLE VALUE											
City of Kaufman (Full Rate)				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787
Kaufman County (Full Rate)				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787
Road and Bridge				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787
Trinity Valley CC				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787
Kaufman ISD				5,701,984	5,816,023	5,932,344	6,050,991	6,172,010	6,295,451	6,421,360	6,549,787
TAXABLE VALUE INCREMENT											
City of Kaufman (Full Rate)				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607
Kaufman County (Full Rate)				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607
Road and Bridge				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607
Trinity Valley CC				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607
Kaufman ISD				111,804	225,843	342,164	460,811	581,830	705,271	831,180	959,607
REVENUE A TAXABLE VALUE GROWTH											
City of Kaufman (Full Rate)		0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)		0	0	0	0	0	0	0	0	0	0
Road and Bridge		0	0	0	0	0	0	0	0	0	0
Trinity Valley CC		0	0	0	0	0	0	0	0	0	0
Kaufman ISD		0	0	0	0	0	0	0	0	0	0
		0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
REVENUE B TAXABLE VALUE GROWTH											
City of Kaufman (Full Rate)		0	0	859	1,734	2,628	3,539	4,468	5,416	6,383	7,370
Kaufman County (Full Rate)		0	0	387	781	1,183	1,594	2,012	2,439	2,875	3,319
Road and Bridge		0	0	79	159	241	324	410	497	585	676
Trinity Valley CC		0	0	129	261	395	532	672	815	960	1,108
Kaufman ISD		0	0	1,420	2,869	4,346	5,853	7,390	8,958	10,558	12,189
		0	**0**	**2.873**	**5.804**	**8.793**	**11.843**	**14.953**	**18.125**	**21.361**	**24.661**
REVENUE 1 PHASE ONE											
REAL PROPERTY TAX		0	0	0	0	16,660,966	28,738,574	30,141,406	30,744,234	31,359,119	31,986,301
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)		0	0	0	0	127,952	220,705	231,479	236,108	240,831	245,647
Kaufman County (Full Rate)		0	0	0	0	57,622	99,392	104,244	106,329	108,456	110,625
Road and Bridge		0	0	0	0	11,731	20,235	21,223	21,648	22,081	22,522
Trinity Valley CC		0	0	0	0	19,242	33,190	34,810	35,507	36,217	36,941
Kaufman ISD		0	0	0	0	211,628	365,037	382,856	390,513	398,324	406,290
		0	**0**	**0**	**0**	**428.175**	**738.561**	**774.612**	**790.105**	**805.907**	**822.025**
REVENUE 2 PHASE TWO											
REAL PROPERTY TAX		0	0	0	0	0	0	0	4,223,109	4,307,571	40,773,746
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)		0	0	0	0	0	0	0	32,432	33,081	313,133
Kaufman County (Full Rate)		0	0	0	0	0	0	0	14,606	14,898	141,016
Road and Bridge		0	0	0	0	0	0	0	2,974	3,033	28,710
Trinity Valley CC		0	0	0	0	0	0	0	4,877	4,975	47,090
Kaufman ISD		0	0	0	0	0	0	0	53,642	54,715	517,908
		0	**0**	**0**	**0**	**0**	**0**	**0**	**108.531**	**110.701**	**1.047.856**
REVENUE 3 PHASE THREE											
REAL PROPERTY TAX		0	0	0	0	0	0	5,684,305	33,670,511	36,928,464	37,667,033
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)		0	0	0	0	0	0	43,654	258,581	283,602	289,274
Kaufman County (Full Rate)		0	0	0	0	0	0	19,659	116,449	127,717	130,271
Road and Bridge		0	0	0	0	0	0	4,002	23,708	26,002	26,522
Trinity Valley CC		0	0	0	0	0	0	6,565	38,886	42,649	43,502
Kaufman ISD		0	0	0	0	0	0	72,202	427,683	469,065	478,447
		0	**0**	**0**	**0**	**0**	**0**	**146.083**	**865.308**	**949.035**	**968.016**
REVENUE 4 TIRZ #2 ADDITIONAL DEVELOPMENT											
REAL PROPERTY TAX		0	0	0	0	0	8,118,241	23,848,145	24,325,108	24,811,610	25,307,843
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)		0	0	0	0	0	62,346	183,148	186,811	190,547	194,358
Kaufman County (Full Rate)		0	0	0	0	0	28,077	82,479	84,128	85,811	87,527
Road and Bridge		0	0	0	0	0	5,716	16,792	17,128	17,470	17,820
Trinity Valley CC		0	0	0	0	0	9,376	27,542	28,093	28,655	29,228
Kaufman ISD		0	0	0	0	0	103,118	302,919	308,978	315,157	321,460
		0	**0**	**0**	**0**	**0**	**208.633**	**612.880**	**625.138**	**637.641**	**650.393**
REVENUE 5 TIRZ #2A											
REAL PROPERTY TAX		0	0	0	0	31,677,059	32,310,600	101,674,801	116,940,706	163,251,207	179,990,314
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)		0	0	0	0	243,272	248,138	780,838	898,077	1,253,730	1,382,282
Kaufman County (Full Rate)		0	0	0	0	109,555	111,746	351,642	404,439	564,604	622,497
Road and Bridge		0	0	0	0	22,304	22,751	71,591	82,340	114,948	126,735
Trinity Valley CC		0	0	0	0	36,584	37,316	117,424	135,055	188,539	207,871
Kaufman ISD		0	0	0	0	402,362	410,409	1,291,473	1,485,381	2,073,617	2,286,237
		0	**0**	**0**	**0**	**814.078**	**830.359**	**2.612.969**	**3.005.292**	**4.195.438**	**4.625.621**
REVENUE 6 SALES											
SALES		0	0	0	0	1,710,000	10,144,200	11,247,084	11,472,026	11,701,466	11,935,496
City of Kaufman Sales Tax		0	0	0	0	17,100	101,442	112,471	114,720	117,015	119,355
City Property Tax Reduction		0	0	0	0	8,550	50,721	56,235	57,360	58,507	59,677
Economic Development		0	0	0	0	4,275	25,361	28,118	28,680	29,254	29,839
Street Maintenance		0	0	0	0	4,275	25,361	28,118	28,680	29,254	29,839
		0	**0**	**0**	**0**	**34.200**	**202.884**	**224.942**	**229.441**	**234.029**	**238.710**
Annual GROSS REVENUE A. B. 1.2.3.4. 5. 6		**0**	**0**	**2.873**	**5.804**	**1.285.246**	**1.992.279**	**4.386.439**	**5.641.939**	**6.954.112**	**8.377.282**
Running total. GROSS REVENUE		**0**	**0**	**2.873**	**8.677**	**1.293.923**	**3.286.202**	**7.672.641**	**13.314.580**	**20.268.692**	**28.645.974**

TAX YEAR	11 2031	12 2032	13 2033	14 2034	15 2035	16 2036	17 2037	18 2038	19 2039	20 2040
BASE YEAR										
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE										
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0
TAXABLE VALUE INCREMENT										
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0
BASE YEAR (Expanded Boundaries)										
City of Kaufman (Full Rate)	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Kaufman County (Full Rate)	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Road and Bridge	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Trinity Valley CC	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
Kaufman ISD	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180
TAXABLE VALUE										
City of Kaufman (Full Rate)	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154
Kaufman County (Full Rate)	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154
Road and Bridge	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154
Trinity Valley CC	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154
Kaufman ISD	6,680,783	6,814,398	6,950,686	7,089,700	7,231,494	7,376,124	7,523,646	7,674,119	7,827,602	7,984,154
TAXABLE VALUE INCREMENT										
City of Kaufman (Full Rate)	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974
Kaufman County (Full Rate)	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974
Road and Bridge	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974
Trinity Valley CC	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974
Kaufman ISD	1,090,603	1,224,218	1,360,506	1,499,520	1,641,314	1,785,944	1,933,466	2,083,939	2,237,422	2,393,974
REVENUE A TAXABLE VALUE GROWTH										
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0
Road and Bridge	0	0	0	0	0	0	0	0	0	0
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0
Kaufman ISD	0	0	0	0	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
REVENUE B TAXABLE VALUE GROWTH										
City of Kaufman (Full Rate)	8,376	9,402	10,448	11,516	12,605	13,716	14,849	16,004	17,183	18,385
Kaufman County (Full Rate)	3,772	4,234	4,705	5,186	5,676	6,177	6,687	7,207	7,738	8,280
Road and Bridge	768	862	958	1,056	1,156	1,258	1,361	1,467	1,575	1,686
Trinity Valley CC	1,260	1,414	1,571	1,732	1,896	2,063	2,233	2,407	2,584	2,765
Kaufman ISD	13,853	15,550	17,281	19,047	20,848	22,685	24,559	26,470	28,420	30,408
	28.028	**31.462**	**34.964**	**38.537**	**42.181**	**45.897**	**49.689**	**53.556**	**57.500**	**61.523**
REVENUE 1 PHASE ONE										
REAL PROPERTY TAX	32,626,027	33,278,548	33,944,119	34,623,001	35,315,461	36,021,770	36,742,206	37,477,050	38,226,591	38,991,123
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)	250,560	255,571	260,683	265,896	271,214	276,639	282,171	287,815	293,571	299,442
Kaufman County (Full Rate)	112,837	115,094	117,396	119,744	122,139	124,581	127,073	129,614	132,207	134,851
Road and Bridge	22,973	23,432	23,901	24,379	24,866	25,364	25,871	26,388	26,916	27,454
Trinity Valley CC	37,680	38,433	39,202	39,986	40,786	41,602	42,434	43,282	44,148	45,031
Kaufman ISD	414,416	422,704	431,158	439,781	448,577	457,549	466,699	476,033	485,554	495,265
	838.465	**855.235**	**872.339**	**889.786**	**907.582**	**925.734**	**944.248**	**963.133**	**982.396**	**1.002.044**
REVENUE 2 PHASE TWO										
REAL PROPERTY TAX	41,589,221	42,421,006	43,269,426	44,134,814	45,017,511	45,917,861	46,836,218	47,772,943	48,728,401	49,702,969
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)	319,395	325,783	332,299	338,945	345,724	352,638	359,691	366,885	374,222	381,707
Kaufman County (Full Rate)	143,836	146,713	149,647	152,640	155,693	158,807	161,983	165,223	168,527	171,898
Road and Bridge	29,284	29,869	30,467	31,076	31,698	32,332	32,978	33,638	34,311	34,997
Trinity Valley CC	48,031	48,992	49,972	50,971	51,991	53,031	54,091	55,173	56,276	57,402
Kaufman ISD	528,266	538,832	549,608	560,600	571,812	583,249	594,914	606,812	618,948	631,327
	1.068.813	**1.090.189**	**1.111.993**	**1.134.233**	**1.156.918**	**1.180.056**	**1.203.657**	**1.227.730**	**1.252.285**	**1.277.331**
REVENUE 3 PHASE THREE										
REAL PROPERTY TAX	38,420,374	39,188,781	39,972,557	40,772,008	41,587,448	42,419,197	43,267,581	44,132,933	45,015,591	45,915,903
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)	295,059	300,960	306,980	313,119	319,382	325,769	332,285	338,930	345,709	352,623
Kaufman County (Full Rate)	132,877	135,534	138,245	141,010	143,830	146,707	149,641	152,634	155,686	158,800
Road and Bridge	27,053	27,594	28,145	28,708	29,283	29,868	30,466	31,075	31,696	32,330
Trinity Valley CC	44,372	45,259	46,164	47,088	48,029	48,990	49,970	50,969	51,989	53,028
Kaufman ISD	488,016	497,776	507,731	517,886	528,244	538,809	549,585	560,577	571,788	583,224
	987.376	**1.007.123**	**1.027.266**	**1.047.811**	**1.068.767**	**1.090.143**	**1.111.946**	**1.134.185**	**1.156.868**	**1.180.006**
REVENUE 4 TIRZ #2 ADDITIONAL DEVELOPMENT										
REAL PROPERTY TAX	25,813,999	26,330,279	26,856,885	27,394,023	27,941,903	28,500,741	29,070,756	29,652,171	30,245,215	30,850,119
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)	198,245	202,210	206,254	210,380	214,587	218,879	223,256	227,722	232,276	236,922
Kaufman County (Full Rate)	89,278	91,063	92,885	94,742	96,637	98,570	100,541	102,552	104,603	106,695
Road and Bridge	18,176	18,540	18,910	19,289	19,674	20,068	20,469	20,879	21,296	21,722
Trinity Valley CC	29,813	30,409	31,017	31,637	32,270	32,916	33,574	34,245	34,930	35,629
Kaufman ISD	327,889	334,447	341,136	347,959	354,918	362,016	369,257	376,642	384,175	391,858
	663.401	**676.669**	**690.203**	**704.007**	**718.087**	**732.449**	**747.098**	**762.039**	**777.280**	**792.826**
REVENUE 5 TIRZ #2A										
REAL PROPERTY TAX	262,872,561	268,130,013	273,492,613	278,962,465	284,541,714	290,232,549	296,037,200	301,957,944	307,997,103	314,157,045
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0
City of Kaufman (Full Rate)	2,018,798	2,059,174	2,100,358	2,142,365	2,185,212	2,228,916	2,273,495	2,318,965	2,365,344	2,412,651
Kaufman County (Full Rate)	909,145	927,328	945,874	964,792	984,088	1,003,769	1,023,845	1,044,322	1,065,208	1,086,512
Road and Bridge	185,094	188,796	192,572	196,423	200,352	204,359	208,446	212,615	216,867	221,204
Trinity Valley CC	303,592	309,663	315,857	322,174	328,617	335,190	341,893	348,731	355,706	362,820
Kaufman ISD	3,339,007	3,405,787	3,473,903	3,543,381	3,614,249	3,686,534	3,760,265	3,835,470	3,912,179	3,990,423
	6.755.636	**6.890.748**	**7.028.563**	**7.169.135**	**7.312.517**	**7.458.768**	**7.607.943**	**7.760.102**	**7.915.304**	**8.073.610**
REVENUE 6 SALES										
SALES	39,674,205	40,467,690	41,277,043	42,102,584	42,944,636	43,803,529	44,679,599	45,573,191	46,484,655	47,414,348
City of Kaufman Sales Tax	396,742	404,677	412,770	421,026	429,446	438,035	446,796	455,732	464,847	474,143
City Property Tax Reduction	198,371	202,338	206,385	210,513	214,723	219,018	223,398	227,866	232,423	237,072
Economic Development	99,186	101,169	103,193	105,256	107,362	109,509	111,699	113,933	116,212	118,536
Street Maintenance	99,186	101,169	103,193	105,256	107,362	109,509	111,699	113,933	116,212	118,536
	793.484	**809.354**	**825.541**	**842.052**	**858.893**	**876.071**	**893.592**	**911.464**	**929.693**	**948.287**
Annual GROSS REVENUE A. B. 1.2.3.4. 5. 6	**11.135.203**	**11.360.780**	**11.590.869**	**11.825.560**	**12.064.944**	**12.309.116**	**12.558.172**	**12.812.209**	**13.071.326**	**13.335.626**
Running total. GROSS REVENUE	**39.781.177**	**51.141.957**	**62.732.827**	**74.558.386**	**86.623.331**	**98.932.447**	**111.490.619**	**124.302.828**	**137.374.154**	**150.709.780**

TAX YEAR	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050	31 2051	TOTALS	
BASE YEAR													
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0		
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0		
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE													
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0		
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0		
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0		
TAXABLE VALUE INCREMENT													
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0		
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0		
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0		
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0		
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0		
BASE YEAR (Expanded Boundaries)													
City of Kaufman (Full Rate)	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Kaufman County (Full Rate)	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Road and Bridge	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Trinity Valley CC	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
Kaufman ISD	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180	5,590,180		
TAXABLE VALUE													
City of Kaufman (Full Rate)	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Kaufman County (Full Rate)	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Road and Bridge	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Trinity Valley CC	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
Kaufman ISD	8,143,837	8,306,713	8,472,848	8,642,305	8,815,151	8,991,454	9,171,283	9,354,708	9,541,803	9,732,639	9,927,291		
TAXABLE VALUE INCREMENT													
City of Kaufman (Full Rate)	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Kaufman County (Full Rate)	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Road and Bridge	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Trinity Valley CC	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
Kaufman ISD	2,553,657	2,716,533	2,882,668	3,052,125	3,224,971	3,401,274	3,581,103	3,764,528	3,951,623	4,142,459	4,337,111		
REVENUE A TAXABLE VALUE GROWTH													
City of Kaufman (Full Rate)	0	0	0	0	0	0	0	0	0	0	0	0	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman County (Full Rate)
Road and Bridge	0	0	0	0	0	0	0	0	0	0	0	0	Road and Bridge
Trinity Valley CC	0	0	0	0	0	0	0	0	0	0	0	0	Trinity Valley CC
Kaufman ISD	0	0	0	0	0	0	0	0	0	0	0	0	Kaufman ISD
	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
REVENUE B TAXABLE VALUE GROWTH													
City of Kaufman (Full Rate)	19,611	20,862	22,138	23,440	24,767	26,121	27,502	28,911	30,348	31,813	33,308	453,701	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	8,832	9,395	9,970	10,556	11,154	11,763	12,385	13,020	13,667	14,327	15,000	204,319	Kaufman County (Full Rate)
Road and Bridge	1,798	1,913	2,030	2,149	2,271	2,395	2,522	2,651	2,782	2,917	3,054	41,598	Road and Bridge
Trinity Valley CC	2,949	3,137	3,329	3,525	3,725	3,928	4,136	4,348	4,564	4,784	5,009	68,229	Trinity Valley CC
Kaufman ISD	32,437	34,505	36,616	38,768	40,964	43,203	45,487	47,817	50,194	52,618	55,090	750,402	Kaufman ISD
	65.627	**69.813**	**74.082**	**78.437**	**82.879**	**87.410**	**92.032**	**96.746**	**101.554**	**106.458**	**111.461**	**1.518.248**	
REVENUE 1 PHASE ONE													
REAL PROPERTY TAX	39,770,945	40,566,364	41,377,691	42,205,245	43,049,350	43,910,337	44,788,544	45,684,315	46,598,001	47,529,961	48,480,560		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (Full Rate)	305,431	311,540	317,771	324,126	330,609	337,221	343,965	350,845	357,861	365,019	372,319	7,762,992	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	137,548	140,299	143,105	145,967	148,886	151,864	154,901	157,999	161,159	164,382	167,670	3,495,983	Kaufman County (Full Rate)
Road and Bridge	28,004	28,564	29,135	29,718	30,312	30,918	31,537	32,167	32,811	33,467	34,136	711,751	Road and Bridge
Trinity Valley CC	45,931	46,850	47,787	48,743	49,718	50,712	51,726	52,761	53,816	54,892	55,990	1,167,417	Trinity Valley CC
Kaufman ISD	505,171	515,274	525,579	536,091	546,813	557,749	568,904	580,282	591,888	603,726	615,800	12,839,662	Kaufman ISD
	1.022.085	**1.042.526**	**1.063.377**	**1.084.644**	**1.106.337**	**1.128.464**	**1.151.033**	**1.174.054**	**1.197.535**	**1.221.486**	**1.245.915**	**25.977.804**	
REVENUE 2 PHASE TWO													
REAL PROPERTY TAX	50,697,029	51,710,969	52,745,189	53,800,093	54,876,094	55,973,616	57,093,089	58,234,950	59,399,649	60,587,642	61,799,395		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (Full Rate)	389,341	397,128	405,070	413,172	421,435	429,864	438,461	447,230	456,175	465,299	474,605	8,613,715	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	175,336	178,842	182,419	186,068	189,789	193,585	197,456	201,406	205,434	209,542	213,733	3,879,097	Kaufman County (Full Rate)
Road and Bridge	35,697	36,411	37,139	37,882	38,639	39,412	40,200	41,004	41,824	42,661	43,514	789,750	Road and Bridge
Trinity Valley CC	58,550	59,721	60,915	62,134	63,376	64,644	65,937	67,256	68,601	69,973	71,372	1,295,350	Trinity Valley CC
Kaufman ISD	643,954	656,833	669,969	683,369	697,036	710,977	725,196	739,700	754,494	769,584	784,976	14,246,722	Kaufman ISD
	1.302.877	**1.328.935**	**1.355.513**	**1.382.624**	**1.410.276**	**1.438.482**	**1.467.251**	**1.496.596**	**1.526.528**	**1.557.059**	**1.588.200**	**28.824.634**	
REVENUE 3 PHASE THREE													
REAL PROPERTY TAX	46,834,221	47,770,906	48,726,324	49,700,850	50,694,867	51,708,764	52,742,940	53,797,799	54,873,755	55,971,230	57,090,654		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (Full Rate)	359,676	366,869	374,206	381,691	389,324	397,111	405,053	413,154	421,417	429,846	438,443	8,482,717	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	161,976	165,216	168,520	171,890	175,328	178,835	182,411	186,060	189,781	193,576	197,448	3,820,103	Kaufman County (Full Rate)
Road and Bridge	32,977	33,636	34,309	34,995	35,695	36,409	37,137	37,880	38,638	39,410	40,199	777,739	Road and Bridge
Trinity Valley CC	54,089	55,171	56,274	57,400	58,548	59,718	60,913	62,131	63,374	64,641	65,934	1,275,651	Trinity Valley CC
Kaufman ISD	594,888	606,786	618,922	631,300	643,926	656,805	669,941	683,340	697,006	710,947	725,165	14,030,058	Kaufman ISD
	1.203.606	**1.227.678**	**1.252.231**	**1.277.276**	**1.302.822**	**1.328.878**	**1.355.456**	**1.382.565**	**1.410.216**	**1.438.420**	**1.467.189**	**28.386.268**	
REVENUE 4 TIRZ #2 ADDITIONAL DEVELOPMENT													
REAL PROPERTY TAX	31,467,121	32,096,464	32,738,393	33,393,161	34,061,024	34,742,245	35,437,089	36,145,831	36,868,748	37,606,123	38,358,245		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (Full Rate)	241,660	246,493	251,423	256,451	261,580	266,812	272,148	277,591	283,143	288,806	294,582	5,928,633	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	108,829	111,006	113,226	115,490	117,800	120,156	122,559	125,010	127,511	130,061	132,662	2,669,898	Kaufman County (Full Rate)
Road and Bridge	22,157	22,600	23,052	23,513	23,983	24,463	24,952	25,451	25,960	26,479	27,009	543,568	Road and Bridge
Trinity Valley CC	36,341	37,068	37,810	38,566	39,337	40,124	40,926	41,745	42,580	43,431	44,300	891,561	Trinity Valley CC
Kaufman ISD	399,695	407,689	415,843	424,160	432,643	441,296	450,122	459,124	468,307	477,673	487,226	9,805,709	Kaufman ISD
	808.682	**824.856**	**841.353**	**858.180**	**875.344**	**892.851**	**910.708**	**928.922**	**947.500**	**966.450**	**985.779**	**19.839.368**	
REVENUE 5 TIRZ #2A													
REAL PROPERTY TAX	320,440,186	326,848,989	333,385,969	340,053,688	346,854,762	353,791,857	360,867,695	368,085,048	375,446,749	382,955,684	390,614,798		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0		
City of Kaufman (Full Rate)	2,460,904	2,510,122	2,560,324	2,611,531	2,663,761	2,717,037	2,771,377	2,826,805	2,883,341	2,941,008	2,999,828	56,857,651	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	1,108,242	1,130,407	1,153,015	1,176,076	1,199,597	1,223,589	1,248,061	1,273,022	1,298,483	1,324,452	1,350,941	25,605,251	Kaufman County (Full Rate)
Road and Bridge	225,628	230,141	234,744	239,439	244,227	249,112	254,094	259,176	264,360	269,647	275,040	5,213,003	Road and Bridge
Trinity Valley CC	370,076	377,478	385,027	392,728	400,583	408,594	416,766	425,101	433,603	442,276	451,121	8,550,385	Trinity Valley CC
Kaufman ISD	4,070,231	4,151,636	4,234,669	4,319,362	4,405,749	4,493,864	4,583,741	4,675,416	4,768,925	4,864,303	4,961,589	94,040,163	Kaufman ISD
	8.235.082	**8.399.784**	**8.567.779**	**8.739.135**	**8.913.918**	**9.092.196**	**9.274.040**	**9.459.521**	**9.648.711**	**9.841.685**	**10.038.519**	**190.266.452**	
REVENUE 6 SALES													
SALES	48,362,635	49,329,888	50,316,485	51,322,815	52,349,272	53,396,257	54,464,182	55,553,466	56,664,535	57,797,826	58,953,782		
City of Kaufman Sales Tax	483,626	493,299	503,165	513,228	523,493	533,963	544,642	555,535	566,645	577,978	589,538	10,811,429	City of Kaufman Sales Tax
City Property Tax Reduction	241,813	246,649	251,582	256,614	261,746	266,981	272,321	277,767	283,323	288,989	294,769	5,405,714	City Property Tax Reduction
Economic Development	120,907	123,325	125,791	128,307	130,873	133,491	136,160	138,884	141,661	144,495	147,384	2,702,857	Economic Development
Street Maintenance	120,907	123,325	125,791	128,307	130,873	133,491	136,160	138,884	141,661	144,495	147,384	2,702,857	Street Maintenance
	967.253	**986.598**	**1.006.330**	**1.026.456**	**1.046.985**	**1.067.925**	**1.089.284**	**1.111.069**	**1.133.291**	**1.155.957**	**1.179.076**	**21.622.858**	
Annual GROSS REVENUE A. B. 1.2.3.4. 5. 6	**13.605.212**	**13.880.189**	**14.160.666**	**14.446.753**	**14.738.561**	**15.036.206**	**15.339.803**	**15.649.473**	**15.965.335**	**16.287.515**	**16.616.139**	**316.435.633**	
Running total. GROSS REVENUE	**164.314.992**	**178.195.181**	**192.355.848**	**206.802.601**	**221.541.162**	**236.577.368**	**251.917.171**	**267.566.643**	**283.531.979**	**299.819.494**	**316.435.633**		

GROSS	**316.435.633**

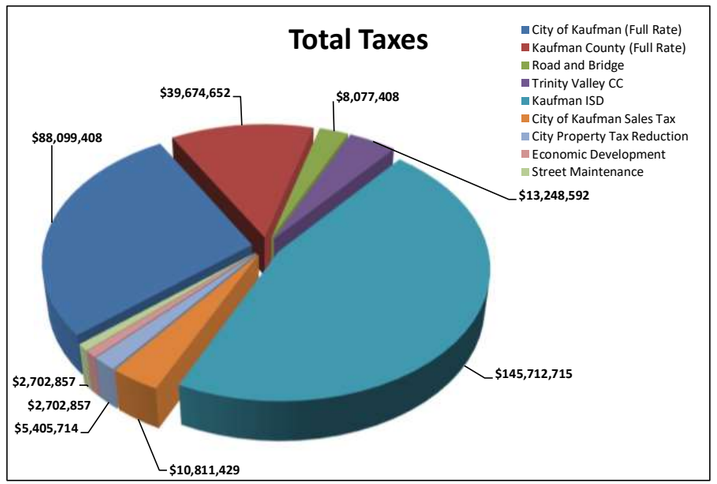
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
City of Kaufman (Full Rate)	0	0	859	1,734	373,852	534,728	1,243,587	1,617,426	2,008,174	2,432,064
Kaufman County (Full Rate)	0	0	387	781	168,360	240,809	560,037	728,391	904,360	1,095,255
Road and Bridge	0	0	79	159	34,277	49,027	114,018	148,294	184,120	222,984
Trinity Valley CC	0	0	129	261	56,221	80,414	187,014	243,232	301,994	365,739
Kaufman ISD	0	0	1,420	2,869	618,336	884,418	2,056,841	2,675,155	3,321,435	4,022,531
City of Kaufman Sales Tax	0	0	0	0	17,100	101,442	112,471	114,720	117,015	119,355
City Property Tax Reduction	0	0	0	0	8,550	50,721	56,235	57,360	58,507	59,677
Economic Development	0	0	0	0	4,275	25,361	28,118	28,680	29,254	29,839
Street Maintenance	0	0	0	0	4,275	25,361	28,118	28,680	29,254	29,839

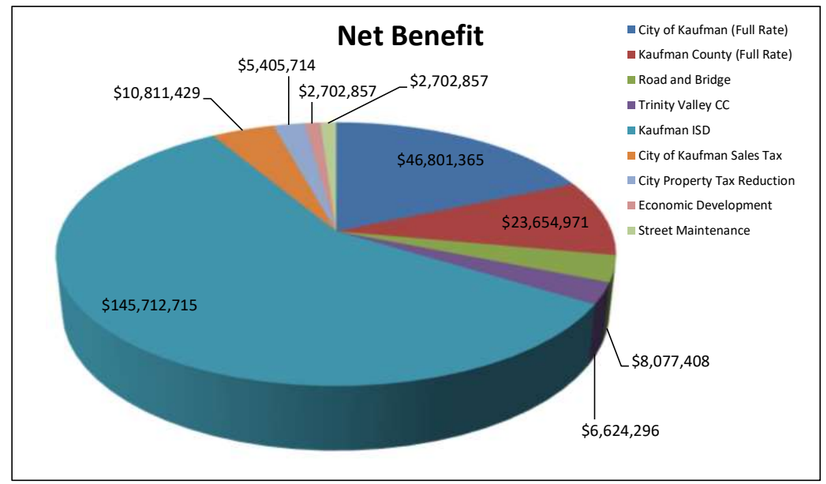
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
City of Kaufman (Full Rate)	3,090,434	3,153,101	3,217,022	3,282,221	3,348,724	3,416,557	3,485,747	3,556,320	3,628,305	3,701,730
Kaufman County (Full Rate)	1,391,745	1,419,966	1,448,752	1,478,114	1,508,063	1,538,611	1,569,770	1,601,552	1,633,969	1,667,036
Road and Bridge	283,347	289,093	294,953	300,931	307,028	313,248	319,591	326,062	332,662	339,394
Trinity Valley CC	464,747	474,171	483,783	493,588	503,589	513,790	524,195	534,808	545,633	556,675
Kaufman ISD	5,111,447	5,215,096	5,320,818	5,428,655	5,538,648	5,650,841	5,765,278	5,882,004	6,001,064	6,122,505
City of Kaufman Sales Tax	396,742	404,677	412,770	421,026	429,446	438,035	446,796	455,732	464,847	474,143
City Property Tax Reduction	198,371	202,338	206,385	210,513	214,723	219,018	223,398	227,866	232,423	237,072
Economic Development	99,186	101,169	103,193	105,256	107,362	109,509	111,699	113,933	116,212	118,536
Street Maintenance	99,186	101,169	103,193	105,256	107,362	109,509	111,699	113,933	116,212	118,536

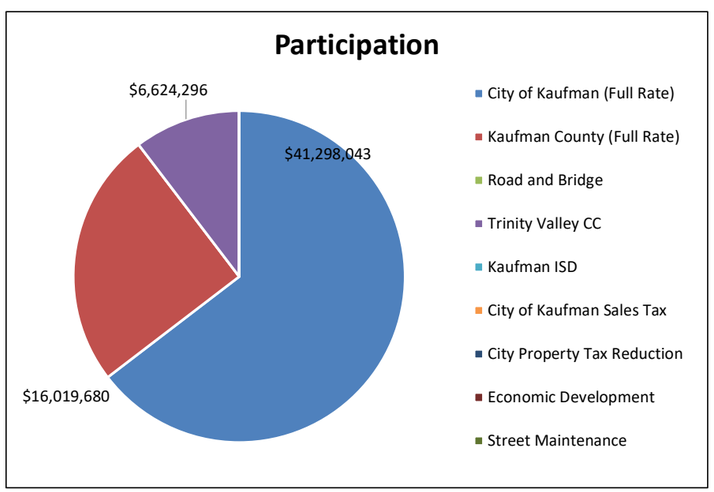
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051		
City of Kaufman (Full Rate)	3,776,623	3,853,014	3,930,933	4,010,410	4,091,477	4,174,165	4,258,507	4,344,536	4,432,285	4,521,790	4,613,084	88,099,408	City of Kaufman (Full Rate)
Kaufman County (Full Rate)	1,700,763	1,735,165	1,770,255	1,806,047	1,842,554	1,879,792	1,917,774	1,956,517	1,996,034	2,036,341	2,077,454	39,674,652	Kaufman County (Full Rate)
Road and Bridge	346,260	353,264	360,408	367,695	375,128	382,709	390,442	398,329	406,375	414,581	422,951	8,077,408	Road and Bridge
Trinity Valley CC	567,937	579,425	591,143	603,095	615,286	627,721	640,404	653,341	666,537	679,997	693,726	13,248,592	Trinity Valley CC
Kaufman ISD	6,246,376	6,372,723	6,501,598	6,633,050	6,767,131	6,903,894	7,043,392	7,185,680	7,330,814	7,478,850	7,629,847	145,712,715	Kaufman ISD
City of Kaufman Sales Tax	483,626	493,299	503,165	513,228	523,493	533,963	544,642	555,535	566,645	577,978	589,538	10,811,429	City of Kaufman Sales Tax
City Property Tax Reduction	241,813	246,649	251,582	256,614	261,746	266,981	272,321	277,767	283,323	288,989	294,769	5,405,714	City Property Tax Reduction
Economic Development	120,907	123,325	125,791	128,307	130,873	133,491	136,160	138,884	141,661	144,495	147,384	2,702,857	Economic Development
Street Maintenance	120,907	123,325	125,791	128,307	130,873	133,491	136,160	138,884	141,661	144,495	147,384	2,702,857	Street Maintenance
												316.435.633	

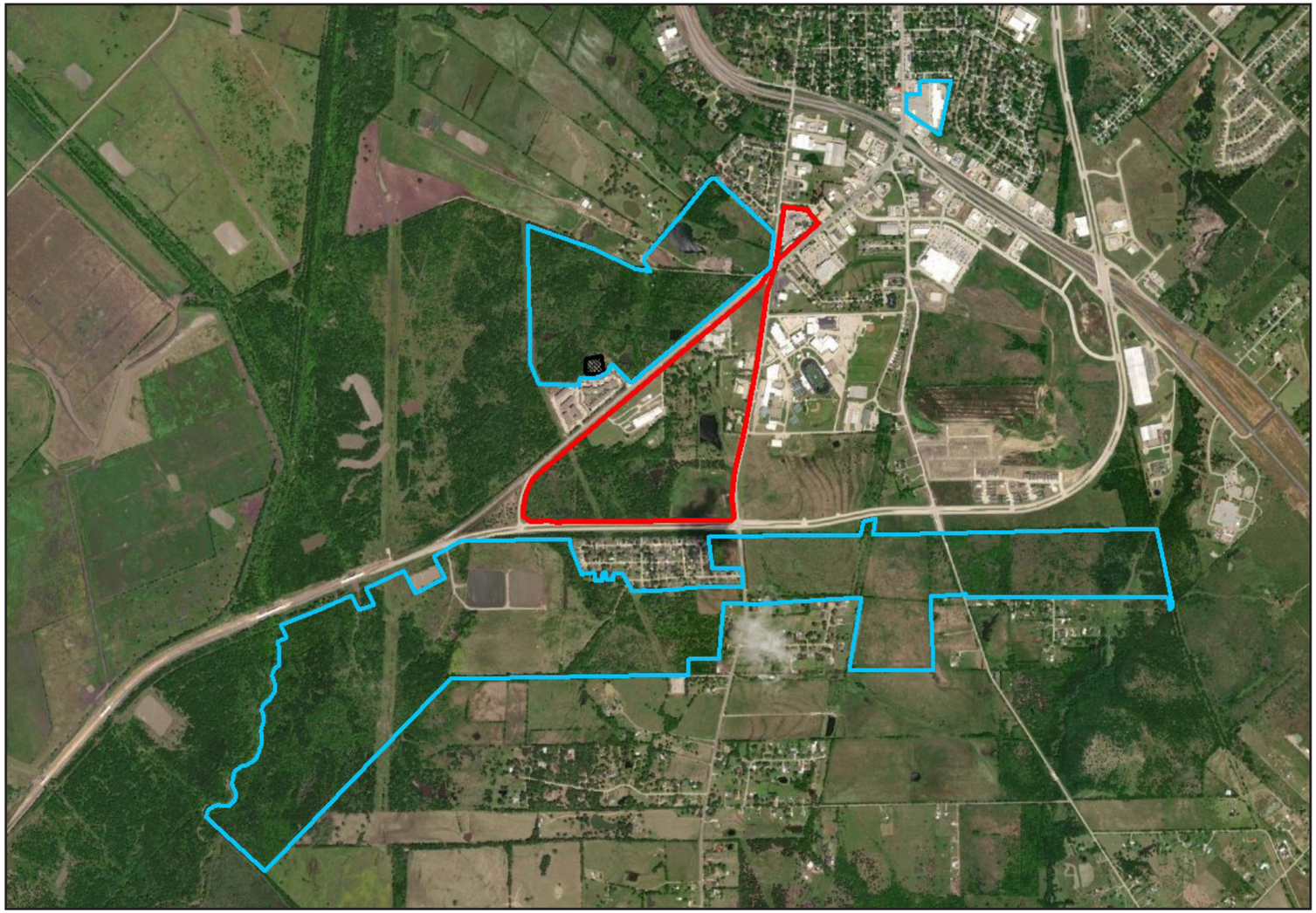
Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Revenue	Net Benefit
City of Kaufman (Full Rate)	$88,099,408	$41,298,043	$46,801,365
Kaufman County (Full Rate)	$39,674,652	$16,019,680	$23,654,971
Road and Bridge	$8,077,408	$0	$8,077,408
Trinity Valley CC	$13,248,592	$6,624,296	$6,624,296
Kaufman ISD	$145,712,715	$0	$145,712,715
City of Kaufman Sales Tax	$10,811,429	$0	$10,811,429
City Property Tax Reduction	$5,405,714	$0	$5,405,714
Economic Development	$2,702,857	$0	$2,702,857
Street Maintenance	$2,702,857	$0	$2,702,857
Total	**$316,435,633**	**$63,942,019**	**$252,493,614**









Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #2 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2051.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

Property ID	TIRZ	Owner	Land Size (Acres)	Land Value	2022 Improvement Value	Total Value	Exemption	Base Year	2022 Taxable Value
45974	TIRZ 2	KAUFMAN CAD	0	$0	$1,477,090	$1,477,090	EX-XV	2020	$0
5369	TIRZ 2	KAUFMAN COUNTY	38.351	$1,670,570	$2,298,172	$3,968,742	EX-XV	2020	$0
219551	TIRZ 2	HALLETT NO 1 LP	7.781	$338,940	$0	$338,940	EX-XV	2020	$308,296
56876	TIRZ 2	CITY OF KAUFMAN	51.953	$1,697,305	$0	$1,697,305	EX-XV	2020	$0
5487	TIRZ 2	TEXAS HIGHWAY DEPT	6.567	$160,500	$2,288,464	$2,448,964	EX-XV	2020	$0
Total			104.652	$3,867,315	$6,063,726	$9,931,041			$308,296

Property ID		Owner	Land Size (Acres)	Land Value	Improvement Value	Total Value	Exemption	Base Year	2022 Taxable Value
54860	TIRZ 2A	COPE EQUITIES LLC	39.398	$858,088	$0	$858,088	AG	2022	$2,930
54862	TIRZ 2A	COPE EQUITIES LLC	60.786	$1,323,919	$0	$1,323,919	AG	2022	$4,520
5270	TIRZ 2A	BROWN MARTHA ET AL	293.3337	$1,760,002	$0	$1,760,002	AG	2022	$21,812
198786	TIRZ 2A	BROWN MARTHA ET AL	12.9	$64,500	$0	$64,500	AG	2022	$959
5428	TIRZ 2A	STAHLMAN MONTGOMERY	22.19	$966,596	$0	$966,596	AG	2022	$3,245
5323	TIRZ 2A	KAUFMAN VETERINARY CENTER LLC	15	$653,400	$0	$653,400	AG	2022	$2,194
5274	TIRZ 2A	BROWN MARTHA ET AL	4.36	$1,139,530	$0	$1,139,530	AG	2022	$638
5496	TIRZ 2A	NELSON JAY R & TONIANNE W	46.606	$699,090	$12,708	$711,798	AG	2022	$19,524
5495	TIRZ 2A	FIRST UNITED METHODIST CHURCH ET AL	72.412	$1,086,180	$0	$1,086,180	AG	2022	$5,385
5271	TIRZ 2A	CR2730 ESTATES LLC &	35.979	$1,175,434	$0	$1,175,434	AG	2022	$2,675
5272	TIRZ 2A	CR2730 ESTATES LLC &	2	$65,340	$3,683	$69,023	None	2022	$69,023
190515	TIRZ 2A	CR2730 ESTATES LLC &	1.15	$37,571	$0	$37,571	AG	2022	$86
3871	TIRZ 2A	L3 PATRIOT CENTER KAUFMAN LLC	8.06	$1,404,374	$3,820,626	$5,225,000	None	2022	$5,225,000
45865	TIRZ 2A	SOUTHLAND CORP	0	$0	$232,189	$232,189	None	2022	$232,189
Total			614.1747	$11,234,024	$4,069,206	$15,303,230			$5,590,180

**Source: Kaufman Central Appraisal District, 2022*

CITY OF KAUFMAN, TEXAS

ORDINANCE NO. O-31-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-28-20 CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF KAUFMAN, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY EXPANDING THE BOUNDARIES TO ADD ___ ACRES TO TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF KAUFMAN, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 14, 2020, the City Council of the City of Kaufman, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. O-28-20 designating a contiguous geographic area (the "Original Boundaries") within the City as a Reinvestment Zone Number Two, City of Kaufman, Texas (the "Zone"); and

WHEREAS, the City Council of the City of Kaufman, Texas, now desires to amend Reinvestment Zone Number Two, City of Kaufman, Texas, to expand the boundaries ; and

WHEREAS, upon approval of this Ordinance, Reinvestment Zone Number Two, City of Kaufman, Texas, will consist of an additional ___ acres of noncontiguous land, such area in the Zone to be referred to as "TIRZ 2A", as described and depicted in **Exhibits "A" and "B"** of this Ordinance, a copy of which is attached hereto and is incorporated herein for all purposes; and

WHEREAS, Section 311.011(e) of the Texas Tax Code, in pertinent part provides, "[I]f an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d);" and

WHEREAS, pursuant to and as required by the Act, the City has prepared an **Amended Preliminary Reinvestment Zone Project Plan and Financing Plan** for Reinvestment Zone Number Two, City of Kaufman, Texas, attached as **Exhibit "C"** (hereinafter referred to as the "Preliminary Project and Finance Plan") to add the TIRZ 2A area into the Zone; and

WHEREAS, notice of the public hearing on the expansion of the proposed Zone was published in a newspaper having general circulation in the City on September 15, 2022 which date is before the seventh (7th) day before the public hearing

held on September 26, 2022; and

WHEREAS, at the public hearing on September 26, 2022, interested persons were allowed to speak for or against the expansion of the Zone boundary, and owners of property in the proposed expanded Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on September 26, 2022, and in favor of the amendment of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on September 26, 2022; and

WHEREAS, the City has taken all actions required to amend the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed expanded zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent.

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

SECTION 1. RECITALS INCORPORATED. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS. That the City Council, after conducting the above-described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) That the public hearing on the expansion of the boundaries to include the TIRZ 2A area within the Zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and

(b) That the reinvestment zone with boundaries as described and depicted in ***Exhibits "A"*** and ***"B"*** will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and

(c) That the reinvestment zone, as defined in ***Exhibits "A"*** and ***"B"***, meets the criteria

for the creation of a reinvestment zone set forth in the Act in that:

1. It is a geographic area located within the City limits and extraterritorial jurisdiction of the City; and

2. That the City Council further finds and declares that the proposed expanded zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed expanded zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

(d) That 30 percent or less of the property in the Zone after the addition of the area in TIRZ 2A, excluding property dedicated to public use, is currently used for residential purposes; and

(e) That the total appraised value of all taxable real property in the proposed expanded reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

(f) That the improvements in the proposed expanded reinvestment zone will significantly enhance the value of all taxable real property in the proposed expanded reinvestment zone and will be of general benefit to the City or county; and

(g) That the development or redevelopment of the property in the proposed expanded reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DURATION OF THE ZONE. That the expanded Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone, to include the Original Boundaries and the subsequent expansions, TIRZ 2A, shall occur upon any of the following: (i) on December 31, 2051 (with the final year's tax increment to be collected by September 1, 2052); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT. That the tax increment base for the Original Boundaries of the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2020, which is the year in which the Zone was originally designated as a reinvestment zone, as defined by Section 311.0123. The tax increment base for TIRZ 2A, the expanded boundaries of the Zone, as defined

by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2022, which is the year in which the expanded area of the Zone was designated as a reinvestment zone, as defined by Section 311.0123.

For the Original Boundaries and TIRZ 2A the tax increment fund (TIF Fund) shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) seventy-five percent (75%) of the City's tax increment generated by the Maintenance and Operating tax rate, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 5. SEVERABILITY CLAUSE. 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. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. OPEN MEETINGS. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED by the City Council of the City of Kaufman, Texas, this the 26th day of September 2022.

_____

Jeff Jordan, Mayor

ATTEST:

_____

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

_____

Patricia Adams, City Attorney

Exhibit A

Legal Description

TIRZ #2 (Original Boundaries)

Beginning at the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, thence

South along the western right of way of South Washington Street to the point meets the southern point of Property ID 5487, thence

South to the northeast corner of Property ID 5369 at the point it meets the western right of way boundary of South Houston Street, thence

South along the western right of way boundary of South Houston Street to the point it meets the northern right of way boundary of Texas State Highway 34, thence

West along the northern right of way boundary of Texas State Highway 34 to the point it meets the eastern right of way boundary of South Washington Street, thence

North along the eastern right of way boundary of South Washington Street to the point it meets the northwest corner of Property ID 5369, thence

North to the southern point of Property ID 5487 where it meets the eastern right of way boundary of South Houston Street, thence

North along the eastern right of way boundary of South Houston Street to the point it meets the northwest corner of Property ID 5487, thence

East across the northern boundary of Property ID 5487 to the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, which is the point of beginning.

Exhibit A

Legal Description (Continued)

TIRZ #2A (Expanded Boundaries)

The expanded area for TIRZ #2, TIRZ #2A, is noncontiguous and consists of three tracts which are generally described below:

Tract #1:

Tract #1 consists of Property ID 3871, which is legally described as ANNA L CARTER, TRACT 45.00; 8.06 ACRES, and includes the land for Property ID 45865, which is the property account for the improvements only.

Tract #2:

Beginning at the northern corner of Property ID 5323 where it meets the western corner of Property ID 43134, thence

East along the northeast boundary of Property ID 5323 to the point it meets the western right of way of S Houston Street, thence

South along the western right of way of S Houston Street to the point it meets South Washington Street, thence

South along the northern right of way of South Washington Street to the point where Property ID 54682 meets Property ID 80985, thence

West then north along the boundary of Property ID 54682 to the point it meets Property ID 54860, thence

North along the western boundary of Property ID 54860, continuing east along the northern boundary of Property ID 54860 to the point it meets Property ID 54682 and Lakeside Drive, thence

North across Lakeside Drive to Property ID 5428, thence

Exhibit A

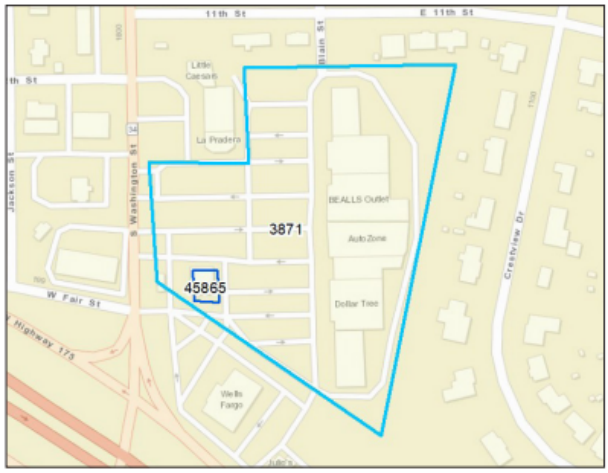
Legal Description (Continued)

North along the boundary of Property ID 5428 to the point it meets Property ID 5323, thence

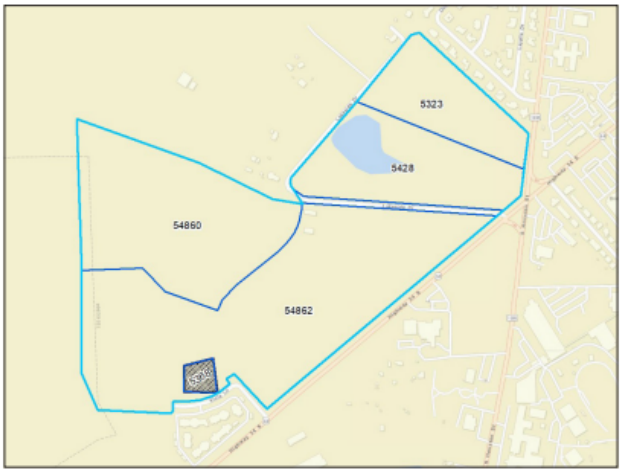
North along the western boundary of Property ID 5323 to the point it meets the western corner of Property ID 43134, which is the point of beginning.

Save and Except: Property ID 5368, legally described as D FALCON, 1.415 acres.

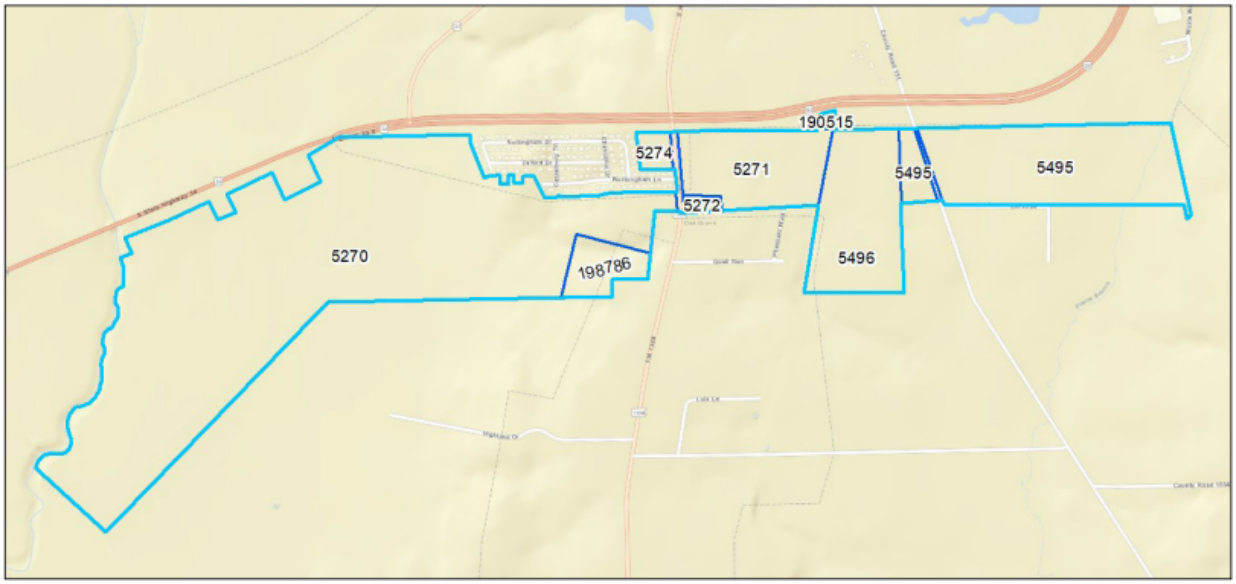
Tract #1



Tract #2



Tract #3



- TIRZ #2A Boundary

Exhibit B

Boundary Map

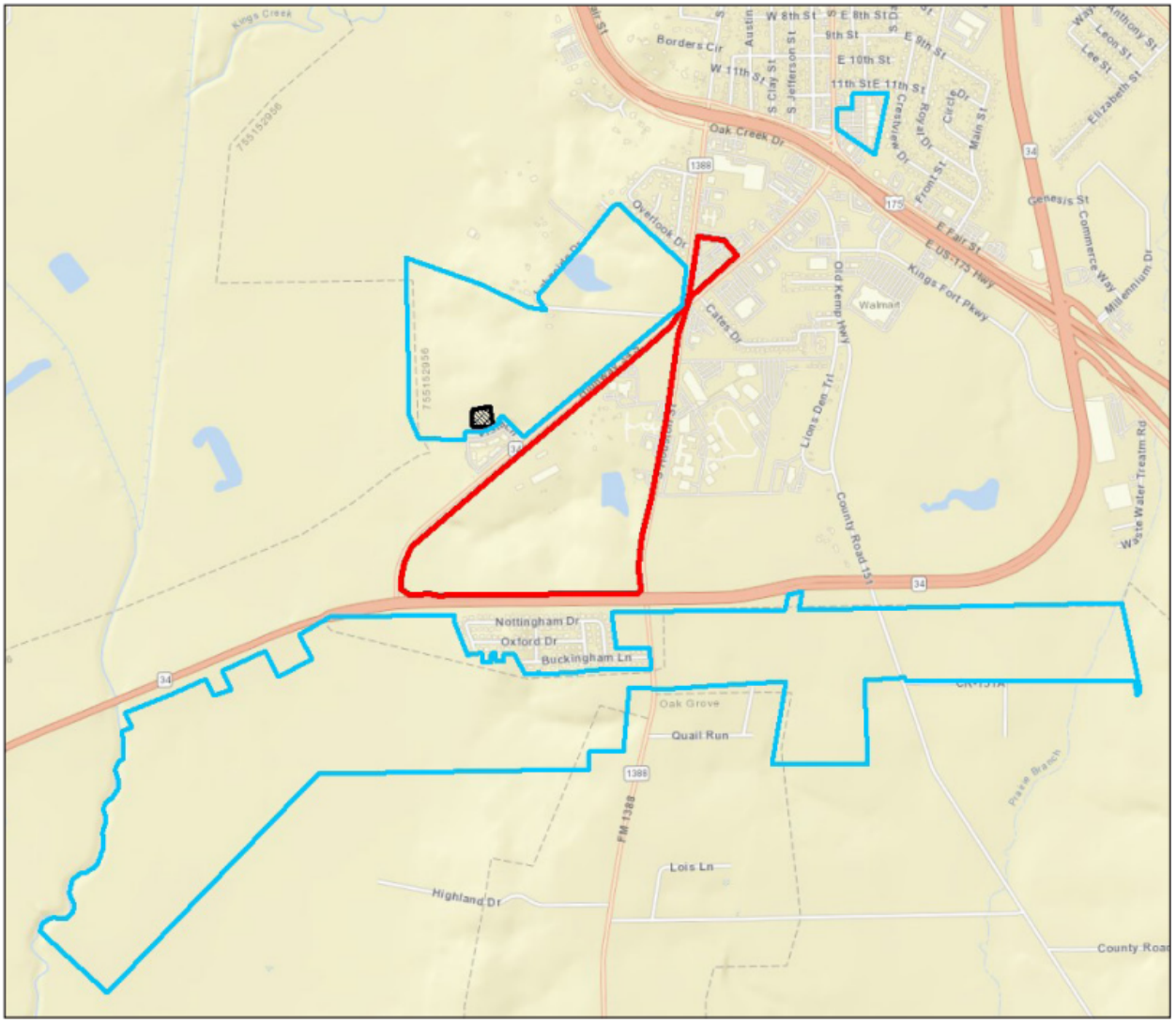


Exhibit C

Preliminary Amended Project and Financing Plan

CITY OF KAUFMAN, TEXAS

ORDINANCE NO. O-28-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF KAUFMAN, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a non-contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the Kaufman City Council (the "City Council") desires to promote the development of a certain non-contiguous geographic area in the City, which is more specifically described in ***Exhibits "A"*** and ***"B"*** of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas* attached as ***Exhibit C*** (hereinafter referred to as the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on August

13, 2020, which date is before the seventh (7th) day before the public hearing held on August 24, 2020; and

WHEREAS, at the public hearing on August 24, 2020, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on August 24, 2020, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on August 24, 2020; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) That the public hearing on the creation of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and

(b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in ***Exhibits "A"*** and ***"B"*** will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and

(c) That the proposed reinvestment zone, as identified in ***Exhibits "A"*** and ***"B"***, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

1. It is a geographic area located wholly within the City limits of the City; and

2. The City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City or County.

(d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and

(e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

(f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or County; and

(g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits "A" and "B" hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Two, City of Kaufman, Texas (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone ("Board") is hereby created. The Board shall consist of seven (7) members comprised of City Council members from Places 1 through 6 and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one (1) or two (2) members of the board. The number of directors on the Board of Directors shall be increased by one (1) or two (2), as applicable, for each taxing unit that appoints a director(s) to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issue bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2051 (with the final year's tax increment to be collected by September 1, 2052); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2020, which is the year in which the Zone was designated as a reinvestment zone and the total sales generated in the Zone, subject to City sales tax for the year 2020, as defined by Section 311.0123.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) seventy-five percent (75%) of the City's tax increment generated by the Maintenance and Operating component of the City's tax rate, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 8. SEVERABILITY CLAUSE.

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. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this 14th day of September 2020.

CITY OF KAUFMAN

Jeff Jordan, Mayor

ATTEST:

Jessie Hanks
City Secretary

APPROVED AS TO FORM:

Patricia Adams
City Attorney

EXHIBIT A

BOUNDARY DESCRIPTION

TIRZ #2

Beginning at the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, thence

South along the western right of way of South Washington Street to the point meets the southern point of Property ID 5487, thence

South to the northeast corner of Property ID 5369 at the point it meets the western right of way boundary of South Houston Street, thence

South along the western right of way boundary of South Houston Street to the point it meets the northern right of way boundary of Texas State Highway 34, thence

West along the northern right of way boundary of Texas State Highway 34 to the point it meets the eastern right of way boundary of South Washington Street, thence

North along the eastern right of way boundary of South Washington Street to the point it meets the northwest corner of Property ID 5369, thence

North to the southern point of Property ID 5487 where it meets the eastern right of way boundary of South Houston Street, thence

North along the eastern right of way boundary of South Houston Street to the point it meets the northwest corner of Property ID 5487, thence

East across the northern boundary of Property ID 5487 to the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, which is the point of beginning.

EXHIBIT B
BOUNDARY MAP

- TIRZ Boundary

EXHIBIT C

PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #2
City of Kaufman, Texas

Table of Contents

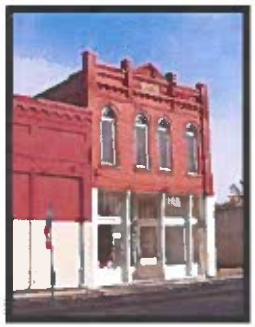
- Introduction 1
- TIRZ Boundary 2
- Current Conditions & Ownership 3
- Proposed Development 5
- Project Costs 8
- Financial Feasibility Analysis 9
- Terms and Conditions 19
- Appendix A 20

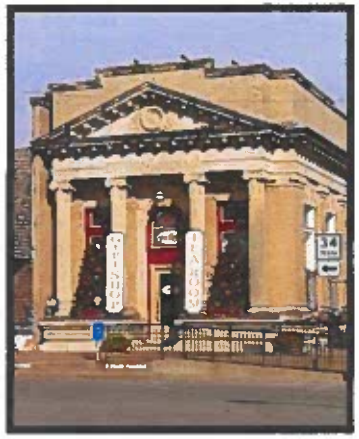
DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Located 30 miles southeast of Dallas and only 30 minutes from downtown, Kaufman is a community that is surrounded by incredible growth. Kaufman maintains its small town heritage while meeting the challenges of new urbanism through flexible development standards. The City of Kaufman is committed to the promotion of these high quality development in all parts of the City of Kaufman; and to an ongoing improvement in the quality of life for its citizens



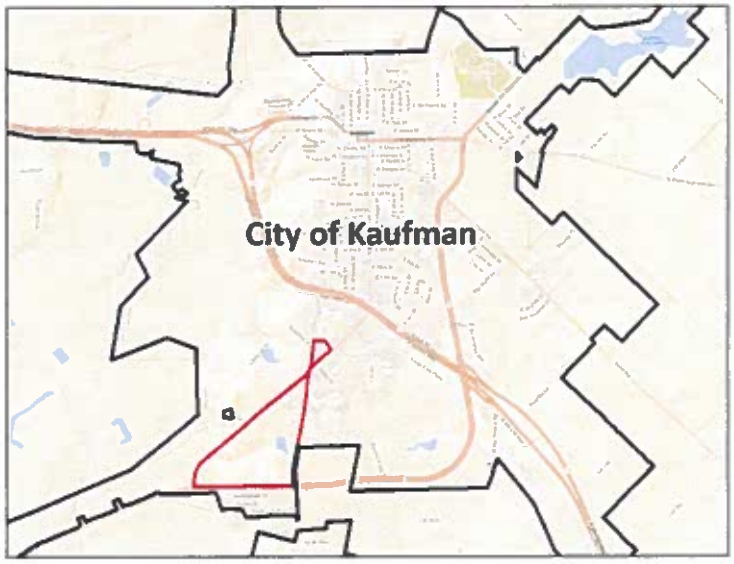


Tax Increment Reinvestment Zone #2, City of Kaufman

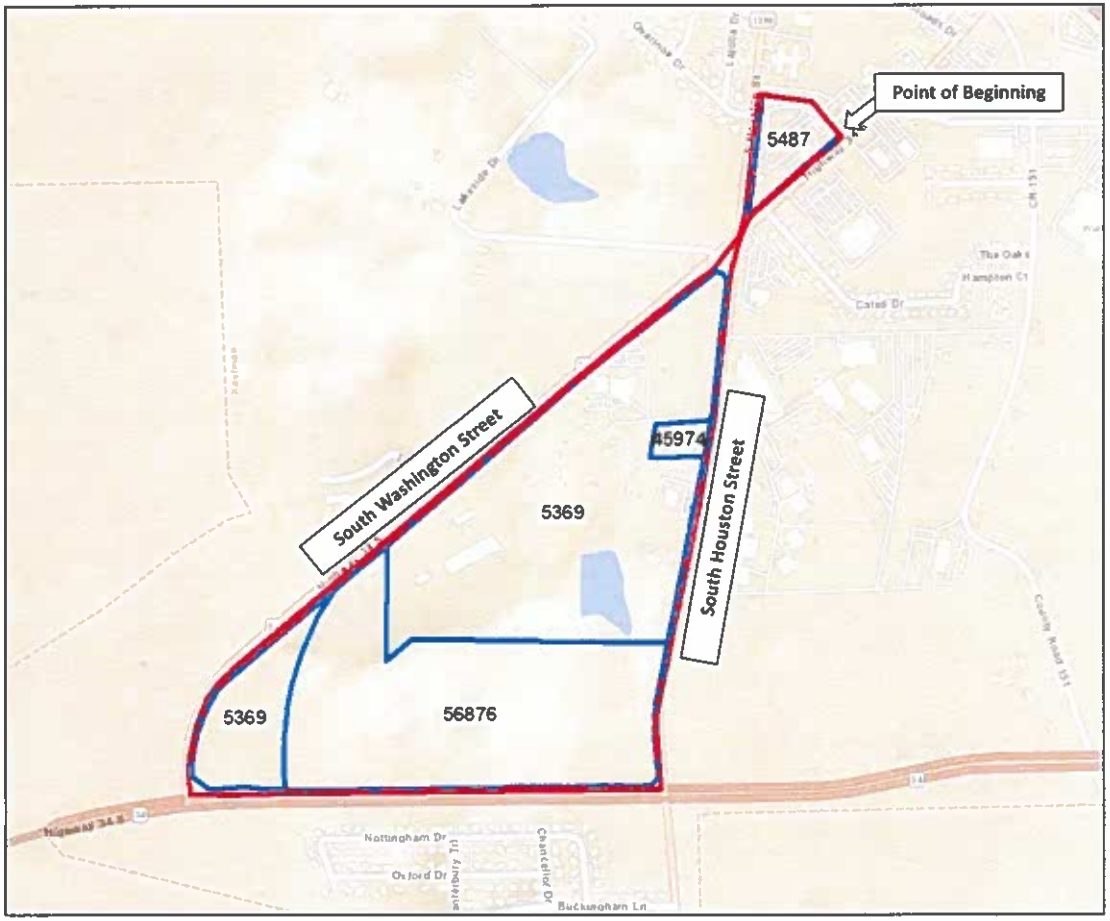
The goal of Tax Increment Reinvestment Zone #2 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #2 will promote the creation of a mixed-use development consisting of an indoor sports complex, retail, a hotel, a mixed use facility, and residential, including both single family and multifamily development.

The project and financing plan outlines the funding of $24,746,105 in public improvements related to water, sanitary sewer, and storm water facilites, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



TIRZ Boundary



- TIRZ Boundary

Boundary Description

Kaufman TIRZ #2 is located in the southwest central portion of the City of Kaufman emcompassing approximately 111.299 acres. The TIRZ is generally bound by Texas State Highway 34 to the south, South Washington Street to the west, and South Houston Street to the east.

Legal Description

Beginning at the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, thence

South along the western right of way of South Washington Street to the point meets the southern point of Property ID 5487, thence

South to the northeast corner of Property ID 5369 at the point it meets the western right of way boundary of South Houston Street, thence

South along the western right of way boundary of South Houston Street to the point it meets the northern right of way boundary of Texas State Highway 34, thence

West along the northern right of way boundary of Texas State Highway 34 to the point it meets the eastern right of way boundary of South Washington Street, thence

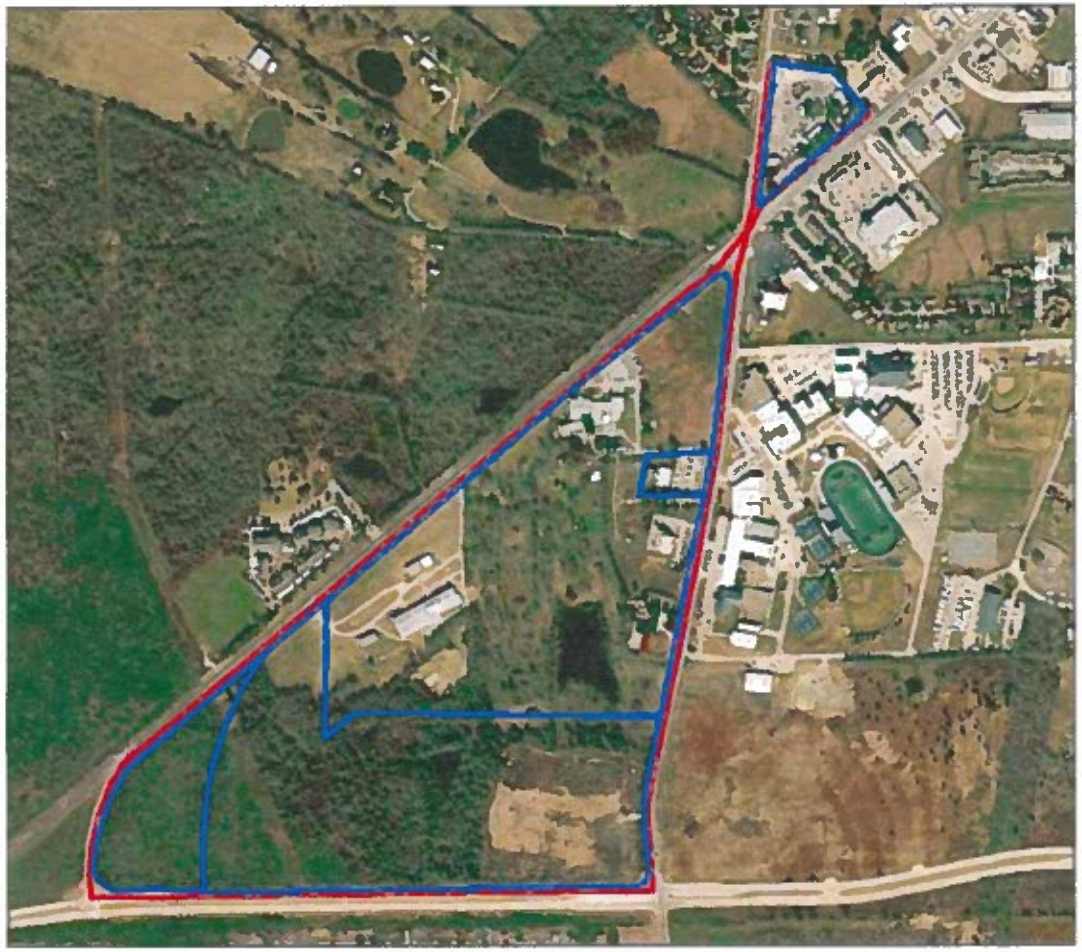
North along the eastern right of way boundary of South Washington Street to the point it meets the northwest corner of Property ID 5369, thence

North to the southern point of Property ID 5487 where it meets the eastern right of way boundary of South Houston Street, thence

North along the eastern right of way boundary of South Houston Street to the point it meets the northwest corner of Property ID 5487, thence

East across the northern boundary of Property ID 5487 to the northeast corner of Property ID 5487 where it meets the western right of way of South Washington Street, which is the point of beginning.

Current Conditions



Land Use

A portion of the land within the zone is improved with public buildings including the Kaufman County Children's Shelter, Kaufman County Library, Kaufman County Appraisal District, Kaufman County - South Campus, and Texas Department of Transportation Maintenance Facility. The balance of the land within the TIRZ is predomindately vacant.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

The property within the TIRZ is zoned currently as Planned Development (PD-1 and PD-18), shaded in light blue and Commercial, shaded in pink. The property may need to be rezoned to accompodate the planned development. It is not anticipated there will be any changes to the City of Kaufman zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Current Conditions

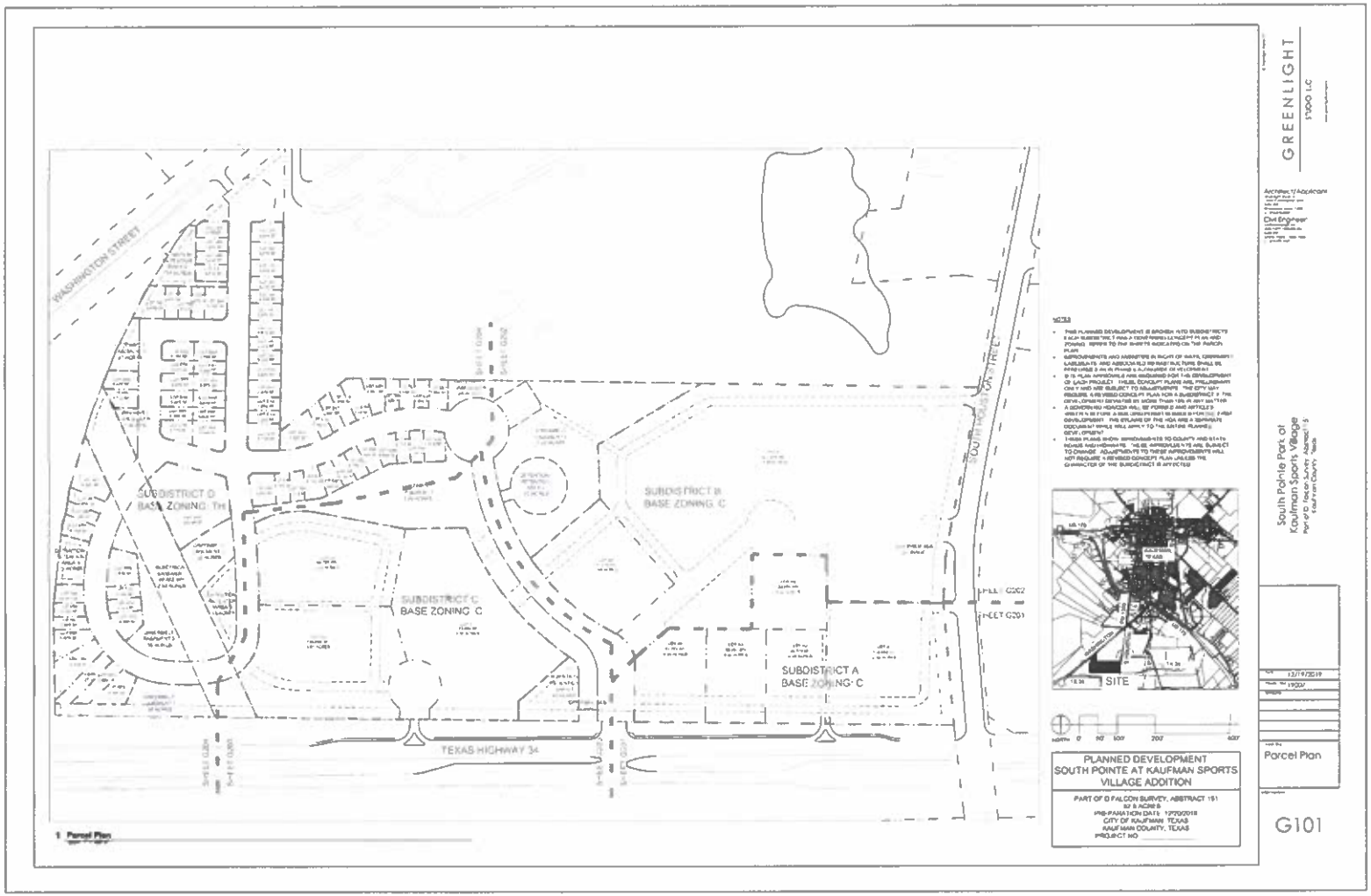
Current Ownership Information

There are currently five parcels within Tax Increment Reinvestment Zone #2. All five parcels are owned by public entities, including City of Kaufman, Kaufman County, Kaufman CAD, and the Texas Highway Department. The taxable value of the property is $0.

It is the City's desire to have the land developed, facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code

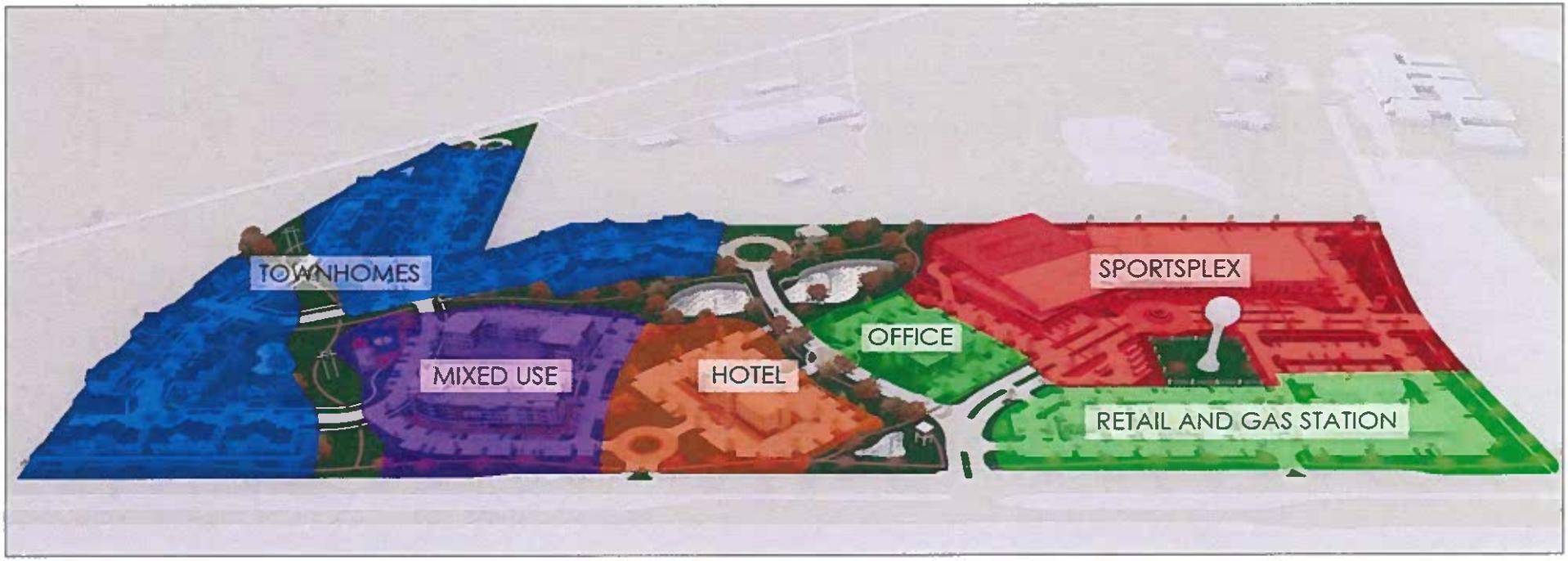
Proposed Development

TIRZ #2 contains a planned proposed development consisting of an indoor sports complex, retail, a hotel, a mixed use facility, and residential, including both single family and multifamily development.



Proposed Development

The site plan below depicts the location of the various proposed land uses.



Proposed Development

Anticipated Development

The TIRZ #2 development is anticipated to be a large scale mixed-use development that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the new construction will begin and be completed.

	Construction Start	Final Delivery	Units/SF	Taxable Value PSF/Unit	Incremental Value
PHASE ONE					
SPORTS COMPLEX	2021	2023	174,000	$ 85	$ 14,790,000
OUTPARCEL	2022	2024	6,500	$ 250	$ 1,625,000
OUTPARCEL	2022	2024	6,500	$ 250	$ 1,625,000
OUTPARCEL	2022	2024	6,500	$ 250	$ 1,625,000
OUTPARCL - GAS	2022	2024	6,500	$ 250	$ 1,625,000
HOTEL	2022	2024	80	$ 100,000	$ 8,000,000
					$ 29,290,000
PHASE TWO					
MIXED USE FACILITY	2023	2025	15,000	$ 250	$ 3,750,000
RESIDENTIAL	2023	2025	80	$ 300,000	$ 24,000,000
MULTIFAMILY	2023	2025	85	$ 140,000	$ 11,900,000
					$ 39,650,000
PHASE THREE					
MULTIFAMILY	2025	2027	180	$ 150,000	$ 27,000,000
OFFICE	2025	2027	34,000	$ 150	$ 5,100,000
					$ 32,100,000
Total					**$ 101,040,000**

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	$ 2,474,611	10.0%
Sanitary Sewer Facilities and Improvements	$ 1,484,766	6.0%
Storm Water Facilities and Improvements	$ 989,844	4.0%
Street and Intersection Improvements	$ 9,898,442	40.0%
Open Space, Park and Recreation Facilities and Improvements	$ 6,186,526	25.0%
Utilities and Street Lighting	$ 1,237,305	5.0%
Economic Development Grants	$ 2,227,149	9.0%
Administrative Costs	$ 247,461	1.0%
	$ 24,746,105	100.0%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous page, the City Kaufman will contribute 75% of the maintenance and operations portion of real property increment within the Zone. Subject to a separate interlocal agreement, 60% of the maintenance and operations portion of real property increment within the Zone from Kaufman County may be contributed. In addition, subject to a separate interlocal agreement, 50% of the maintenance and operations portion of real property increment within the Zone from Trinity Valley Community College may also be contributed.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax		Participation	
City of Kaufman (M&O)	0.50108970	75%	0.3758173
Kaufman County (M&O)	0.34661800	60%	0.2079708
Road and Bridge	0.08863500	0%	0.0000000
Trinity Valley CC	0.13854000	50%	0.0692700
Kaufman ISD	1.44830000	0%	0.0000000
	2.52318270		**0.58378808**

Personal Property Tax		Participation	
City of Kaufman (M&O)	0.50108970	0%	0.0000000
Kaufman County (M&O)	0.34661800	0%	0.0000000
Road and Bridge	0.08863500	0%	0.0000000
Trinity Valley CC	0.13854000	0%	0.0000000
Kaufman ISD	1.44830000	0%	0.0000000
	2.52318270		**0.00000000**

Sales Tax		Participation	
City of Kaufman Sales Tax	0.0100000	0.00%	0.0000000
City Property Tax Reduction	0.0050000	0.00%	0.0000000
Economic Development	0.0025000	0.00%	0.0000000
Street Maintenance	0.0025000	0.00%	0.0000000
	0.02000000		**0.00000000**

PHASE ONE : INPUT & OUTPUT

► *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.50100000	70%	0.3750173
Kaufman County (M&O)	0.34661000	80%	0.2770700
Road and Bridge	0.00953000	0%	0.0000000
Trinity Valley CC	0.13864000	20%	0.0277200
Kaufman ISD	1.44030000	0%	0.0000000
	2.52310270		0.0630081

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.50100000	0%	0.0000000
Kaufman County (M&O)	0.34661000	0%	0.0000000
Road and Bridge	0.00953000	0%	0.0000000
Trinity Valley CC	0.13864000	0%	0.0000000
Kaufman ISD	1.44030000	0%	0.0000000
	2.52310270		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00500000	0%	0.0000000
Economic Development	0.00250000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.02000000		0.0000000

PHASE ONE

	Final Delivery	AREA SFUNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	BPP $ / SF	BPP TAX VALUE	SALES $ / SF	SALES TAX VALUE
SPORTS COMPLEX	2023	174,000	$ 85	$ 14,790,000		$ -		
OUTPARCEL	2024	5,000	$ 250	$ 1,625,000			$ 300.00	$ 1,500,000
OUTPARCEL	2024	5,000	$ 250	$ 1,625,000			$ 300.00	$ 1,500,000
OUTPARCEL	2024	5,000	$ 250	$ 1,625,000			$ 300.00	$ 1,500,000
OUTPARCEL - GAS	2024	5,000	$ 250	$ 1,625,000			$ 150.00	$ 975,000
HOTEL	2024	80	$ 100,000	$ 8,000,000				
	TOTAL	200,000		28,290,000		-		6,825,000

► *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY			SALES	
City of Kaufman (M&O)	32.2%	$ 10,890,306	=	$ 5,530,890	+	$ -	+	$	5,057,400	
Kaufman County (M&O)	11.6%	$ 3,825,879	=	$ 3,825,879	+	$ -	+	$	-	
Road and Bridge	3.0%	$ 978,330	=	$ 978,330	+	$ -	+	$	-	
Trinity Valley CC	4.6%	$ 1,529,160	=	$ 1,529,160	+	$ -	+	$	-	
Kaufman ISD	48.6%	$ 15,985,000	=	$ 15,985,000	+	$ -	+	$	-	
	100.0%	32,907,725		$ 27,850,236		$ -		$	5,057,400	
		100.0%		84.6%		0.0%			15.4%	

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY			SALES	
City of Kaufman (M&O)	64.4%	$ 4,149,173	=	$ 4,149,173	+	$ -	+	$	-	
Kaufman County (M&O)	36.0%	$ 2,296,520	=	$ 2,296,520	+	$ -	+	$	-	
Road and Bridge	0.0%	$ -	=	$ -	+	$ -	+	$	-	
Trinity Valley CC	0.0%	$ -	=	$ -		$ -		$	-	
Kaufman ISD	0.0%	$ -	=	$ -	+	$ -	+	$	-	
	100.0%	$ 6,443,701		$ 6,443,701		$ -		$	-	
		100.0%		100.0%		0.0%			0.0%	

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY			SALES	
City of Kaufman (M&O)	34.3%	$ 6,440,216	=	$ 1,382,724	+	$ -	+	$	5,057,400	
Kaufman County (M&O)	8.0%	$ 1,530,362	=	$ 1,530,362	+	$ -	+	$	-	
Road and Bridge	3.7%	$ 978,330	=	$ 978,330	+	$ -	+	$	-	
Trinity Valley CC	5.6%	$ 1,529,160	=	$ 1,529,160	+	$ -	+	$	-	
Kaufman ISD	48.4%	$ 15,985,000	=	$ 15,985,000	+	$ -	+	$	-	
	100.0%	$ 26,444,024		$ 21,386,524		$ -		$	5,057,400	
		100.0%		80.9%		0.0%			19.1%	

DAVID PETTIT
Economic Development

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

REAL PROPERTY

PERSONAL PROPERTY

SALES TAX

SUMMARY

PARTICIPATION

TOTAL TAX REVENUE - PARTICIPATION + NET SUMMARY

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Economic Development

PHASE TWO : INPUT & OUTPUT

► *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.50100970	75%	0.3758173
Kaufman County (M&O)	0.34061000	60%	0.2079700
Road and Bridge	0.06863000	0%	0.0000000
Trinity Valley CC	0.13864000	50%	0.0692700
Kaufman ISD	1.44830000	0%	0.0000000
	2.52318270		0.6530581

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.50100970	0%	0.0000000
Kaufman County (M&O)	0.34061000	0%	0.0000000
Road and Bridge	0.06863000	0%	0.0000000
Trinity Valley CC	0.13864000	0%	0.0000000
Kaufman ISD	1.44830000	0%	0.0000000
	2.52318270		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00000000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.01750000		0.0000000

PHASE TWO

	Final Delivery	AREA SPACE/UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	BPP $ / SF	BPP TAX VALUE	SALES $ / SF	SALES TAX VALUE
MIXED USE FACILITY	2023	15,000	$ 250	$ 3,750,000		$ -	$ 200.00	$ 3,000,000
RESIDENTIAL	2025	90	$ 300,000	$ 30,000,000			$ -	$ -
MULTIFAMILY	2029	85	$ 140,000	$ 11,900,000			$ -	$ -
TOTAL		15,195		39,650,000		-		3,000,000

► *OUTPUT*

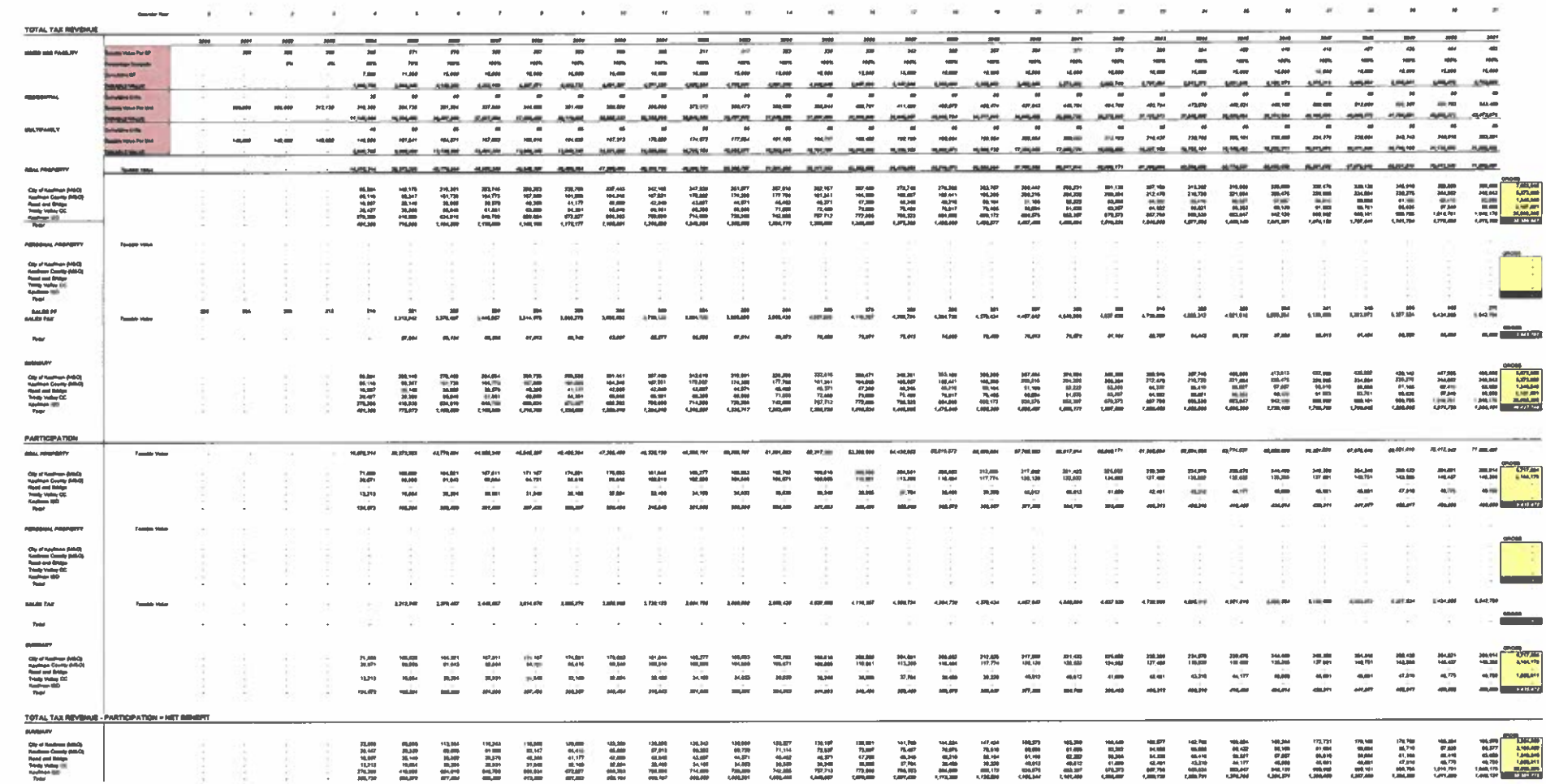
TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Kaufman (M&O)	23.9%	$ 9,672,562	=	$ 7,623,845	+	$ -	+	$ 2,048,707
Kaufman County (M&O)	13.6%	$ 5,273,630	=	$ 5,273,630	+	$ -	+	$ -
Road and Bridge	3.3%	$ 1,348,540	=	$ 1,348,540	+	$ -	+	$ -
Trinity Valley CC	5.2%	$ 2,107,821	=	$ 2,107,821	+	$ -	+	$ -
Kaufman ISD	54.5%	$ 22,035,205	=	$ 22,035,205	+	$ -	+	$ -
	100.0%	40,437,748		$ 38,389,041		$ -		$ 2,048,707
		100.0%		94.9%		0.0%		5.1%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Kaufman (M&O)	64.4%	$ 5,717,884	=	$ 5,717,884	+	$ -	+	$ -
Kaufman County (M&O)	35.6%	$ 3,164,178	=	$ 3,164,178	+	$ -	+	$ -
Road and Bridge	0.0%	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	0.0%	$ -	=	$ -	+	$ -		$ -
Kaufman ISD	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 8,882,062		$ 8,882,062		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Kaufman (M&O)	12.5%	$ 3,954,678	=	$ 1,905,961	+	$ -	+	$ 2,048,707
Kaufman County (M&O)	6.7%	$ 2,109,452	=	$ 2,109,452	+	$ -	+	$ -
Road and Bridge	4.3%	$ 1,348,540	=	$ 1,348,540	+	$ -	+	$ -
Trinity Valley CC	6.7%	$ 2,107,821	=	$ 2,107,821	+	$ -	+	$ -
Kaufman ISD	69.8%	$ 22,035,205	=	$ 22,035,205	+	$ -	+	$ -
	100.0%	$ 31,555,687		$ 29,506,980		$ -		$ 2,048,707
		100.0%		93.5%		0.0%		6.5%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

PHASE THREE : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	8.00%

REAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.50100070	79%	0.3780172
Kaufman County (M&O)	0.34861000	60%	0.2078700
Road and Bridge	0.06863000	0%	0.0000000
Trinity Valley CC	0.13864000	89%	0.0882700
Kaufman ISD	1.44839000	0%	0.0000000
	2.52318270		0.6630601

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Kaufman (M&O)	0.50100070	0%	0.0000000
Kaufman County (M&O)	0.34861000	0%	0.0000000
Road and Bridge	0.06863000	0%	0.0000000
Trinity Valley CC	0.13864000	0%	0.0000000
Kaufman ISD	1.44839000	0%	0.0000000
	2.52318270		0.0000000

City of Kaufman Sales Tax	0.01000000	0%	0.0000000
City Property Tax Reduction	0.00000000	0%	0.0000000
Street Maintenance	0.00250000	0%	0.0000000
	0.01750000		0.0000000

PHASE THREE

	Final Delivery	AREA SFUNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PPT $ / SF	PPT TAX VALUE	SALES $ / SF	SALES TAX VALUE
MULTIFAMILY	2027	180	$ 150,000	$ 27,000,000		$ -	$ -	$ -
OFFICE	2027	34,000	$ 180	$ 6,120,000			$ -	$ -
TOTAL				33,120,000		-		-

▶ *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	19.9%	$ 5,832,077	=	$ 5,832,077	+	$ -	+	$ -
Kaufman County (M&O)	12.7%	$ 4,034,767	=	$ 4,034,767	+	$ -	+	$ -
Road and Bridge	2.9%	$ 1,031,746	=	$ 1,031,746	+	$ -	+	$ -
Trinity Valley CC	5.9%	$ 1,612,069	=	$ 1,612,069	+	$ -	+	$ -
Kaufman ISD	57.4%	$ 16,868,770	=	$ 16,868,770	+	$ -	+	$ -
	100.0%	29,379,619		$ 29,379,619		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	84.4%	$ 4,374,058	=	$ 4,374,058	+	$ -	+	$ -
Kaufman County (M&O)	46.9%	$ 2,420,860	=	$ 2,420,860	+	$ -	+	$ -
Road and Bridge	0.0%	$ -	=	$ -	+	$ -	+	$ -
Trinity Valley CC	0.0%	$ -	=	$ -	+	$ -		$ -
Kaufman ISD	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 6,794,918		$ 6,794,918		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL		SALES
City of Kaufman (M&O)	8.0%	$ 1,458,019	=	$ 1,458,019	+	$ -	+	$ -
Kaufman County (M&O)	7.7%	$ 1,613,907	=	$ 1,613,907	+	$ -	+	$ -
Road and Bridge	4.0%	$ 1,031,746	=	$ 1,031,746	+	$ -	+	$ -
Trinity Valley CC	7.7%	$ 1,612,069	=	$ 1,612,069	+	$ -	+	$ -
Kaufman ISD	74.7%	$ 16,868,770	=	$ 16,868,770	+	$ -	+	$ -
	100.0%	$ 22,584,501		$ 22,584,501		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

REAL PROPERTY

PERSONAL PROPERTY

SALES TAX

SUMMARY

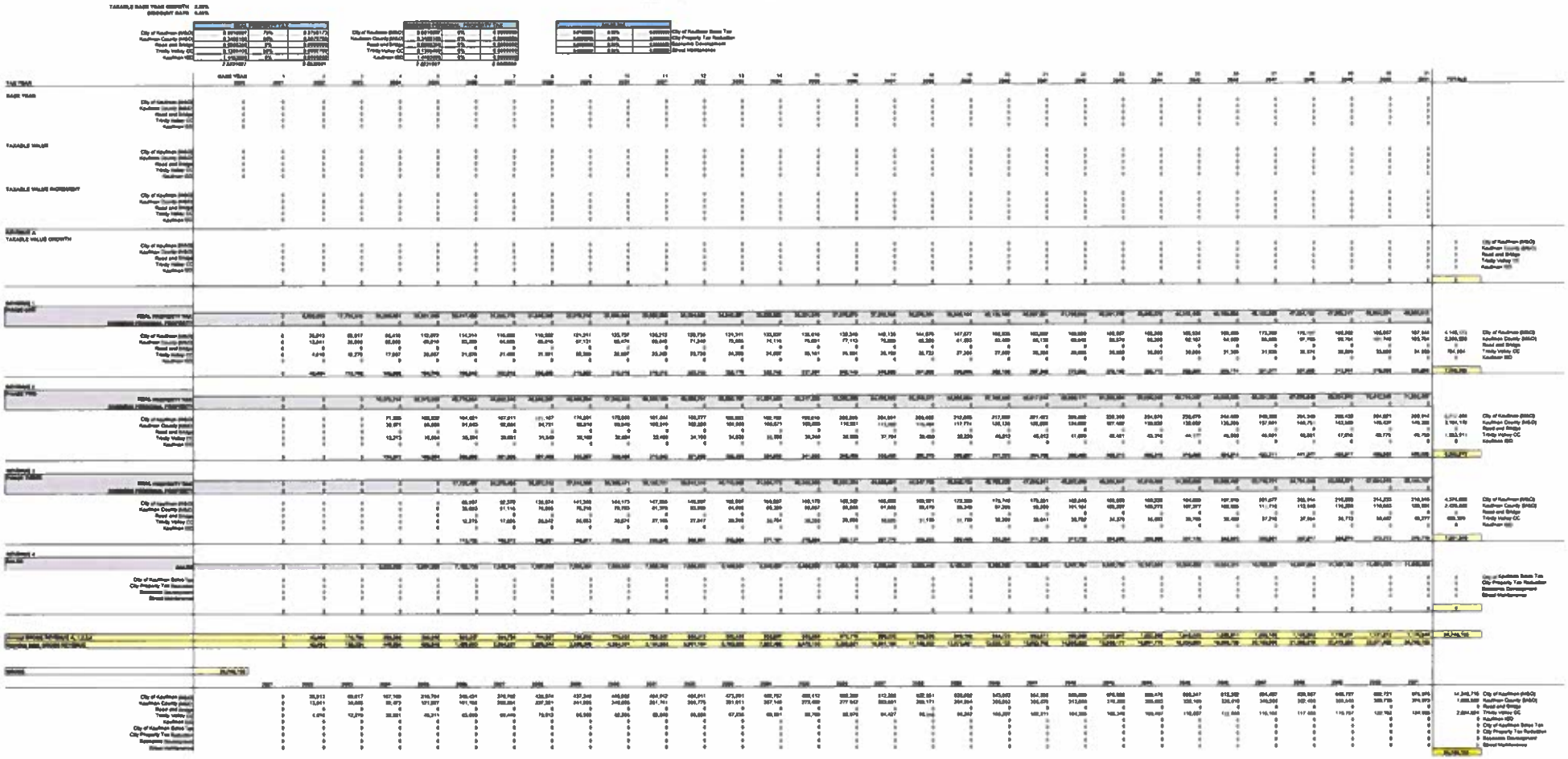
PARTICIPATION

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

DAVID PETTIT
Economic Development

Financial Feasibility Analysis - Proposed TIRZ Revenue

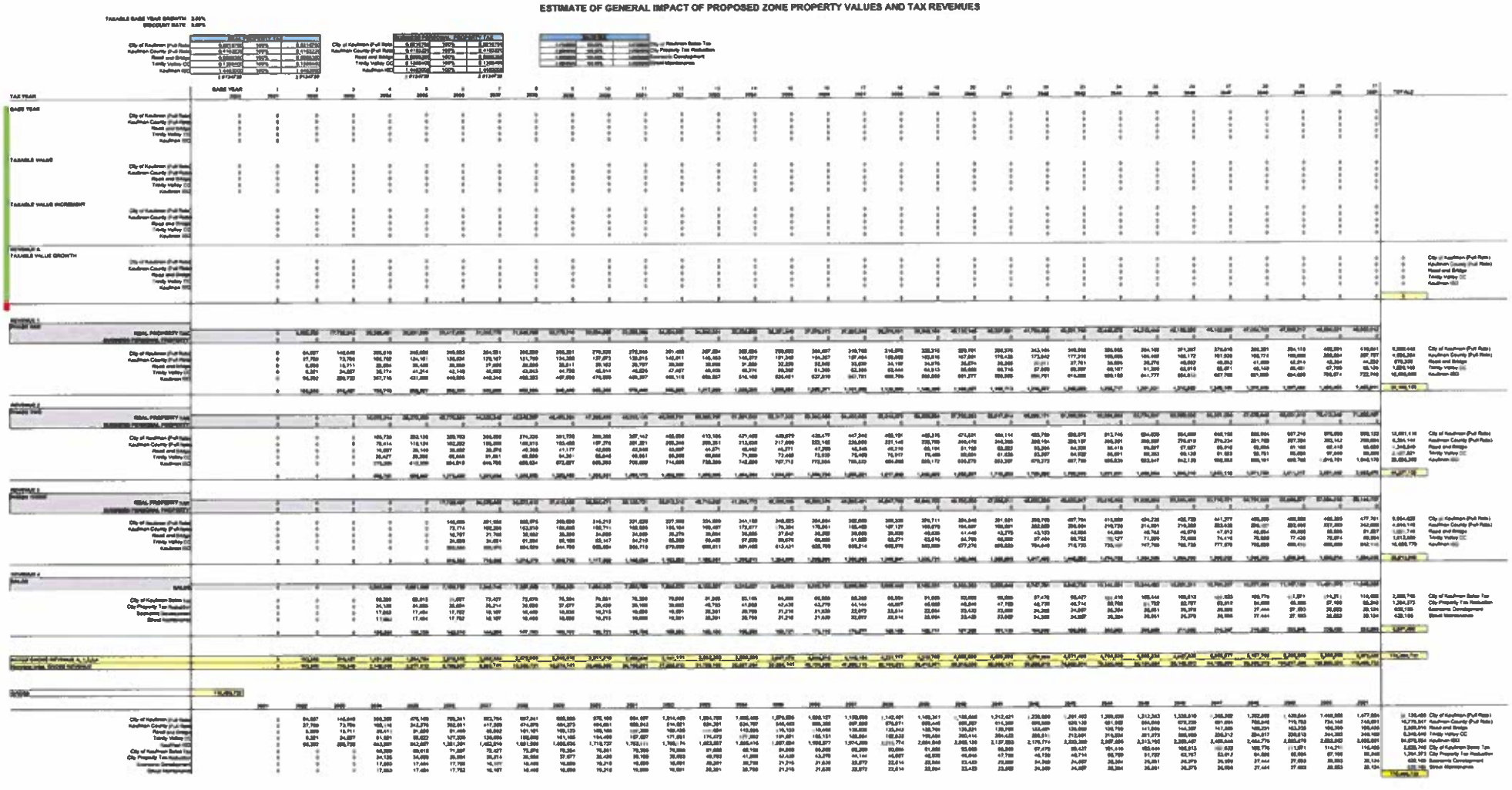
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES



DAVID PETTIT
Economic Development

Financial Feasibility Analysis - 100% of Tax Revenue Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

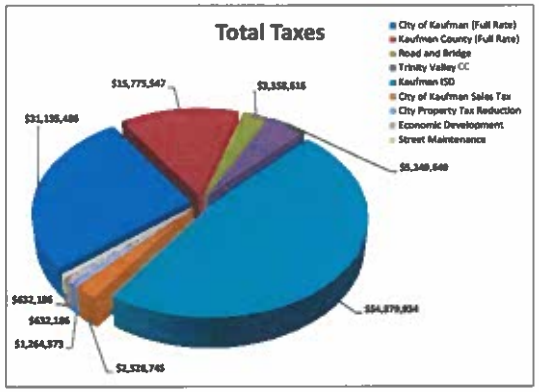


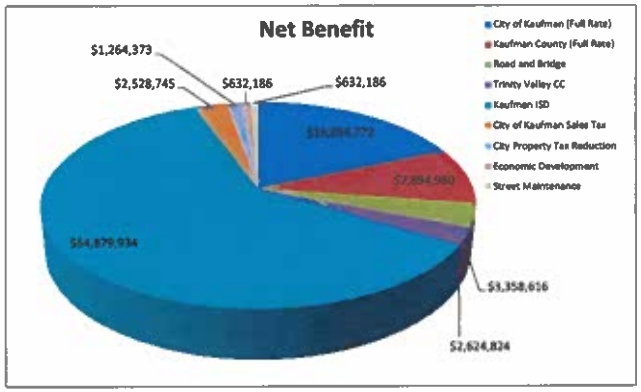
DAVID PETTIT
Economic Development

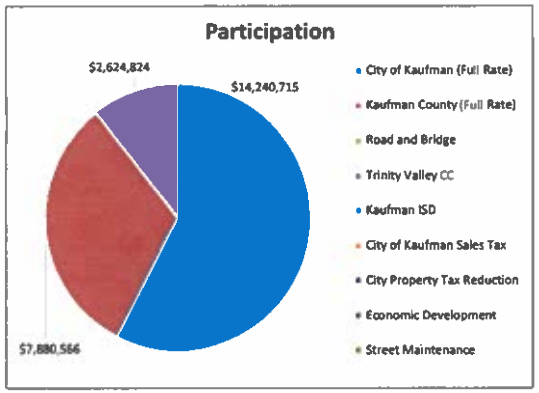
Financial Feasibility Analysis

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Kaufman (Full Rate)	$31,135,486	$14,240,715	$16,894,772
Kaufman County (Full Rate)	$15,775,547	$7,880,566	$7,894,980
Road and Bridge	$3,358,616	$0	$3,358,616
Trinity Valley CC	$5,249,649	$2,624,824	$2,624,824
Kaufman ISD	$54,879,934	$0	$54,879,934
City of Kaufman Sales Tax	$2,528,745	$0	$2,528,745
City Property Tax Reduction	$1,264,373	$0	$1,264,373
Economic Development	$632,186	$0	$632,186
Street Maintenance	$632,186	$0	$632,186
Total	$115,456,722	$24,746,105	$90,710,617







DAVID PETTIT
Economic Development

Terms and Conditions

Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #2 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2051.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Owner	Land Size (Acres)	Land Value	Improvement Value	Total Value	Exemption	Taxable Value
45974	KAUFMAN CAD	0	$0	$1,335,080	$1,335,080	EX-XV	$0
5369	KAUFMAN COUNTY	50.732	$2,209,890	$2,222,590	$4,432,480	EX-XV	$0
56876	CITY OF KAUFMAN	54	$940,900	$0	$940,900	EX-XV	$0
5487	TEXAS HIGHWAY DEPT	6.567	$1,430,290	$150,000	$1,580,290	EX-XV	$0
Total		111.299	$4,581,080	$3,707,670	$8,288,750		$0

**Source: Kaufman Central Appraisal District, 2020*

Meeting Date: 09-26-2022	Date: 09-22-22	Item #: 8	Dept. Development Services

☐ **Consent** ☒ **Action** ☐ **Discussion**

SUBJECT:

Conduct a public hearing and consider and take appropriate action on the **Replat of Kaufman Original, Block 33, Lots 4 – 6**, being a replat of a portion of Block 33 of Kaufman Original to create 3 residential lots. The subject property consists of 0.557 acres situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, generally located on the east side of N. Madison St., the south side of E. 1st North St., and the west side of N. Monroe St. (Parcel ID 28567) and currently addressed as 406 N. Madison St. (Case No. FRP-02-22)

BACKGROUND:

See the attached September 6, 2022 Planning and Zoning Commission Report and proposed replat.

Author: **Andrew Bogda, Planning Manager**	**Reviewed:** **Mike Slye, City Manager**

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

Recommendation: On September 6, 2022, the Planning and Zoning Commission conducted a public hearing and recommended approval, by a vote of 5-0, of the Replat of Kaufman Original, Block 33, Lots 4 – 6.

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

Planning and Zoning Commission Report

Meeting Date: September 6, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council on the **Replat of Kaufman Original, Block 33, Lots 4 – 6**, being a replat of a portion of Block 33 of Kaufman Original to create 3 residential lots. The subject property consists of 0.557 acres situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, generally located on the east side of N. Madison St., the south side of E. 1st North St., and the west side of N. Monroe St. (Parcel ID 28567) and currently addressed as 406 N. Madison St. (Case No. FRP-02-22)

SUMMARY:
The subject property is located on the east side of N. Madison St., the south side of E. 1st North St., and the west side of N. Monroe St. in the Original Kaufman plat. The property includes 0.557 acres and previously included a house and garage fronting on Madison St.; the house and garage have been removed and the property is currently vacant. The purpose of the replat is to subdivide the property to create three residential lots, which will front on E. 1st North St. The property is zoned SF-6 Single-Family Residential and all three lots meet the minimum lot area, width, depth, and setbacks for the zoning district.

RECOMMENDATION:
Staff recommends approval of the Replat of Kaufman Original, Block 33, Lots 4 – 6.

ATTACHMENTS:
1. Location Map
2. Replat of Kaufman Original, Block 33, Lots 4 – 6

Andrew Bogda, AICP, Planning Manager
972-932-2216 ext. 117 abogda@kaufmantx.org

Location Map

Replat of 406 N Madison

8/9/2022, 1:53:40 PM

Parcels

1:1,128

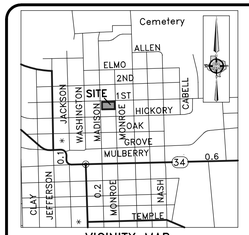
0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

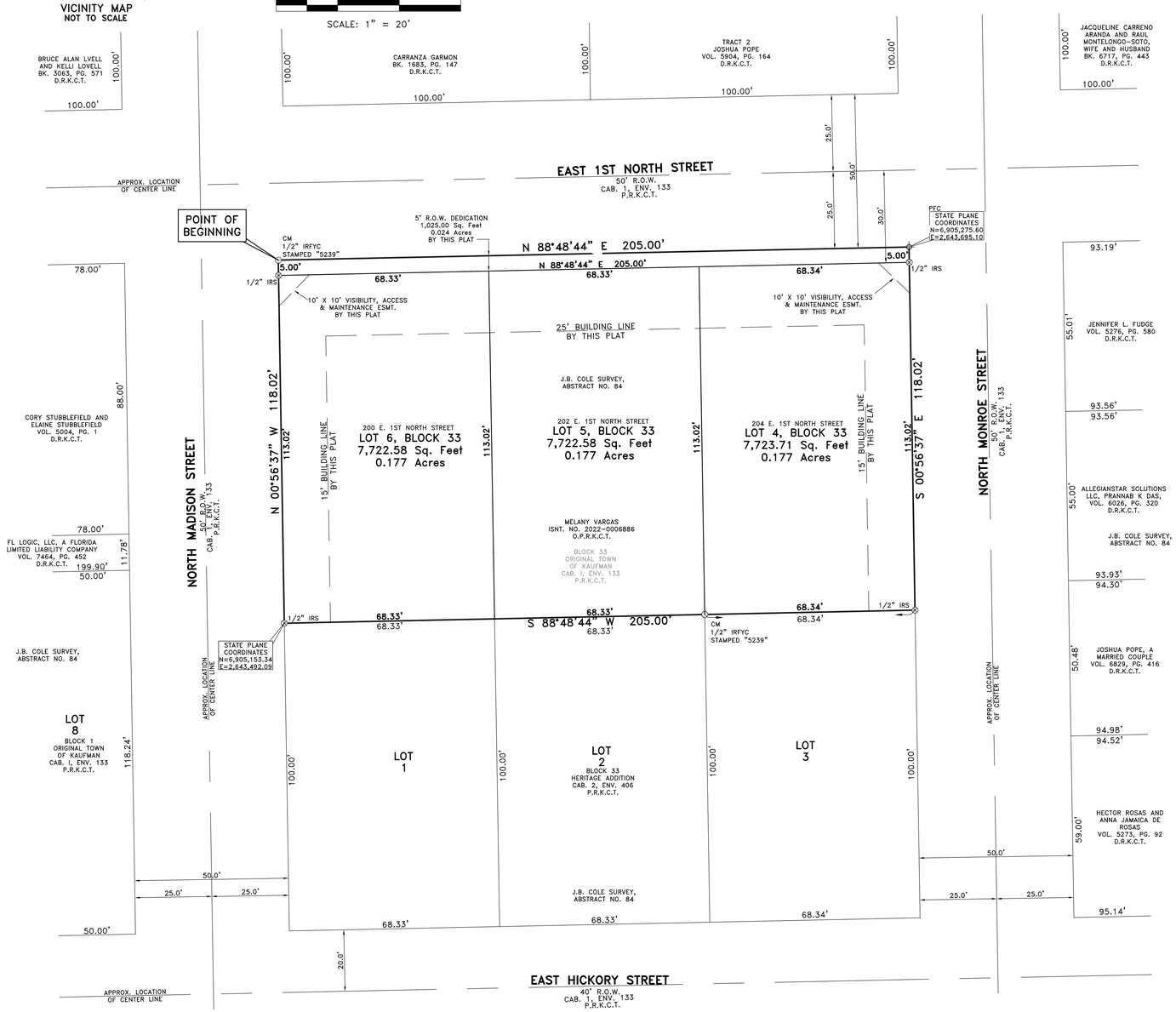
Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin,

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.



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1) BASIS OF BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS.
3) 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.
4) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION, IF ANY, ON THIS PROPERTY.
5) THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS FOR MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY AND ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT, THEN IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER AND FIXTURES. THE CITY MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE OWNERS. NO BUILDING, FENCE, SHRUB, TREE OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT BUT NOT THE OBLIGATION TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN

LEGEND

D.R.K.C.T. = DEED RECORDS, KAUFMAN COUNTY, TEXAS
P.R.K.C.T. = PLAT RECORDS, KAUFMAN COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
CAB. = CABINET
PFC = POINT FOR CORNER
1/2" IRF = 1/2 INCH IRON ROD FOUND
3/8" IRF = 3/8 INCH IRON ROD FOUND
1/2" IRS = 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING"

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS, Melany Vargas, is the owner of a 0.555 acre tract of land situated in the J.B. Cole Survey, Abstract No. 84, City of Kaufman, Kaufman County, Texas, being a replat of a portion of Block 33 of Kaufman Original, an addition to the City of Kaufman, as recorded in Cabinet 1, Envelope 133 of the Plat Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow cap stamped "5239" for corner, said corner being in the intersection of the East right of way line of North Madison Street (a public right-of-way) and the South right of way line of East 1st North Street (a public right-of-way);

THENCE North 88 degrees 48 minutes 44 seconds East, along the South right of way line of said East 1st North Street, a distance of 205.00 feet to a point for corner, said corner being in the intersection of the South right of way line of said East 1st North Street and the West right of way of North Monroe Street a (a public right-of-way);

THENCE South 00 degrees 59 minutes 37 seconds East, along the West right of line of said North Monroe Street, a distance of 118.02 feet to a 1/2 inch iron rod set with yellow cap stamped " CBG Surveying" for corner, said corner being along the West right of way line of said North Monroe Street, same being the Northeast corner of Lot 3, Block 33, Heritage Addition, an Addition to the City of Kaufman, Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 2, Envelope 406, Plat Records, Kaufman County, Texas;

THENCE South 88 degrees 48 minutes 44 seconds West, along the North line of said Lot 3, a distance of 205.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of Lot 1, Block 33, of said Heritage Addition, same being along the East right of way line of said North Madison Street;

THENCE North 00 degrees 56 minutes 37 seconds West, along the East right of way line of said North Madison Street , a distance of 118.02 feet to the POINT OF BEGINNING and containing 24,193.88 square feet and or 0.555 acres of land.

Approved By: Planning and Zoning Commission
City of Kaufman, Texas

By: _____ _____
Chairman Date

Approved By: City Council
City of Kaufman, Texas

By: _____ _____
Mayor Date

Attest:_____ _____
City Secretary Date

The County Tax Assessor hereby certifies that all taxes and assessments have been made, and all taxes paid.
By: _____ _____
County Tax Assessor, Kaufman County, Texas Dateate

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Melany Vargas, does hereby adopt this plat designating the hereinabove described property as **Lots 4 – 6, Block 33, Kaufman Original**, 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, or 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 easementswithout 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, this the _____ day of_____, 20____.

_____
Melany Vargas (Owner)

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 Melany Vargas, Owner, 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 _____, 20___.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, 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 property placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Kaufman, Texas.
RELEASED FOR REVIEW 09/02/2022 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS §
COUNTY OF KAUFMAN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Connally, Land Surveyor, 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 _____, 20___.

_____
Notary Public in and for the State of Texas

REPLAT
KAUFMAN ORIGINAL
LOTS 4-6, BLOCK 33
BEING A REPLAT OF A PORTION OF BLOCK 33
OF KUAFMAN ORIGINAL
0.555 ACRES SITUATED IN THE J.B. COLE
SURVEY, ABSTRACT NO. 84
CITY OF KAUFMAN
KAUFMAN COUNTY, TEXAS
3 LOTS
DATE OF PREPARATION 4/29/2022
DATE OF REVISION 09/02/2022

OWNER: MELANY VARGAS
3044 WINDFORD DRIVE
PLANO, TEXAS 75025
469-358-3340
PROJECTINHOUSEINC@GMAIL.COM

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
11413 East I-30 Suite 7
Garland, Texas 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=200' / DATE: 08/25/2022 / JOB NO. 2122740 / DRAWN BY: JLA

Meeting Date: 09-26-2022	Date: 09-22-22	Item #: 9	Dept. Development Services

☐ **Consent** ☒ **Action** ☐ **Discussion**

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance O-28-22, an ordinance of the City of Kaufman, granting a request to **rezone** approximately 1.3 acres from A-O Agriculture/Open District to HC Highway Commercial District. The property is generally located at **3533 East Highway 175** (Parcel ID 407), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case No. Z-07-22)

BACKGROUND:

See the attached September 6, 2022 Planning and Zoning Commission Report and attachments.

Author: **Andrew Bogda, Planning Manager**	**Reviewed:** **Mike Slye, City Manager**

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

Recommendation: On September 6, 2022, the Planning and Zoning Commission conducted a public hearing and recommended approval, by a vote of 5-0, of the request to rezone approximately 1.3 acres generally located at 3533 East Highway 175 (Parcel ID 407) from A-O Agriculture/Open District to HC Highway Commercial District.

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

Planning and Zoning Commission Report

Meeting Date: September 6, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request to **rezone** approximately 1.3 acres from A-O Agriculture/Open District to HC Highway Commercial District. The property is generally located at **3533 East Highway 175** (Parcel ID 407), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case No. Z-07-22)

BACKGROUND/SUMMARY:
The request to rezone 1.3 acres from A-O Agriculture-Open District to HC Highway Commercial District was submitted by the owner, Saro Ventures LLC. Despite being developed with a commercial building, the property was given the base zoning designation A-O Agriculture-Open District when it was annexed into the City of Kaufman. The property previously housed a light manufacturing business, but is currently vacant and is being marketed to commercial users. Since the property has become vacant, the property has lost its legal nonconforming status to allow commercial uses under the A-O zoning. As such, the property owner is requesting the Highway Commercial zoning designation to allow for commercial and light industrial uses.

Staff notes that the location of the existing building and parking may limit the uses of the property or may require variances, acquisition of adjacent property, or other mitigation in order to meet City requirements depending on the use. Alternatively, the property may need to be redeveloped to make more productive use of the site. However, the Highway Commercial zoning would allow for the property to be used for a variety of commercial and light industrial uses (subject to meeting requirements) and is consistent with the Highway Commercial zoning that has recently been applied to other properties in this block. The requested zoning is also consistent with the Future Land Use Plan.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	**A-O**	**Vacant land**
South:	**A-O**	**Vacant land**
East:	**ETJ**	**Single-family residence and vacant land**
West:	**A-O**	**US 175; Mueller Inc. (metal supplier) across the highway**

COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial. The requested Highway Commercial zoning designation is compatible with the 2014 Future Land Use Plan designation.

Thoroughfare Plan:

The Thoroughfare Plan designates East Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. Any additional necessary right-of-way dedication is done during the platting process. A plat is not required during the rezoning process.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 10 property owners within 300 feet of the subject property. The State requires a 200-foot notification and the City of Kaufman notifies an extra 100-foot radius for every notification required in the Comprehensive Zoning Ordinance. The results are as follows:

- Number of property owners who returned letter in agreement with the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 10

If 20% of the area within 200 feet of the request objects to the application, then a favorable vote of ¾ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

RECOMMENDATION:

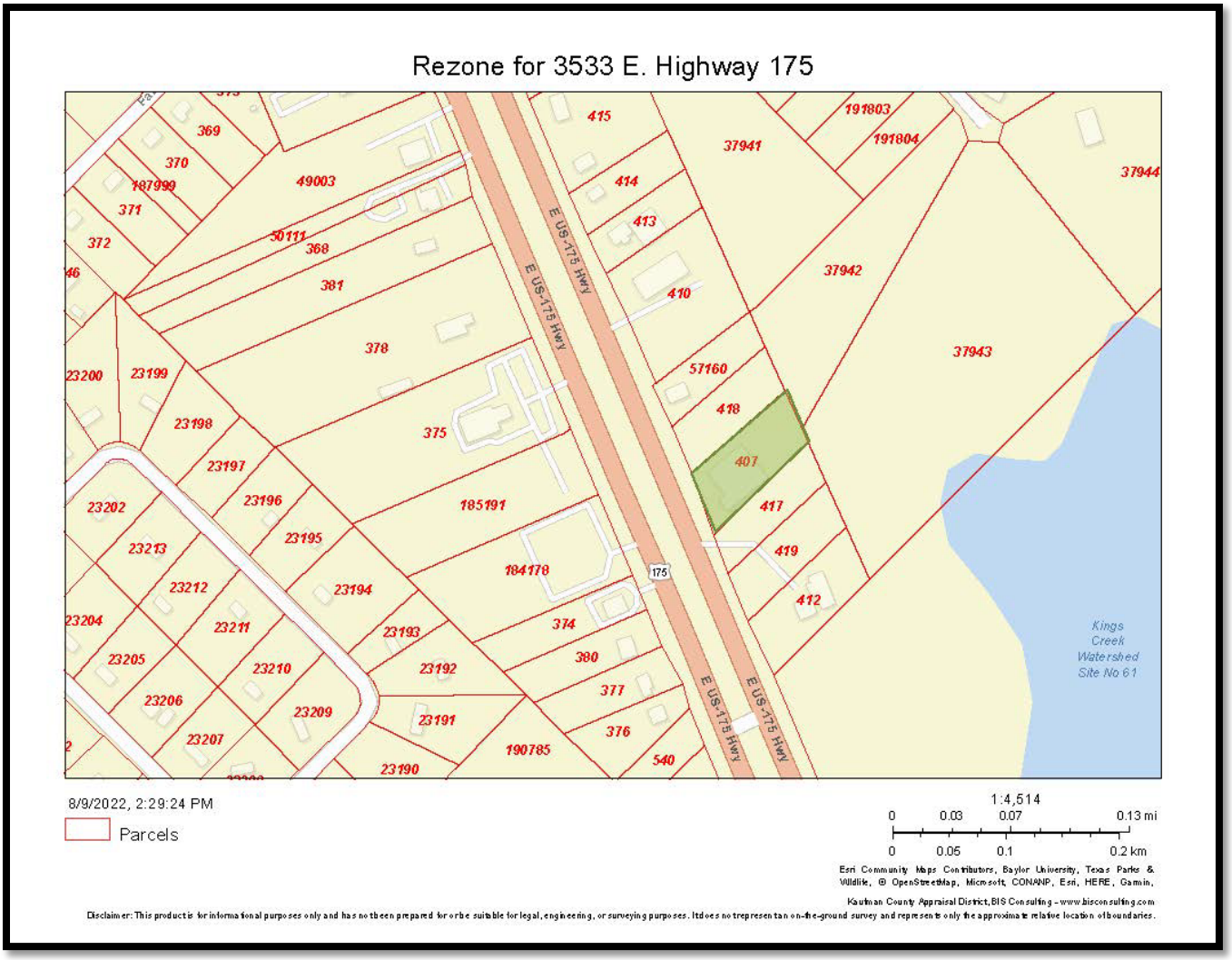
Staff recommends approval of Z-07-22 to rezone 1.3 acres from A-O Agriculture-Open District to HC Highway Commercial District, said property generally located at 3533 East Highway 175, situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas (Parcel ID 407).

ATTACHMENTS:

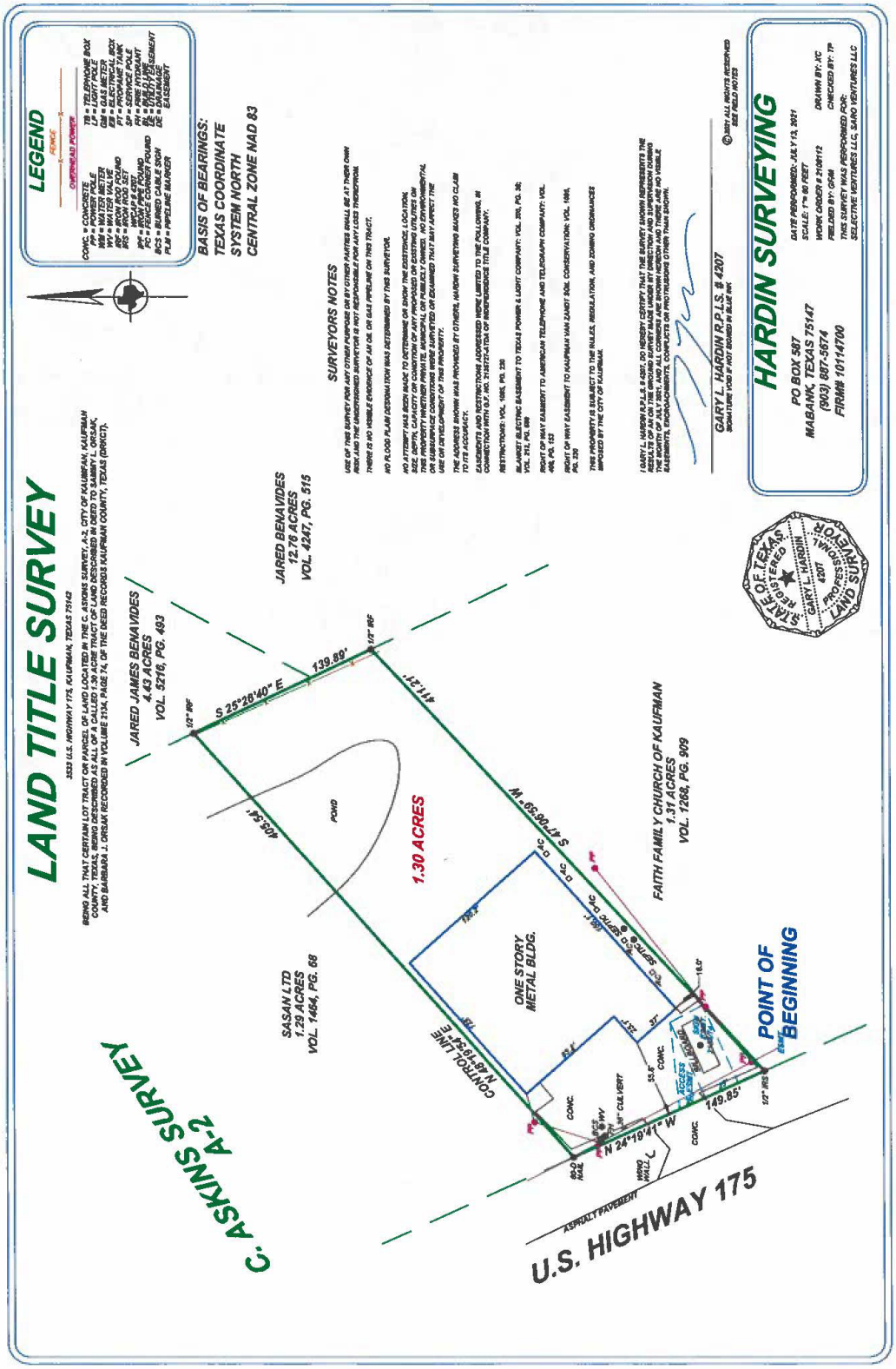
1. Location Map
2. Legal Description/Survey
3. Floor Plan

Andrew Bogda, AICP, Planning Manager
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



Legal Description/Survey



Floor Plan

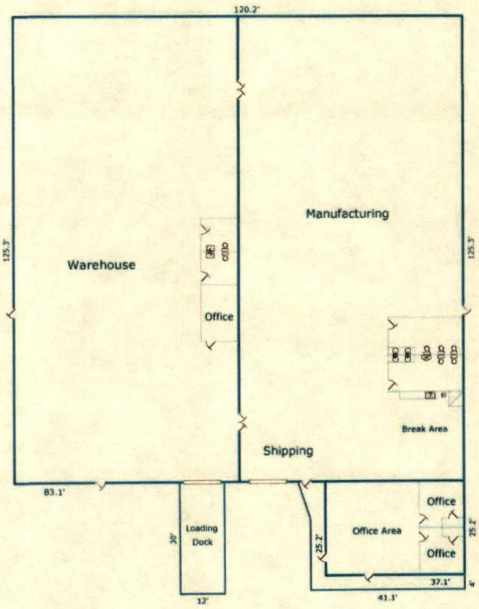
DESCRIPTIVE INFORMATION

SKETCH/AREA TABLE ADDENDUM

SUBJECT

Property Address	3533 E. Highway 175		
City Kaufman	County Kaufman	State TX	Zip 75142
Borrower N/A			
Lender/Client Sam Orsak	L/C Address P. O. Box 428, Mabank, TX 75147-0428		
Appraiser Name Richard M. Tharp	Appr Address P. O. Box 8983, Greenville, TX 75404		

IMPROVEMENTS SKETCH



Scale: 1 = 32

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	Manufacturing Area	7530.5	
	Warehouse Area	7530.5	
	Office Area	934.9	15996.0
OTH	Cvd & Opn Cnc Walk	281.7	
	Conc Loading Dock	360.0	641.7

BUILDING AREA BREAKDOWN

Breakdown			Subtotals
Manufacturing Area	60.1 x	125.3	7530.5
Warehouse Area	60.1 x	125.3	7530.5
Office Area	37.1 x	25.2	934.9

Net BUILDING Area	(rounded)	15996	3 Items	(rounded)	15996

Page | 22

ORDINANCE O-28-22

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 1.3 ACRE TRACT OF LAND (PROPERTY ID 407) FROM AGRICULTURE/OPEN, "A/O", TO HIGHWAY COMMERCIAL, "HC", THE PROPERTY BEING GENERALLY LOCATED AT 3533 EAST HIGHWAY 175, BEING A TRACT OF LAND SITUATED IN THE CHARLES ASKINS SURVEY, ABSTRACT NO. 2, 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 6th day of September, 2022, 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 1.3 acre tract of land (Property ID 407) from Agriculture/Open, ("A/O"), to Highway Commercial, ("HC"), the property being generally located at 3533 East Highway 175, such tract being a part of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, 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 26th day of September, 2022, the City Council held a public hearing for the proposed request to rezone the Property from Agriculture/Open, ("A/O"), to Highway Commercial, ("HC"); 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 Highway Commercial, ("HC"), 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", is hereby amended to reflect the change in zoning for an approximate 1.3 acre tract of land (Property ID 407), such tract being a part of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas, more particularly described in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein, from Agriculture/Open, ("A/O"), to Highway Commercial, ("HC").

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be annotated to show the change in zoning classification of the Property from Agriculture/Open, ("A/O"), to Highway Commercial, ("HC"), 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 26th day of September, 2022.

_____
JEFF JORDAN
MAYOR

ATTEST:

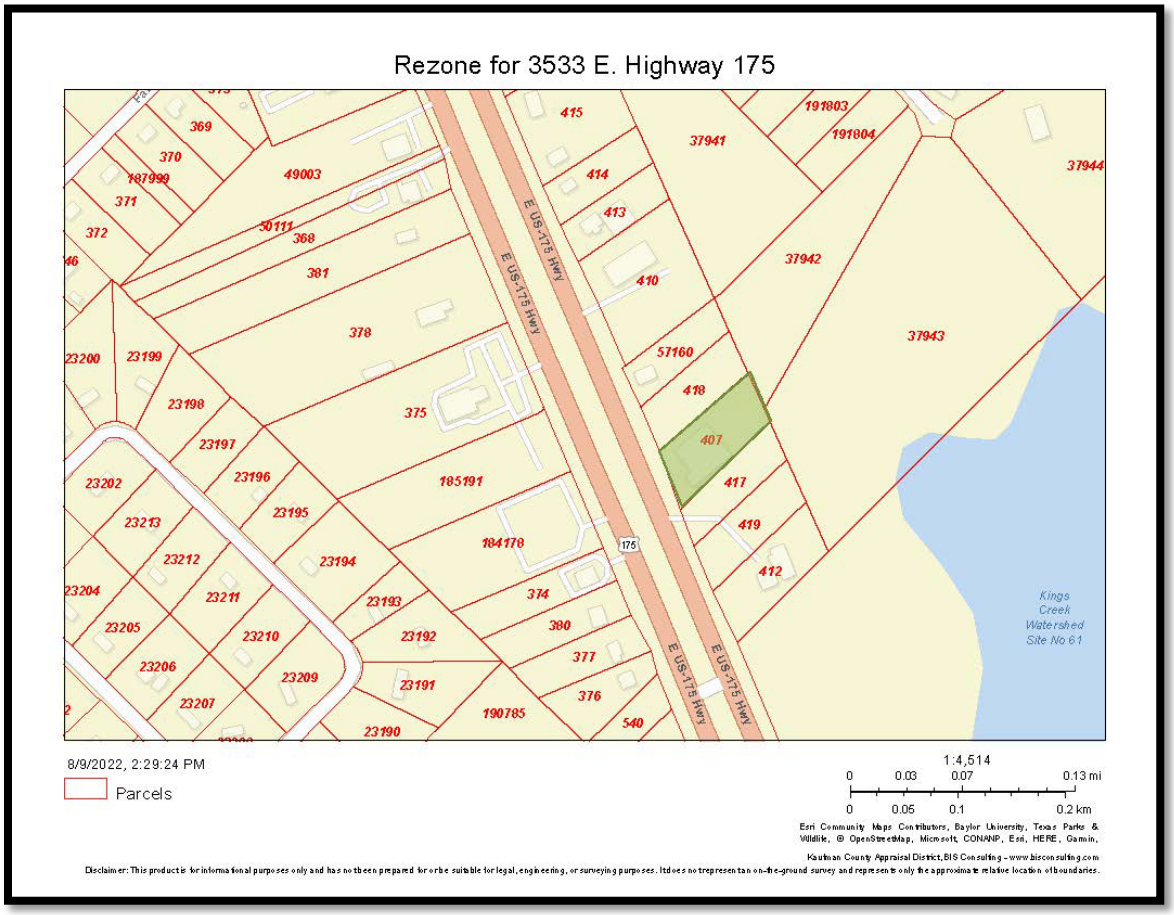
_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

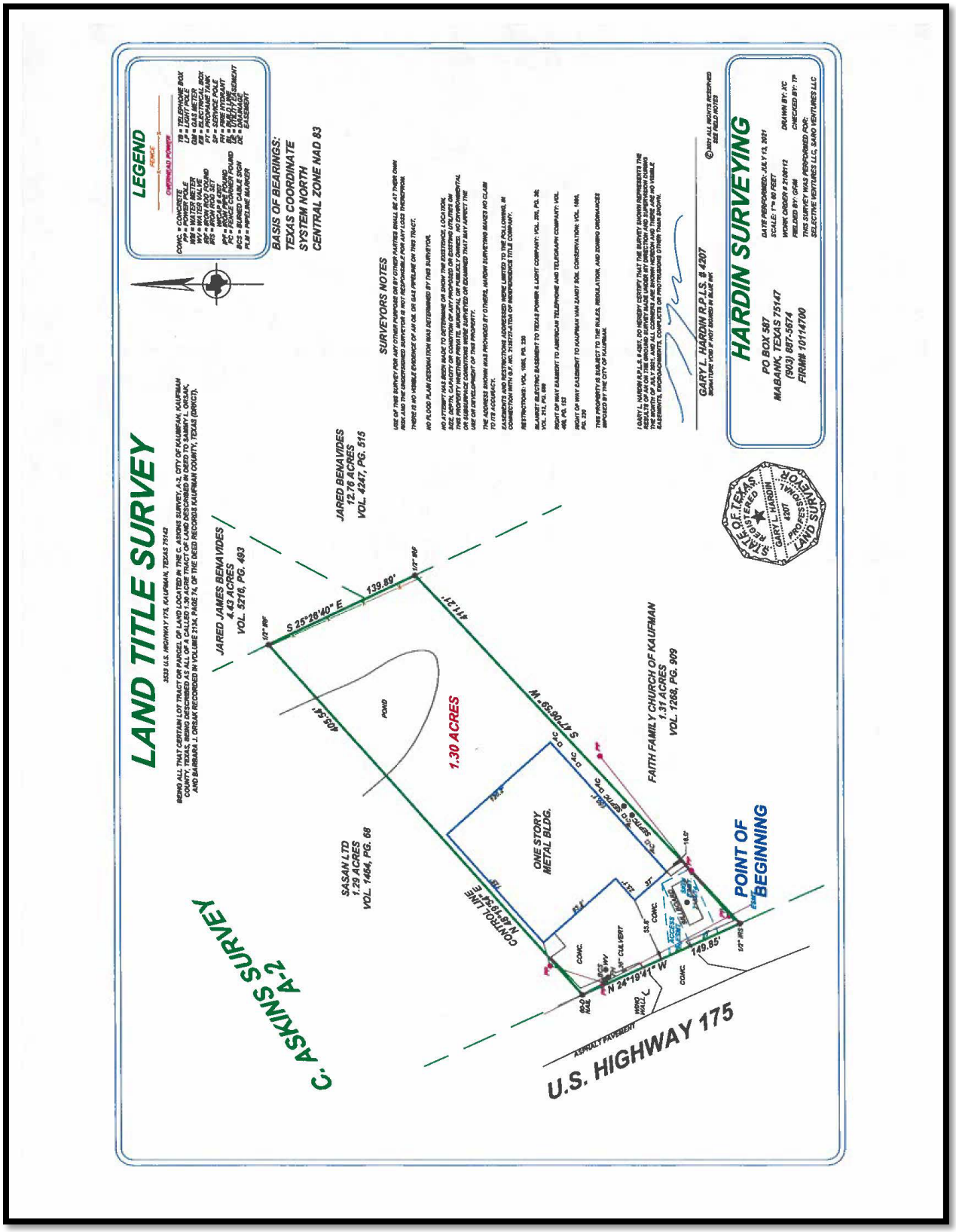
“EXHIBIT A” Description

Z-07-22
3533 E. Highway 175
Location Map



"EXHIBIT A" Description

Z-07-22
3533 E. Highway 175
Survey



Meeting Date: 09-26-2022	Date: 09-22-22	Item #: 10	Dept. Development Services

☐ **Consent** ☒ **Action** ☐ **Discussion**

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance O-28-22, an ordinance of the City of Kaufman, granting a request to **rezone** approximately 3.626 acres from A-O Agriculture/Open District to C Commercial District. The property is generally located at **3260 East Highway 175** (Parcel ID 49003), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case No. Z-08-22)

BACKGROUND:

See the attached September 6, 2022 Planning and Zoning Commission Report and attachments.

Author: **Andrew Bogda, Planning Manager**	**Reviewed:** **Mike Slye, City Manager**

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

Recommendation: On September 6, 2022, the Planning and Zoning Commission conducted a public hearing and recommended approval, by a vote of 5-0, of the request to rezone approximately 3.626 acres generally located at 3260 East Highway 175 (Parcel ID 49003) from A-O Agriculture/Open District to C Commercial District.

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

Planning and Zoning Commission Report

Meeting Date: September 6, 2022

SUBJECT: Conduct a public hearing and make a recommendation to City Council on a request to **rezone** approximately 3.626 acres from A-O Agriculture/Open District to C Commercial District. The property is generally located at **3260 East Highway 175** (Parcel ID 49003), situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas. (Case No. Z-08-22)

BACKGROUND/SUMMARY:
The request to rezone 3.626 acres from A-O Agriculture-Open District to C Commercial District was submitted by the owner, J Tres Properties. Despite being developed with a commercial building, the property was given the base zoning designation A-O Agriculture-Open District when it was annexed into the City of Kaufman. The property previously housed a dance studio, but is currently vacant and is being marketed to commercial users. Since the property has become vacant, the property has lost its legal nonconforming status to allow commercial uses under the A-O zoning. As such, the property owner is requesting the Commercial zoning designation to allow for commercial uses.

Staff notes that the survey shows the property as 4.088 acres, but 0.46 acres is outside the City limits; as such, the acreage to be rezoned is only 3.626 acres.

Staff also notes that the requested Commercial zoning is consistent with the Commercial zoning that has been applied to other properties in this block and is also consistent with the Future Land Use Plan.

SURROUNDING ZONING AND EXISTING LAND USES:

	Zoning	Existing Land Use
North:	**C**	**Kaufman Lumber**
South:	**C**	**Steve's Diesel & Automotive**
East:	**A-O & C (w/ SUP)**	**US 175; Premier Diesel Engine and Sunbelt Vacuum Service (across the highway)**
West:	**ETJ**	**Single-family residences**

COMPREHENSIVE PLAN:

Land Use Plan:

The 2014 Future Land Use Plan designated the land use of the subject property as Future Commercial. The requested Commercial zoning designation is consistent with the 2014 Future Land Use Plan designation.

Thoroughfare Plan:

The Thoroughfare Plan designates East Highway 175 as a "Type AA", Major Regional Arterial, requiring a future right-of-way width of 240 feet. Any additional necessary right-of-way dedication is done during the platting process. A plat is not required during the rezoning process.

PROPERTY OWNER RESPONSES:

The City of Kaufman mailed out notification letters to 20 property owners within 300 feet of the subject property. The State requires a 200-foot notification and the City of Kaufman notifies an extra 100-foot radius for every notification required in the Comprehensive Zoning Ordinance. The results are as follows:

- Number of property owners who returned letter in agreement with the request: 0
- Number of property owners who returned letter in opposition of the request: 0
- Number of property owners have not responded: 20

If 20% of the area within 200 feet of the request objects to the application, then a favorable vote of ¾ of all members of the City Council (which is 6 members) shall be required to approve any change in zoning. The 20% rule is a State law.

RECOMMENDATION:

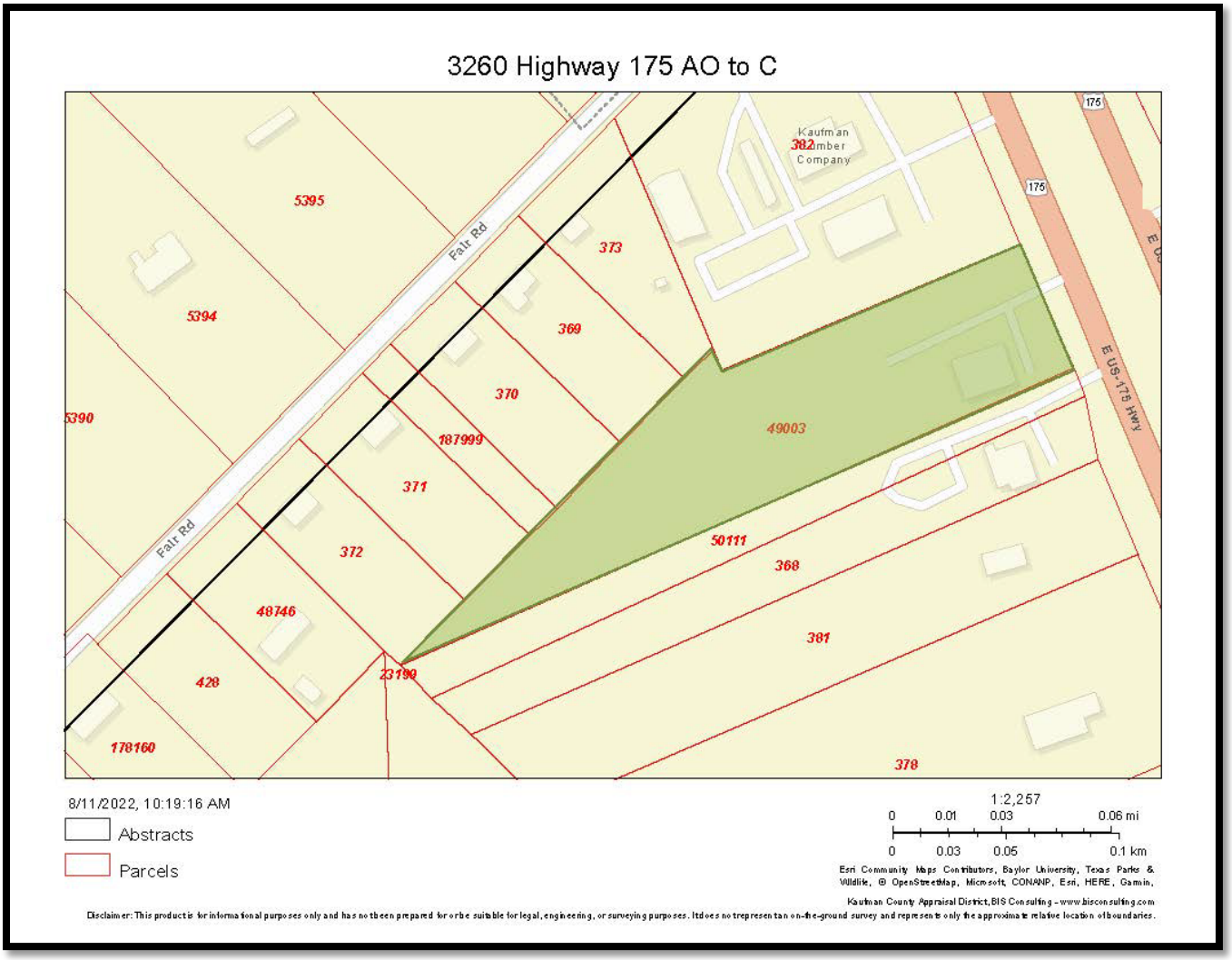
Staff recommends approval of Z-08-22 to rezone 3.626 acres from A-O Agriculture-Open District to C Commercial District, said property generally located at 3260 East Highway 175, situated in the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas (Parcel ID 49003).

ATTACHMENTS:

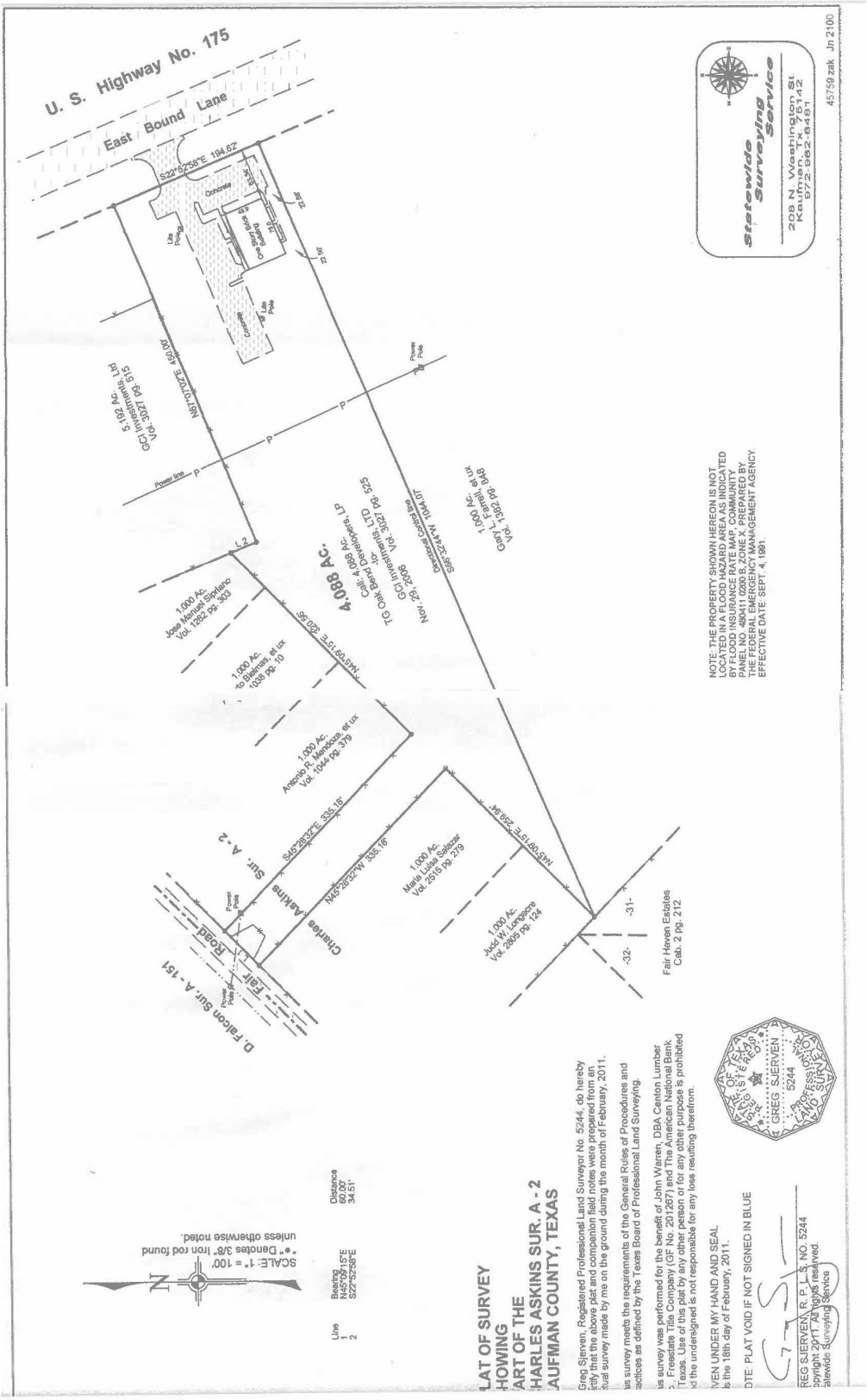
1. Location Map
2. Legal Description/Survey

Andrew Bogda, AICP, Planning Manager
972-932-2216 ext. 117
abogda@kaufmantx.org

Location Map



Legal Description/Survey



ORDINANCE O-29-22

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 3.626 ACRE TRACT OF LAND (PROPERTY ID 49003) FROM AGRICULTURE/OPEN, "A/O", TO COMMERCIAL, "C", THE PROPERTY BEING GENERALLY LOCATED AT 3260 EAST HIGHWAY 175, BEING A TRACT OF LAND SITUATED IN THE CHARLES ASKINS SURVEY, ABSTRACT NO. 2, 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 6th day of September, 2022, 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 3.626 acre tract of land (Property ID 49003) from Agriculture/Open, ("A/O"), to Commercial, ("C"), the property being generally located at 3260 East Highway 175, such tract being a part of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, 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 26th day of September, 2022, the City Council held a public hearing for the proposed request to rezone the Property from Agriculture/Open, ("A/O"), to Commercial, ("C"); 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 Commercial, ("C"), 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", is hereby amended to reflect the change in zoning for an approximate 3.626 acre tract of land (Property ID 49003), such tract being a part of the Charles Askins Survey, Abstract No. 2, City of Kaufman, Kaufman County, Texas, more particularly described in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein, from Agriculture/Open, ("A/O"), to Commercial, ("C").

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be annotated to show the change in zoning classification of the Property from Agriculture/Open, ("A/O"), to Commercial, ("C"), 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 26th day of September, 2022.

_____
JEFF JORDAN
MAYOR

ATTEST:

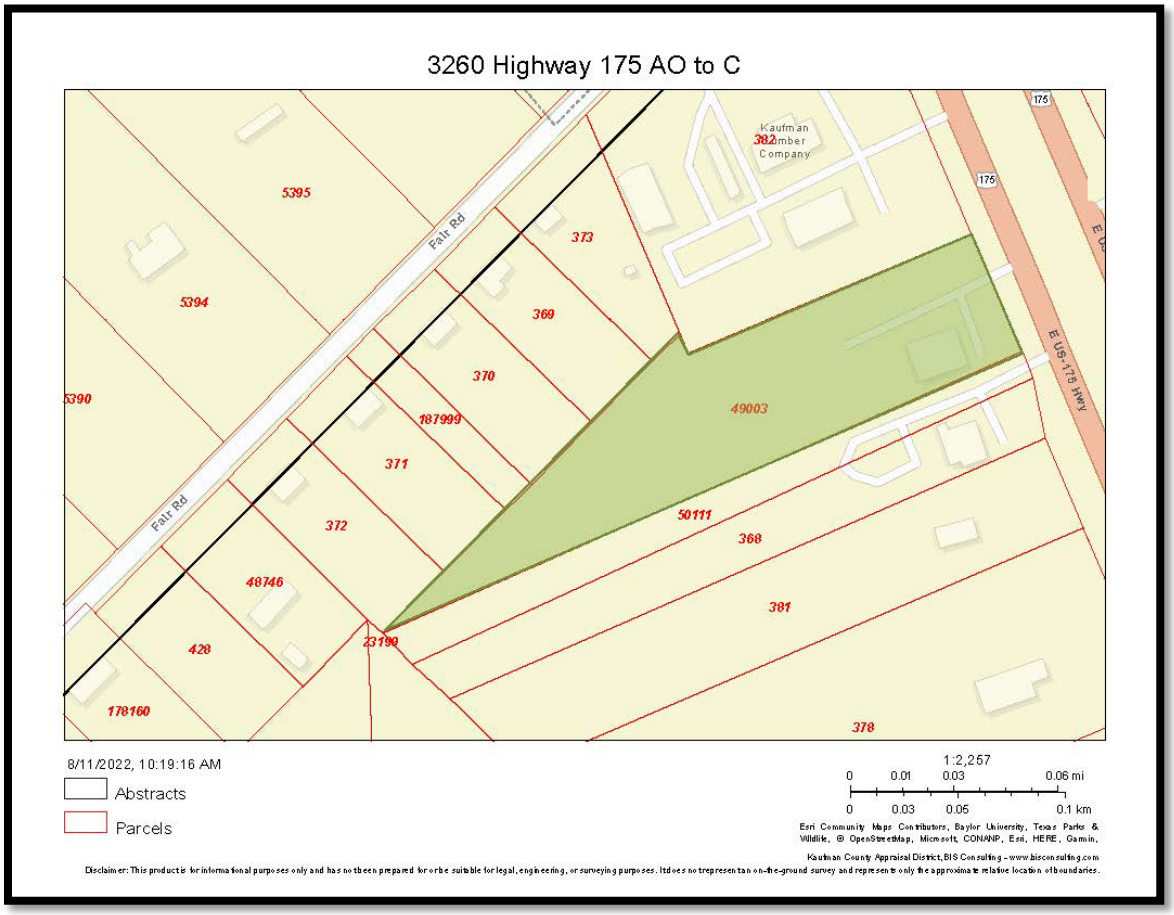
_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

"EXHIBIT A" Description

Z-08-22
3260 E. Highway 175
Location Map



"EXHIBIT A" Description

Z-07-22
3533 E. Highway 175
Survey

Meeting Date: 09-26-2022	Date: 09-22-22	Item #: 11	Dept. Development Services

☐ **Consent** ☒ **Action** ☐ **Discussion**

SUBJECT:

Conduct a public hearing, consider, and take appropriate action on Ordinance O-30-22, an ordinance of the City Council of the City of Kaufman, Texas, for the amendment to the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, to allow murals and ghost signs in the Central Business District (CBD) by amending Section 25.4 "Central Business District (CBD) – Design Criteria", Section 44.3 "Sign Regulations – Definitions", and Section 44.8 "Attached Sign Regulations" (Case No. Z-06-22)

BACKGROUND:

See the attached September 6, 2022 Planning and Zoning Commission report; proposed Guidelines for Murals and Ghost Sign Restoration; and proposed amendments to Sections 25.4, 44.3, and 44.8 of the Zoning Ordinance.

Author: **Andrew Bogda, Planning Manager**	**Reviewed:** **Mike Slye, City Manager**

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

Recommendation: On September 6, 2022, the Planning and Zoning Commission conducted a public hearing and recommended approval, by a vote of 4-0-1 (Commissioner Berry abstaining), of the amendment to the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, to allow murals and ghost signs in the Central Business District (CBD) by amending Section 25.4 "Central Business District (CBD) – Design Criteria", Section 44.3 "Sign Regulations – Definitions", and Section 44.8 "Attached Sign Regulations"

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

Planning and Zoning Commission Report

Meeting Date: September 6, 2022

SUBJECT: Hold a public hearing, discuss and make a recommendation to City Council for a text amendment to the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman's Code of Ordinances, to allow **murals and ghost signs in the Central Business District (CBD)** by amending Section 25.4 "Central Business District (CBD) – Design Criteria", Section 44.3 "Sign Regulations – Definitions", and Section 44.8 "Attached Sign Regulations" (Case No. Z-06-22)

BACKGROUND/SUMMARY:
In early 2022, some business owners and residents approached City officials and staff regarding a desire to install murals in the Central Business District (CBD). Numerous research studies suggest that murals can contribute to a positive community atmosphere, add character to a neighborhood, celebrate local culture and community identity, and can even enhance property values. In addition, the restoration of ghost signs (historical, faded, painted signs) can contribute to historic preservation and restoration efforts.

As an initial step towards a more comprehensive public art program, staff is proposing the adoption of Guidelines for Murals and Ghost Sign Restoration, as well as amending the Zoning Ordinance to provide definitions and regulations pertaining to murals and ghost signs.

RECOMMENDATION:
Staff recommends adoption of the Guidelines for Murals and Ghost Sign Restoration and approval of case Z-06-22, for a text amendment to the City of Kaufman Comprehensive Zoning Ordinance O-02-07, as amended, and Chapter 118, "Zoning" of the City of Kaufman Code of Ordinances, to allow murals and ghost signs in the Central Business District (CBD) by amending Section 25.4 "Central Business District (CBD) – Design Criteria", Section 44.3 "Sign Regulations – Definitions", and Section 44.8 "Attached Sign Regulations".

ATTACHMENTS:
1. Central Business District Location Map
2. Guidelines for Murals and Ghost Sign Restoration
3. Proposed amendment to Section 25.4, "Central Business District (CBD) – Design Criteria"
4. Proposed amendment to Section 44.3, "Sign Regulations – Definitions"
5. Proposed amendment to Section 44.8, "Attached Sign Regulations"

Andrew Bogda, AICP, Planning Manager
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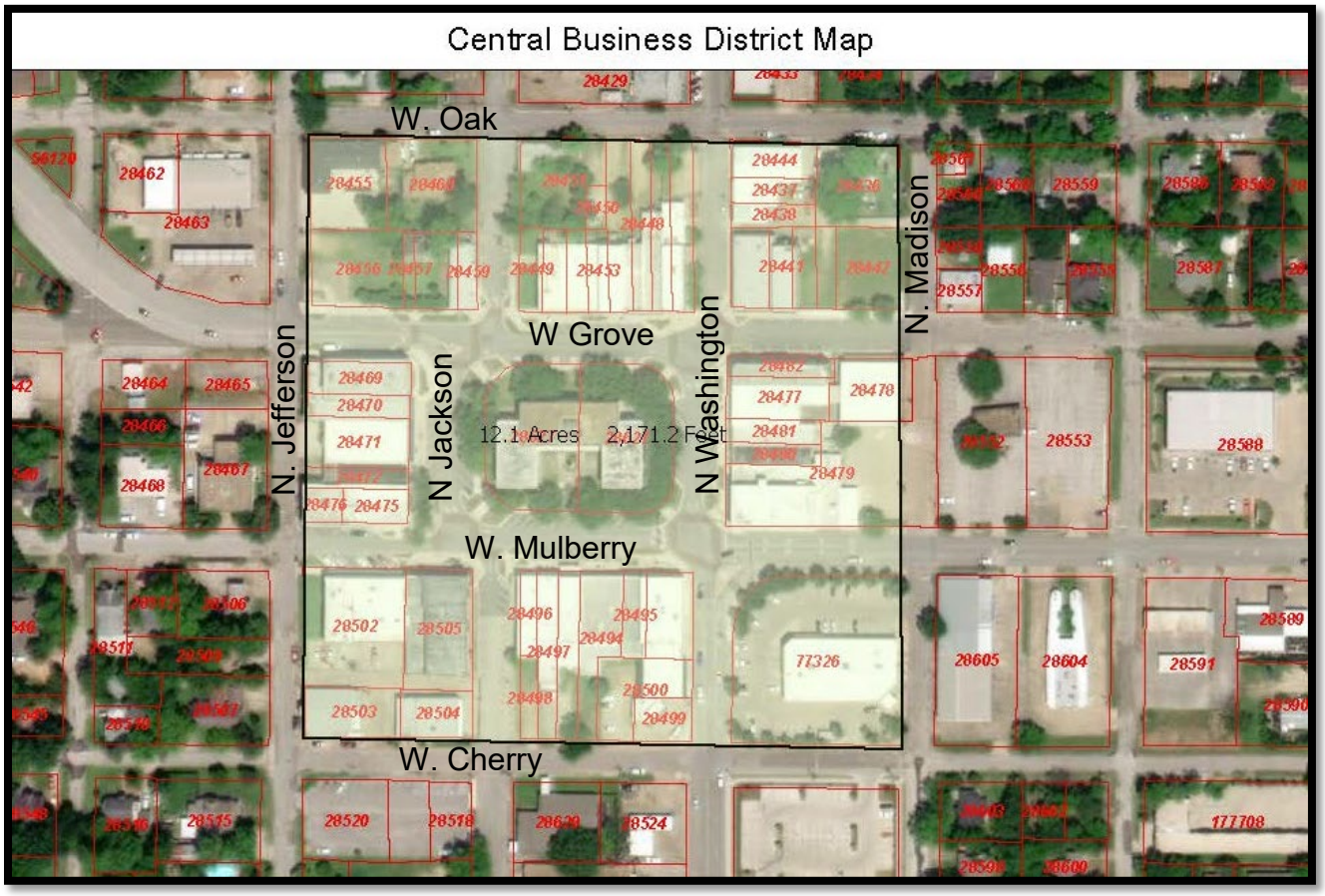
abogda@kaufmantx.org

Central Business District Location Map



GUIDELINES FOR MURALS AND GHOST SIGN RESTORATION

Background

In early 2022, some business owners and residents approached City officials and staff regarding a desire to install murals in the downtown area. Numerous research studies suggest that murals can contribute to a positive community atmosphere, add character to a neighborhood, celebrate local culture and community identity, and can even enhance property values. In addition, the restoration of ghost signs (historical, faded, painted signs) can contribute to historic preservation and restoration efforts. As an initial step towards a more comprehensive public art program, the City of Kaufman Zoning Ordinance was amended (Ordinance No. _____) to allow mural signs and the restoration of ghost signs within the Central Business District (CBD).

Review and Approval Process

The applicant for a new mural or ghost sign restoration shall be either the owner of the property where the sign is to be located or their authorized agent.

1. An applicant for a new mural or restoration of a ghost sign shall first meet with the Downtown Development Advisory Board to review their plans (including a dimensioned rendering of the proposed sign, current photos of the building with the mural location indicated, a map or site plan of the location, information on materials to be used, and contractor/artist information). Assuming the proposed mural or ghost sign restoration complies with applicable regulations and guidelines, a Certificate of Appropriateness shall be issued within 5 business days.
2. After the Certificate of Appropriateness is issued, the applicant shall apply for a sign permit for the mural or ghost sign restoration. Sign permits are typically processed in 1-3 business days.

Guidelines for New Murals

Mural artwork will be assessed for the following:

- Originality: Murals should be original works of art.
- Non-commercial: Murals should not contain a commercial message, including name, logo, slogan, service/product, etc. associated with a business, except as part of an approved sponsorship and limited to no more than 5% of the mural.

- Aesthetic or cultural value: As they will be located in the Central Business District, murals will be highly visible to the public and should add beauty and interest to the location in which they are placed. While artistic freedom and expression is encouraged, murals are strongly encouraged to reflect the community's character, culture, heritage, or identity in some way, even if done in a subtle manner.
- Public art: As public art, the mural should be designed for the public realm and suitable for all audiences. Signs that are considered to be offensive to the average person or which display a political message are prohibited.
- Context: The mural should be designed to site conditions and may reflect on the local history or culture associated with the specific location. The mural should be durable to withstand weathering, should be appropriate for the building on which it is located, should not detract from the historic character or architectural attributes of a building, and should be designed for vehicular and pedestrian traffic alike.

Sponsorship/Dedication and Artist Attribution

Signs can be sponsored by, or dedicated to, an individual, entity, or group. The location and design of the sponsorship or dedication recognition shall be included in the application materials and approved along with the sign permit. The sponsorship or dedication recognition shall be limited to "Sponsored by" or "Dedicated to", along with the sponsor name and/or logo and/or the name of the individual, entity, or group the mural is dedicated to. In addition, the name and/or signature of the mural artist and their business name are allowed to be included on the mural. Combined, the sponsorship/dedication recognition and artist attribution shall be limited to no more than 5% of the total surface area of the mural.

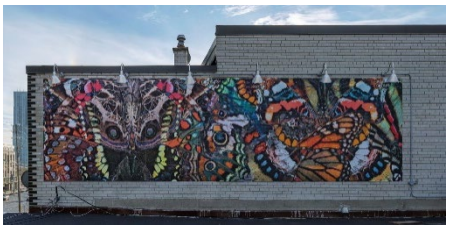
Application of Murals

- Surface Preparation: To ensure long-term durability of the mural, the surface on which it is placed should be carefully inspected for peeling or loose paint, broken or loose concrete, cracked stucco, or any signs of water damage. Any issues should be remedied by an appropriate professional prior to installation of the mural. Safety hazards and access challenges should be considered as well.

- Appropriate Surfaces: Appropriate surfaces include painting directly on the building (in certain circumstances) or the application of pre-painted panels, boards, or sheets to a building.

  Paint may be applied directly to:
  - Concrete or cinder block walls
  - Stucco walls
  - Cementitious fiber, wood, or metal siding
  - Wood paneling
  - Previously-painted brick walls.

A special primer may need to be applied to protect the integrity of certain materials (such as metal, stucco, or wood) and ensure the durability of the mural.



Unpainted brick is discouraged from being directly painted on, particularly if the building is eligible for historic designation or if directly painting on the building would negatively affect the integrity of the building material. Unpainted brick may be directly painted on if the building is not eligible for historic designation or if directly painting the brick would not result in negative impacts to the integrity of the building material. Alternatives to painting directly on the surface include:

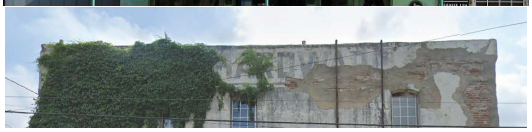
- Aluminum panels/sheets
- Aluminum composite sheets
- Cement board
- Digitally-printed polyester fabric

These alternatives have several advantages, including lessening the chance of moisture damage to the building surface, easier access and fewer hazards during mural creation (especially when mural creation involves participation of the community), and easier maintenance and/or removal. It is strongly recommended that an engineer or other building professional be consulted when adding a panel, board, or sheet to the building to ensure it is attached to the building in a way that protects the structural integrity and historic character of the building and ensures the long-term durability of the mural. This is particularly important in the case of a heavier panel.

- Installation: Prior to the installation of a mural, the surface should be clean, dry, in good repair, and free of any loose material. Surfaces should not be power-washed, but should be cleaned using soft pressure or chemical washes. Adequate time should be allotted to ensure the surface is thoroughly dried before mural application/installation. When installing panels directly onto brick, there should be adequate distance between the brick and the panel to allow moisture in the brick to be expelled.

- Appropriate Paints and Methods: In order to ensure the long-term durability of the mural, only outdoor paint or spray paint should be used. In addition, special primers may need to first be applied to protect the integrity of the building material and/or to ensure the long-term durability of the mural. Care should be taken to ensure that surrounding surfaces (other buildings, sidewalks, streets, landscaping, vehicles, etc.) are protected during painting, that the safety of mural painters is protected, and that the general public is protected from any impacts (splatters, spray, paint fumes, etc.). This is particularly important in the case of spray painting.

Restoration of Ghost Signs



The requirements for the restoration of ghost signs will vary depending on the materials of the building and the sign, the historic state of the building, and the amount of repair needed. In most cases, ghost signs were painted directly onto the building, in which case it is acceptable to repaint directly onto the surface. When restoring the sign, care should be made to protect the historic integrity of the sign, following the same pattern and color scheme used on the original sign. Additional art should not be added within or immediately around the original ghost sign in a way that alters the ghost sign. Similar to a mural, the surface should be appropriately prepared prior to ghost sign restoration.

25.4 DESIGN CRITERIA

A. Purpose

Kaufman’s downtown Central Business District (CBD) has been identified by the Comprehensive Plan as a valuable resource worthy of preservation as a unique district. This district provides development and design standards that preserve the historic and architectural character of existing development, provides for adaptive reuse of existing buildings and the compatibility of new structures and uses with the historic nature of the CBD.

B. Goals

1. Historic preservation, economic development, and maintaining the pedestrian friendly character of the Central Business District shall be the primary consideration in the development design review.

2. The preservation and restoration of historically or architecturally significant buildings as well as buildings that contribute to the unique character of the CBD shall be considered as a high priority in the future development of the CBD.

3. Preservation, restoration, renovation and redevelopment should encourage and promote economic vitality, professional and business activities, tourism, and effective adaptive reuse of structures, upper floors and vacant spaces.

4. The preservation, restoration, renovation and redevelopment should encourage and promote the concept of the traditional downtown area as the origin and heart of the community as a place for people to gather as well as patronize the businesses located there.

C. District Boundaries

1. The Central Business District (CBD) is generally bounded by Oak Street on the north, Cherry Street on the south, Jefferson Street on the west, and Madison Street on the east. These boundaries are shown on the map in Figure 25-1 for informational purposes.

2. The precise boundaries of the Central Business District (CBD) shall be shown on the official zoning map of the City of Kaufman. The boundaries of the CBD may be amended from time to time based on a request from area property owners, a request of the staff, the Downtown Steering Committee, the Planning and Zoning Commission, or at the pleasure of the Council. In considering a request for a change in district boundaries, the Council shall require:

   a. Any additions to the district shall be contiguous to the existing boundaries of the district;

   b. Any reductions in the district shall be located on the edge of the district such that a hole is not left inside the district; and

   c. If requested by a property owner, a petition shall be presented showing owners of more than fifty percent (50%) of the land within the district, excluding streets, and owners of more than fifty percent (50%) of the building sites in the district are in support of the requested change in boundaries.

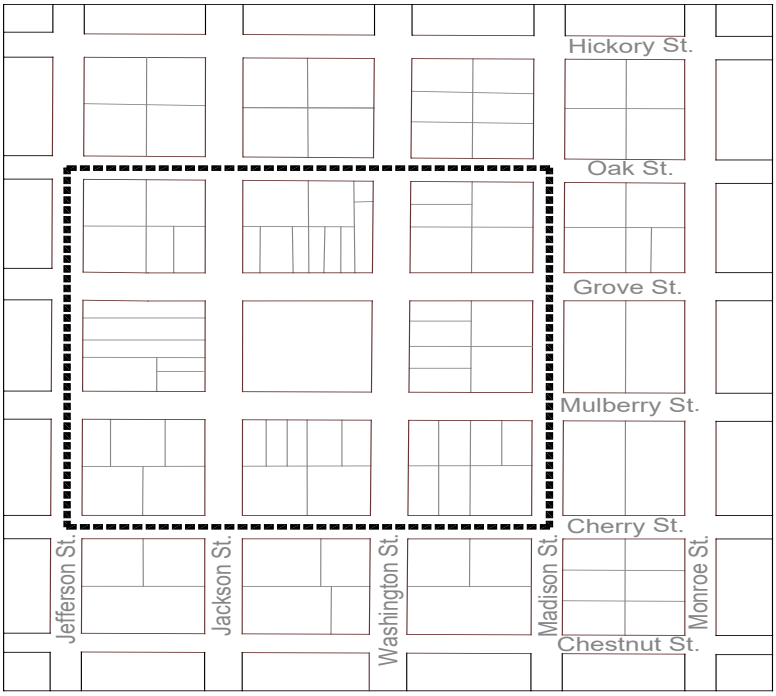


Figure 25-1 Downtown Central Business District Boundaries

D. **General Provisions**

1. Site plan and design review is required for new construction and substantial renovation of existing buildings within the Central Business District. Substantial renovation means:

   a. Alterations to the exterior of existing buildings that change the placement or design of windows, doors or other exterior features of the building such as coping or pilasters;

   b. An increase in the floor area of the building greater than ten percent (10%).

2. Interior renovation of existing buildings that do not alter the exterior appearance of the building do not require site plan and design review under the provisions of this section. (e.g., a drop ceiling that covers part of an existing window would alter the exterior appearance and require review)

3. Physical properties of an existing building such as setbacks, foot prints, height, or other similar characteristics that cannot be altered without substantial hardship are not required to meet the development or design standards within this section. All other provisions shall apply.

4. Site Plan applications submitted for review will first be considered by the Downtown Design Review Committee and a Certificate of Appropriateness issued within ten (10) days to accompany the application to the Planning and Zoning Commission and City Council for approval. If the Downtown Design Review Committee recommends denial of the application or approval with stipulations the Planning and Zoning Commission must render a three-fourths affirmative vote to overturn the recommendations of the Committee in order to recommend approval to the City Council.

5. All new development, exterior renovations to any existing buildings, maintenance and/or preservation of any structure, shall require an exterior paint permit to be approved by the Development Services Director. This does not include murals or ghost signs, which are regulated by Section 25.4.D.6.

   a. Request to appeal the requirements of Sections 25.4.F.5.a.(3) or 25.5.B.1.h shall be heard by the Planning and Zoning Commission. The Planning and Zoning Commission shall determine what appeals shall be approved, if any.

      (1) An appeal request submittal shall include a proposed paint color combination scheme for the body, trim and accent features of the building.

      (2) Notice of the appeal request shall be mailed ten (10) days prior to the meeting, to all property owners as listed at the Kaufman County Appraisal District, and to all the building addresses, located within the boundaries of the Central Business District.

      (3) All appeal requests shall be placed on the next available Planning and Zoning Commission agenda.

6. All murals and ghost signs shall comply with the Guidelines for Murals and Ghost Sign Restoration as adopted and amended. Each mural or ghost sign restoration shall be approved by the Downtown Development Advistory Board through the issuance of a Certificate of Appropriateness. Following the issuance of this certificate, the mural or ghost sign shall also require approval of a sign permit.

E. **Mixed Use Criteria**

1. The Central Business District may contain any combination of uses shown in the Use Chart in Section 33 (Use Charts).

2. Within the CBD there are both residential and nonresidential uses, which may be located in either residential structures or commercial structures. To maintain the architectural and historic character of existing blocks where one type of structure predominates, the following regulations shall apply.

   a. Residential uses may be in residential structures or commercial structures. Residential uses in commercial structures are only allowed if they occupy no more than fifty percent (50%) of the floor area of the building; and do not occupy the area adjacent to the street front.

   b. Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.

   c. In block faces within the District that are currently developed with residential structures, new construction shall be compatible residential structures. Either residential or nonresidential uses may be located in the residential structures.

d. In block faces within the Central Business District that are currently developed with commercial structures, new construction shall be compatible commercial structures.

F. **Central Business District Development and Design Standards**

1. All new development and exterior renovations to existing buildings must meet requirements provided in this section for Site Design, and Architectural Standards.

2. **Purpose of Central Business District Design Standards.** The purpose of these design standards is to ensure the preservation of the historic and architectural qualities, which make the CBD a unique place by permitting new development compatible with existing historic buildings and by maintaining the historic and architectural qualities of existing buildings.

   a. Site Design Standards. The purpose of the Site Design Standards is to provide for building and parking placement compatible with existing development.

   b. Architectural Standards. The purpose of the Architectural Standards is to provide for the preservation of existing historic and architectural qualities of downtown Kaufman, ensure new construction and all exterior renovations to existing buildings are compatible with these qualities, and to protect and promote the uniqueness of downtown as a commercial area.

3. **Design Standards Review.** All new development and all exterior renovations to existing buildings shall comply with the Site Design Standards included in Subsection 4, and the Architectural Standards in Subsection 5.

4. **Site Design Standards**

   a. **Building Placement - Commercial Structures**

      (1) Buildings shall be placed on the front property line. Building may be moved back from the front property line to provide for a wider sidewalks and entries, or pedestrian oriented streetscapes if: The buildings takes up an entire block face; or is located on a corner; or has a total frontage of more than fifty percent (50%) of the block face.

      (2) New commercial structures shall be allowed only in block faces which are predominately developed with existing commercial structures, or are predominately vacant land.

      (3) Buildings shall be placed on the side property line except when adjacent to a residential type structure in which a fifteen feet (15’) minimum side yard shall be observed. Buildings may be moved back from the side property line a total of four feet (4’) to provide for wider sidewalks and entries when the side property line is along a street.

(4) Buildings that go through a block so that they have frontage on two parallel streets, shall treat each frontage as a main façade.

(5) All service areas, dumpsters and loading shall be from the rear of the building or alley.

5. **Architectural Design Standards**

a. **Street Facade – Commercial Structures**

(1) Primary street facades for nonresidential buildings in the Central Business District shall have the following basic features of existing historic buildings:

(a) Cornice at top of facade;

(b) Display windows with transom windows above and lower window panels below.

(c) Pilasters that divide the facade vertically and separate the display windows units into discrete visual elements.

(d) Second floor windows, recessed with multiple lights, lintels, and sills.

(2) Architectural elements such as doors, windows, awnings, canopies and architectural details shall be compatible with the overall visual qualities existing within the historic buildings downtown.

(3) Choice of Paint Colors for the Primary facades, various architectural elements, and/or details.

(a) Paint colors should highlight architectural details based on historic tradition for the building’s type and style.

(b) Keep colors compatible with the building style and design.

(c) Loud, garish, or harsh colors and bright hues are prohibited.

(d) Generally no more than three colors are applied per building.

(e) Brick, stone or other naturally unpainted materials shall not be painted unless the material has been painted previously.

(f) A variety of approved paint color combinations are available for reference in the Development Services Department. The approved combinations specify paint colors for the body, trim and accent areas of the building. An exterior paint permit shall be approved prior to painting any exterior portion of any building.

(g) Exterior grade paints shall be used for exterior siding.

(4) In addition to the above, all commercial structures shall have at least two of the following desirable design features as appropriate:

(a) Street facades on side streets that meet the requirements for primary facades; or

(b) Buildings on corners which create a diagonal corner cut with the entrance on the corner; or

(c) Pediments added to the top of the facade; or

(d) Decorative brickwork and architectural detailing on or around the cornice, fascia, pilasters, or around windows; or

(e) Use of natural wooden doors with glass windows; or

(f) Projecting canopies and or awnings placed over the ground floor windows and doors.

(5) Whenever possible, new additions or alterations to existing structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

(6) The distinguishing original qualities or character of a building should be preserved and the maintenance, repair, replacement, renovation or alteration of such structures should avoid removing or destroying any distinctive architectural features whenever possible.

(7) Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the original material being replaced in composition, design, color, texture and other visual qualities. Plastic or vinyl architectural features or siding shall not be approved.

(8) Plate glass or divided display windows should always be preserved and not covered, painted or filled in. Traditional recessed doorways with substantial wooden doors should be retained or re-installed if significant restoration is undertaken.

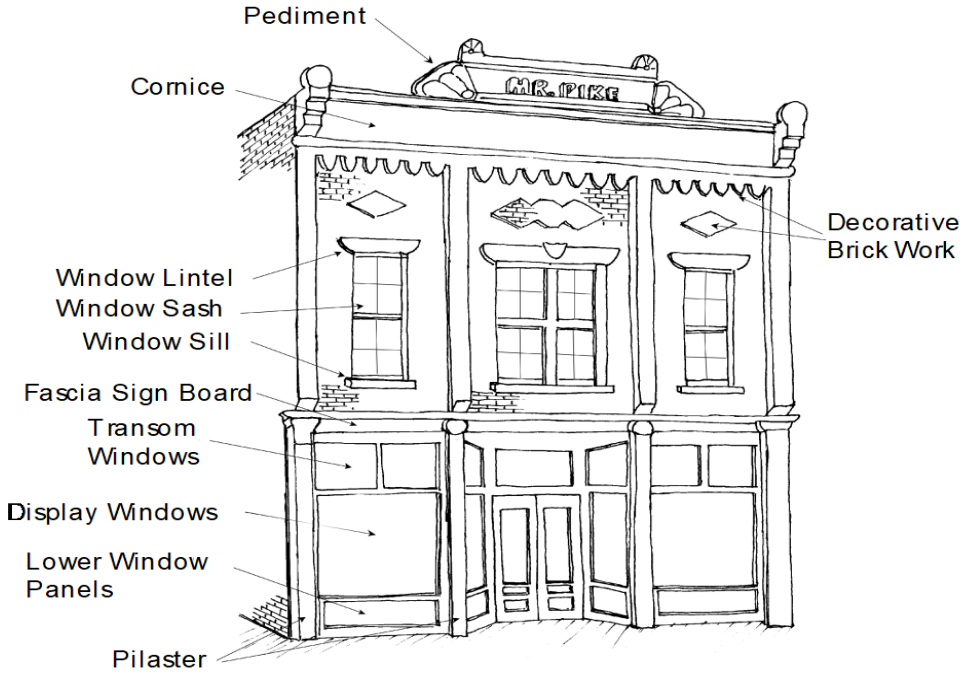


Figure 25-2 Typical Features of Commercial Structures in the Central Business District

b. **Building Proportions – Commercial Structures**

(1) Overall height of single story commercial buildings in the Central Business District shall be between eighteen feet (18’) and twenty six feet (26’).

(2) The proportion of the height to width of the facade between pilasters shall be in the range of 2.5 to 1 to 3 to 1. The basic window units shall be between 2 to 2.5 times the remaining height to the top of the cornice.

(3) The ground floor facade shall have at least forty-fifty percent (45%) of its area in transparent windows, or doors. The second floor facade shall have at least twenty percent (20%) of its area in windows. The area of windows includes any mullions framing individual lights within the window frame.

c. **Building Materials - Commercial Structures**

(1) The base facade materials for commercial structures within the Central Business District shall be brick or stone. Architectural details, trim, window or door framing may be wood, stone, cast stone, cast iron, or other materials compatible with the historic and architectural character of the Central Business District.

6. **Fencing – Commercial Structures**

a. Any fencing for commercial structures within the Central Business District shall be in the rear of the building not visible from the street.

44.3 DEFINITIONS:

A. The following words or terms used in Section 44, Sign Regulations shall be defined and interpreted as follows. Interpretations of meaning shall be made by the Director of Development Services or his/her designee.

1. **Alter** means to change the size, shape or outline; type of material; or type of sign; or to change the electrical lighting, except for the replacement of lamps not brighter than the original or the replacement of a surface panel.

2. **Attach** means to stick, tack, bolt, nail or otherwise affix a sign to any object; to paint, stencil, write, or otherwise mark on an object.

3. **Awning** means an architectural projection that provides weather protection, identity and decoration, and is supported by the building to which it is attached. It is composed of a lightweight rigid or retractable skeleton structure over which a thin cover is attached which may be of fabric or other materials, and may be illuminated.

4. **Banner** means a sign composed of cloth, plastic, paper, canvas or other light fabric.

5. **Building** means a structure which has a roof supported by columns, wall or air for the shelter, support, or enclosure of persons, animal or chattel.

6. **Canopy** means a roof-like structure which shelters a use such as, but not restricted to, a gasoline pump island, and is supported by either one (1) or more columns or by the building to which it is accessory to and is open on two (2) or more sides.

7. **Dilapidated or Deteriorated Condition** means any sign:

   a. Where elements of the surface or background can be seen as viewed from the normal viewing distance (intended viewing distance), to have portions of the finished material or paint flaked, broken off, or missing, or otherwise not in harmony with the rest of the surface; or

   b. Where the structural support or frame or sign panels are visibly bent, broken, dented, or torn as to constitute an unsightly, hazardous or harmful condition; or

   c. Where the sign, or its elements, are twisted or leaning or at angles other than those at which it was originally erected (such as may result from being blown or the failure of a structural support); or

   d. Where the message or wording can no longer be clearly read by a person under normal viewing conditions; or

   e. Where the sign or its elements are not in compliance with the regulations of the National Electrical Code and/or the International Building Code currently adopted by the City.

8. **Director** means the Development Services official for the City of Kaufman or his/her designee overseeing the issuance of permits.

9. **Erect** means to build, construct, attach, hang, place, suspend or affix, and shall also include the painting of signs on the exterior surface of a building, structure, or sign face.

10. **Facing or surface** means the surface of the sign upon, against or through which the message is displayed or illustrated on the sign.

11. **Flag** means a piece of cloth, canvas, or other light fabric, usually rectangular in shape, containing a distinctive design or message which is used as a symbol or to signal or attract attention. Any flag over one hundred square feet (100 sf) in size located on private property is considered to be a sign.

12. **Ghost Sign** means a historical, hand-painted sign that has been preserved on a building for an extended period of time. The sign may contribute to the historic character of a building and may be faded or concealed and in need of restoration.

13. **Illuminated Sign** means any sign which has characters, letters, figures, or designs illuminated by electric lights, luminous tubes or other means that are specifically placed to draw attention to, or to provide night time viewing of, the subject matter on the sign face.

14. **Incidental** means information on a sign that is incidental to the operation of the business such as, but not limited to, hours of operation, accepted credit cards and parking information.

15. **Incombustible Material** means any material which will not ignite at or below a temperature of 1,200 degrees Fahrenheit, and will not continue to burn or glow at that temperature.

16. **Logo** means any design or insignia of a company or product which is commonly used in advertising to identify that company or product.

17. **Mural** means an original painting or other work of art applied directly or indirectly to the exterior face of a building, typically commissioned to enhance the public realm and to reflect the character, culture, heritage, or identity of the neighborhood, community, or region. A mural should not contain a commercial message (such as the name, logo, slogan, service/product, etc. associated with a business) except as part of an approved sponsorship and limted to no more than 5% of the surface area of the mural. A mural should be designed for a general audience and should not contain imagery or messaging considered offensive to the average person or political in nature.

18. **Pennant** means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in a series, designed to move in the wind.

19. **Premises** means a lot or unplatted tract, or a combination of contiguous lots and/or unplatted tracts of land where the lot, tract, or combination of lots and/or tracts is under single ownership and is reflected in the plat or deed records of the City and County.

20. **Public Right-of-Way** means a dedicated road or street including the easement for that road or street or public utility corridor.

21. **Roof** means any exterior surface of a structure that has a slope of less than 60 degrees and shall also include the top most portion of any structure.

22. **Searchlight** means an apparatus capable of projecting a beam or beams of light in excess of 1 million peak candlepower.

23. **Sight Visibility Triangle** means where one (1) street, alley or driveway intersects with another, the triangular area formed by extending two (2) curb lines a distance based on the design speed of the streets (see Section 36.9.B., Figure 36-1) from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle.

24. **Sign** means any device, flag, banner, light, figure, picture, letter word, message, symbol, plaque, or poster designed to inform or attract the attention of persons, but does not include the structural elements that support the sign such as steel support members or a masonry base or column.

25. **Sign, Advertising,** means a sign which temporarily or periodically promotes any item, product, commodity, or service being offered on the premises on which such signs are located.

26. **Sign Area** means:

    a. For signs mounted on buildings: the area within a regular rectangular/geometric shape that fully encloses the lettering or symbols associated with a business.

    b. For signs not mounted on buildings: the sign area is the actual area of the face of the sign that is fully enclosed by a regular square, rectangular, triangular, or circular shape, less the support structure.

    c. In the event two (2) or more signs share a single structure, each sign or panel may be considered separately for square footage purposes, except that the combined footage of such signs cannot exceed the total square footage allowed for the sign. The total sign area (square footage) limit is applied separately to the signage on the building and signage in the yard such as pole/pylon or monument signs.

27. **Sign, Attached** means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) which encloses or covers usable space. Neon tubing attached directly to a wall surface shall be considered a "wall sign" when forming a border for the subject matter, or when directing attention to the subject matter or when forming letters, logos, or pictorial designs.

28. **Sign, Awning** means a sign attached to an awning.

29. **Sign, Bandit** also known as new home builder’s sign means a temporary sign to advertise the location of new residential subdivisions.

30. **Sign, Billboard** means a large outdoor advertising sign or structure, which is designed, intended, or used to advertise or inform. If any part of the advertising or information contents is visible from any place on the main traveled way of a regulated highway. The sign may also include extensions and/or embellishments on, or attached to, the structure. Also known as hoarding and bulletin boards.

31. **Sign, Canopy** means a sign attached to a canopy.

32. **Sign, Changeable Message** means a sign whose face is designed and constructed in a manner capable of changing messages through a system of removable characters or panels attached to the face of the sign or changed by electronic means. A changeable message sign with animation, strobe lights, beacon lights, rotating or revolving sign structures are not allowed.

33. **Sign, Development** means a temporary on-site sign providing identification or information pertaining to a residential or commercial development and may include the builder, property owner, architect, contractor, engineer, landscape architect, decorator, or mortgagee, within that development, but shall not include a subdivision marketing sign.

34. **Sign, Directional** means any on-site sign to direct the public to entrances, exits and services located on the property on which the sign is located.

33. **Sign, Directory** means a sign listing occupants within shopping centers, industrial, retail, office and commercial developments. Directory sign also means a permanent on-site sign identifying the buildings in the development or providing information on their location.

34. **Sign, Garage Sale** means any sign for the sale of personal household goods in a residential zoning district or on the property of a nonprofit organization.

35. **Sign, Home Improvement** means any on-site sign that displays the name of a roofing, fence, pool painting, landscape or other home improvement contractor.

36. **Sign, Inflatable** means any hollow sign expanded or enlarged by the use of air or gas.

37. **Sign, Institutional** means a permanent on-site monument sign used to identify governmental and municipal agencies, public schools, churches, or similar public institutions, and used to communicate messages of public importance to the general public.

38. **Sign, Menu Board** means an on-site sign that displays a menu and pricing for food services and may include an audible speaker and microphone integral to the sign.

39. **Sign, Model Home** means any sign identifying a new home, either furnished or unfurnished, as being a builder’s or contractor’s model open to the public for inspection.

40. **Sign, Movement Control** means a sign providing direction or traffic flow information for persons or vehicles located on the same premises as the sign. Movement Control Signs shall not advertise or otherwise draw attention to the premises, an individual, business, commodity, service, activity or product.

41. **Sign, Monument** means any detached sign made from masonry, concrete materials, treated wood or plastic provided that a masonry or metal base is incorporated into the sign, with no separation between the base of the sign and grade. Maximum of ten feet (10’) tall.

42. **Sign, Nonconforming** means a sign and its supporting structure which does not conform to all or part of the provisions of this Ordinance, and:

    a. Was in existence and lawfully erected prior to the effective date of this Ordinance;

    b. Was in existence and lawfully located and used in accordance with the provisions of the prior ordinance applicable thereto, or which was considered legally nonconforming there under, and has since been in continuous or regular use; or

    c. Was in existence, located, and used on the premises at the time it was annexed into Kaufman and has since been in regular and continuous use.

43. **Sign, Obsolete** means any sign that no longer serves a bona fide use or purpose.

44. **Sign, Off-Premise** means a sign displaying advertising that pertains to a business, person, organization, activity, event, place, service or product not principally located or primarily manufactured or sold on the lot on which the sign is located.

45. **Sign, Pole/Pylon** means any sign erected on a vertical framework consisting of one (1) or more uprights supported by the ground and where there is a physical separation between the base of the sign and the ground. Has to be over ten feet (10’) tall or it will be classified as a monument sign.

46. **Sign, Political** means a sign:

    a. Relating to the election of a person to a public office,

    b. Relating to a political party,

    c. Relating to a matter to be voted upon at an election called by a public body,

    d. Containing primarily a political message.

47. **Sign, Portable** means a sign that is not securely connected to the ground in such a way that it can easily be moved from one location to another and is not a vehicular sign.

48. **Sign, Projecting** means any sign which is attached to and supported by a building or wall and which projects outward from the building or wall, generally at a right angle.

49. **Sign, Promotional** means any type of sign used for special promotions including, but not limited to, grand openings, anniversary celebrations, sales, and other such events. Promotional signs include, but are not limited to, banners, pennants, streamers, balloons, flags, bunting, inflatable signs and other similar signs.

50. **Sign, Protective (Warning)** means signs that identify or warn of any security devices located on the premises, including guard dogs.

51. **Sign, Public** means any sign that identifies a park, entrance to the City, place of interest within the City, any City sponsored event or any municipally-owned facility and is erected by or at the direction of a City official. A municipally-owned sign does not include traffic or street identification signs.

52. **Sign, Real Estate** means any on-site temporary sign pertaining to the sale or rental of property and advertising property only for the use for which it is legally zoned.

53. **Sign, Subdivision** means any permanent on-site sign identifying a subdivision located in a residential zoning district.

54. **Sign, Temporary Religious** means a sign that advertises the name of and provides direction to a religious organization or group that is temporarily operating in a school or other facility.

55. **Sign, Wall** means a sign fastened to a wall of a building or structure in such a manner where the wall becomes the supporting structure of the sign, or forms the background surface of the sign, and

which does not project more than twelve inches (12”) from such building. This includes window signs located on the external (outside) surface of the window.

56. **Sign, Window** means any sign, any painted on sign, banner, poster or display located on the internal (inside) surface of the window of any establishment for the purpose of advertising services, products or sales available within such establishment or which announces the opening of such establishment.

57. **Sign, Yard** means any sign that publicizes the arrival of a newborn, a birthday, a personal special event or the participation of a family member in a school activity or sport. Yard signs shall also include signs that advertise the presence of a home security system.

58. **Sign Support** means any pole, post, strut, cable or other structural fixture or framework necessary to hold and secure a sign, providing that said fixture or framework is not imprinted with any picture, symbol or word using characters in excess of one inch (1") in height, nor is internally or decoratively illuminated.

59. **Sign, Vehicular** means any sign on a vehicle parked temporarily, incidental to its principal use for transportation. This definition shall not include signs being transported to a site for permanent erection.

60. **Sign Setback** means the horizontal distance between a sign and the front or side property line, as measured from that part of the sign, including its extremities and supports, nearest to any point on any imaginary vertical plane projecting vertically from the front or side property line.

61. **Wall** means any exterior surface of a structure that has a slope of sixty degrees (60°) or more.

62. **Zoning District, Non-Residential** means any zoning district designated by the Zoning Ordinance of the City of Kaufman as O, LR, R, CBD, C, WSC, LI, or HC including SUP and PD.

63. **Zoning District, Residential** means any zoning district designated by the Zoning Ordinance of the City of Kaufman as A-O, SF-20, SF-10, SF-8, SF-6, TH, MF-1, MF-2 or MH including SUP and PD.

44.8 ATTACHED SIGN REGULATIONS:

Unless otherwise specifically provided, the regulations set forth in this Section shall be applicable to all attached signs that are allowed under this Ordinance.

A. **Wall Signs:**

1. **Installation Requirements**:

   a. All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than twelve inches (12") from that surface.

   b. Wall signs shall not extend above the wall or building surface to which the sign is attached.

   c. Banner signs shall not be utilized as permanent wall signs, but only as Promotional Signs as specifically allowed.

2. **Maximum Sign Area:** Wall signs shall not exceed the following area schedules:

   a. A wall sign in the Office (O), Local Retail (LR), Retail (R), Commercial (C), Light Industrial (LI), and Highway Commercial (HC) Districts shall be limited to fifteen percent (15%) per wall face. No wall signs shall be located on the side or rear wall of a building where the sign would face an adjacent residential zoning district. Signs in excess of fifteen percent (15%) per wall face, shall have an approved Specific Use Permit (SUP) in accordance with Section 30.

   b. **Exceptions**: Building’s over one hundred thousand square feet (100,000 sf) shall be limited to ten percent (10%) per wall face. No wall signs shall be located on the side or rear wall of a building where the sign would face an adjacent residential zoning district. Signs in excess of ten percent (10%) per wall face, shall have an approved Specific Use Permit (SUP) in accordance with Section 30.

   c. A wall sign in the Central Business District (CBD) shall be limited to fifty square feet (50 sf) per street frontage. Signs or murals in excess of fifty square feet (50 sf) and painted directly or indirectly on a wall shall have an approved Specific Use Permit (SUP) in accordance with Section 30.

   d. A wall sign in the Washington Street Corridor (WSC) shall be limited to five percent (5%) of each wall face. No wall signs shall be located on the side or rear wall of a building where the sign would face an adjacent residential zoning district.

   e. A wall sign in the Agriculture/Open (A-O), Single Family Residential – 20 (SF-20), Single Family Residential – 10 (SF-10), Single Family Residential - 8 (SF-8), Single Family Residential – 6 (SF-6), Townhouse Residential (TH), Multi-Family Residential – 1 (MF-1), Multi-Family Residential – 2 (MF-2) and Manufactured Home (MH) Districts shall be limited to ten percent (10%) of each wall facing a public street only, for institutions such as schools, churches, places of worship, parks, playgrounds, civic uses, and all uses allowed in MF-1 and MF-2.

   f. **Changeable Message**: An attached changeable message sign shall be limited to fifty percent (50%) of the area allowed for attached wall sign.

g. **Illumination**: Wall signs may be illuminated utilizing internal, external or neon lighting.

B. **Attached Roof Signs**: Roof sign shall only be allowed in non-residential districts. Attached roof signs shall meet the following regulations:

1. **Maximum Height:** The top of a roof sign shall not project above the allowable building height for the zoning district in which it is located. A roof sign shall not project more than fifteen feet (15’) above the roof line of the building.

2. **Maximum Sign Area:** The area of the roof sign shall be limited by the maximum size allowed in paragraph A.2. above. The roof sign and any wall signs combined together cannot exceed the maximum total square footage allowed in paragraph A.2. above.

3. **Maximum Number of Signs:** One (1) roof sign per building.

4. **Illumination:** Roof signs may be illuminated utilizing internal, external or neon lighting.

C. **Window Signs:** Window signs do not require a permit or a permit fee. Window signs shall only be allowed in non-residential districts and the Multi-Family 1 (MF-1) and Multi-Family 2 (MF-2) Districts. Window Signs shall meet the following regulations:

1. **Maximum Area**: Window signs must not obscure more than twenty-five percent (25%) of the window area per facade. The sign area shall be measured by drawing a rectangular or square box around the sign elements, then multiplying the height by the width. For signs whose shape is irregular, the box must enclose all elements of the sign.

2. **Restrictions**: No illuminated window signs shall be allowed within two feet (2’) of the window surface, except for open / closed signs.

D. **Awning Signs:** Awning signs shall only be allowed in non-residential districts and the Multi-Family 1 (MF-1) and Multi-Family 2 (MF-2) Districts. Awning signs shall meet the following regulations:

1. **Maximum Size:** An awning may extend the full length of the wall of the building to which it is attached and shall be no more than six feet (6') in height and shall not be placed less than eight feet (8') above the sidewalk.

2. **Restrictions:** Artwork or copy on awning signs shall be limited to a business name and/or logo.

3. **Maximum Area:** The artwork or copy for an awning sign shall not exceed twenty percent (20%) of the area of the awning and shall extend for no more than sixty percent (60%) of the length of the awning.

4. **Illumination**: Awning signs may be illuminated utilizing only internal lighting.

E. **Projecting Signs**: Projecting signs shall only be allowed in the Central Business District (CBD). Projecting signs shall meet the following regulations:

1. **Restrictions:** Signs shall be constructed of noncombustible material.

2. **Maximum Projection:** Signs shall not project more than six feet (6'), measured from the building

face and shall not be closer than two feet (2') from the back of the curb line.

3. **Height Restriction:** Signs shall be at least eight feet (8’) above the sidewalk and shall not exceed the height of the building facade.

4. **Illumination:** Projecting signs may be illuminated utilizing only internal or neon lighting.

5. **Conformance:** Signs shall be compatible in design, shape, and material with the architectural and historic character of the building.

6. **Maximum Area:** Signs shall not exceed eighteen square feet (18 sf) per sign face.

F. **Canopy Sign:** Canopy signs shall only be allowed in non-residential districts and the Multi-Family 1 (MF-1) and Multi-Family 2 (MF-2) Districts. Canopy signs shall meet the following regulations:

1. **Location:** A canopy sign may be attached to, or be an integral part of the canopy face.

2. **Restrictions:** A canopy sign may consist of only the name and/or logo of the business at the location of the canopy.

3. **Maximum Area**: The artwork or copy on a canopy sign shall not exceed ten percent (10%) of the face of the canopy, or a maximum of twenty five square feet (25 sf), whichever is greater.

4. **Illumination**: Canopy signs may be illuminated utilizing only internal lighting.

G. **Murals and Ghost Signs:** Murals and ghost sign restorations are only allowed in the Central Business District (CBD) and are subject to the following regulations:

1. **Compliance with Guidelines**: Murals and ghost signs shall comply with the Guidelines for Murals and Ghost Sign Restoration as adopted and amended by the City.

2. **Certificate of Appropriateness**: Each mural or ghost sign restoration shall require a Certificate of Appropriateness as approved by the Downtown Development Advisory Board.

3. **Permit**: Following the issuance of a Certificate of Appopriateness, each mural or ghost sign shall require a sign permit.

ORDINANCE NO. O-30-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, AMENDING THE CITY'S COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. O-02-07, AS AMENDED, AND CHAPTER 118, "ZONING", OF THE CITY'S CODE OF ORDINANCES, TO ALLOW AND REGULATE MURALS AND GHOST SIGNS IN THE "CENTRAL BUSINESS DISTRICT" BY AMENDING SUBSECTION 25.4, "CENTRAL BUSINESS DISTRICT (CBD) – DESIGN CRITERIA", SUBSECTION 44.3, "SIGN REGULATIONS – DEFINITIONS", AND SUBSECTION 44.8, "ATTACHED SIGN REGULATIONS"; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING A PENALTY FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING ON OR WHICH A VIOLATIONS OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Kaufman is a home rule municipality authorized to adopt regulations governing the use of land within its corporate limits; and

WHEREAS, the City of Kaufman has adopted development standards designed to maintain and encourage development and redevelopment within the commercial sections of the City, identified as the Central Business District ("CBD"); and

WHEREAS, the City of Kaufman has adopted a Comprehensive Zoning Ordinance regulating land use within the City, providing uses, definitions and regulations for development in the Central Business District ("CBD"); and

WHEREAS, research studies suggest that murals can contribute to a positive community atmosphere, add character to a neighborhood, celebrate local culture and community identity, and can enhance property values; and

WHEREAS, the restoration of ghost signs (historical, faded, painted signs) can contribute to historic preservation and restoration efforts; and

WHEREAS, at its regular meeting held on the 6th day of September, 2022, 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 City's Comprehensive Zoning Ordinance, Ordinance No. O-02-07, as amended, and Chapter 118, "Zoning", of the City's Code of Ordinances, to allow and regulate murals and ghost signs in the "Central Business District" by amending Subsection 25.4, "Central Business District (CBD) – Design Criteria", Subsection 44.3, "Sign Regulations – Definitions", and Subsection 44.8, "Attached Sign Regulations"; and

WHEREAS, at its regular meeting held on the 26th day of September, 2022, the City Council held a public hearing for the proposed amendments to the City's Comprehensive Zoning Ordinance; 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, and considering public input, the City Council determined that the proposed amendments to the Comprehensive Zoning Ordinance are consistent with the goals of set forth in the Comprehensive Plan of the City and would serve the best interest of the health and safety and substantially further the economic development and general welfare of the City.

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

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, the Comprehensive Zoning Ordinance of the City, and Chapter 118, "Zoning", of the Code of Ordinances of the City of Kaufman, are hereby amended to allow and regulate murals and ghost signs in the "Central Business District" by amending, in their entireties, Subsection 25.4, "Central Business District (CBD) – Design Criteria", Subsection 44.3, "Sign Regulations – Definitions", and Subsection 44.8, "Attached Sign Regulations", as set forth in **Exhibits "A - C"**, a copy of which is attached hereto and incorporated herein. All other chapters and subsections of Ordinance No. O-02-07 and Chapter 118 not specifically amended hereby shall remain in full force and effect without amendment.

SECTION 3. 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 4. 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 5. 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 6. 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 26th day of September, 2022.

_____
JEFF JORDAN
MAYOR

ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

“25 CENTRAL BUSINESS DISTRICT (CBD)

25.1 . . .

. . .

25.4 DESIGN CRITERIA

A. **Purpose**

Kaufman’s downtown Central Business District (CBD) has been identified by the Comprehensive Plan as a valuable resource worthy of preservation as a unique district. This district provides development and design standards that preserve the historic and architectural character of existing development, provides for adaptive reuse of existing buildings and the compatibility of new structures and uses with the historic nature of the CBD.

B. **Goals**

1. Historic preservation, economic development, and maintaining the pedestrian friendly character of the Central Business District shall be the primary consideration in the development design review.

2. The preservation and restoration of historically or architecturally significant buildings as well as buildings that contribute to the unique character of the CBD shall be considered as a high priority in the future development of the CBD.

3. Preservation, restoration, renovation and redevelopment should encourage and promote economic vitality, professional and business activities, tourism, and effective adaptive reuse of structures, upper floors and vacant spaces.

4. The preservation, restoration, renovation and redevelopment should encourage and promote the concept of the traditional downtown area as the origin and heart of the community as a place for people to gather as well as patronize the businesses located there.

C. **District Boundaries**

1. The Central Business District (CBD) is generally bounded by Oak Street on the north, Cherry Street on the south, Jefferson Street on the west, and Madison Street on the east. These boundaries are shown on the map in Figure 25-1 for informational purposes.

2. The precise boundaries of the Central Business District (CBD) shall be shown on the official zoning map of the City of Kaufman. The boundaries of the CBD may be amended from time to time based on a request from area property owners, a request of the staff, the Downtown Steering Committee, the Planning and Zoning Commission, or at the pleasure of the Council. In considering a request for a change in district boundaries, the Council shall require:

a. Any additions to the district shall be contiguous to the existing boundaries of the district;

b. Any reductions in the district shall be located on the edge of the district such that a hole is not

left inside the district; and

c. If requested by a property owner, a petition shall be presented showing owners of more than fifty percent (50%) of the land within the district, excluding streets, and owners of more than fifty percent (50%) of the building sites in the district are in support of the requested change in boundaries.

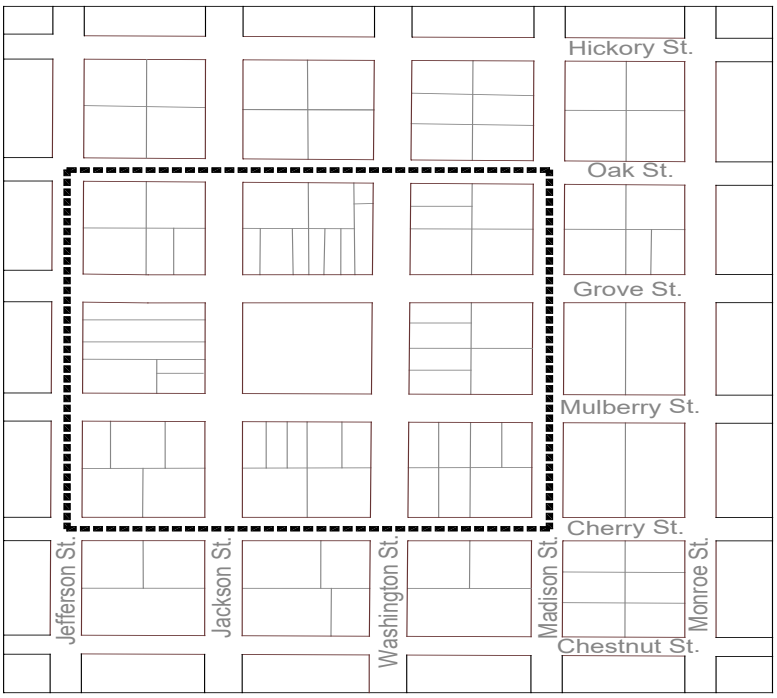


Figure 25-1 Downtown Central Business District Boundaries

D. **General Provisions**

1. Site plan and design review is required for new construction and substantial renovation of existing buildings within the Central Business District. Substantial renovation means:

   a. Alterations to the exterior of existing buildings that change the placement or design of windows, doors or other exterior features of the building such as coping or pilasters;

   b. An increase in the floor area of the building greater than ten percent (10%).

2. Interior renovation of existing buildings that do not alter the exterior appearance of the building do not require site plan and design review under the provisions of this section. (e.g., a drop ceiling that covers part of an existing window would alter the exterior appearance and require review)

3. Physical properties of an existing building such as setbacks, foot prints, height, or other similar characteristics that cannot be altered without substantial hardship are not required to meet the

development or design standards within this section. All other provisions shall apply.

4. Site Plan applications submitted for review will first be considered by the Downtown Design Review Committee and a Certificate of Appropriateness issued within ten (10) days to accompany the application to the Planning and Zoning Commission and City Council for approval. If the Downtown Design Review Committee recommends denial of the application or approval with stipulations the Planning and Zoning Commission must render a three-fourths affirmative vote to overturn the recommendations of the Committee in order to recommend approval to the City Council.

5. All new development, exterior renovations to any existing buildings, maintenance and/or preservation of any structure, shall require an exterior paint permit to be approved by the Development Services Director. This does not include murals or ghost signs, which are regulated by Section 25.4.D.6.

   a. Request to appeal the requirements of Sections 25.4.F.5.a.(3) or 25.5.B.1.h shall be heard by the Planning and Zoning Commission. The Planning and Zoning Commission shall determine what appeals shall be approved, if any.

      (1) An appeal request submittal shall include a proposed paint color combination scheme for the body, trim and accent features of the building.

      (2) Notice of the appeal request shall be mailed ten (10) days prior to the meeting, to all property owners as listed at the Kaufman County Appraisal District, and to all the building addresses, located within the boundaries of the Central Business District.

      (3) All appeal requests shall be placed on the next available Planning and Zoning Commission agenda.

6. All murals and ghost signs shall comply with the Guidelines for Murals and Ghost Sign Restoration as adopted and amended by the City Council, and on file in the Development Services Department. Each mural or ghost sign restoration shall be approved by the Downtown Development Advisory Board through the issuance of a Certificate of Appropriateness. Following the issuance of this certificate, the mural or ghost sign shall also require approval of a sign permit.

E. **Mixed Use Criteria**

1. The Central Business District may contain any combination of uses shown in the Use Chart in Section 33 (Use Charts).

2. Within the CBD there are both residential and nonresidential uses, which may be located in either residential structures or commercial structures. To maintain the architectural and historic character of existing blocks where one type of structure predominates, the following regulations shall apply.

   a. Residential uses may be in residential structures or commercial structures. Residential uses in commercial structures are only allowed if they occupy no more than fifty percent (50%) of the

floor area of the building; and do not occupy the area adjacent to the street front.

b. Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.

c. In block faces within the District that are currently developed with residential structures, new construction shall be compatible residential structures. Either residential or nonresidential uses may be located in the residential structures.

d. In block faces within the Central Business District that are currently developed with commercial structures, new construction shall be compatible commercial structures.

F. **Central Business District Development and Design Standards**

1. All new development and exterior renovations to existing buildings must meet requirements provided in this section for Site Design, and Architectural Standards.

2. **Purpose of Central Business District Design Standards.** The purpose of these design standards is to ensure the preservation of the historic and architectural qualities, which make the CBD a unique place by permitting new development compatible with existing historic buildings and by maintaining the historic and architectural qualities of existing buildings.

a. Site Design Standards. The purpose of the Site Design Standards is to provide for building and parking placement compatible with existing development.

b. Architectural Standards. The purpose of the Architectural Standards is to provide for the preservation of existing historic and architectural qualities of downtown Kaufman, ensure new construction and all exterior renovations to existing buildings are compatible with these qualities, and to protect and promote the uniqueness of downtown as a commercial area.

3. **Design Standards Review.** All new development and all exterior renovations to existing buildings shall comply with the Site Design Standards included in Subsection 4, and the Architectural Standards in Subsection 5.

4. **Site Design Standards**

a. **Building Placement - Commercial Structures**

(1) Buildings shall be placed on the front property line. Building may be moved back from the front property line to provide for a wider sidewalks and entries, or pedestrian oriented streetscapes if: The buildings takes up an entire block face; or is located on a corner; or has a total frontage of more than fifty percent (50%) of the block face.

(2) New commercial structures shall be allowed only in block faces which are predominately developed with existing commercial structures, or are predominately vacant land.

(3) Buildings shall be placed on the side property line except when adjacent to a residential type structure in which a fifteen feet (15’) minimum side yard shall be observed. Buildings may be moved back from the side property line a total of four feet (4’) to provide for wider sidewalks and entries when the side property line is along a street.

(4) Buildings that go through a block so that they have frontage on two parallel streets, shall treat each frontage as a main façade.

(5) All service areas, dumpsters and loading shall be from the rear of the building or alley.

5. **Architectural Design Standards**

a. **Street Facade – Commercial Structures**

(1) Primary street facades for nonresidential buildings in the Central Business District shall have the following basic features of existing historic buildings:

(a) Cornice at top of facade;

(b) Display windows with transom windows above and lower window panels below.

(c) Pilasters that divide the facade vertically and separate the display windows units into discrete visual elements.

(d) Second floor windows, recessed with multiple lights, lintels, and sills.

(2) Architectural elements such as doors, windows, awnings, canopies and architectural details shall be compatible with the overall visual qualities existing within the historic buildings downtown.

(3) Choice of Paint Colors for the Primary facades, various architectural elements, and/or details.

(a) Paint colors should highlight architectural details based on historic tradition for the building’s type and style.

(b) Keep colors compatible with the building style and design.

(c) Loud, garish, or harsh colors and bright hues are prohibited.

(d) Generally no more than three colors are applied per building.

(e) Brick, stone or other naturally unpainted materials shall not be painted unless the material has been painted previously.

(f) A variety of approved paint color combinations are available for reference in the Development Services Department. The approved combinations specify paint colors for the body, trim and accent areas of the building. An exterior paint permit shall be approved prior to painting any exterior portion of any building.

(g) Exterior grade paints shall be used for exterior siding.

(4) In addition to the above, all commercial structures shall have at least two of the following desirable design features as appropriate:

(a) Street facades on side streets that meet the requirements for primary facades; or

(b) Buildings on corners which create a diagonal corner cut with the entrance on the corner; or

(c) Pediments added to the top of the facade; or

(d) Decorative brickwork and architectural detailing on or around the cornice, fascia, pilasters, or around windows; or

(e) Use of natural wooden doors with glass windows; or

(f) Projecting canopies and or awnings placed over the ground floor windows and doors.

(5) Whenever possible, new additions or alterations to existing structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

(6) The distinguishing original qualities or character of a building should be preserved and the maintenance, repair, replacement, renovation or alteration of such structures should avoid removing or destroying any distinctive architectural features whenever possible.

(7) Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the original material being replaced in composition, design, color, texture and other visual qualities. Plastic or vinyl architectural features or siding shall not be approved.

(8) Plate glass or divided display windows should always be preserved and not covered, painted or filled in. Traditional recessed doorways with substantial wooden doors should be retained or re-installed if significant restoration is undertaken.

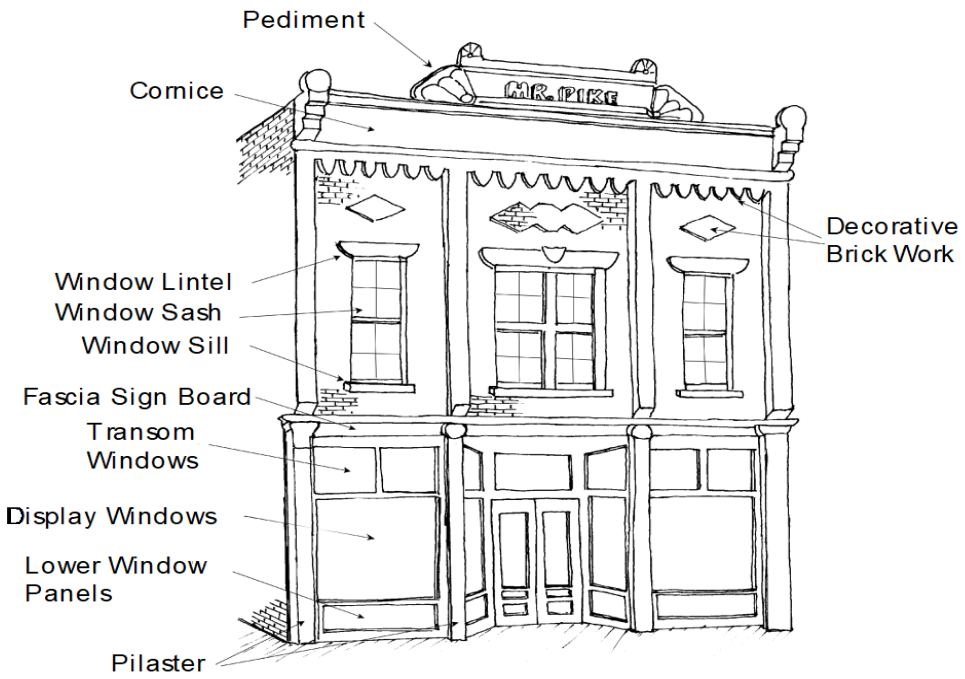


Figure 25-2 Typical Features of Commercial Structures in the Central Business District

b. **Building Proportions – Commercial Structures**

(1) Overall height of single story commercial buildings in the Central Business District shall be between eighteen feet (18’) and twenty six feet (26’).

(2) The proportion of the height to width of the facade between pilasters shall be in the range of 2.5 to 1 to 3 to 1. The basic window units shall be between 2 to 2.5 times the remaining height to the top of the cornice.

(3) The ground floor facade shall have at least forty-fifty percent (45%) of its area in transparent windows, or doors. The second floor facade shall have at least twenty percent (20%) of its area in windows. The area of windows includes any mullions framing individual lights within the window frame.

c. **Building Materials - Commercial Structures**

(1) The base facade materials for commercial structures within the Central Business District shall be brick or stone. Architectural details, trim, window or door framing may be wood, stone, cast stone, cast iron, or other materials compatible with the historic and architectural character of the Central Business District.

6. **Fencing – Commercial Structures**

a. Any fencing for commercial structures within the Central Business District shall be in the rear of the building not visible from the street.”

"44 SIGN REGULATIONS

44.1 PURPOSE . . .

. . .

44.3 DEFINITIONS:

A. The following words or terms used in Section 44, Sign Regulations shall be defined and interpreted as follows. Interpretations of meaning shall be made by the Director of Development Services or his/her designee.

1. **Alter** means to change the size, shape or outline; type of material; or type of sign; or to change the electrical lighting, except for the replacement of lamps not brighter than the original or the replacement of a surface panel.

2. **Attach** means to stick, tack, bolt, nail or otherwise affix a sign to any object; to paint, stencil, write, or otherwise mark on an object.

3. **Awning** means an architectural projection that provides weather protection, identity and decoration, and is supported by the building to which it is attached. It is composed of a lightweight rigid or retractable skeleton structure over which a thin cover is attached which may be of fabric or other materials, and may be illuminated.

4. **Banner** means a sign composed of cloth, plastic, paper, canvas or other light fabric.

5. **Building** means a structure which has a roof supported by columns, wall or air for the shelter, support, or enclosure of persons, animal or chattel.

6. **Canopy** means a roof-like structure which shelters a use such as, but not restricted to, a gasoline pump island, and is supported by either one (1) or more columns or by the building to which it is accessory to and is open on two (2) or more sides.

7. **Dilapidated or Deteriorated Condition** means any sign:

   a. Where elements of the surface or background can be seen as viewed from the normal viewing distance (intended viewing distance), to have portions of the finished material or paint flaked, broken off, or missing, or otherwise not in harmony with the rest of the surface; or

   b. Where the structural support or frame or sign panels are visibly bent, broken, dented, or torn as to constitute an unsightly, hazardous or harmful condition; or

   c. Where the sign, or its elements, are twisted or leaning or at angles other than those at which it was originally erected (such as may result from being blown or the failure of a structural support); or

   d. Where the message or wording can no longer be clearly read by a person under normal viewing conditions; or

   e. Where the sign or its elements are not in compliance with the regulations of the National

Electrical Code and/or the International Building Code currently adopted by the City.

8. **Director** means the Development Services official for the City of Kaufman or his/her designee overseeing the issuance of permits.

9. **Erect** means to build, construct, attach, hang, place, suspend or affix, and shall also include the painting of signs on the exterior surface of a building, structure, or sign face.

10. **Facing or surface** means the surface of the sign upon, against or through which the message is displayed or illustrated on the sign.

11. **Flag** means a piece of cloth, canvas, or other light fabric, usually rectangular in shape, containing a distinctive design or message which is used as a symbol or to signal or attract attention. Any flag over one hundred square feet (100 sf) in size located on private property is considered to be a sign.

12. **Ghost Sign** means a historical, hand-painted sign that has been preserved on a building for an extended period of time. The sign may contribute to the historic character of a building and may be faded or concealed and in need of restoration.

13. **Illuminated Sign** means any sign which has characters, letters, figures, or designs illuminated by electric lights, luminous tubes or other means that are specifically placed to draw attention to, or to provide night time viewing of, the subject matter on the sign face.

14. **Incidental** means information on a sign that is incidental to the operation of the business such as, but not limited to, hours of operation, accepted credit cards and parking information.

15. **Incombustible Material** means any material which will not ignite at or below a temperature of 1,200 degrees Fahrenheit, and will not continue to burn or glow at that temperature.

16. **Logo** means any design or insignia of a company or product which is commonly used in advertising to identify that company or product.

17. **Mural** means an original painting or other work of art applied directly or indirectly to the exterior face of a building, typically commissioned to enhance the public realm and to reflect the character, culture, heritage, or identity of the neighborhood, community, or region. A mural should not contain a commercial message (such as the name, logo, slogan, service/product, etc. associated with a business) except as part of an approved sponsorship and limited to no more than 5% of the surface area of the mural. A mural should be designed for a general audience and should not contain imagery or messaging considered offensive to the average person or political in nature.

18. **Pennant** means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in a series, designed to move in the wind.

19. **Premises** means a lot or unplatted tract, or a combination of contiguous lots and/or unplatted tracts of land where the lot, tract, or combination of lots and/or tracts is under single ownership and is reflected in the plat or deed records of the City and County.

20. **Public Right-of-Way** means a dedicated road or street including the easement for that road or street or public utility corridor.

21. **Roof** means any exterior surface of a structure that has a slope of less than 60 degrees and shall also include the top most portion of any structure.

22. **Searchlight** means an apparatus capable of projecting a beam or beams of light in excess of 1 million peak candlepower.

23. **Sight Visibility Triangle** means where one (1) street, alley or driveway intersects with another, the triangular area formed by extending two (2) curb lines a distance based on the design speed of the streets (see Section 36.9.B., Figure 36-1) from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle.

24. **Sign** means any device, flag, banner, light, figure, picture, letter word, message, symbol, plaque, or poster designed to inform or attract the attention of persons, but does not include the structural elements that support the sign such as steel support members or a masonry base or column.

25. **Sign, Advertising,** means a sign which temporarily or periodically promotes any item, product, commodity, or service being offered on the premises on which such signs are located.

26. **Sign Area** means:

    a. For signs mounted on buildings: the area within a regular rectangular/geometric shape that fully encloses the lettering or symbols associated with a business.

    b. For signs not mounted on buildings: the sign area is the actual area of the face of the sign that is fully enclosed by a regular square, rectangular, triangular, or circular shape, less the support structure.

    c. In the event two (2) or more signs share a single structure, each sign or panel may be considered separately for square footage purposes, except that the combined footage of such signs cannot exceed the total square footage allowed for the sign. The total sign area (square footage) limit is applied separately to the signage on the building and signage in the yard such as pole/pylon or monument signs.

27. **Sign, Attached** means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) which encloses or covers usable space. Neon tubing attached directly to a wall surface shall be considered a "wall sign" when forming a border for the subject matter, or when directing attention to the subject matter or when forming letters, logos, or pictorial designs.

28. **Sign, Awning** means a sign attached to an awning.

29. **Sign, Bandit** also known as new home builder's sign means a temporary sign to advertise the location of new residential subdivisions.

30. **Sign, Billboard** means a large <u>outdoor advertising</u> sign or structure, which is designed, intended, or used to advertise or inform. If any part of the advertising or information contents is visible from any place on the main traveled way of a regulated highway. The sign may also include extensions and/or embellishments on, or attached to, the structure. Also known as hoarding and bulletin boards.

31. **Sign, Canopy** means a sign attached to a canopy.

32. **Sign, Changeable Message** means a sign whose face is designed and constructed in a manner capable of changing messages through a system of removable characters or panels attached to the face of the sign or changed by electronic means. A changeable message sign with animation, strobe lights, beacon lights, rotating or revolving sign structures are not allowed.

33. **Sign, Development** means a temporary on-site sign providing identification or information pertaining to a residential or commercial development and may include the builder, property owner, architect, contractor, engineer, landscape architect, decorator, or mortgagee, within that development, but shall not include a subdivision marketing sign.

34. **Sign, Directional** means any on-site sign to direct the public to entrances, exits and services located on the property on which the sign is located.

33. **Sign, Directory** means a sign listing occupants within shopping centers, industrial, retail, office and commercial developments. Directory sign also means a permanent on-site sign identifying the buildings in the development or providing information on their location.

34. **Sign, Garage Sale** means any sign for the sale of personal household goods in a residential zoning district or on the property of a nonprofit organization.

35. **Sign, Home Improvement** means any on-site sign that displays the name of a roofing, fence, pool painting, landscape or other home improvement contractor.

36. **Sign, Inflatable** means any hollow sign expanded or enlarged by the use of air or gas.

37. **Sign, Institutional** means a permanent on-site monument sign used to identify governmental and municipal agencies, public schools, churches, or similar public institutions, and used to communicate messages of public importance to the general public.

38. **Sign, Menu Board** means an on-site sign that displays a menu and pricing for food services and may include an audible speaker and microphone integral to the sign.

39. **Sign, Model Home** means any sign identifying a new home, either furnished or unfurnished, as being a builder's or contractor's model open to the public for inspection.

40. **Sign, Movement Control** means a sign providing direction or traffic flow information for persons or vehicles located on the same premises as the sign. Movement Control Signs shall not advertise or otherwise draw attention to the premises, an individual, business, commodity, service, activity or product.

41. **Sign, Monument** means any detached sign made from masonry, concrete materials, treated wood or plastic provided that a masonry or metal base is incorporated into the sign, with no separation between the base of the sign and grade. Maximum of ten feet (10') tall.

42. **Sign, Nonconforming** means a sign and its supporting structure which does not conform to all or part of the provisions of this Ordinance, and:

a. Was in existence and lawfully erected prior to the effective date of this Ordinance;

b. Was in existence and lawfully located and used in accordance with the provisions of the prior ordinance applicable thereto, or which was considered legally nonconforming there under, and has since been in continuous or regular use; or

c. Was in existence, located, and used on the premises at the time it was annexed into Kaufman and has since been in regular and continuous use.

43. **Sign, Obsolete** means any sign that no longer serves a bona fide use or purpose.

44. **Sign, Off-Premise** means a sign displaying advertising that pertains to a business, person, organization, activity, event, place, service or product not principally located or primarily manufactured or sold on the lot on which the sign is located.

45. **Sign, Pole/Pylon** means any sign erected on a vertical framework consisting of one (1) or more uprights supported by the ground and where there is a physical separation between the base of the sign and the ground. Has to be over ten feet (10') tall or it will be classified as a monument sign.

46. **Sign, Political** means a sign:

a. Relating to the election of a person to a public office,

b. Relating to a political party,

c. Relating to a matter to be voted upon at an election called by a public body,

d. Containing primarily a political message.

47. **Sign, Portable** means a sign that is not securely connected to the ground in such a way that it can easily be moved from one location to another and is not a vehicular sign.

48. **Sign, Projecting** means any sign which is attached to and supported by a building or wall and which projects outward from the building or wall, generally at a right angle.

49. **Sign, Promotional** means any type of sign used for special promotions including, but not limited to, grand openings, anniversary celebrations, sales, and other such events. Promotional signs include, but are not limited to, banners, pennants, streamers, balloons, flags, bunting, inflatable signs and other similar signs.

50. **Sign, Protective (Warning)** means signs that identify or warn of any security devices located on the premises, including guard dogs.

51. **Sign, Public** means any sign that identifies a park, entrance to the City, place of interest within the City, any City sponsored event or any municipally-owned facility and is erected by or at the direction of a City official. A municipally-owned sign does not include traffic or street identification signs.

52. **Sign, Real Estate** means any on-site temporary sign pertaining to the sale or rental of property and advertising property only for the use for which it is legally zoned.

53. **Sign, Subdivision** means any permanent on-site sign identifying a subdivision located in a residential zoning district.

54. **Sign, Temporary Religious** means a sign that advertises the name of and provides direction to a religious organization or group that is temporarily operating in a school or other facility.

55. **Sign, Wall** means a sign fastened to a wall of a building or structure in such a manner where the wall becomes the supporting structure of the sign, or forms the background surface of the sign, and which does not project more than twelve inches (12") from such building. This includes window signs located on the external (outside) surface of the window.

56. **Sign, Window** means any sign, any painted on sign, banner, poster or display located on the internal (inside) surface of the window of any establishment for the purpose of advertising services, products or sales available within such establishment or which announces the opening of such establishment.

57. **Sign, Yard** means any sign that publicizes the arrival of a newborn, a birthday, a personal special event or the participation of a family member in a school activity or sport. Yard signs shall also include signs that advertise the presence of a home security system.

58. **Sign Support** means any pole, post, strut, cable or other structural fixture or framework necessary to hold and secure a sign, providing that said fixture or framework is not imprinted with any picture, symbol or word using characters in excess of one inch (1") in height, nor is internally or decoratively illuminated.

59. **Sign, Vehicular** means any sign on a vehicle parked temporarily, incidental to its principal use for transportation. This definition shall not include signs being transported to a site for permanent erection.

60. **Sign Setback** means the horizontal distance between a sign and the front or side property line, as measured from that part of the sign, including its extremities and supports, nearest to any point on any imaginary vertical plane projecting vertically from the front or side property line.

61. **Wall** means any exterior surface of a structure that has a slope of sixty degrees (60°) or more.

62. **Zoning District, Non-Residential** means any zoning district designated by the Zoning Ordinance of the City of Kaufman as O, LR, R, CBD, C, WSC, LI, or HC including SUP and PD.

63. **Zoning District, Residential** means any zoning district designated by the Zoning Ordinance of the City of Kaufman as A-O, SF-20, SF-10, SF-8, SF-6, TH, MF-1, MF-2 or MH including SUP and PD."

"44 SIGN REGULATIONS

44.1 PURPOSE . . .

. . .

44.8 ATTACHED SIGN REGULATIONS:

Unless otherwise specifically provided, the regulations set forth in this Section shall be applicable to all attached signs that are allowed under this Ordinance.

A. **Wall Signs:**

1. **Installation Requirements**:

a. All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than twelve inches (12") from that surface.

b. Wall signs shall not extend above the wall or building surface to which the sign is attached.

c. Banner signs shall not be utilized as permanent wall signs, but only as Promotional Signs as specifically allowed.

2. **Maximum Sign Area:** Wall signs shall not exceed the following area schedules:

a. A wall sign in the Office (O), Local Retail (LR), Retail (R), Commercial (C), Light Industrial (LI), and Highway Commercial (HC) Districts shall be limited to fifteen percent (15%) per wall face. No wall signs shall be located on the side or rear wall of a building where the sign would face an adjacent residential zoning district. Signs in excess of fifteen percent (15%) per wall face, shall have an approved Specific Use Permit (SUP) in accordance with Section 30.

b. **Exceptions**: Building's over one hundred thousand square feet (100,000 sf) shall be limited to ten percent (10%) per wall face. No wall signs shall be located on the side or rear wall of a building where the sign would face an adjacent residential zoning district. Signs in excess of ten percent (10%) per wall face, shall have an approved Specific Use Permit (SUP) in accordance with Section 30.

c. A wall sign in the Central Business District (CBD) shall be limited to fifty square feet (50 sf) per street frontage. Signs or murals in excess of fifty square feet (50 sf) and painted directly or indirectly on a wall shall have an approved Specific Use Permit (SUP) in accordance with Section 30.

d. A wall sign in the Washington Street Corridor (WSC) shall be limited to five percent (5%) of each wall face. No wall signs shall be located on the side or rear wall of a building where the sign would face an adjacent residential zoning district.

e. A wall sign in the Agriculture/Open (A-O), Single Family Residential – 20 (SF-20), Single Family Residential – 10 (SF-10), Single Family Residential - 8 (SF-8), Single Family Residential – 6 (SF-6), Townhouse Residential (TH), Multi-Family Residential

– 1 (MF-1), Multi-Family Residential – 2 (MF-2) and Manufactured Home (MH) Districts shall be limited to ten percent (10%) of each wall facing a public street only, for institutions such as schools, churches, places of worship, parks, playgrounds, civic uses, and all uses allowed in MF-1 and MF-2.

f. **Changeable Message**: An attached changeable message sign shall be limited to fifty percent (50%) of the area allowed for attached wall sign.

g. **Illumination**: Wall signs may be illuminated utilizing internal, external or neon lighting.

B. **Attached Roof Signs**: Roof sign shall only be allowed in non-residential districts. Attached roof signs shall meet the following regulations:

1. **Maximum Height:** The top of a roof sign shall not project above the allowable building height for the zoning district in which it is located. A roof sign shall not project more than fifteen feet (15') above the roof line of the building.

2. **Maximum Sign Area:** The area of the roof sign shall be limited by the maximum size allowed in paragraph A.2. above. The roof sign and any wall signs combined together cannot exceed the maximum total square footage allowed in paragraph A.2. above.

3. **Maximum Number of Signs:** One (1) roof sign per building.

4. **Illumination:** Roof signs may be illuminated utilizing internal, external or neon lighting.

C. **Window Signs:** Window signs do not require a permit or a permit fee. Window signs shall only be allowed in non-residential districts and the Multi-Family 1 (MF-1) and Multi-Family 2 (MF-2) Districts. Window Signs shall meet the following regulations:

1. **Maximum Area**: Window signs must not obscure more than twenty-five percent (25%) of the window area per facade. The sign area shall be measured by drawing a rectangular or square box around the sign elements, then multiplying the height by the width. For signs whose shape is irregular, the box must enclose all elements of the sign.

2. **Restrictions**: No illuminated window signs shall be allowed within two feet (2') of the window surface, except for open / closed signs.

D. **Awning Signs:** Awning signs shall only be allowed in non-residential districts and the Multi-Family 1 (MF-1) and Multi-Family 2 (MF-2) Districts. Awning signs shall meet the following regulations:

1. **Maximum Size:** An awning may extend the full length of the wall of the building to which it is attached and shall be no more than six feet (6') in height and shall not be placed less than eight feet (8') above the sidewalk.

2. **Restrictions:** Artwork or copy on awning signs shall be limited to a business name and/or logo.

3. **Maximum Area:** The artwork or copy for an awning sign shall not exceed twenty percent (20%) of the area of the awning and shall extend for no more than sixty percent (60%) of

the length of the awning.

4. **Illumination**: Awning signs may be illuminated utilizing only internal lighting.

E. **Projecting Signs**: Projecting signs shall only be allowed in the Central Business District (CBD). Projecting signs shall meet the following regulations:

1. **Restrictions:** Signs shall be constructed of noncombustible material.

2. **Maximum Projection:** Signs shall not project more than six feet (6'), measured from the building face and shall not be closer than two feet (2') from the back of the curb line.

3. **Height Restriction:** Signs shall be at least eight feet (8') above the sidewalk and shall not exceed the height of the building facade.

4. **Illumination:** Projecting signs may be illuminated utilizing only internal or neon lighting.

5. **Conformance:** Signs shall be compatible in design, shape, and material with the architectural and historic character of the building.

6. **Maximum Area:** Signs shall not exceed eighteen square feet (18 sf) per sign face.

F. **Canopy Sign:** Canopy signs shall only be allowed in non-residential districts and the Multi-Family 1 (MF-1) and Multi-Family 2 (MF-2) Districts. Canopy signs shall meet the following regulations:

1. **Location:** A canopy sign may be attached to, or be an integral part of the canopy face.

2. **Restrictions:** A canopy sign may consist of only the name and/or logo of the business at the location of the canopy.

3. **Maximum Area**: The artwork or copy on a canopy sign shall not exceed ten percent (10%) of the face of the canopy, or a maximum of twenty five square feet (25 sf), whichever is greater.

4. **Illumination**: Canopy signs may be illuminated utilizing only internal lighting.

G. **Murals and Ghost Signs:** Murals and ghost sign restorations are only allowed in the Central Business District (CBD) and are subject to the following regulations:

1. **Compliance with Guidelines**: Murals and ghost signs shall comply with the Guidelines for Murals and Ghost Sign Restoration as adopted and amended by the City and on file in the Development Services Department.

2. **Certificate of Appropriateness**: Each mural or ghost sign restoration shall require a Certificate of Appropriateness as approved by the Downtown Development Advisory Board.

3. **Permit**: Following the issuance of a Certificate of Appropriateness, each mural or ghost sign shall require a sign permit."

Meeting Date: 9/26/2022 | **Date: 09/23/2022** | **Item #: 13.** | **Dept.: Administration**

Action Item

SUBJECT:

Consider and take appropriate action on a Development Agreement between Cope Equities, LLC and the City of Kaufman for the Five Point Development, an approximate 99.52-acre tract of land (Property IDs 54862 & 54860) situated in the D. Falcon Survey, Abstract No. 151, generally located on the northwest side of S. Washington St. at Five Points Dr.; and authorizing the Mayor or designee to execute necessary documents.

BACKGROUND:

Five Points is a proposed mixed-use development, the Planned Development zoning for which was approved on June 27, 2022. The applicant is moving forward with the development of the property and has already submitted preliminary engineering documents and a preliminary plat application, which is expected to move forward in October. The development is proposed to be part of the expanded TIRZ 2A. The developer is seeking to enter into a Development Agreement with the City to outline the general framework with regard to the development of the property.

Author: Andrew Bogda, Planning Manager

Reviewed: Mike Slye, City Manager

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

Recommendation: Staff recommends approval of the Five Points Development Agreement subject to final attorney review.

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

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into by and between Cope Equities, LLC, a Texas Limited Liability Company ("Cope" or "Developer"), and the City of Kaufman, Texas (the "City"), a home rule municipal corporation, to be effective on the date upon which the last of all the Parties has approved and duly executed this Agreement ("Effective Date"). Developer and the City (which are sometimes individually referred to as a "Party" and collectively as the "Parties")

RECITALS

WHEREAS, the Parties desire to enter into this Agreement; and

WHEREAS, Cope currently owns approximately 99.52 acres of real property, (the "Property"), as described by metes and bounds on **Exhibit A** and depicted on **Exhibit A-1** to this Agreement; and

WHEREAS, the Property is currently zoned as Planned Development No. 22, ("PD-22"), a copy of which is attached hereto and incorporated herein as **Exhibit B,** which provides for a mix of master-planned land uses, including commercial uses, multi-family residential, townhomes, and single-family residential uses; and

WHEREAS, Developer will, in accordance with the terms of PD-22 and this Agreement, develop the Property as a mix of single family, multi-family, retail, and flex office space (the "Development") in accordance with the concept plan attached hereto as **Exhibit C** (the "Concept Plan"), the development standards set forth in those certain City-approved development standards are attached as **Exhibit D** ("Development Standards"), and the Concept Elevations set forth in **Exhibit D-1**; and

WHEREAS, the City holds the certificates of convenience and necessity (the "CCNs") to provide retail water and wastewater service to the Property and the Developer agrees that the City will be the exclusive provider of retail water and wastewater service to the Property; and

WHEREAS, the Development requires the construction of certain perimeter and offsite road improvements as well as interior roadway improvements (the "Roadway Improvements") as defined herein and described in **Exhibit E** to this Agreement; and

WHEREAS, the Parties agree that the full development of the Property as provided herein will promote economic development within the City and will stimulate business and commercial activity within the City, which will drive infrastructure investment and thus will increase the City's tax base, sales tax revenues, and utility revenues; and

NOW THEREFORE, in consideration of the foregoing Recitals, the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I
GENERAL TERMS AND DEFINITIONS

1.1 Recitals. The recitals to this Agreement are incorporated herein for all purposes.

1.2 Definitions. Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

CCNs is defined in the Recitals.

City means the City of Kaufman, Texas, a home rule municipality located in Kaufman County, Texas.

City Assignee is defined in Section 10.2.

City Council means the city council of the City.

Claims is defined in Section 7.2.

Concept Plan means the concept plan as shown in **Exhibit C.**

Developer is defined in the introductory paragraph and shall include Developer Assignee as defined in Section 10.1.

Developer Assignee is defined in Section 10.1.

Developer' Construction Costs is defined in Section 7.1.

Development is defined in the Recitals.

Development Standards means the development standards for the Property, which are reflected in the approved planned development zoning Ordinance (PD-22) for the Property and as set forth on **Exhibits B and D.**

Effective Date is defined in the introductory paragraph.

Five Points Drive is defined as the Five Points Drive depicted in **Exhibit E**.

Fully Developed and Improved Lot means any lot, regardless of proposed use, which is served by the Public Improvements and for which a final plat has been approved by the City and recorded in the real property records of Kaufman County.

Governing Regulations has the meaning set forth in Section 6.1.

Impact Fee(s) is defined in Section 7.1.

Indemnified Party is defined in Section 7.2.

Neighborhood Park/Open Space is defined in Section 5.4.

Roadway Improvements is defined in the Recitals.

Offsite Wastewater Improvements is defined in the Recitals.

Offsite Water Improvements is defined in the Recitals.

Onsite Improvements is defined in the Recitals.

Oversized Improvements is defined in Section 5.7.

Park Concept Plan is defined in Section 5.3.

Park Improvements is defined in Section 5.3.

Parkland Dedication Ordinance means the City of Kaufman Parkland Dedication Ordinance, as amended.

Parkland Development Fees refers to those fees required for development of parks pursuant to the City's Parkland Dedication Ordinance, as amended.

Parties means the Developer and the City.

Party means the Developer or the City.

Project or Five Points Project means the development of the Property in accordance with this Agreement and applicable law, including without limitation, City Ordinances.

Property is described by metes and bounds on **Exhibit A** and depicted on **Exhibit B**.

Public Improvements means those Onsite Improvements and Offsite Improvements intended to serve and benefit the Property, which are permitted to be funded under the TIRZ Act, and which are identified as an eligible expense in the Project and Financing Plan.

Public Infrastructure means all of those onsite and Onsite Improvements and Offsite Improvements required pursuant to the final plat approved by the City.

ROW shall mean right of way as required by the City's Subdivision Regulations for the construction of public improvements.

South Washington is defined as the South Washington, as depicted in **Exhibit E**

TIRZ means Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas established prior to the Effective Date of this Agreement.

TIRZ2A means Tax Reinvestment Zone Number Two (2) A, City of Kaufman Texas, proposed to be formed to encompass the Property pursuant to this Agreement.

Trail and Parkland Plan shall mean the plan attached as **Exhibit C-1 and C-2**.

Vista Lane Road is defined as the Vista Lane Road Drive depicted in **Exhibit E**.

ARTICLE II
ROADWAYS AND TRAFFIC IMPROVEMENTS

Article II and the referenced exhibits herein shall govern the City and Developer's obligations regarding specific roadways, road and street improvements, and other traffic related improvements.

2.1 Roadway System Improvements and Roadway System Improvements Concept Plan. Attached as **Exhibit E** is the Roadway System Improvement Plan ("Roadway Plan"). These exhibits shall provide guidance for the obligations in this Article. Should the Article and the Exhibits conflict, the express language in this Article shall control.

2.2 Five Points Drive and Lakeside Drive. Developer shall, in connection with and at the time of development for the first multi-family site, complete Five Points Drive and Lakeside Drive (together, the "Spine Roads") as indicated on the Roadway Plan. For purposes of this section, "complete" means to design, construct, and dedicate infrastructure to the City for public purposes (including all utilities, sidewalks, street lighting, and landscaping) in accordance with City standards, regulations, and approved construction documents.

2.3 Vista Lane Road Improvement and Sidewalk. Subject to the Vista Lane Conversion, defined herein, the Developer shall repair the cracked corner of Five Points Drive and Vista Lane and shall install a sidewalk within the ROW along the north side of Vista Lane where such sidewalk does not exist, in accordance with the Concept Plan, at the time that Developer constructs Five Points Drive. The sidewalk shall be constructed in accordance with the requirements of applicable City Ordinances. Developer shall only be required to repair when Vista Lane is a public ROW and has Developer been given authority and permission or by temporary construction easement. Developer shall not be required to obtain easements to perform the work prior to the Vista Lane Conversion. Developer shall repair the existing Vista Lane so that it is constructed to the standards required by City Subdivision Regulations for minor collector streets and the repairs to Five Points Drive shall also be constructed to the standards set forth in the City Subdivision Regulations. Developer shall not be required to maintain work or hold maintenance bonds for Vista Lane for any period after repair. The City shall be responsible for all future maintenance or repair.

2.3.1 Vista Lane Conversion. The Parties acknowledge that Vista Lane is currently a private drive with a fire lane access and utility easement. The City intends for

Vista Lane to be a public right-of-way, and the City shall bear such responsibility for the conversion of Vista Lane from a private drive to a public road (the "Vista Lane Conversion"). City shall obtain the ROW necessary for Vista Lane Conversion and must record the ROW for the Vista Lane Conversion prior to the Developer's repair of existing conditions (paving settlement) and before sidewalks are installed on the North Side of Vista Lane from Five Points Drive to the end of the existing Vista Lane. The Developer shall have no obligation or financial responsibility for the Vista Lane Conversion. Costs associated with the repair of this area by Developer shall be reimbursed to Developer by the TIRZ2A, as defined by this Agreement.

2.3.2 Limited Obligations of Developer Regarding Vista Lane. The City acknowledges that the Developer did not design or construct Vista Lane, and therefore the Developer has no obligation to modify, replace, or repair such section, as it exists at the time of this Agreement, of Vista Lane; however, Developer has agreed to perform the repairs to Vista Lane as partial consideration for the incentives provided by City under this Agreement. Upon the Vista Lane Conversion, City shall assume responsibility for any infrastructure obligations associated with Vista Lane. Notwithstanding the foregoing, should City achieve the Vista Lane Conversion, the Developer shall make minor repairs to the damaged concrete roadway surface located within the intersection of Vista Lane and Five Points Drive at the time that Five Points Drive is constructed.

2.4 Traffic Signals at South Washington. In accordance with City code and/or TxDOT requirements, increased vehicular traffic may warrant the installation of a traffic signal and/or roadway improvements where Five Points Drive and its access points intersect with South Washington. The Developer of the respective tract that gives rise to the installation of a traffic signal shall be responsible for the cost of such improvements. Prior to such warranted traffic signal improvements, Developer may—with the requisite consent of the City and TxDOT—elect to install traffic signals and/or roadway improvements to enhance vehicular mobility (such improvements are referred to as "Voluntary Traffic Improvements"). The Developer's cost of Voluntary Traffic Improvements shall be reimbursed to Developer by the TIRZ2A, as defined by this Agreement.

2.5 Atypical Street Design. The Developer shall be permitted to design and construct certain streets in conjunction with townhome development that are atypical by design, as depicted in the Concept Plan and indicated within the zoning regulations for Subdistrict PD 22-D of the property as set forth in **Exhibit B** hereto.

2.6 Perimeter Roads and No Escrow of Funds for Road Improvements. The Concept Plan identifies two (2) perimeter roads that provide for future continuation of public ROWs to adjacent properties and serve the development (each a "Perimeter Road"). The Perimeter Roads for the development, as identified on **Exhibit C,** shall be designed and constructed by Developer at such time and in such phase or phases as required by this Agreement and/or an approved final plat of the Property for the applicable Phase. Developer shall dedicate ROW for each Perimeter Road at the time of platting but shall not be required to construct such roadways or any related improvements other than those depicted on the Concept Plan. The Developer shall not be obligated to pre-fund construction of any Perimeter Road and shall not be required to deposit funds or surety

with the City for any Perimeter Roads. In lieu of Developer funding for a Perimeter Road, City shall utilize TIRZ2A funds or other revenue sources for such design, construction, testing, oversight, and all other reasonable construction related costs of these Public Improvements. Notwithstanding the terms of this Agreement, the funding source or sources utilized by the City in the fulfillment of its obligations hereunder shall be at the sole discretion of the City.

2.7 Impact Fees and Offsets. The City shall offset/reduce roadway impact fees that may be assessed against development occurring within the Property in accordance with applicable City Ordinances and this Development Agreement. The Parties agree to negotiate a separate agreement addressing impact fees and outlining specific credits and/or reimbursements payable to Developer.

ARTICLE III
TAX INCREMENT REINVESTMENT ZONE

Extension of Existing TIRZ to Five Points. In connection with the Five Points Project, the City intends to modify the boundaries of the current, adjacent Tax Increment Reinvestment Zone Number Two, City of Kaufman, Texas (the "TIRZ") to include the entire Property. Upon approval, the TIRZ that includes the Property shall be identified Tax Increment Reinvestment Zone Number Two (A) (hereinafter "TIRZ2A"). The Developer acknowledges that inclusion of Property within the TIRZ 2A is subject to statutory requirements and the discretionary legislative actions of the City and the Board of Directors for the TIRZ. The City acknowledges that certain obligations of the Developer and Project improvements under this Agreement are subject to TIRZ funding. For example: land dedication costs and construction costs associated for the Perimeter Roads and Spine Roads are subject to TIRZ funding or impact fee credit eligible. The Parties agree that upon creation of TIRZ2A, funds from TIRZ 2A shall be directed towards the Five Points Development in accordance with the approved Final Project and Finance Plan for TIRZ2A and will not be utilized for other development within the TIRZ. Likewise, funds from TIRZ2shall not be utilized for the Five Points Project.

ARTICLE IV
[RESERVED]

ARTICLE V
WATER AND SEWER SERVICE; PARKS; PUBLIC IMPROVEMENTS

5.1 Water and Sewer Service; Billing. The City shall be the exclusive retail provider of water and sewer service under water CCN No. 10877to the customers located within the Property.

5.2 Reservation of Water and Sewer Capacity. City agrees that City will provide sufficient water and wastewater capacity to serve the Project in accordance with the Concept Plan.

5.2.1 Sewer Lift Station. Developer may seek reimbursement for any such Public Improvements that may be needed to the existing lift station for the Project from TIRZ2A or such cost improvements shall be offset or reduced by Sewer Impact Fees pursuant to a written agreement between the Parties.

5.3 Trail and Parkland Dedication. The Parties agree that trail and parkland shall be developed in accordance with **Exhibits C and C-1**. The Developer shall increase width of sidewalks to accommodate the requirements of the City Master Trail Plan, as adopted by the City. Trails shall be constructed as depicted on the Concept Plan. The City shall offset/reduce Parkland dedication requirements and Parkland Development Fees for all land dedication, Public Improvements and Public Infrastructure for park purposes in accordance with the Parkland Dedication Ordinance and the Concept Plan. Parkland shall be developed as depicted on the Concept Plan. The calculation for open areas and parkland dedication shall include those areas for which credit is authorized by the City's Parkland Dedication Ordinance. The eight foot (8') trail designed and constructed by Developer for location on Five Points Drive and the trails along the Perimeter Roads shall be considered as credit toward Developer's parkland dedication requirements and Parkland Development Fees consistent with City's Parkland Dedication Ordinance. Parkland Development Fee credit shall be allowed for those amenities on the Concept Plan that are accessible to the public and that the City determines meet criteria for credit under the Parkland Dedication Ordinance.

5.4 Option to Oversize Offsite Improvements. The City will be obligated to bear and pay all costs, fees, and expenses, including but not limited to engineering and design costs, permitting costs, construction costs, bonds, or other fees/expenses for any change, required by the City, increasing the size of any portion of the offsite Public Improvements, to a size greater than is necessary to serve the Development (the "Oversized Improvements"). If the City requires the Oversized Improvements, the City shall pay its pro rata share of the Oversized Improvements thirty (30) days prior to commencement of construction of the Oversized Improvements.

5.5 Inspections, Acceptance of Public Improvements and Public Infrastructure. The Public Improvements and Public Infrastructure for the Project shall be constructed in accordance with all requirements of the City's Ordinances, including without limitation the City's Subdivision Regulations. The Developer shall be required to execute a Facilities Agreement and pay applicable fees as each phase of the Project receives final plat approval.

(a) Roadway and Storm Infrastructure. The City shall have the right to inspect, at any time, the construction of all roadway and storm water Public Improvements, and all other Public Infrastructure necessary to support the proposed development within the Property in accordance with the approved final plat for the Property, which shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the Governing Regulations as defined in Section 6.1 of this Agreement. All Roadway Improvements shall be dedicated to and become the property of the City and shall be maintained by the City in accordance with the terms of this Agreement upon City's final acceptance of such improvements. Roadway improvements include storm drainage infrastructure, sidewalks, traffic control devices and signage.

(b) Water and Wastewater Infrastructure. The City shall have the right to inspect the construction of all water and wastewater Public Improvements and other Public Infrastructure necessary to support the proposed development within the Property in accordance with the approved final plat for the Property at any time, which water and wastewater shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the Governing Regulations. All water and wastewater Public

Improvements shall be dedicated to and become property of the City in accordance with the terms of this Agreement upon City's final acceptance of such improvements.

(c) No Release. The City's inspections shall not release Developer from their responsibility to construct, or ensure the construction of, adequate Public Improvements in accordance with approved engineering plans, construction plans, and other approved plans related to the development of the Property.

(d) City Owned. From and after the inspection and acceptance by the City of the Public Improvements and any other dedications required under this Agreement, such Public Improvements and dedications shall be owned and maintained by the City.

(e) Approval of Plats/Plans. All plats, permits, plans, designs or specifications shall be subject to approval by the City in accordance with standard City processes and upon payment of applicable fees and shall be in accordance with the Governing Regulations. Approval by the City, the City's engineer or other City employee or representative, of any plats, permits, plans, designs or specifications submitted by Developer pursuant to this Agreement or pursuant to the Governing Regulations shall not constitute or be deemed to be a release of the responsibility and liability of Developer, their engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by Developer or the Developer' engineer, or engineer's officers, agents, servants or employees, it being the intent of the parties that approval by the City's engineer signifies the City's approval on only the general design concept of the improvements to be constructed. All plats and plans of Developer related to the Property shall meet the requirements of the Governing Regulations.

5.6 Operation and Maintenance. Upon inspection, approval, and acceptance of the Public Improvements and Public Infrastructure or any portion thereof, the City shall maintain and operate the accepted Public Improvements or any accepted portion thereof and provide water and wastewater service to the Property.

5.7 On-Site Rights-of-Way and Easements. Developer shall transfer to the City any on-site easements necessary for Public Improvements at the time of development or within one hundred twenty (120) days of the City requesting same for a City project in an instrument suitable to the City.

5.8 Easements/Dedications. At no cost to City, Developer will take all necessary actions to dedicate to the City a minimum thirty foot (30') wide easement as determined necessary by the City Engineer to accommodate utilities in order to provide for placement of City utilities, as well as placement of utilities from other utility providers.

5.9 Cemetery Improvements. Subject to the Vista Lane Conversion, the Developer shall work with the County of Kaufman and/or other caretakers of the historic cemetery on-site to (a) repair the existing fence or place a new fence outside of cemetery property line; (b) replace the cemetery gate to the cemetery in a respectful manner; and (c) provide a park-like benches and trail as depicted on the Concept Plan. If the Developer designs and/or constructs the cemetery

improvements described above, the Developer shall be eligible for reimbursement from the TIRZ for such costs.

ARTICLE VI
DEVELOPMENT OF THE PROPERTY

6.1 Governing Regulations. Development of the Property shall be governed solely by the following (collectively, the "Governing Regulations"):

(a) PD, Planned Development District No. 22 Ordinance ("PD-22") attached hereto as **Exhibit B;**
(b) this Agreement;
(c) the Concept Plan attached hereto as **Exhibit C**, as amended from time to time in accordance with this Agreement;
(d) the Trail and Parkland Plan, attached as **Exhibit C-1;**
(e) the Development Standards attached hereto as **Exhibit D**;
(f) approved final plats for all or a portion of the Property; and
(g) applicable federal, state, and local ordinances and regulations.

6.2 Amendment of Concept Plan. The Parties agree the Concept Plan was created by Developer for illustrating the boundary, lot mix and general layout of the project. Any amendment to the Concept Plan shall require an amendment to this Agreement and such amendment shall replace the attached Concept Plan and become a part of this Agreement. Notwithstanding the foregoing, the City Manager of the City may but is not required to administratively approve any amendments to the Concept Plan that the City Manager deems in his reasonable discretion to be consistent with Council approved site plans for the Development without amending this Agreement.

6.3 Homeowners Association and Common Owners Association Required. The Project consists of single family, multi-family and commercial uses; therefore the Developer shall comply with the following requirements: Could have COA for commercial and mf – need HOA for all of the neighborhoods.

(a) Developer shall create a sustainable and mandatory Common Owner's Association ("COA") and a sustainable and mandatory Homeowners Association ("HOA") for the Property. owners.

(b) The COA or HOA, as applicable, shall own and be responsible for the maintenance of any private facilities, appurtenances, and open spaces/common areas and facilities within the Property.

(c) The COA or HOA, as applicable, shall have covenants and bylaws and shall require the payment of dues and assessments to maintain common areas and facilities. The COA and/or HOA covenants shall provide for assessments and liens for nonpayment of dues or assessments. The approved covenants of the COA and/or HOA must be recorded with the County Clerk for Kaufman County.

ARTICLE VII
DEVELOPMENT PROCESS AND CHARGES

7.1 Development Charges. Except as specifically described below, Developer and/or builders, as applicable, shall be subject to those fees and charges due and payable to the City in connection with the development of the Property that are charged uniformly to other developments located in the corporate limits of the City, whether in effect on the date of this Agreement or implemented at a later date, including without limitation fees and charges imposed pursuant to a facilities agreement executed at platting.

7.2 INDEMNIFICATION AND HOLD HARMLESS

(a) DEVELOPER AND THEIR SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY DEVELOPER OF ANY OF THE PUBLIC IMPROVEMENTS ACQUIRED FROM DEVELOPER HEREUNDER; (III) DEVELOPER' NONPAYMENT UNDER CONTRACTS BETWEEN DEVELOPER AND THEIR CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PUBLIC IMPROVEMENTS; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY DEVELOPER OR THEIR AGENTS TO CONSTRUCT THE PUBLIC IMPROVEMENTS; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER' RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE PUBLIC IMPROVEMENTS OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PUBLIC IMPROVEMENTS, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. DEVELOPER ARE EXPRESSLY REQUIRED TO DEFEND CITY ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.

(c) THIS SECTION 7.2 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(d) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE AGAINST DEVELOPER.

7.3 **DEVELOPER' ACKNOWLEDGEMENTS.**

(a) DEVELOPER ACKNOWLEDGE AND AGREE THAT, PROVIDED THERE ARE NO CITY MONETARY OR LAND USE DEFAULTS UNDER THIS AGREEMENT:

(I) THE PUBLIC IMPROVEMENTS TO BE CONSTRUCTED UNDER THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(C) NUISANCE.

(II) NOT WITHSTANDING AND SUBJECT TO THE PROVISIONS FOR OFFSETS AGAINST ROADWAY IMPACT FEES DESCRIBED HEREIN, THE AMOUNT OF DEVELOPER' FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE PUBLIC IMPROVEMENTS IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT DEVELOPER' ANTICIPATED IMPROVEMENTS AND DEVELOPER' DEVELOPMENT OF THE PROPERTY PLACES ON THE CITY'S INFRASTRUCTURE.

(III) NOT WITHSTANDING AND SUBJECT TO THE PROVISIONS FOR OFFSETS AGAINST ROADWAY IMPACT FEES DESCRIBED HEREIN, DEVELOPER HEREBY AGREES AND ACKNOWLEDGES THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY DEVELOPER FOR SUCH LAND, AND DEVELOPER HEREBY WAIVE ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE.

(b) THIS SECTION 7.3 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE VIII
TERM

The term of this Agreement shall commence upon the Effective Date, and unless terminated earlier as otherwise provided herein, shall terminate upon the earlier of (1) the date upon which all Parties have fulfilled their respective obligations hereunder; or (2) ten (10) years from the Effective Date. The term of this Agreement may be extended by written agreement of the Parties.

ARTICLE IX
EVENTS OF DEFAULT; REMEDIES

9.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than thirty (30) days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

9.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. The remedies set forth in this section are the sole and exclusive remedies for a default under this Agreement.

ARTICLE X
ASSIGNMENT AND ENCUMBRANCE

10.1 Assignment by Developer to Successor Developer.

(a) Developer have the right (from time to time without the consent of the City, but upon prior written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Developer Assignee") that (i) is or will become an Developer of any portion of the Property or (ii) is controlled by or under common control by the Developer, and (iii) that has provided reasonable documentation of capabilities to demonstrate that Developer Assignee is qualified to comply with all of the terms of this Agreement applicable to Developer, provided that Developer are not in breach of this Agreement at the time of such assignment. Each Developer Assignee is considered a "Developer" and a "Party," and under this Agreement for purposes of the obligations, rights, title, and interest assigned to the Developer Assignee. Written notice of each proposed assignment to a Developer Assignee shall be provided to the City at least fifteen (15) days prior to the effective date of the assignment, which notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address (if available) of a contact person representing the Developer Assignee.

(b) Each assignment shall be in writing executed by Developer and the Developer Assignee and shall obligate the Developer Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a Developer Assignee shall be provided to all Parties within fifteen (15) days after execution. Subject to the provisions in subsection (c) below, from and after such assignment, the City agrees to look solely to the Developer Assignee for the

performance of all obligations assigned to the Developer Assignee and agrees that Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Developer Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within fifteen (15) days after execution, Developer shall not be released until the City receives such copy of the assignment.

(c) No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing.

(d) Developer shall maintain written records of all assignments made by Developer to Developer Assignees, including a copy of each executed assignment and the Developer Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

10.2 Assignment by the City. The City has the right (from time to time without the consent of Developer, but upon prior written Notice to Developer) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the City under this Agreement, to any agency, authority, or political subdivision of the state (a "City Assignee"). Notice of each proposed assignment to a City Assignee shall be provided to Developer at least fifteen (15) days prior to the effective date of the assignment, which Notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address of a contact person representing the City Assignee who Developer may contact for additional information. Each assignment shall be in writing executed by the City and the City Assignee and shall obligate the City Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a City Assignee shall be provided to all Parties within fifteen (15) days after execution. From and after such assignment, Developer agree to look solely to the City Assignee for the performance of all obligations assigned to the City Assignee and agrees that the City shall be released from subsequently performing the assigned obligations and from any liability that results from the City Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by Developer within fifteen (15) days after execution, the City shall not be released until Developer receives such copy of the assignment. No assignment by the City shall release the City from any liability that resulted from an act or omission by the City that occurred prior to the effective date of the assignment unless Developer approves the release in writing. The City shall maintain written records of all assignments made by the City to City Assignees, including a copy of each executed assignment and the City Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

10.3 Encumbrance by Developer and Assignees. Developer and Developer Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of their respective lenders without the consent of, but with prompt written Notice to, the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability.

Provided the City has been given a copy of the documents creating the lender's interest, including Notice (hereinafter defined) information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. A lender is not a Party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor Developer through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

10.4 Transfer of Warranties. Any Public Improvements that are transferred to the City shall be accompanied by all applicable third-party bonds and warranties related to construction and maintenance of such Public Improvements.

10.5 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. With the exception of the end-buyer of a lot within the Property, any person or entity upon becoming an Developer of land or upon obtaining an ownership interest in any part of the Property shall be deemed to be an "Developer" and have all of the obligations of the Developer as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest.

10.6 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

ARTICLE XI
RECORDATION AND ESTOPPEL CERTIFICATES

11.1 Binding Obligations. This Agreement and all amendments hereto (including amendments to the Concept Plan as allowed in this Agreement) and assignments hereof shall be recorded in the deed records of Kaufman County. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for Development within the Property. This Agreement, when recorded, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property; however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any end-buyer/homebuyer of a Fully Developed and Improved Lot (an "End-Buyer") and shall not negate the End-Buyer's obligation to comply with the City's Regulations, including but not limited to zoning ordinances, as they currently exist or may be amended.

11.2 Estoppel Certificates. From time to time upon written request of a Developer, if needed to facilitate a sale of all or a portion of the Property or a loan secured by all or a portion of the Property, the City will execute a written estoppel certificate in a form and substance satisfactory to the City, to its reasonable knowledge and belief, identifying any obligations of the respective Developer under this Agreement that are in default.

ARTICLE XII
ADDITIONAL PROVISIONS

12.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

12.2 Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or transmitted by telecopy or facsimile transmission (which shall be immediately confirmed by telephone and shall be followed by mailing an original of the same within 24 hours after such transmission) or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City:	Attn: City Manager City of Kaufman, Texas 209 S Washington Street Kaufman, TX 75142
With a copy to:	Messer, Fort and McDonald, PLLC Attn: Patricia A. Adams, City Attorney 6371 Preston Road, Suite 200 Frisco, TX 75034
To Developer:	Attn: Stephen Cope Cope Equities, LLC 900 W Bethany Dr., Suite 230 Allen, TX 75013
With a copy to:	Austin F. Pennington The Pennington Firm, P.C. 10300 N. Central Expy., Suite 480 Dallas, TX 75231 austin@pfdallas.com

Any party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other party.

12.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

12.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

12.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. Developer represent and warrant that this Agreement has been approved by appropriate action of Developer, and that the individuals executing this Agreement on behalf of Developer have been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

12.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties. The Parties expressly disclaim reliance on any prior negotiations, representations, prior agreements, or any other statements made by the Parties and are entering into this Agreement based solely on the terms expressly contained in this Agreement.

12.7 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

12.8 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Kaufman County. Exclusive venue for any action to enforce or construe this Agreement shall be in the Kaufman County District Court.

12.9 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing

signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

12.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

12.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

12.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Legal Description of the Property
Exhibit A-1	Depiction of the Property
Exhibit B	Planned Development District No. 22 Ordinance ("PD-22")
Exhibit C	Concept Plan
Exhibit C-1	Trail and Park Plan (Includes Landscaping and Amenity Plans)
Exhibit D	Development Standards
Exhibit D-1	Concept Elevations
Exhibit E	Roadway System Improvements Plan

12.13 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section.

12.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three business days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance, shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term "force majeure" shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

12.15 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and Developer expressly amending the terms of this Agreement.

12.16 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

[*signature page to follow]*

EXECUTED by the City and Developer on the respective dates stated below.

Date: _____ **CITY OF KAUFMAN**

By: _____
Jeff Jordon, Mayor

ATTEST:

_____
Jessie Hanks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the __ day of _____, 2022 by Jeff Jordan, Mayor of the City of Kaufman, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

DEVELOPER

By: COPE Equities, LLC

By: _____
Name: _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2022 by _____.

_____
Notary Public, State of Texas

EXHIBIT A
Legal Description of the Property

Exhibit "A"
Legal Description of Planned Development District No. 22 (PD 22)

Being a 99.052 acre (4,335,086 9 square feet) tract of land situated in the Dionision Falcon Survey, Abstract No. 151 and the Thomas Jefferson Survey, Abstract No. 255, City of Kaufman, Kaufman County, Texas, and being a portion of a called 103.92 acre tract of land, described as Tract 6, conveyed to American Liberty Oil Company, LP as recorded in Instrument No. 2016-0021566 of the Official Public Records of Kaufman County, Texas, said 99.052 acre (4,335,086 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap (illegible) found for the southwest corner of Lot 2AR, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 3, Sleeve 448 of the Plat Records of Kaufman County, Texas, said 1/2 inch iron rod with cap (illegible) being the southeast corner of a called 3,447.76 acre tract of land conveyed to SBR Land, LLC as recorded in Instrument No. 2018-0024156 of said Official Public Records of Kaufman County, Texas, said 1/2 inch iron rod with cap (illegible) also being in the northwest line of SH 34 (a 120.0' right-of-way); THENCE North 23 degrees 52 minutes 53 seconds West, with the southwest line of said Lot 2AR and with the northeast line of said called 3,447.76 acre tract of land, a distance of 497.60 feet to a 1/2 inch iron rod with cap (illegible) found for corner; THENCE North 23 degrees 50 minutes 45 seconds West, with the southwest line of said Lot 2AR and with the northeast line of said called 3,447.76 acre tract of land, a distance of 152.35 feet to a 1/2 inch iron rod with cap stamped "McCULLAH SURVEYING" found for corner; THENCE North 26 degrees 16 minutes 10 seconds West, with the southwest line of said Lot 2AR and with the northeast line of said called 3,447.76 acre tract of land, a distance of 232.42 feet to a 1/2 inch iron rod with cap (illegible) found for the **POINT OF BEGINNING**, said 1/2 inch iron rod with cap (illegible) being the northwest corner of said Lot 2AR, said 1/2 inch iron rod with cap (illegible) also being in the southwest line of said Tract 6;

THENCE North 26 degrees 16 minutes 05 seconds West, with a southwest line of said Tract 6 and with the northeast line of said called 3,447.76 acre tract of land, a distance of 263.72 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 01 degrees 04 minutes 43 seconds West, with the west line of said Tract 6 and with the east line of said called 3,447.76 acre tract of land, a distance of 521.84 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 03 degrees 20 minutes 26 seconds West, with the west line of said Tract 6 and with the east line of said called 3,447.76 acre tract of land, a distance of 598.81 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 03 degrees 21 minutes 44 seconds West, with the west line of said Tract 6 and with the east line of said called 3,447.76 acre tract of land, a distance of 986.30 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set

for the northwest corner of said Tract 6 and a northeast corner of said called 3,447.76 acre tract of land, said 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" being in the southwest line of a called 70.551 acre tract of land, described as Tract No. I, conveyed to Tamara Stahlman as recorded in Instrument No. 2011-0012997 of said Official Public Records of Kaufman County, Texas;

THENCE South 69 degrees 56 minutes 08 seconds East, with the northeast line of said Tract 6 and with the southwest line of said called 70.551 acre tract of land, a distance of 865.43 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE South 64 degrees 09 minutes 02 seconds East, with the northeast line of said Tract 6 and with the southwest line of said called 70.551 acre tract of land, a distance of 856.36 feet to a 1/2 inch iron rod found for the southeast corner of said called 70.551 acre tract of land and the southwest corner of a called 23.341 acre tract of land conveyed to Montgomery Lee Stahlman and wife Tamara Stahlman as recorded in Volume 1345, Page 911 of said Official Public Records of Kaufman County, Texas, from which a 1/2 inch iron rod found for the northwest corner of said called 23.341 acre tract of land bears North 40 degrees 22 minutes 29 seconds East, a distance of 969.08 feet, said 1/2 inch iron rod being the approximate center of CR 160 (an undedicated right-of-way);

THENCE South 63 degrees 59 minutes 32 seconds East, with the northeast line of said Tract 6 and with the southwest line of said called 23.341 acre tract of land, a distance of 64.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 86 degrees 01 minutes 16 seconds East, with the north line of said Tract 6, with the south line of said called 23.341 acre tract of land and with the approximate center of said County Road 160, a distance of 1,719.00 feet to a 5/8 inch iron rod found for the northeast corner of said Tract 6 and the southeast corner of said called 23.341 acre tract of land, said 5/8 inch iron rod being the intersection of the approximate center of said County Road 160 with the northwest line of said SH 34, from which a TXDOT Type I concrete monument found for corner in the easterly line of said called 23.341 acre tract of land bears North 49 degrees 44 minutes 34 seconds East, a distance of 213.39 feet, said TXDOT Type I concrete monument being the intersection of the west line of FM 1388 with the northwest line of said SH 34;

THENCE South 50 degrees 00 minutes 20 seconds West, with the southeast line of said Tract 6 and with the northwest line of said SH 34, a distance of 2,382.99 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for the intersection of the northwest line of said SH 34 with the northeast line of Five Point Drive (a variable width right-of-way), from which a 1/2 inch iron rod with cap (illegible) found for the east corner of Lot 1A, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 2, Sleeve 715 of said Plat Records of Kaufman County, Texas bears South 49 degrees 57 minute 54 seconds West, a distance of 80.00 feet;

THENCE North 40 degrees 02 minutes 09 seconds West, with the northeast line of said Five Points Drive, a distance of 190.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 54 degrees 32 minutes 40 seconds West, with the northeast line of said Five Points Drive, a distance of 39.92 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 40 degrees 02 minutes 09 seconds West, with the northeast line of said Five Points Drive, a distance of 115.38 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for the north corner of said Five Points Drive;

THENCE South 49 degrees 57 minutes 51 seconds West, with the northwest line of said Five Points Drive, passing at a distance of 60.00 feet, a calculated point for the west corner of said Five Points Drive and the north corner of said Lot 1A, in all, a distance of 135.94 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 463.00 feet, a delta of 40 degrees 40 minutes 25 seconds, and whose chord bears South 70 degrees 18 minutes 04 seconds West, a chord distance of 321.82 feet;

THENCE Southwesterly, with said curve to the right and with the northwest line of said Lot 1A, an arc distance of 328.68 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 21 minutes 44 seconds West, with the north line of said Lot 1A, a distance of 85.73 feet to a 1/2 inch iron rod found for the most northerly northwest corner of said Lot 1A;

THENCE South 00 degrees 38 minutes 16 seconds West, with a west line of said Lot 1A, a distance of 59.80 feet to a calculated point for the most northerly northeast corner of said Lot 2AR, from which a 1/2 inch iron rod with cap stamped "USA INC" found for reference bears South 28 degrees 33 minutes 51 seconds East, a distance of 0.72 feet;

THENCE North 89 degrees 22 minutes 01 seconds West, with the north line of said Lot 2AR, a distance of 588.92 feet to the **POINT OF BEGINNING**, and containing 4,400,249 square feet or 101.016 acres of land, more or less.

SAVE AND EXCEPT a 1.405 acre (61,217 square feet) tract of land (called 1.41 acre tract of land for cemetery) described in Volume 1692, Page 248 of the Official Public Records of Kaufman County, Texas, and being the same called 1.55 acre tract of land described in Volume 1636, Page 20 of said Official Public Records of Kaufman County, Texas, said 1.405 acre (61,217 square feet) tract of land being more particularly described by metes and bound as follows:

COMMENCING at a 1/2 inch iron rod found for the most northerly northwest corner of Lot 1A, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 2, Sleeve 715 of said Plat Records of Kaufman County, Texas;

THENCE North 38 degrees 37 minutes 12 seconds East, a distance of 105.02 feet to a 1/2 inch iron pipe found for the **POINT OF BEGINNING**, said 1/2 inch iron pipe being the southwest corner of said cemetery and the southeast corner of a tract of land conveyed to Kaufman County, Texas as recorded in Volume 666, Page 339 of said Official Public Records of Kaufman County, Texas;

THENCE North 00 degrees 29 minutes 19 seconds East, a distance of 197.56 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 74 degrees 04 minutes 33 seconds East, a distance of 252.87 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE South 05 degrees 10 minutes 38 seconds East, a distance of 278.09 feet to a point for corner, from which a 1/2 inch iron pipe found for reference bears South 85 degrees 03 minutes 17 seconds East, a distance of 2.07 feet;

THENCE North 87 degrees 52 minutes 21 seconds West, a distance of 270.13 feet to the **POINT OF BEGINNING**, and containing 61,217 square feet or 1.405 acres of land, more or less.

ALSO SAVE AND EXCEPT a 0.091 acre (3,946 square feet) tract of land, described as Tract 2, conveyed to Kaufman County, Texas as recorded in Volume 666, Page 339 of the Official Public Records of Kaufman County, Texas:

COMMENCING at a 1/2 inch iron rod found for the most northerly northwest corner of Lot 1A, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 2, Sleeve 715 of said Plat Records of Kaufman County, Texas; THENCE North 38 degrees 37 minutes 12 seconds East, a distance of 105.02 feet to a 1/2 inch iron pipe found for the **POINT OF BEGINNING**, said 1/2 inch iron pipe being the southwest corner of said cemetery and the southeast corner of said 0.091 acre tract of land;

THENCE North 85 degrees 30 minutes 41 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 00 degrees 34 minutes 53 seconds East, a distance of 196.79 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 79 degrees 29 minutes 19 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

Exhibit "A"

Legal Description of Planned Development District No. 22 (PD 22)

THENCE South 00 degrees 29 minutes 19 seconds West, a distance of 202.00 feet to the **POINT OF BEGINNING**, and containing 3,946 square feet or 0.091 acres of land, more or less.

Total net acreage = 4,335,086 square feet or 99.520 acres of land, more or less.

EXHIBIT A-1
Depiction of the Property

EXHIBIT B
Planned Development District No. 22 Ordinance ("PD-22")

ORDINANCE O-15-22

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS, AMENDING ORDINANCE NO. O-02-07, AND CHAPTER 118 "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, COLLECTIVELY "THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP" OF THE CITY IN ORDER TO CHANGE THE ZONING CLASSIFICATION ON AN APPROXIMATE 99.520 ACRE TRACT OF LAND (PROPERTY ID 54862 & 54860) FROM PLANNED DEVELOPMENT-3 ("PD-3") FOR RETAIL, OFFICE, AND MULTI-FAMILY RESIDENTIAL USES TO PLANNED DEVELOPMENT-22 ("PD-22") FOR COMMERCIAL USES ON APPROXIMATELY 17.06 ACRES (SUB-DISTRICT "A"), HIGH-DENSITY MULTI-FAMILY RESIDENTIAL USES ON APPROXIMATELY 18.01 ACRES (SUB-DISTRICT "B"), LOW-DENSITY MULTI-FAMILY RESIDENTIAL (BUILD-TO-RENT) USES ON APPROXIMATELY 10.16 ACRES (SUB-DISTRICT "C"), TOWNHOUSE RESIDENTIAL USES ON APPROXIMATELY 12.57 ACRES (SUB-DISTRICT "D"), AND SINGLE-FAMILY RESIDENTIAL USES ON APPROXIMATELY 40.40 ACRES (SUB-DISTRICT "E") ON PROPERTY GENERALLY LOCATED ON THE NORTHWEST SIDE OF SOUTH WASHINGTON STREET AT FIVE POINTS DRIVE, ON A TRACT OF LAND OUT OF THE DIONISION FALCON SURVEY, ABSTRACT 151, IN THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENTS; 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 PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 7th day of June, 2022, the Planning and Zoning Commission did hold a public hearing and consider and make a recommendation for approval (with conditions) of a request to rezone an approximate 99.250-acre tract of land (Property ID 54862 & 54860) from Planned Development-3 ("PD-3") for retail, office, and multi-family residential uses to Planned Development-22 ("PD-22") for commercial uses on approximately 17.06 acres (sub-district "A"), high-density multi-family residential uses on approximately 18.01 acres (sub-district "B"), low-density multi-family residential (build-to-rent) uses on approximately 10.16 acres (sub-district "C"), townhouse residential uses on approximately 12.57 acres (sub-district "D"), and single-family residential uses on approximately 40.40 acres (sub-district "E"). The property is generally located on the northwest side of South Washington Street at Five Points Drive on a tract of land out of the Dionision Falcon Survey, Abstract 151 in the City of Kaufman, Kaufman County, 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, Planned Development-22 includes specific Standards, as depicted on **Exhibit "B"**; the Concept Plan as depicted on **Exhibit "C"**; the Landscaping and Amenity Plans as depicted on **Exhibit "D"**; and the Concept Elevations as depicted on **"Exhibit E"**; each of which are attached hereto and incorporated herein, and reviewed as part of Case No. Z-04-22 by the Planning and Zoning Commission; and

WHEREAS, at its regular meeting held on the 27th day of June, 2022, the City Council held a public hearing for the proposed request to rezone the Property from Planned Development-3 ("PD-3") to Planned Development-22 ("PD-22"); 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 22 ("PD-22") 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; and

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. 0-02-07 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", is hereby amended to reflect the change in zoning for an approximate 99.250-acre tract of land (Property ID 54862 & 54860), such tract being a part of the Dionision Falcon Survey, Abstract 151 in the City of Kaufman, Kaufman County, Texas, more specifically described in **Exhibit "A"**, a copy of which is attached hereto and incorporated herein, from Planned Development ("PD-3") for retail, office, and multi-family residential uses to Planned Development-22 ("PD-22") for commercial uses on approximately 17.06 acres (sub-district "A"), high-density multi-family residential uses on approximately 18.01 acres (sub-district "B"), low-density multi-family residential (build-to-rent) uses on approximately 10.16 acres (sub-district "C"), townhouse residential uses on approximately 12.57 acres (sub-district "D"), and single-family residential uses on approximately 40.40 acres (sub-district "E"), with specific development Standards as depicted on **Exhibit "B"**, and in accordance with the

Concept Plan as depicted on **Exhibit "C"**, the Landscaping and Amenity Plans as depicted on **Exhibit "D"**, and the Concept Elevations as depicted on **"Exhibit E"**.

SECTION 3. ZONING MAP AMENDMENT. In addition, the official Zoning Map of the City of Kaufman, Texas shall be annotated to show the change in zoning status of the Property from Planned Development-3 ("PD-3") to Planned Development-22 ("PD-22"), 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. EFFECTIVE DATE. This Ordinance shall become effective immediately upon its passage and publication as required by law and Charter.

PASSED AND ADOPTED this 27th day of June, 2022.

JEFF JORDAN
MAYOR

ATTEST:

JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

PATRICIA A. ADAMS
CITY ATTORNEY

Z-04-22

Exhibit "A"

Legal Description of Planned Development District No. 22

FIVEPOINTS

Exhibit "A"
Metes and Bounds Description and Depiction

Being a 99.520 acre (4,335,086 square feet) tract of land situated in the Dionision Falcon Survey, Abstract No. 151 and the Thomas Jefferson Survey, Abstract No. 255, City of Kaufman, Kaufman County, Texas, and being a portion of a called 103.92 acre tract of land, described as Tract 6, conveyed to American Liberty Oil Company, LP as recorded in Instrument No. 2016-0021566 of the Official Public Records of Kaufman County, Texas, said 99.052 acre (4,335,086 square feet) tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap (illegible) found for the southwest corner of Lot 2AR, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 3, Sleeve 448 of the Plat Records of Kaufman County, Texas, said 1/2 inch iron rod with cap (illegible) being the southeast corner of a called 3,447.76 acre tract of land conveyed to SBR Land, LLC as recorded in Instrument No. 2018-0024156 of said Official Public Records of Kaufman County, Texas, said 1/2 inch iron rod with cap (illegible) also being in the northwest line of SH 34 (a 120.0' right-of-way); THENCE North 23 degrees 52 minutes 53 seconds West, with the southwest line of said Lot 2AR and with the northeast line of said called 3,447.76 acre tract of land, a distance of 497.60 feet to a 1/2 inch iron rod with cap (illegible) found for corner; THENCE North 23 degrees 50 minutes 45 seconds West, with the southwest line of said Lot 2AR and with the northeast line of said called 3,447.76 acre tract of land, a distance of 152.35 feet to a 1/2 inch iron rod with cap stamped "McCULLAH SURVEYING" found for corner; THENCE North 26 degrees 16 minutes 10 seconds West, with the southwest line of said Lot 2AR and with the northeast line of said called 3,447.76 acre tract of land, a distance of 232.42 feet to a 1/2 inch iron rod with cap (illegible) found for the **POINT OF BEGINNING**, said 1/2 inch iron rod with cap (illegible) being the northwest corner of said Lot 2AR, said 1/2 inch iron rod with cap (illegible) also being in the southwest line of said Tract 6;

THENCE North 26 degrees 16 minutes 05 seconds West, with a southwest line of said Tract 6 and with the northeast line of said called 3,447.76 acre tract of land, a distance of 263.72 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 01 degrees 04 minutes 43 seconds West, with the west line of said Tract 6 and with the east line of said called 3,447.76 acre tract of land, a distance of 521.84 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 03 degrees 20 minutes 26 seconds West, with the west line of said Tract 6 and with the east line of said called 3,447.76 acre tract of land, a distance of 598.81 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 03 degrees 21 minutes 44 seconds West, with the west line of said Tract 6 and with the east line of said called 3,447.76 acre tract of land, a distance of 986.30 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for the northwest corner of said Tract 6 and a northeast corner of said called 3,447.76 acre tract of land, said 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" being in the southwest line of a called 70.551 acre tract of land, described as Tract No. I,

conveyed to Tamara Stahlman as recorded in Instrument No. 2011-0012997 of said Official Public Records of Kaufman County, Texas;

THENCE South 69 degrees 56 minutes 08 seconds East, with the northeast line of said Tract 6 and with the southwest line of said called 70.551 acre tract of land, a distance of 865.43 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE South 64 degrees 09 minutes 02 seconds East, with the northeast line of said Tract 6 and with the southwest line of said called 70.551 acre tract of land, a distance of 856.36 feet to a 1/2 inch iron rod found for the southeast corner of said called 70.551 acre tract of land and the southwest corner of a called 23.341 acre tract of land conveyed to Montgomery Lee Stahlman and wife Tamara Stahlman as recorded in Volume 1345, Page 911 of said Official Public Records of Kaufman County, Texas, from which a 1/2 inch iron rod found for the northwest corner of said called 23.341 acre tract of land bears North 40 degrees 22 minutes 29 seconds East, a distance of 969.08 feet, said 1/2 inch iron rod being the approximate center of CR 160 (an undedicated right-of-way);

THENCE South 63 degrees 59 minutes 32 seconds East, with the northeast line of said Tract 6 and with the southwest line of said called 23.341 acre tract of land, a distance of 64.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 86 degrees 01 minutes 16 seconds East, with the north line of said Tract 6, with the south line of said called 23.341 acre tract of land and with the approximate center of said County Road 160, a distance of 1,719.00 feet to a 5/8 inch iron rod found for the northeast corner of said Tract 6 and the southeast corner of said called 23.341 acre tract of land, said 5/8 inch iron rod being the intersection of the approximate center of said County Road 160 with the northwest line of said SH 34, from which a TXDOT Type I concrete monument found for corner in the easterly line of said called 23.341 acre tract of land bears North 49 degrees 44 minutes 34 seconds East, a distance of 213.39 feet, said TXDOT Type I concrete monument being the intersection of the west line of FM 1388 with the northwest line of said SH 34;

THENCE South 50 degrees 00 minutes 20 seconds West, with the southeast line of said Tract 6 and with the northwest line of said SH 34, a distance of 2,382.99 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for the intersection of the northwest line of said SH 34 with the northeast line of Five Point Drive (a variable width right-of-way), from which a 1/2 inch iron rod with cap (illegible) found for the east corner of Lot 1A, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 2, Sleeve 715 of said Plat Records of Kaufman County, Texas bears South 49 degrees 57 minute 54 seconds West, a distance of 80.00 feet;

THENCE North 40 degrees 02 minutes 09 seconds West, with the northeast line of said Five Points Drive, a distance of 190.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 54 degrees 32 minutes 40 seconds West, with the northeast line of said Five Points Drive, a distance of 39.92 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 40 degrees 02 minutes 09 seconds West, with the northeast line of said Five Points Drive, a distance of 115.38 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for the north corner of said Five Points Drive;

THENCE South 49 degrees 57 minutes 51 seconds West, with the northwest line of said Five Points Drive, passing at a distance of 60.00 feet, a calculated point for the west corner of said Five Points Drive and the north corner of said Lot 1A, in all, a distance of 135.94 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 463.00 feet, a delta of 40 degrees 40 minutes 25 seconds, and whose chord bears South 70 degrees 18 minutes 04 seconds West, a chord distance of 321.82 feet;

THENCE Southwesterly, with said curve to the right and with the northwest line of said Lot 1A, an arc distance of 328.68 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 21 minutes 44 seconds West, with the north line of said Lot 1A, a distance of 85.73 feet to a 1/2 inch iron rod found for the most northerly northwest corner of said Lot 1A;

THENCE South 00 degrees 38 minutes 16 seconds West, with a west line of said Lot 1A, a distance of 59.80 feet to a calculated point for the most northerly northeast corner of said Lot 2AR, from which a 1/2 inch iron rod with cap stamped "USA INC" found for reference bears South 28 degrees 33 minutes 51 seconds East, a distance of 0.72 feet;

THENCE North 89 degrees 22 minutes 01 seconds West, with the north line of said Lot 2AR, a distance of 588.92 feet to the **POINT OF BEGINNING**, and containing 4,400,249 square feet or 101.016 acres of land, more or less.

SAVE AND EXCEPT a 1.405 acre (61,217 square feet) tract of land (called 1.41 acre tract of land for cemetery) described in Volume 1692, Page 248 of the Official Public Records of Kaufman County, Texas, and being the same called 1.55 acre tract of land described in Volume 1636, Page 20 of said Official Public Records of Kaufman County, Texas, said 1.405 acre (61,217 square feet) tract of land being more particularly described by metes and bound as follows:

COMMENCING at a 1/2 inch iron rod found for the most northerly northwest corner of Lot 1A, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 2, Sleeve 715 of said Plat Records of Kaufman County, Texas; **THENCE** North 38 degrees 37 minutes 12 seconds East, a distance of 105.02 feet to a 1/2 inch iron pipe found for the **POINT OF BEGINNING**, said 1/2 inch iron pipe being the southwest corner of said cemetery and the southeast corner of a tract of land conveyed to Kaufman County, Texas as recorded in Volume 666, Page 339 of said Official Public Records of Kaufman County, Texas;

THENCE North 00 degrees 29 minutes 19 seconds East, a distance of 197.56 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 74 degrees 04 minutes 33 seconds East, a distance of 252.87 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE South 05 degrees 10 minutes 38 seconds East, a distance of 278.09 feet to a point for corner, from which a 1/2 inch iron pipe found for reference bears South 85 degrees 03 minutes 17 seconds East, a distance of 2.07 feet;

THENCE North 87 degrees 52 minutes 21 seconds West, a distance of 270.13 feet to the **POINT OF BEGINNING**, and containing 61,217 square feet or 1.405 acres of land, more or less.

ALSO SAVE AND EXCEPT a 0.091 acre (3,946 square feet) tract of land, described as Tract 2, conveyed to Kaufman County, Texas as recorded in Volume 666, Page 339 of the Official Public Records of Kaufman County, Texas:

COMMENCING at a 1/2 inch iron rod found for the most northerly northwest corner of Lot 1A, Block A of Five Points Addition, an addition to the City of Kaufman, Kaufman County, Texas as recorded in Cabinet 2, Sleeve 715 of said Plat Records of Kaufman County, Texas; THENCE North 38 degrees 37 minutes 12 seconds East, a distance of 105.02 feet to a 1/2 inch iron pipe found for the **POINT OF BEGINNING**, said 1/2 inch iron pipe being the southwest corner of said cemetery and the southeast corner of said 0.091 acre tract of land;

THENCE North 85 degrees 30 minutes 41 seconds West, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE North 00 degrees 34 minutes 53 seconds East, a distance of 196.79 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

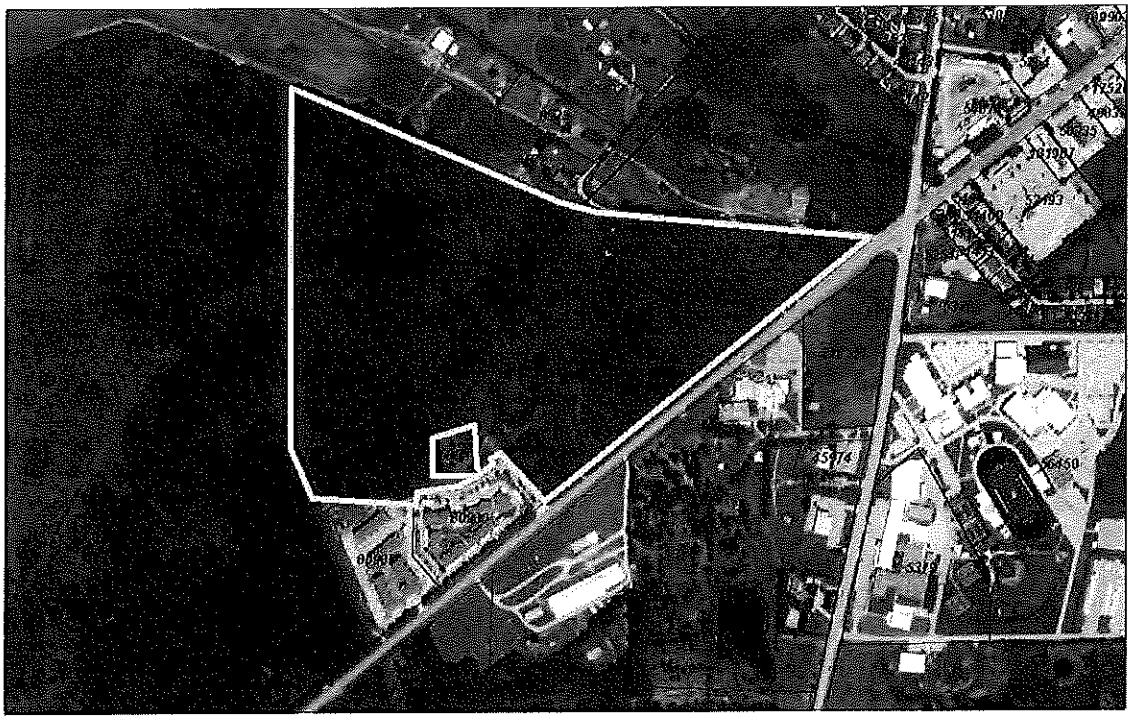
THENCE North 79 degrees 29 minutes 19 seconds East, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped "Gorrondona & Associates, Inc. Fort Worth, Texas" set for corner;

THENCE South 00 degrees 29 minutes 19 seconds West, a distance of 202.00 feet to the **POINT OF BEGINNING**, and containing 3,946 square feet or 0.091 acres of land, more or less.

Total net acreage = 4,335,086 square feet or 99.520

Exhibit "A"
Metes and Bounds Description and Depiction

Five Points



6/3/2022, 10:00:24 AM

Abstracts

Parcels

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Kaufman County Appraisal District, IBS County Wide - www.kaufmancad.org.com

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

Exhibit "B"

Development Standards
Planned Development District No. 22

FIVEPOINTS

Exhibit "B"
Planned Development Standards

1.1 GENERAL PURPOSE AND DESCRIPTION:

The boundaries of Planned Development District No. 22 ("PD 22") are described by the metes and bounds included as **Exhibit "A"** to this Ordinance, for an area of approximately 99.520 acres of land being generally developed north and adjacent to S. Washington St (HWY 34) and generally southwest and adjacent to County Road 160 (Lakeside Drive). The purpose of this planned development district is to accommodate a mix of master-planned land uses, the phasing of development within subdistricts within the District, and to allow for flexibility of owners to develop the land while ensuring high-quality standards and amenities.

1.2 DISTRICT REGULATIONS (GENERAL):

A. Development occurring within PD 22 shall be subject to all adopted City Ordinances, adopted City building codes, State laws, procedures, and applicable zoning ordinances as they presently exist as of the approval date of this Ordinance, or amended in the future, except as modified herein. If any information conflicts, this PD 22 shall govern.

B. Any Concept Plan adopted for PD 22 shall be illustrative of the planned developments and land uses described herein. However, in the event that (i) the requirements of this PD 22, (ii) any PD 22 subdistrict regulation or standard, (iii) any subsequently approved preliminary plat, (iv) any subsequently approved site plan, or (v) approved variance conflicts with the Concept Plan or depictions thereof, the conflicting provision shall govern.

1.3 ESTABLISHMENT OF SUBDISTRICTS:

A. PD 22 hereby establishes subdistricts, each subject to the standards set forth in PD 22. Each subdistrict is governed by a specified base zoning and will be developed under the applicable zoning regulations, along with the regulations and modifications established herein. In the event of conflict between City Code, this PD 22, and any subdistrict standards, the subdistrict standards shall govern.

B. Subdistrict areas are described and depicted in the approved Concept Plan for PD 22.

C. The following subdistricts are hereby established for PD 22:

1. **PD 22-A** (Commercial/Retail Subdistrict)
2. **PD 22-B** (High Density Multi-family Subdistrict)
3. **PD 22-C** (Lower Density Multi-family/Build-to-Rent Subdistrict)
4. **PD 22-D** (Townhomes Subdistrict)
5. **PD 22-E** (Single-Family Subdistrict)

D. Subdistrict regulations and standards are provided herein as follows:

1. Exhibit "B-1" *Subdistrict PD 22-A Regulations and Standards*
2. Exhibit "B-2" *Subdistrict PD 22-B Regulations and Standards*
3. Exhibit "B-3" *Subdistrict PD 22-C Regulations and Standards*
4. Exhibit "B-4" *Subdistrict PD 22-D Regulations and Standards*
5. Exhibit "B-5" *Subdistrict PD 22-E Regulations and Standards*

1.4 MINIMUM DEVELOPMENT STANDARDS APPLICABLE:

A. Along S. Washington Street, a 10-foot-wide landscaping easement shall be required between the right-of-way line and any constructed fence, wall, vertical screening element, or parking area. Landscaping shall be maintained by the applicable property owner or property owner's association. All landscaping shall conform to City Code requirements.

B. Any additional required landscaping areas are not required unless depicted on an approved Concept Plan for the PD 22 or a subdistrict thereof.

C. In no case shall outside storage be allowed in PD 22.

D. Building height shall be determined by measuring the distance between the top of the building foundation slab (or bottom framing plate, if pier-and-beam construction) and the top plate of the tallest vertical building wall.

E. Unless specified in PD-22 subdistrict standards herein, parking requirements shall be determined for each subdistrict based on the base zoning and use, in accordance with the City's applicable off-street parking requirements. Shared parking in non-residential subdistricts shall be permitted subject to City approval, pursuant to Chapter 35 of the City's Zoning Ordinance.

F. Subdistricts A, B and C shall be subject to the non-residential site lighting and glare standards set forth in Section 42.2 of the City's Zoning Ordinance.

G. No artwork or decorative mural placed on an exterior building wall shall be considered a sign, provided that such artwork or mural does not advertise or promote a product or service.

H. Minimum building façade requirements that require masonry shall include Hardie brand cementitious siding (board/batten, lap) as an acceptable masonry application. EIFS shall not be allowed except as expressly allowed in Subdistrict A.

I. Garage Doors: Any residential garage door installed in PD 22 or its subdistricts shall include one or more design enhancements, which may consist of—but is

not limited to--paneled doors with windows, carriage-style doors, or wood-stained doors.

1.5 PROPERTY OWNER'S ASSOCIATIONS

A. One or more property owners' associations (each a "POA") may be established for PD 22 pursuant to the requirements of the City and State of Texas. Property owners or POAs shall be the responsible entity for the maintenance of the common areas, greenbelt easements, and general quality and character of the developments with PD 22. Each POA entity must be established before the first building permit issued for the respective subdistrict.

B. All public rights-of-way and alleys dedicated for public and municipal use shall be maintained by the City.

1.6 SIGNAGE

A. Signage shall be in accordance with City sign regulations and as outlined on Sheet D7 – Monument Sign Exhibit.

B. No pole or pylon signs shall be permitted within PD 22.

1.7 LANDSCAPING AND TREE PRESERVATION

A. All development in PD 22 shall comply with the City landscape regulations, unless noted herein or in specific subdistrict standards.

B. All development in PD 22 shall comply with the City tree preservation regulations.

C. Detention/retention pond areas shall be landscaped with trees and shrubs around the perimeter, with planting distribution to be determined at the site planning stage.

D. Screening walls otherwise required between subdistricts and land uses shall not be required but are expressly permitted. Between uses, open-style fence (i.e., wrought iron, decorative steel, etc.) with masonry columns shall be used, except in instances where single-family homes, townhomes, or build-to-rent dwellings back to another use (in which case, solid screening shall be used).

E. Screening walls shall be required between all lots and rights-of-way (excluding alleys) where the rear façade of the building is directly adjacent (within 50 feet of the closest right-of-way boundary), unless otherwise authorized in a particular subdistrict, and shall be either masonry or board-on-board wood fences (with cap rail) with masonry columns.

F. For permitted or required masonry screening walls within this PD 22, "masonry" shall include pre-cast wall panels designed to mimic stone or brick

appearance.

G. All screening walls (including living screening walls) depicted and/or described on the approved Concept Plan for this PD 22 or any subdistrict regulations and standards are hereby authorized.

1.8 USABLE OPEN SPACE

A. Except as provided below, all development in PD 22 required to provide usable open space shall comply with the requirements of Section 18.5 of the City's Zoning Ordinance and parkland and tree preservation requirements.

B. All development in PD 22 required to provide usable open space may achieve standards in Section 18.5(D)(4) by alternatively preserving or planting trees (greater than three caliper inches) within the usable open space so that the minimum number of cumulative caliper inches of preserved or planted trees shall be 3 inches or greater per 1,000 square-foot of open space area.

1.9 TRANSPORTATION

A. All gated access points shall comply with federal, State, and local requirements pertaining to turnarounds, vehicle stacking, gate locations and standards, emergency access, and similar design requirements. In the event that an approved Concept Plan for PD 22 depicts gated access points, and such depiction(s) is/are in conflict with these design requirements, this conflicting provision shall prevail over the Concept Plan. Gate materials shall reflect the design aesthetic of the closest primary building of the development.

1.10 TEMPORARY STRUCTURES

A. Temporary structures for the construction of the developments, sales, leasing, and other marketing and development uses are an allowed use in this PD 22, in accordance with City codes.

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Exhibit "B-1"

Subdistrict PD 22-A Regulations and Standards (*Commercial*)

FIVEPOINTS

Exhibit "B"
Planned Development Standards

1) **Base Zoning**: Subdistrict PD 22-A is established with the base zoning district **Commercial (C)** as established by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this Subdistrict shall be governed by City Codes and regulations applicable to this base zoning district.

2) **Land Uses Permitted**: All of the following land uses shall be permitted within Subdistrict PD 22-A, by right. Where indicated below, or with respect to other allowable land uses permitted in Commercial (C) districts, such use shall require a specific use permit or authorization from the City.

   A. Retail stores, general merchandise, or services
   B. Food stores
   C. Convenience stores without gasoline sales
   D. Convenience stores with gasoline sales – subject to SUP approval
   E. Dry cleaners
   F. Donut, bakery or confectionery shop
   G. Consignment shop (indoors)
   H. Antiques (indoors)
   I. Appliance sales and repair (no outside storage) – subject to SUP approval
   J. Appliance, tool or furniture rental (indoors)
   K. Building materials, hardware/home improvement (indoor only)
   L. Building materials, hardware/home improvement (outdoor storage) – subject to SUP approval
   M. Laundromat/washateria self-service
   N. Personal service uses (barber/beauty shop, tailor, shoe repair, seamstress, etc.)
   O. Massage therapist (state-licensed) – subject to SUP approval
   P. Pet shop and grooming (no outside kenneling, no overnight boarding)
   Q. Pharmacy/drug store
   R. Restaurant with or without drive-through service
   S. Alcoholic beverage sales in conjunction with a restaurant – subject to SUP approval
   T. Private club (restaurant alcohol sales) – subject to SUP approval
   U. Studio for decorator, artist, or photographer
   V. Studio for music, dance, or drama
   W. Used merchandise or secondhand thrift store (inside)

X. General business and professional office use

Y. Medical, dental, or optician clinic, laboratory, or office

Z. Financial institution with or without drive-through service

AA. Telemarketing agency

BB. Day care center (childcare for 7+ unrelated children) or day camp for children

CC. School (business or commercial trade) – subject to SUP approval

DD. School (private, public, or parochial)

EE. Church, rectory or temple

FF. Civic/community center (public)

GG. Theater or playhouse (indoor)

HH. Commercial amusement (indoor) or amusement arcade

II. Health, fitness, sports club (indoors only)

JJ. Auto parts or accessory sales (indoor)

KK. Car Washes. – subject to SUP approval

3) **Development Standards of Subdistrict PD 22-A:**

	Base Zoning District	**Subdistrict PD 22-A**
Minimum Lot Area	10,000 sf	10,000 sf
Minimum Dwelling Size	Not applicable	Not applicable
Minimum Lot Width	100 ft	100 ft
Minimum Lot Depth	100 ft	100 ft
Minimum Front Yard	25 ft	25 ft
Minimum Rear Yard	20 ft	20 ft
Minimum Side Yard	15 ft	15 ft
Maximum Height	3 Stories/45 feet	3 Stories/45 feet
Maximum Lot Coverage	50%	55%

4) **<u>Special District Development Standards and Requirements</u>:**

A. <u>Required Off-Street Parking</u>:

1. The number off-street parking spaces required for a particular use shall be the <u>lesser of:</u> (a) 1 space per 200 sf, *or* (b) the parking space requirement set forth in Section 35.6 of the City's Zoning Ordinance. Shared parking spaces may be permitted subject to City review and approval to accommodate multiple uses that may operate at different peak parking times. Up to ten percent (10%) of parking spaces may be compact parking spaces in this Subdistrict.

B. Landscaping: Landscaping in this Subdistrict shall conform to the requirements of landscaping for the Commercial ("C") Zoning District.

C. Building Materials Permitted: Up to ten percent (10%) of each building façade within the Subdistrict may be constructed with, or be accentuated by, exterior insulation and finishing system (EIFS) materials.

D. Screening:

a. A living screen or living screen with berm at least 6 feet in height is expressly permitted as a substitute method of screening commercial loading docks and delivery areas from public streets, provided that planting material conforms to the City permitted plant list in its tree preservation regulations and meets the applicable requirements of Section 35.4 of the City's Zoning Ordinance.

b. Refuse dumpsters shall be enclosed by a 6-foot high masonry screen wall with finishes consistent with the primary building(s) on the lot. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit "B-2"

Subdistrict PD 22-B
Regulations and Standards
(*High Density Multi-Family Residential*)

FIVEPOINTS

Exhibit "B"
Planned Development Standards

1) **Base Zoning:** Subdistrict PD 22-B is established with the base zoning district, **Multifamily (MF-2),** as described by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this Subdistrict shall be governed by City Codes and regulations applicable to this base zoning district.

2) **Land Uses Permitted**: Within this Subdistrict PD 22-B, land uses authorized in the Multi-Family Residential-2 (MF-2) zoning district are permitted with a maximum density of 24 dwelling units per acre.

3) **Development Standards of Subdistrict PD 22-B:**

	Base Zoning District	**Subdistrict PD 22-B**
Minimum Lot Area	1 acre/lot; 1,800 sf/unit	1 acre/lot
Minimum Dwelling Size	550 sf (efficiency unit) 600 sf (1 bedroom unit) 800 sf (2-bedroom unit) 1,000 sf (3+ bedroom unit)	550 sf (efficiency unit) 600 sf (1 bedroom unit) 800 sf (2-bedroom unit) 1,000 sf (3+ bedroom unit)
Minimum Lot Width	100 feet	100 feet
Minimum Lot Depth	125 feet	125 feet
Minimum Front Yard	30 feet	30 feet
Minimum Rear Yard	20 feet	15 feet
Minimum Side Yard[1]	15 feet	10 feet
Maximum Height	3 stories/45 feet	3 stories/45 feet
Maximum Lot Coverage[2]	50% Max.	50% Max

Notes to development standards table above:

1 – No extended side yard shall be required based on the height of adjacent buildings if site developed in accordance with this Concept Plan.

2 - Maximum lot coverage refers to maximum area covered by buildings.

4) **Special District Development Standards and Requirements:**

A. Parking Spaces: The minimum number of parking spaces required in this District shall be 1.75 spaces per dwelling unit. Fifteen percent (15%) of parking spaces shall be covered parking or enclosed in attached or detached garages. Covered carports shall provide columns constructed from materials that complement the multi-family buildings. Up to ten percent (10%) of parking spaces may be compact parking spaces in this Subdistrict.

B. Maximum Length of Buildings: In no case shall any side of a building exceed two hundred fifty feet (250') in length per side elevation.

C. Parkland Dedication and Improvements Requirements: In lieu of dedicating land for park use (as required by City Code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu

of land dedication, in accordance with City Ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by the City per City Code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board. (The design of such amenities shall be similar to those depicted in Exhibit D (Overall Landscape, Screening, Trail and Amenity Plan, approved with these regulating standards.)

D. Landscaping: Landscaping in this Subdistrict shall conform to the landscaping requirements for multi-family residential uses as specified in the City's Zoning Ordinance.

E. Screening: Refuse dumpsters shall be enclosed by a 6' high masonry screen wall on three sides with finishes consistent with the primary building(s) within the respective subdistrict. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit "B-3"

Subdistrict PD 22-C
Regulations and Standards
(*Lower-Density Multi-Family Residential/ Build-to-Rent*)

FIVEPOINTS

Exhibit "B"
Planned Development Standards

1) **Base Zoning**: Subdistrict PD 22-C is established with the base zoning district, **Multifamily (MF-1),** as described by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this Subdistrict shall be governed by City Codes and regulations applicable to this base zoning district.

2) **Land Uses Permitted**: Within this Subdistrict PD 22-C, land uses authorized in the Multi-Family Residential-1 (MF-1) zoning district are authorized with a maximum of 12 dwelling units per acre and shall expressly permit the following:

   a. Build-to-Rent Dwellings and accessory uses to same shall be permitted in this Subdistrict by right.

   b. Townhomes and accessory uses to same shall be permitted in this Subdistrict by right.

   c. For purposes of this section, "Build-to-Rent Dwelling" is defined as: a single-family attached dwelling, single-family detached dwelling, a townhouse, or combination thereof, that have been designed and constructed with the intention to be leased for residential use. Build-to-Rent Dwellings may be located on a single lot or tract with multiple other Build-to-Rent Dwellings. No Build-to-Rent Dwelling shall be occupied by more than six (6) persons unrelated by blood, marriage, or adoption.

   d. Uses and location of permitted uses in this Subdistrict may be authorized by specific use permit if not developed in strict compliance with the approved concept plan.

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3) **Development Standards of Subdistrict:**

	Base Zoning District	**Subdistrict PD 22-C**
Minimum Lot Area	9,000 sf per lot; 3,000 sf/unit	9,000 sf per lot
Minimum Dwelling Size	550 sf (efficiency unit) 600 sf (1 bedroom unit) 800 sf (2-bedroom unit) 1,000 sf (3+ bedroom unit)	550 sf (efficiency unit) 750 sf (1 bedroom unit) 900 sf (2-bedroom unit) 1,100 sf (3+ bedroom unit)
Minimum Lot Width	90 feet	90 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Front Yard	25 feet	10 feet
Minimum Rear Yard	15 feet	15 feet
Minimum Side Yard	15 feet	15 feet
Maximum Height of building	30 feet	30 feet
Maximum Lot Coverage[1]	50% Max	50% Max

Notes to development standards table above:

1 – Maximum lot coverage refers to maximum area covered by buildings.

5) **Special District Development Standards and Requirements:**

A. Parking Spaces: The minimum number of parking spaces required in this District shall be 1.75 spaces per dwelling unit. At least 50 percent of units shall include an attached garage or covered parking area that accommodates at least one car. Up to ten percent (10%) of parking spaces may be compact parking spaces in this Subdistrict.

B. Porch Design: Each dwelling constructed in this Subdistrict shall include a porch on the front façade of the dwelling with a minimum area of fifty square feet (50'), excluding the area required for a four-foot-wide entry path to the front door.

C. Landscaping: Landscaping in this Subdistrict shall conform to the landscaping requirements for multi-family residential uses as specified in the City's Zoning Ordinance.

D. Foundation Planting: Within the Subdistrict, all front-facing building elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of a building facade that abuts concrete or masonry pedestrian access paths or provides access for pedestrians or vehicles to the building. The foundation landscaping must meet the following minimum standards:

1. The landscaped area must be at least three feet wide.

2. There must be at least one three-gallon shrub (or similar size plant) for every three lineal feet of foundation.

3. Ground cover plants, mulch, and/or rocks must fully cover the remainder of the

landscaped area.

4. Trees shall not be planted in the foundation landscaped areas.

5. Care shall be provided to minimize drainage impacts to the foundation.

E. Parkland Dedication and Improvements Requirements: In lieu of dedicating land for park use (as provided by City Code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with City Ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by the City per City Code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board. (The design of such amenities shall be similar to those depicted in Exhibit D (Overall Landscape, Screening, Trail and Amenity Plan, approved with these regulating standards.)

F. Screening: Refuse dumpsters shall be enclosed by a 6' high masonry screen wall on three sides with finishes consistent with the primary building(s) within the respective subdistrict. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit "B-4"

Subdistrict PD 22-D Regulations and Standards (*Townhouse Residential*)

FIVEPOINTS

Exhibit "B"
Planned Development Standards

1) **Base Zoning**: Subdistrict PD 22-D is established with the base zoning district, **Townhouse Residential (TH),** as described by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this Subdistrict shall be governed by City Codes and regulations applicable to this base zoning district.

2) **Maximum Length of Buildings**: In no case shall any side of a building exceed two hundred fifty feet (250') in length.

3) **Land Uses Permitted**: Within this Subdistrict PD 22-D, the following land use(s) authorized in the City's Townhouse Residential (TH) zoning districts are permitted and shall expressly permit:

   A. Single-family attached townhomes with a maximum density of 12 units/acre.
   B. Duplex with a maximum density of 12 units/acre.

4) **Development Standards of Subdistrict PD 22-D:**

	Base Zoning District	**Subdistrict PD 22-D**
Minimum Lot Area	(*see notes*) [1]	2,200 sf (*see note*) [2]
Minimum Dwelling Size	1,000 sf	1,100 sf
Minimum Lot Width	(*see notes*)[3]	(*see notes*)[4]
Minimum Lot Depth	100 feet	100 feet
Minimum Front Yard	25 feet	(*see notes*)[5]
Minimum Rear Yard	15 feet	(*see notes*)[5]
Minimum Side Yard	15 feet	5 feet
Maximum Height of building	30 feet	(*see notes*)[6]
Maximum Lot Coverage[7]	50%	70%
Parking Requirements[8]	2 per unit (w/ 1 enclosed)	2 per unit (w/ 1 enclosed)

Notes to Development Standards table:

1 – Code minimum lot area varies by type of housing unit type. Patio home requires 4,500 sf/lot; single-family attached unit requires 3,000 sf/lot and duplex unit requires 3,500 sf/lot.

2 – Permitted minimum lot area shall be as follows: 2,200 sq. ft. for single-family attached townhome building.

3 – Code minimum lot width varies by type of housing unit type. Patio home requires 45' wide lot. Single-family attached requires 30' wide lot. Duplex requires 35' wide lot.

4 – Permitted minimum lot widths shall be as follows: twenty feet (22') for a single-family attached townhome building. (Lot lines shall be shown with demising walls)

5 – In this Subdistrict, a 15' minimum front yard shall be provided, when the front façade faces a public or private street. The rear yard may vary depending on final right-of-way design but shall provide no less than 20' of driveway length between the rear garage and the edge of the sidewalk in order to provide driveway parking that does not interfere with pedestrian access.

6 –Townhouse buildings on lots adjacent to single-family residential uses shall be limited to 30 feet in height. All other townhouse buildings in this Subdistrict have a maximum height of 45 feet.

7–Maximum lot coverage refers to maximum area covered by buildings.

8 – Enclosed parking areas shall be located behind the front building line and on the same lot as the main structure, as per code.

6) **Special District Development Standards and Requirements:**

A. Right-of-Way Design: Within this Subdistrict, atypical street/right-of-way sections may be proposed to provide for variable widths and parking areas along the streets, subject to City approval by a preliminary plat. If necessary, parking, utilities and sidewalks may be located in public easements outside of the paved road widths subject to City review.

B. Landscaping: In parking areas and common areas, landscaping in this Subdistrict shall conform to the landscaping requirements for multi-family residential uses as specified in the City's Zoning Ordinance.

C. Foundation Planting: Within the Subdistrict, all street-facing building elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of a building facade that abuts concrete or masonry pedestrian access paths or provides access for pedestrians or vehicles to the building. The foundation landscaping must meet the following minimum standards:

1. The landscaped area must be at least three feet wide.

2. There must be at least one three-gallon shrub (or similar size plant) for every three lineal feet of foundation.

3. Ground cover plants, mulch, and/or rocks must fully cover the remainder of the landscaped area.

4. Trees shall not be planted in the foundation landscaped areas.

5. Care shall be provided to minimize drainage impacts to the foundation.

D. Parkland Dedication and Improvements Requirements: In lieu of dedicating land for park use (as provided by City Code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with City Ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by the City per City Code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board. (The design of such amenities shall be similar to those depicted in Exhibit D (Overall Landscape, Screening, Trail and Amenity Plan, approved with these regulating standards.)

E. Screening: In this Subdistrict, screening walls shall not be required or permitted between rights-of-way and the rear of townhome buildings.

F. Garage Orientation: All townhomes shall have rear-facing garages (to be served by alleys or internal streets) as depicted in the concept plan.

G. Dumpster Screening: Refuse dumpsters shall be enclosed by a 6' high masonry screen wall on three sides with finishes consistent with the primary building(s) within the respective subdistrict. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit "B-5"

Subdistrict PD 22-E Regulations and Standards (*Single-Family Residential*)

FIVEPOINTS

Exhibit "B"
Planned Development Standards

1) **Base Zoning**: Subdistrict PD 22-E is established with the base zoning district, **Single-Family (SF-6),** as described by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this Subdistrict shall be governed by City Codes and regulations applicable to this base zoning district.

2) **Land Uses Permitted**: Within this Subdistrict PD 22-E, land uses authorized in the Single-Family (SF-6) zoning districts are permitted, with a maximum density of six (6) units/acre.

3) **Development Standards of Subdistrict PD 22-E:**

	Base Zoning District	**Subdistrict PD 22-E**
Minimum Lot Area	6,000 sf	6,000 sf
Minimum Dwelling Size	1,200 sf	1,500 sf (50' wide lots) 1,800 sf (60' wide lots)
Minimum Lot Width	60 ft	50 ft, provided that at least 25% of all platted lots meet or exceed 60 ft in width
Minimum Lot Depth	100 ft	(See Notes)[1]
Minimum Front Yard	25 ft	20 ft[2]
Minimum Rear Yard	25 ft	15 ft[3]
Minimum Side Yard	6 ft	5 ft[4]
Maximum Height of building	30 ft	30 ft
Maximum Lot Coverage[4]	45%	60%
Parking[5]	2 spaces per lot, enclosed	2 spaces per lot, enclosed

Notes to Development Standards table:

1 –60 ft. wide lots shall have minimum lot depth of 100 feet, but 50 ft. wide lots shall have a minimum lot depth of 120 feet. Corner lots shall be permitted to have 100 ft. deep lots.

2 – Porches and awnings may protrude up to ten feet into the established front yard.

3 – Minimum rear yard shall be 20 feet for all rear-entry garages.

3 – Minimum side yard shall be 15 feet when side yard is adjacent to a dedicated public right-of-way and the lot backs to the rear of another residential lot or an open space lot. Minimum side yard shall be 20 feet when side yard is adjacent to a public right-of-way and the lot backs to the side yard of another residential lot or in the case of a side-entry garage.

4 - Maximum lot coverage refers to maximum area covered by buildings or other covered structures, including primary building, accessory buildings, patio covers, etc.

5 – Enclosed parking areas shall be located behind the front building line and on the same lot as the main structure, as per code.

4) **Special District Development Standards and Requirements:**

A. Landscaping: In addition to other applicable requirements for landscaping in this Subdistrict, upon completion of each respective dwelling, at least one tree (with a minimum 3-inch caliper DBH) shall be planted or preserved within the front yard of the lot, in conformity with City regulations.

B. Porch Design: Each dwelling constructed in this Subdistrict shall include a porch on the front façade of the dwelling with a minimum area of fifty square feet (50'), excluding the area required for a four-foot-wide entry path to the front door.

C. Foundation Planting. Within the Subdistrict, all street-facing building elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that abut concrete or masonry pedestrian access paths, provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following minimum standards:

1. The landscaped area must be at least three feet wide.

2. There must be at least one three-gallon shrub for every three lineal feet of foundation.

3. Ground cover plants, mulch, and/or rocks must fully cover the remainder of the landscaped area.

4. Trees shall not be planted in the foundation landscaped areas.

5. Care shall be provided to minimize drainage impacts to the foundation.

D. Parkland Dedication and Improvements Requirements: In lieu of dedicating land for park use (as provided by city code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with city ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by city per city code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board. (The design of such amenities shall be similar to those depicted in Exhibit D (Overall Landscape, Screening, Trail and Amenity Plan, approved with these regulating standards.)

E. Garage Orientation: All homes shall have front-facing, side-entry, or J-swing garage orientations, with the following exception:

1. The single-family lots that back to the Townhouse Residential Subdistrict shall have rear-facing garages and shall be served by an alley to be shared with the adjacent townhomes. This row of single-family homes shall have an increased minimum rear yard setback of 20'.

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Exhibit "C"
Concept Plans

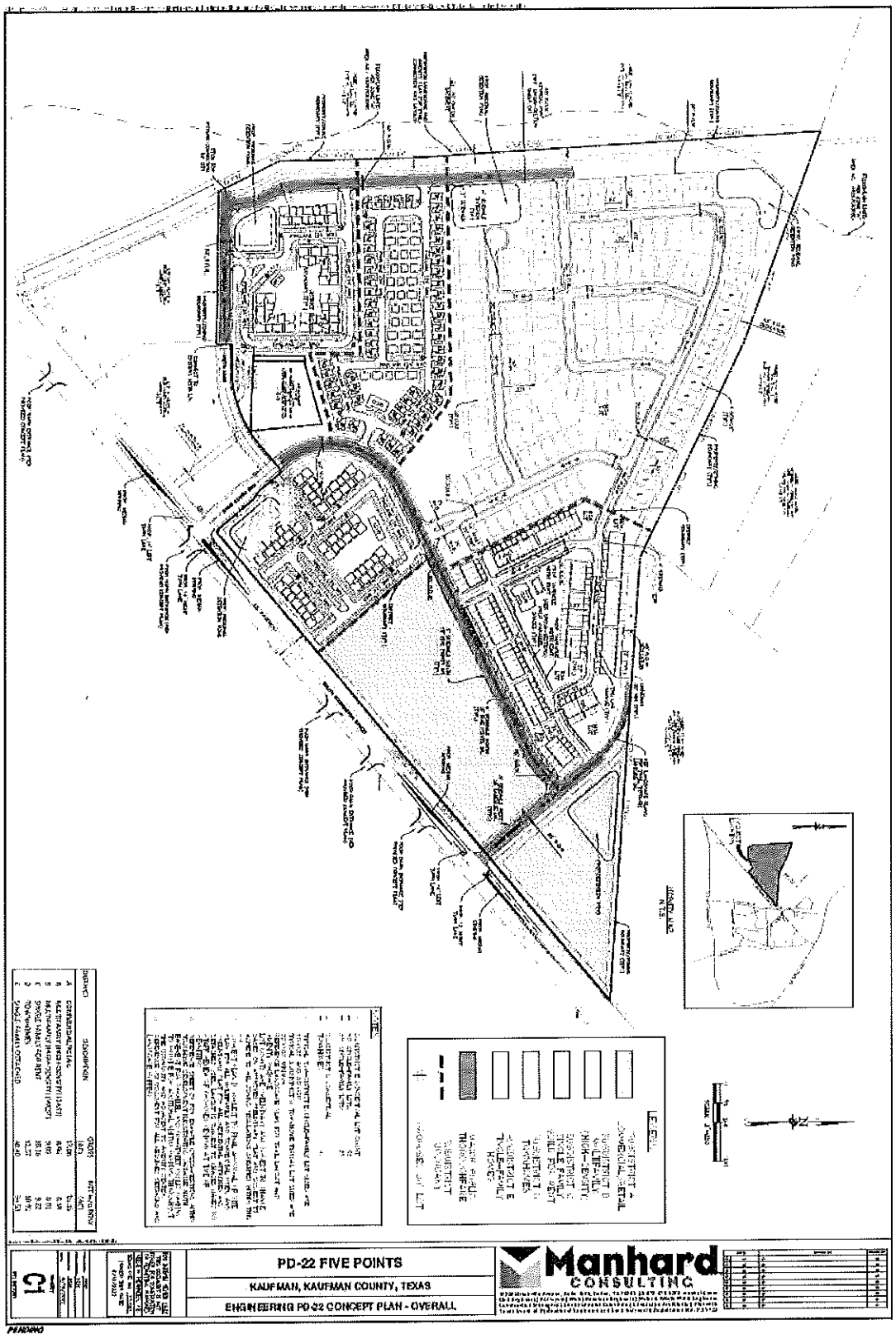
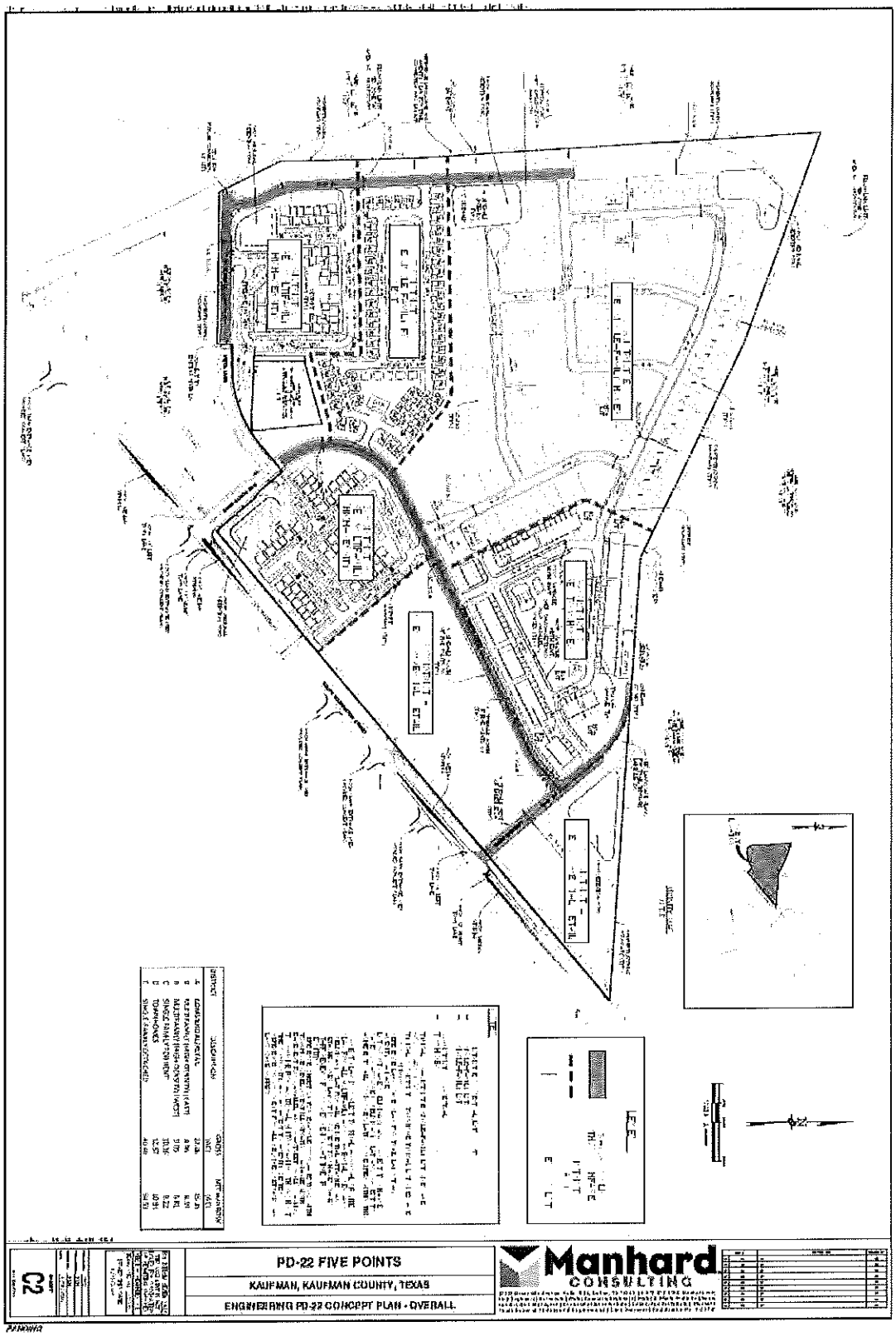


Exhibit "C"
Concept Plans



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Concept Plans

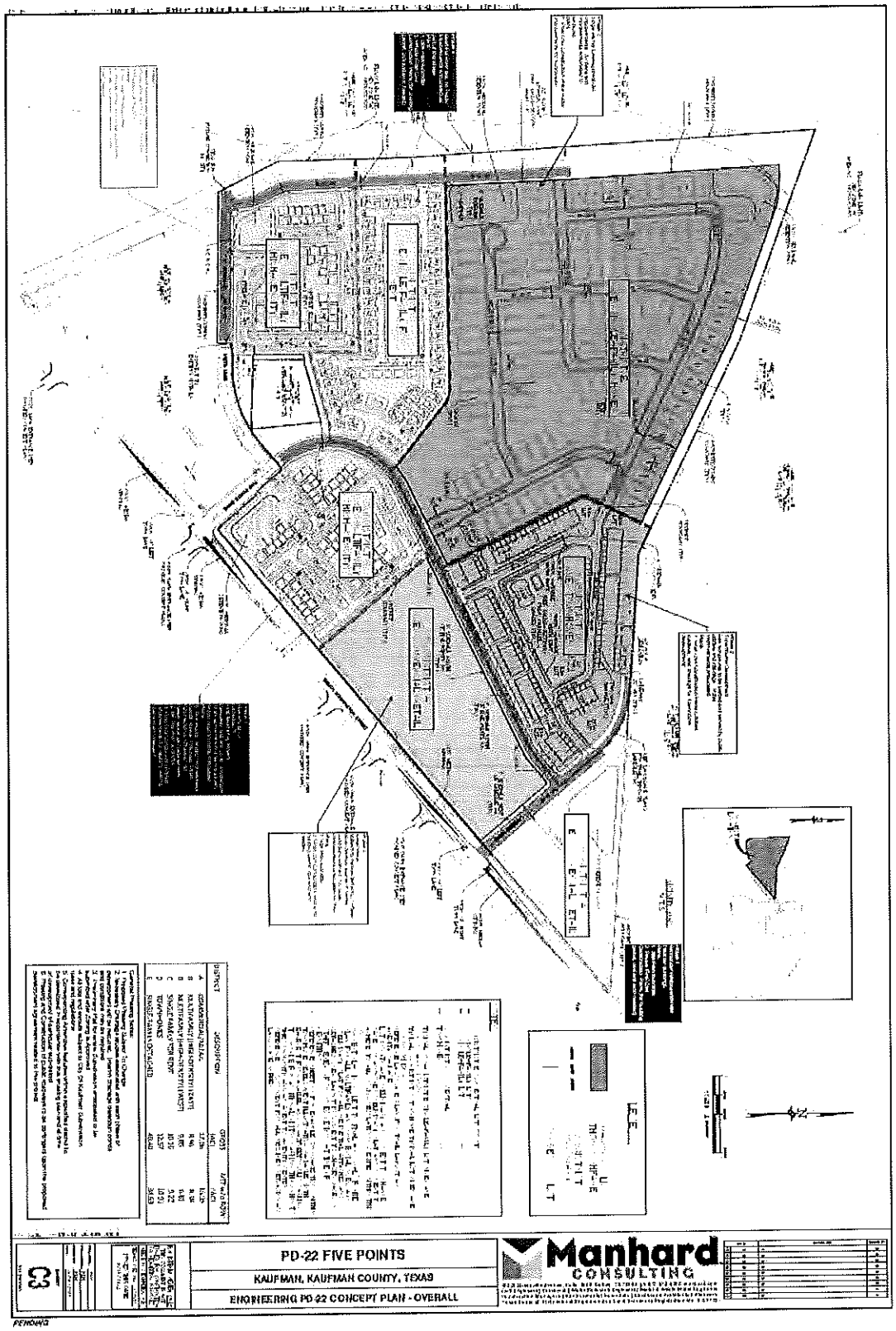


Exhibit "C"
Concept Plans

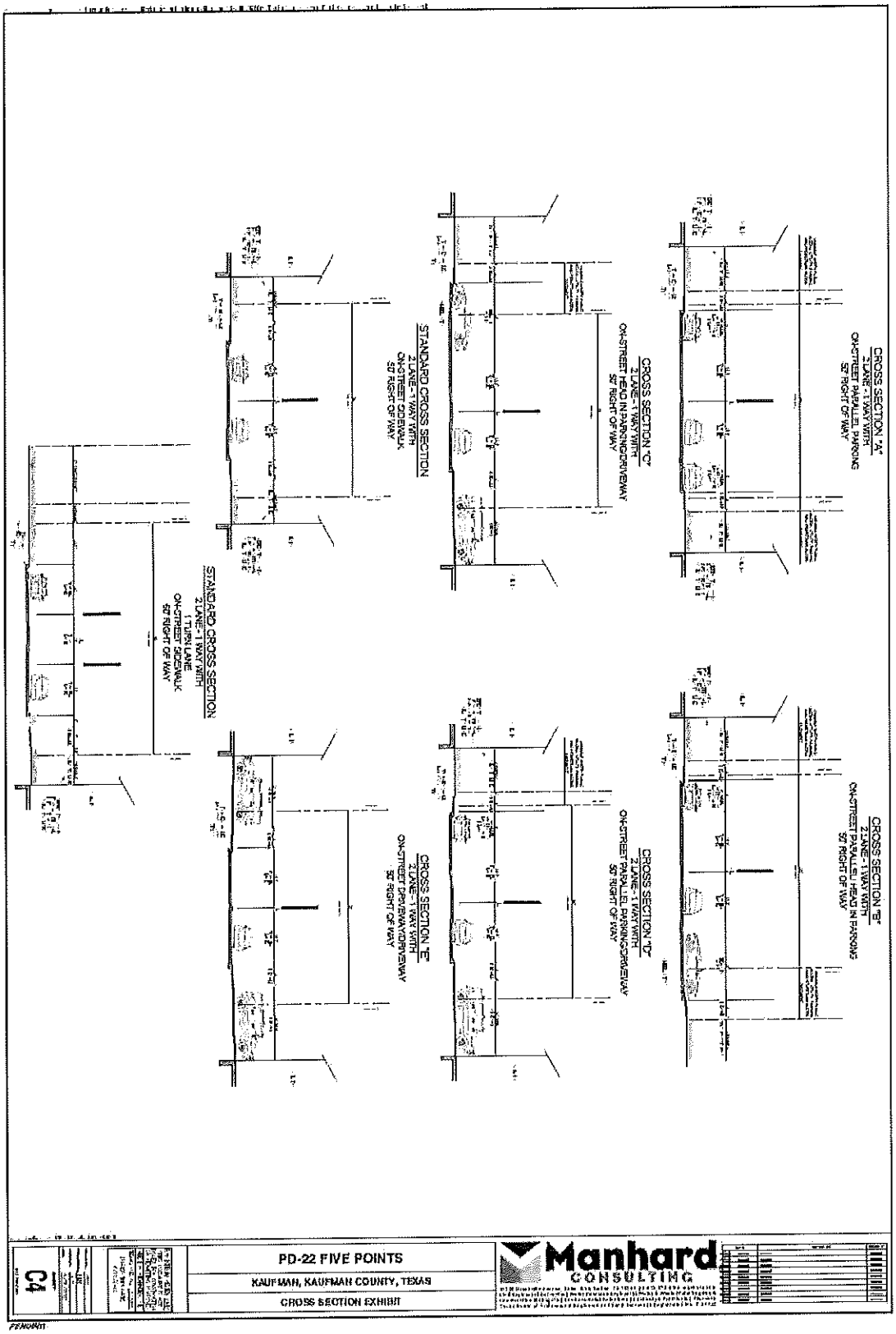


Exhibit "D"
Landscaping and Amenity Plans

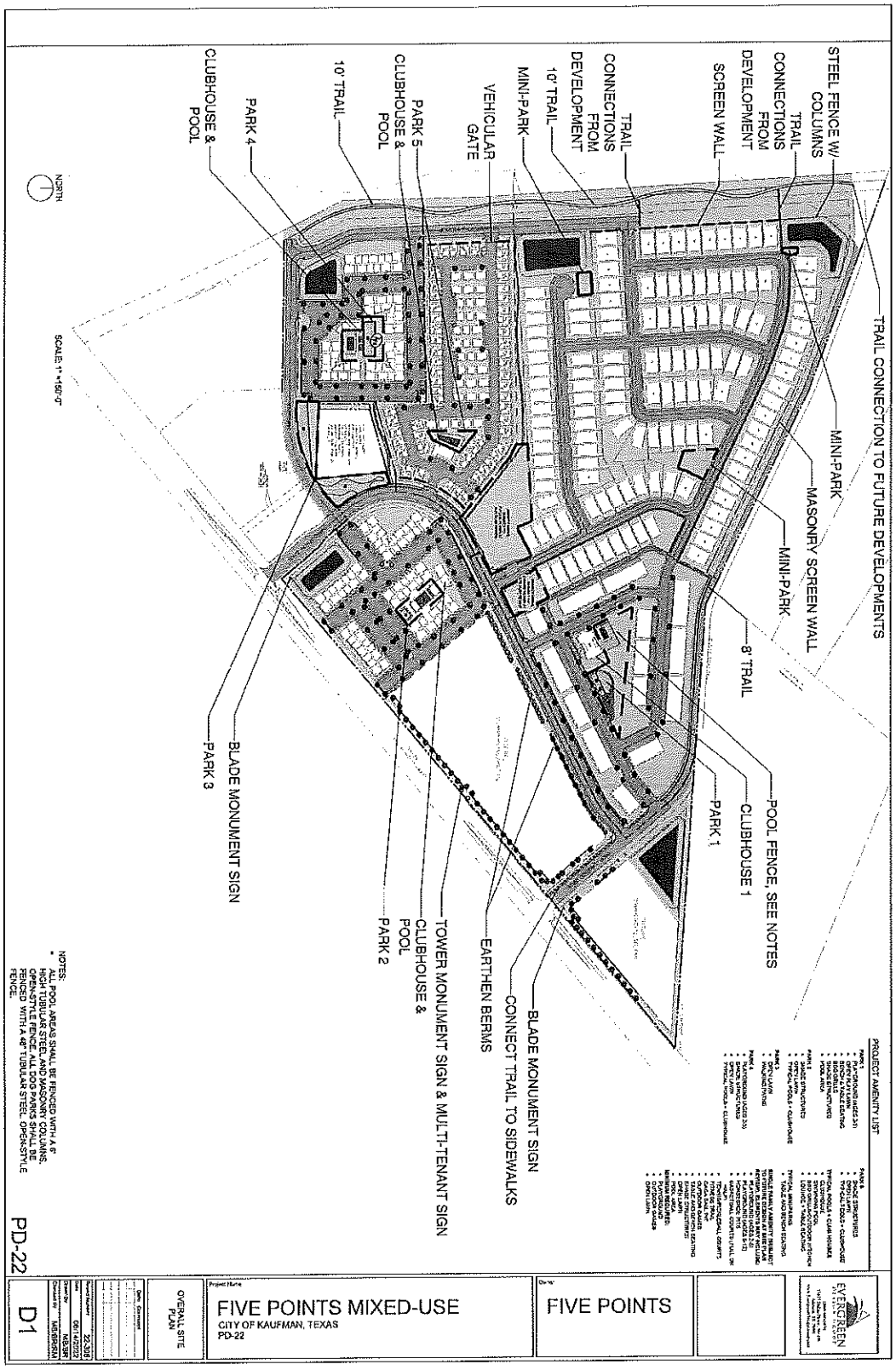


Exhibit "D"
Landscaping and Amenity Plans

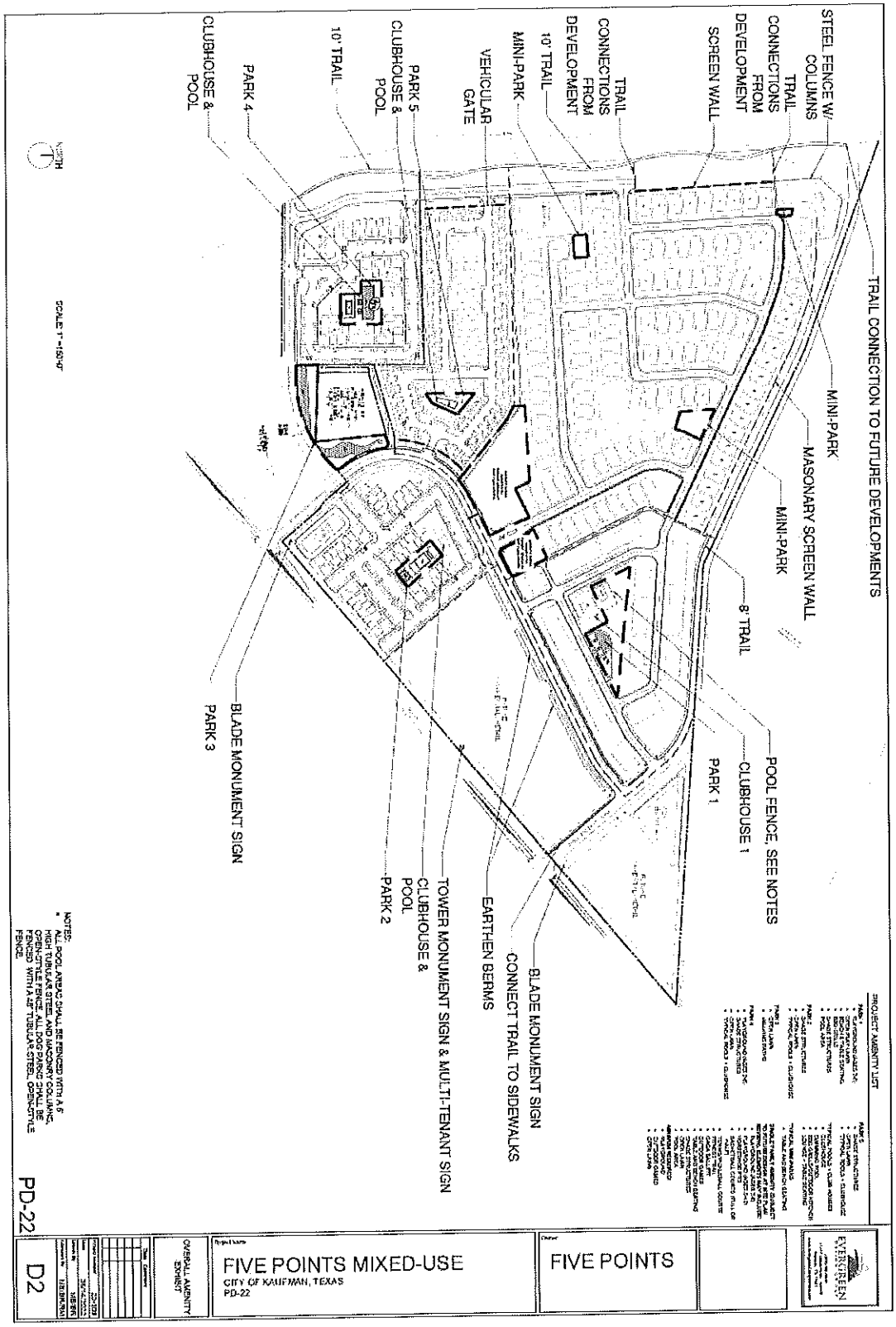


Exhibit "D"
Landscaping and Amenity Plans

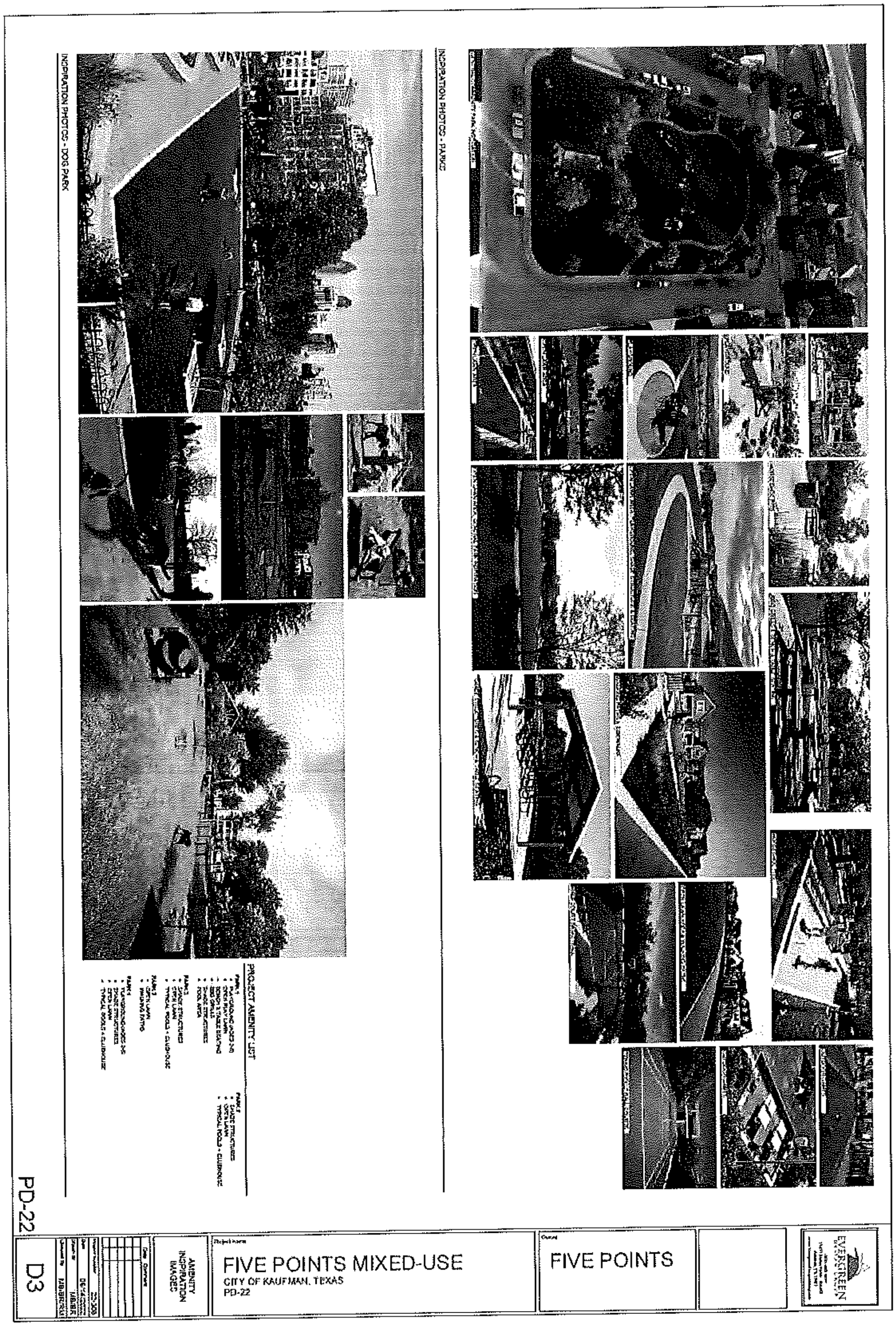
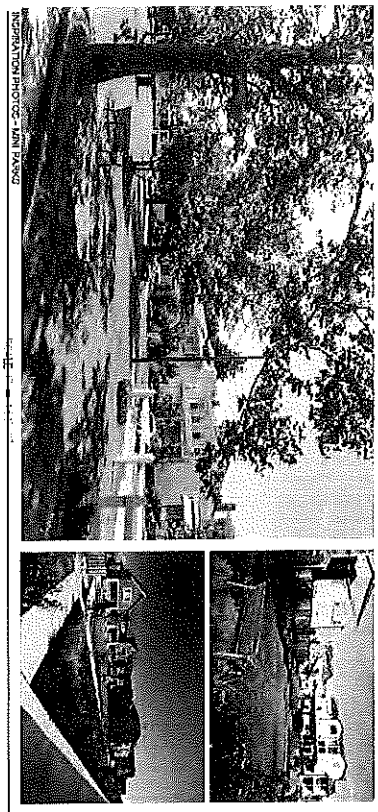


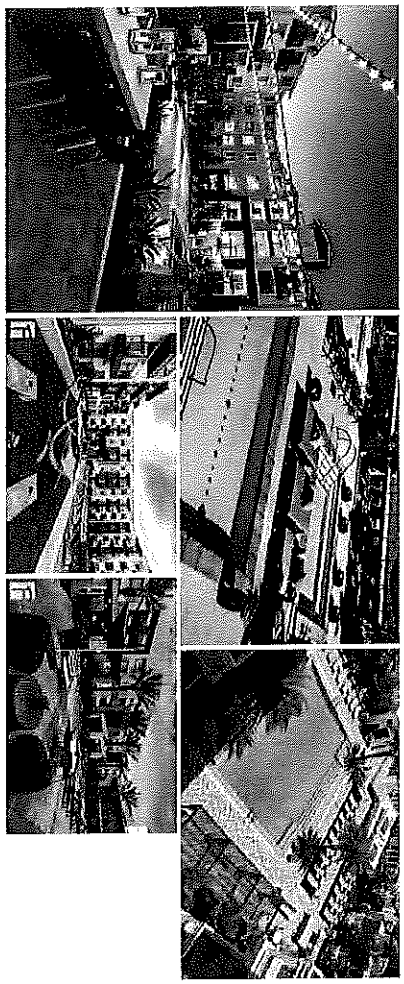
Exhibit "D"
Landscaping and Amenity Plans



INSPIRATION PHOTOS - MINI PARKS

AMENITY LIST

TYPICAL SEATING
- TABLES AND SEATING FOR DINING



INSPIRATION PHOTOS - TYPICAL POOL + CLUBHOUSES

AMENITY LIST

TYPICAL POOLS + CLUB HOUSES
- POOL
- CLUBHOUSE
- 1000 SQ FT OUTDOOR KITCHEN
- LOUNGE + TABLE SEATING

PD-22

D4

Project Number	13-3208
Date	06-13-2013
Drawn By	MB/BK/NG
Date	Comment

AMENITY INSPIRATION IMAGES

Project Name
FIVE POINTS MIXED-USE
CITY OF KAUFMAN, TEXAS
PD-22

Owner
FIVE POINTS

EVERGREEN

Exhibit "D"
Landscaping and Amenity Plans

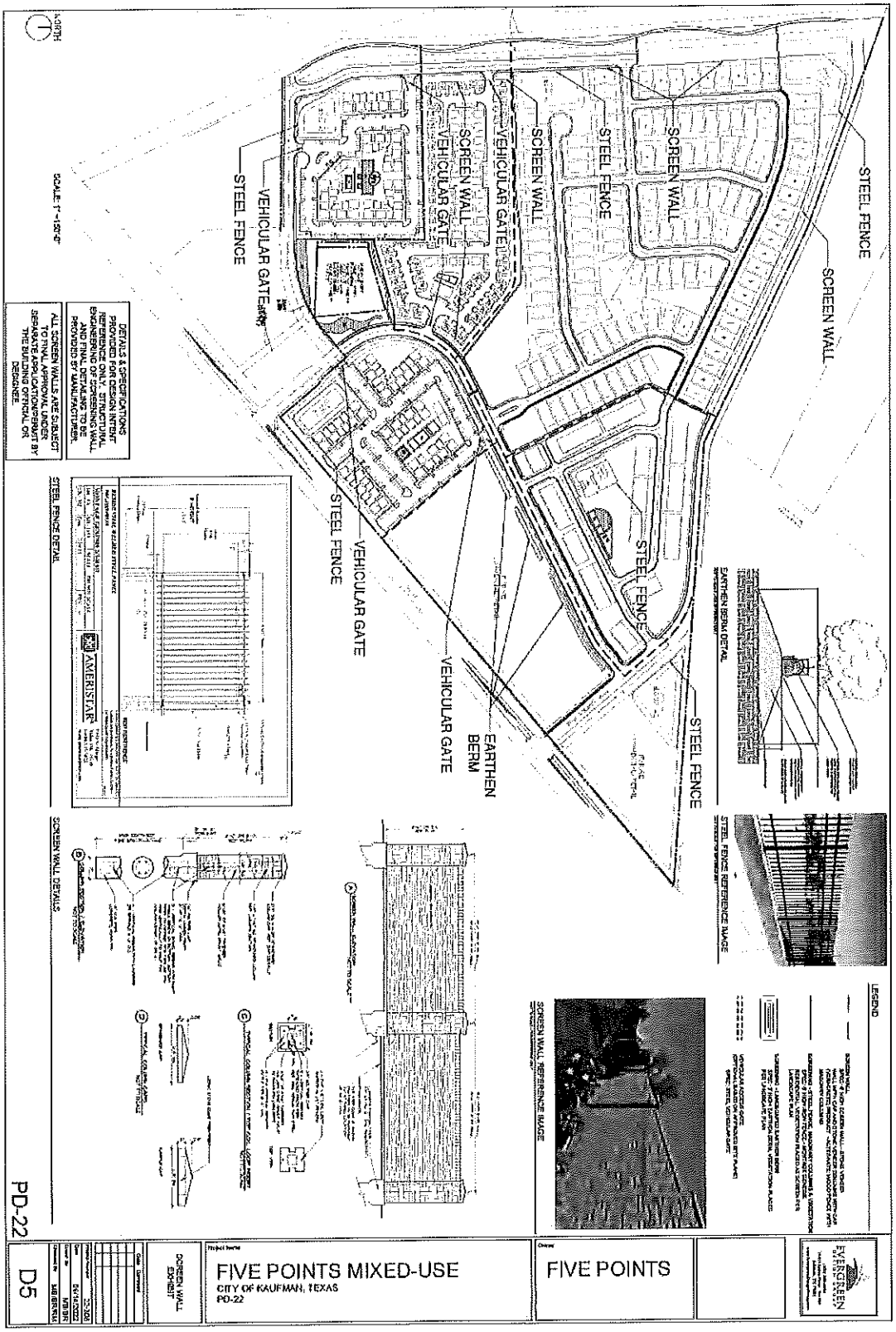


Exhibit "D"
Landscaping and Amenity Plans

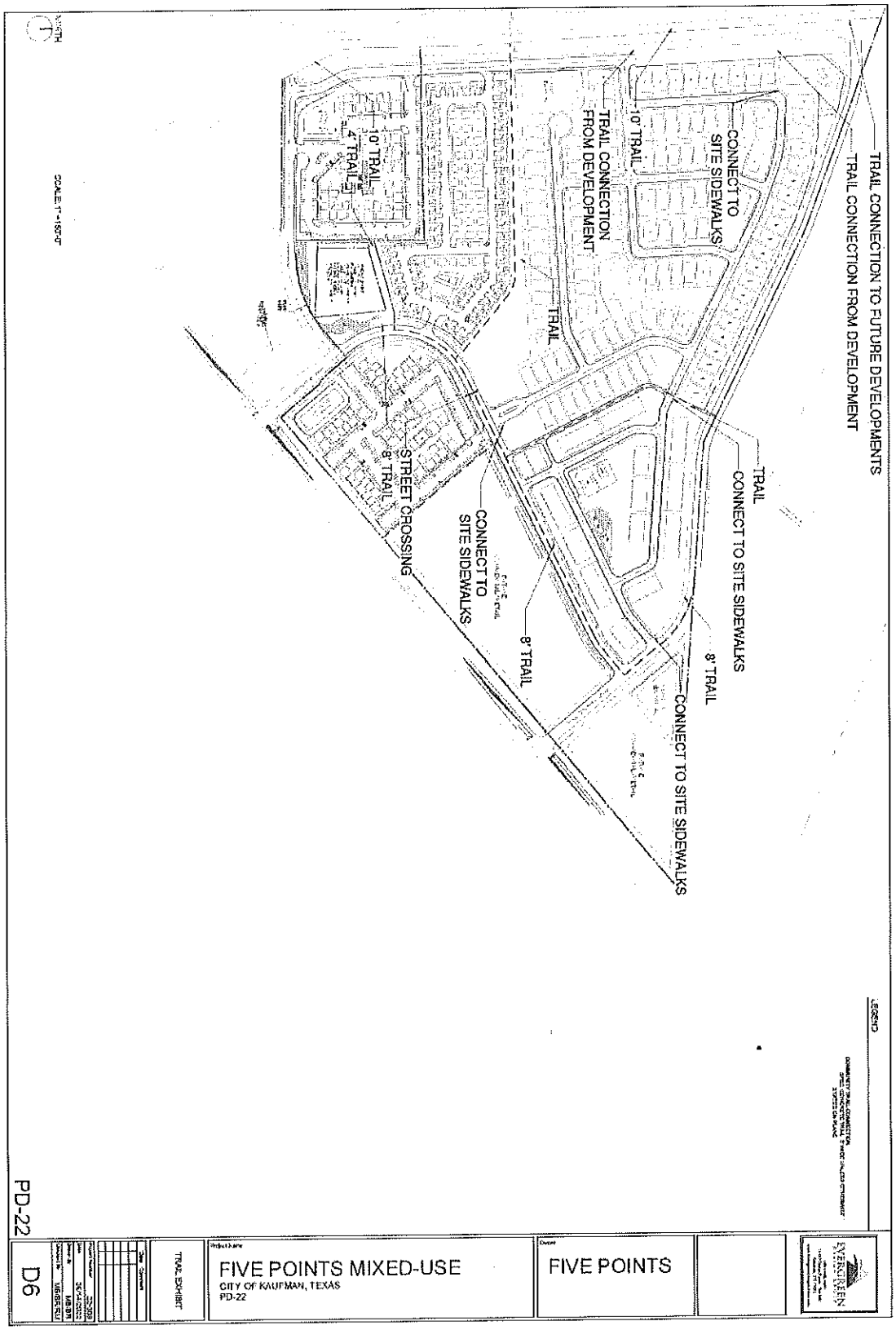


Exhibit "D"
Landscaping and Amenity Plans

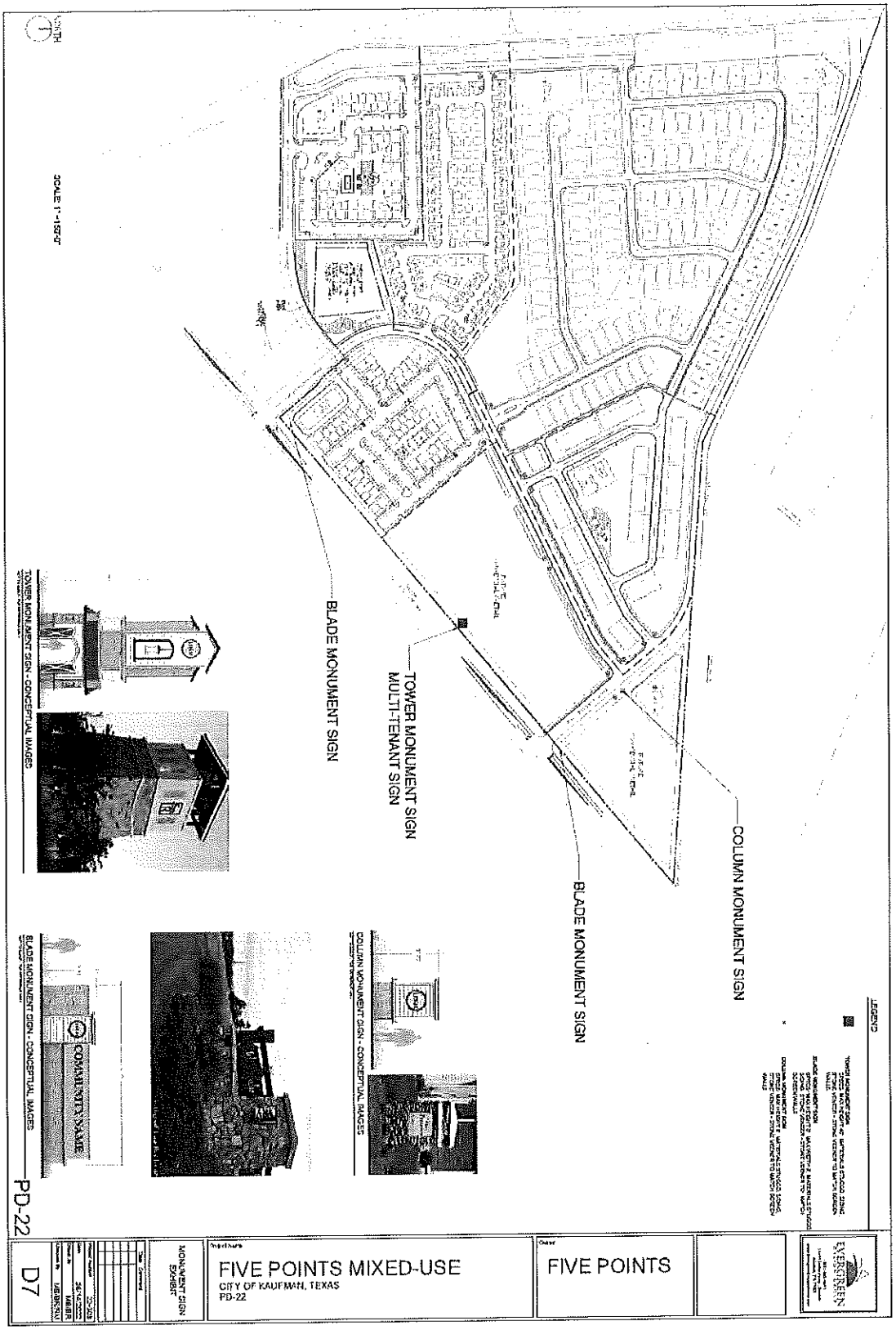


EXHIBIT E

FIVEPOINTS

Inspirational Elevations

Exhibit "E"
Concept Elevations

Multi Family

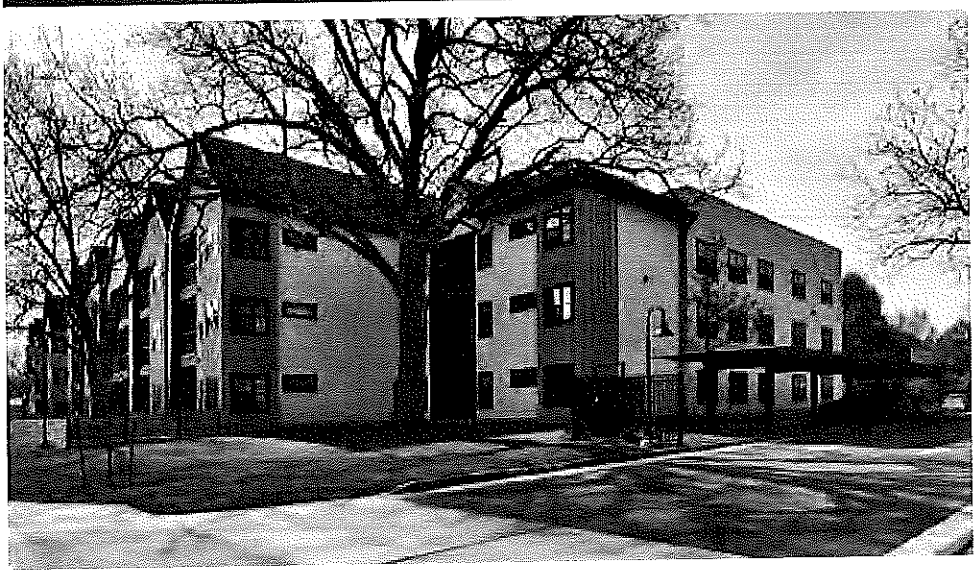


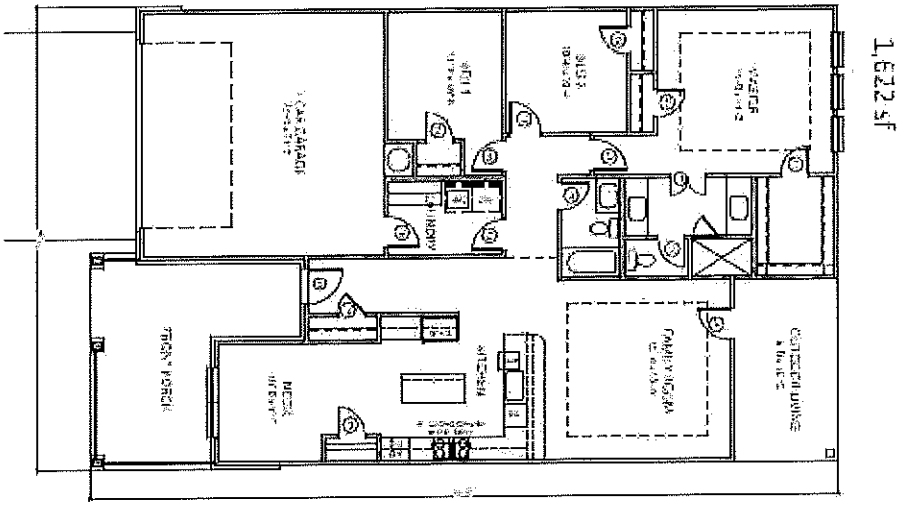
Exhibit "E"
Concept Elevations

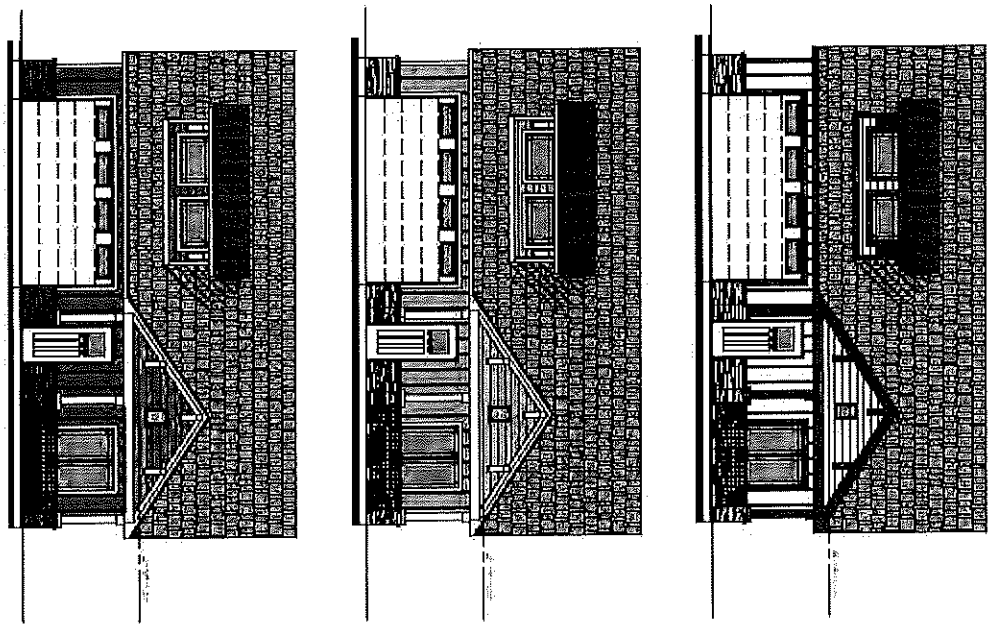
Townhomes

Exhibit "E"
Concept Elevations

Single Family

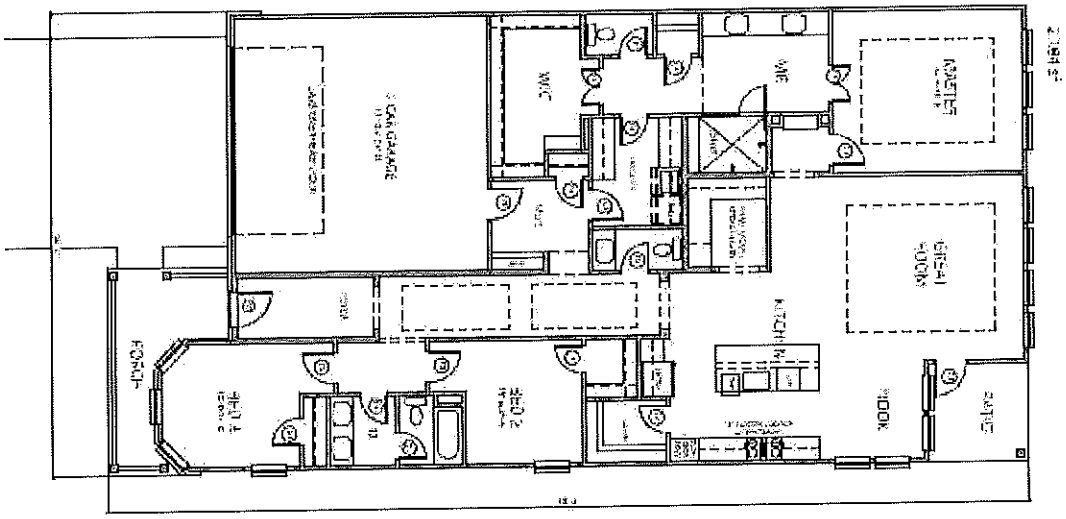
Exhibit "E"
Concept Elevations

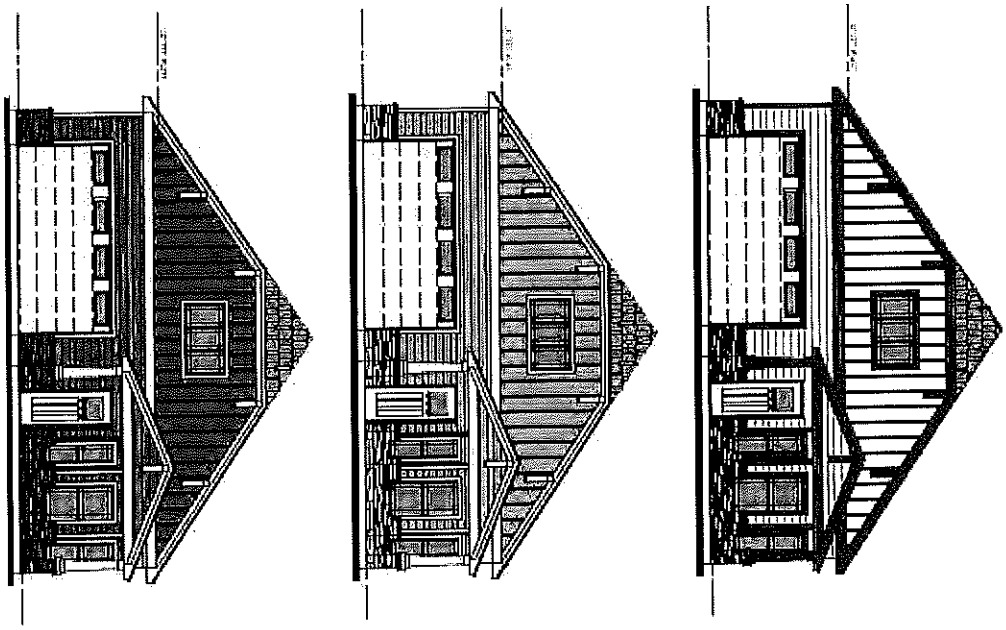




COPE HOMES

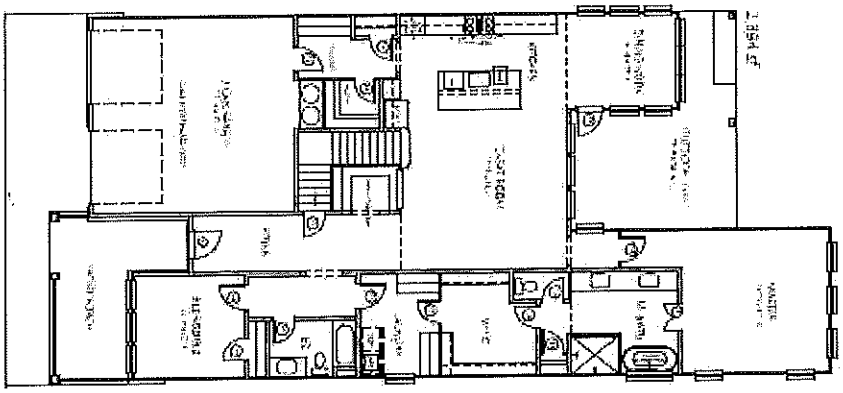
Exhibit "E"
Concept Elevations

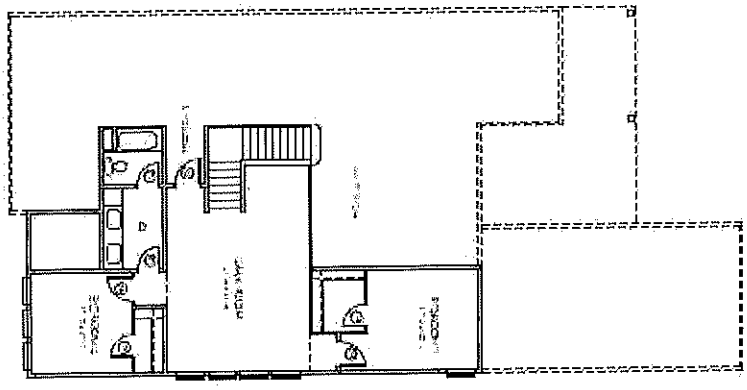


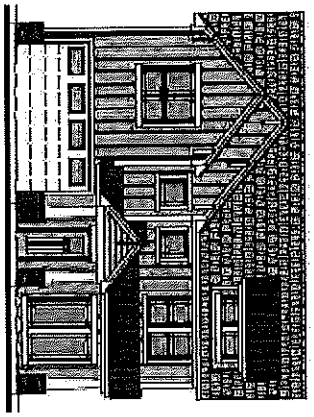


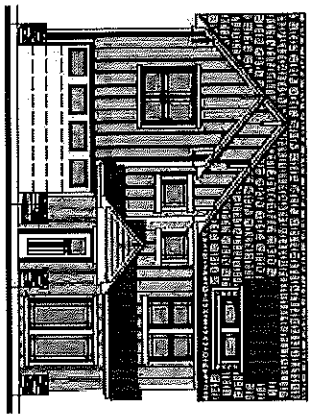
COPE HOMES

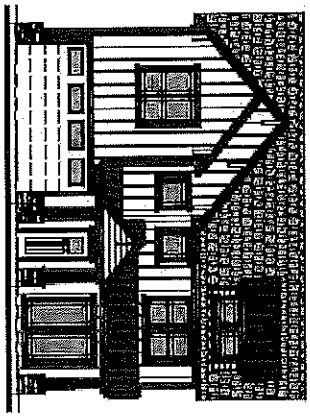
Exhibit "E"
Concept Elevations





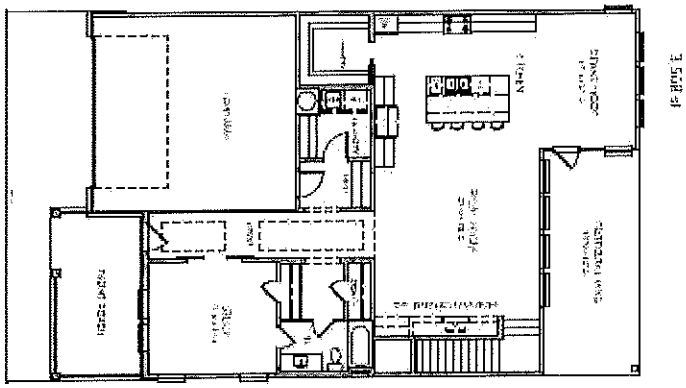


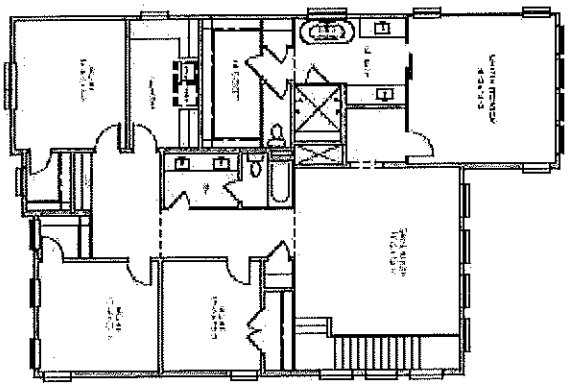


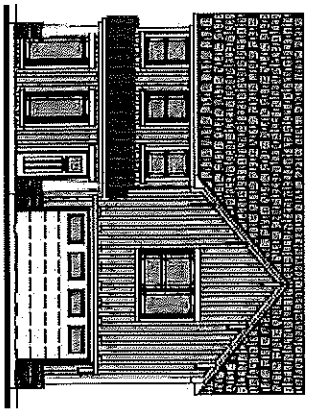


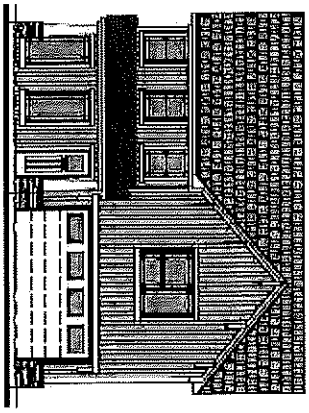
COPE HOMES

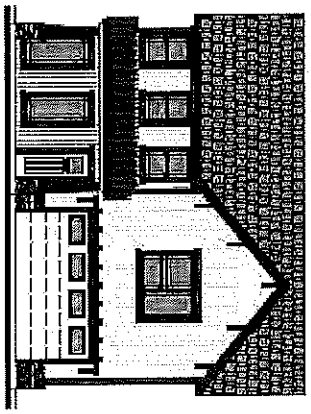
Exhibit "E"
Concept Elevations











COPE HOMES

Exhibit "E"
Concept Elevations

Multi Family (Lesser Density)/ Build-to-Rent

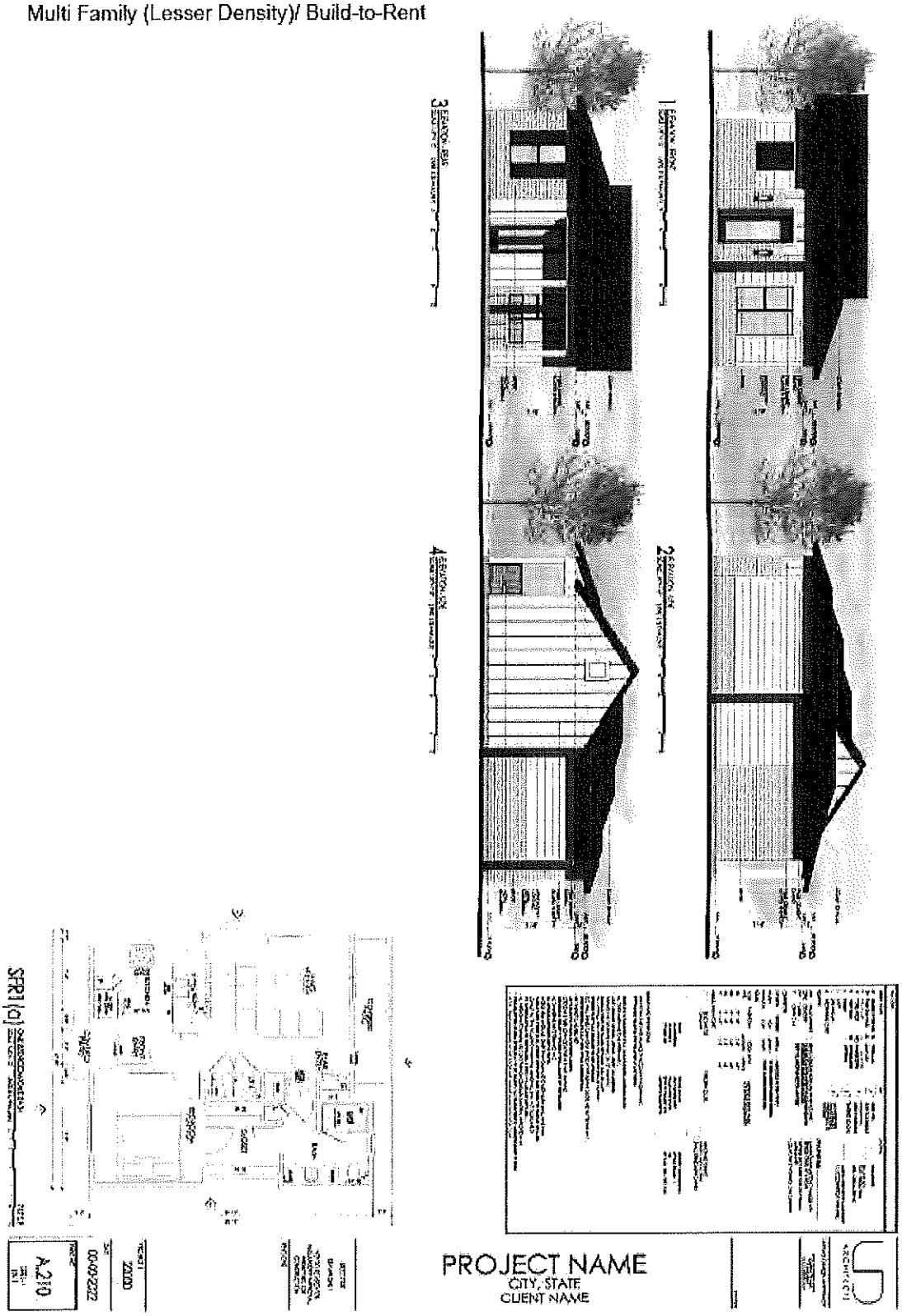


Exhibit "E"
Concept Elevations

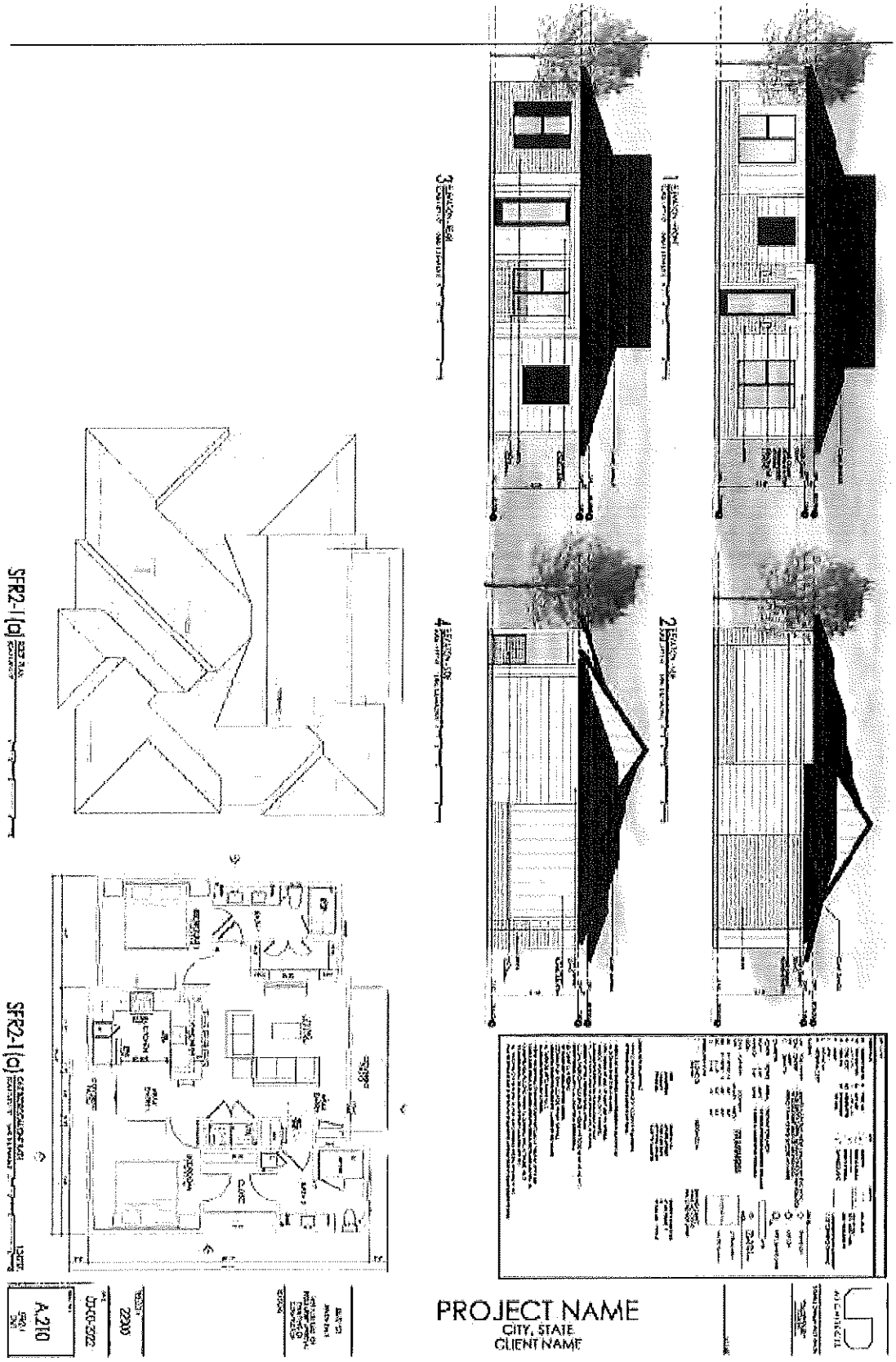


Exhibit "E"
Concept Elevations

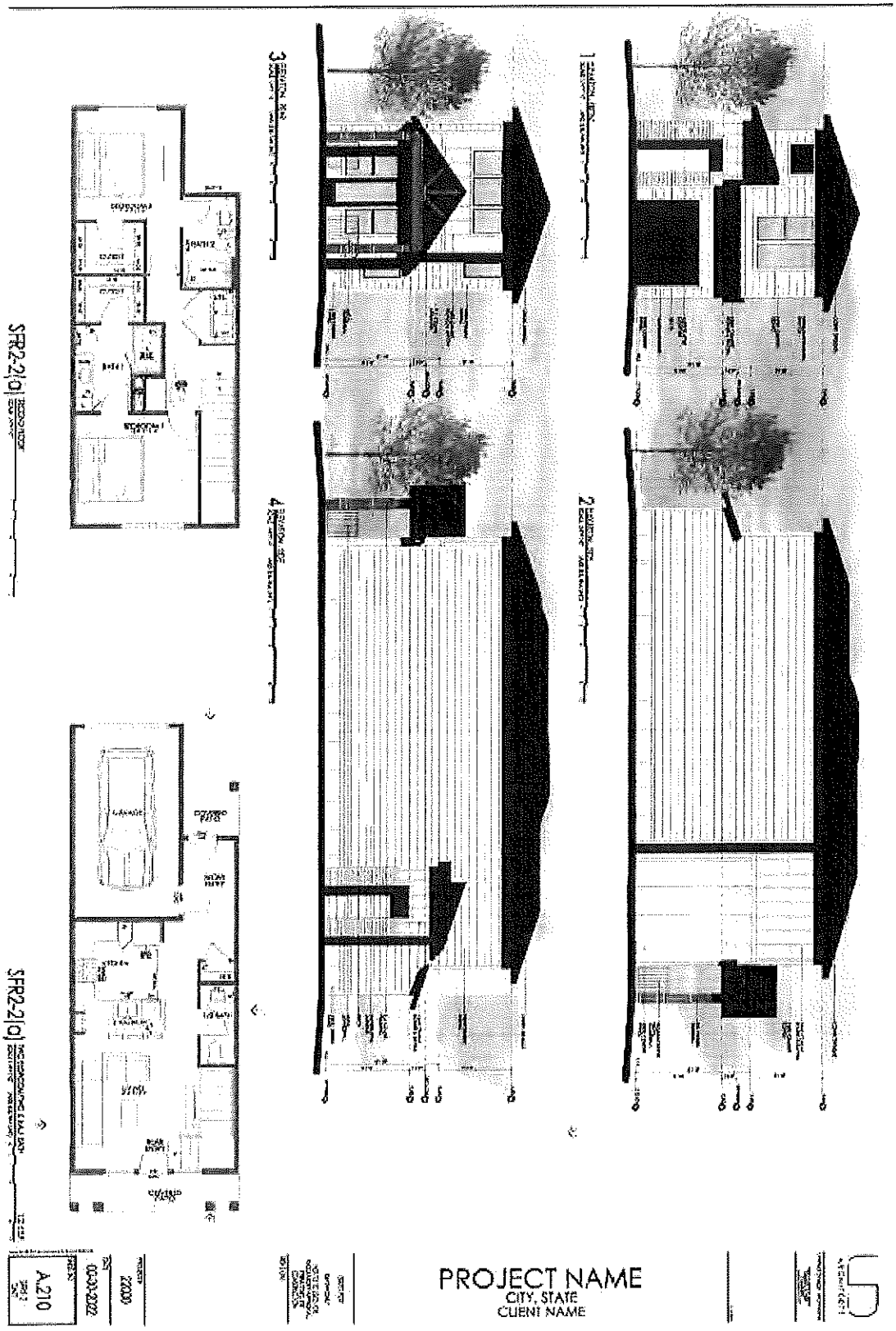


Exhibit "E"
Concept Elevations

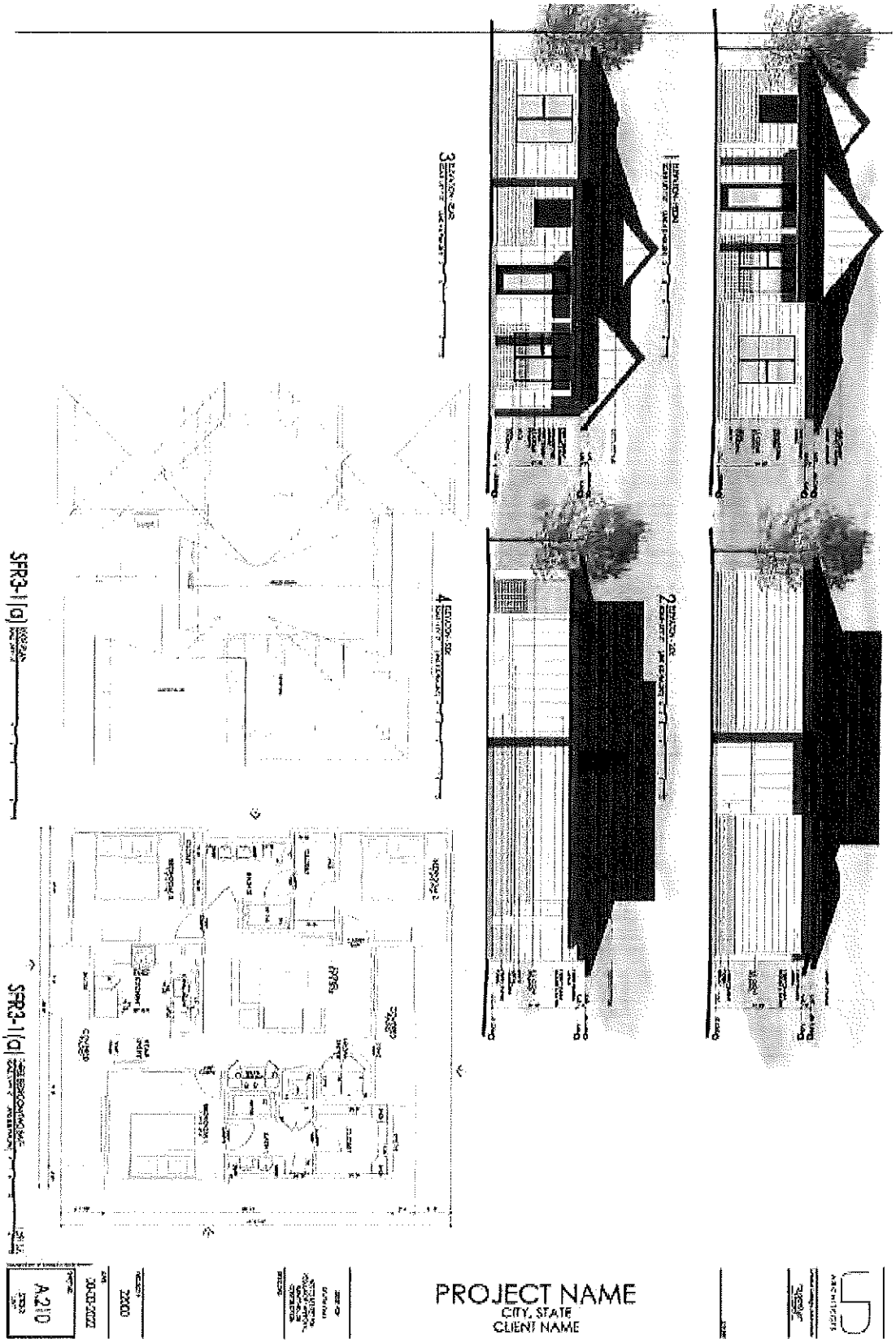


Exhibit "E"
Concept Elevations

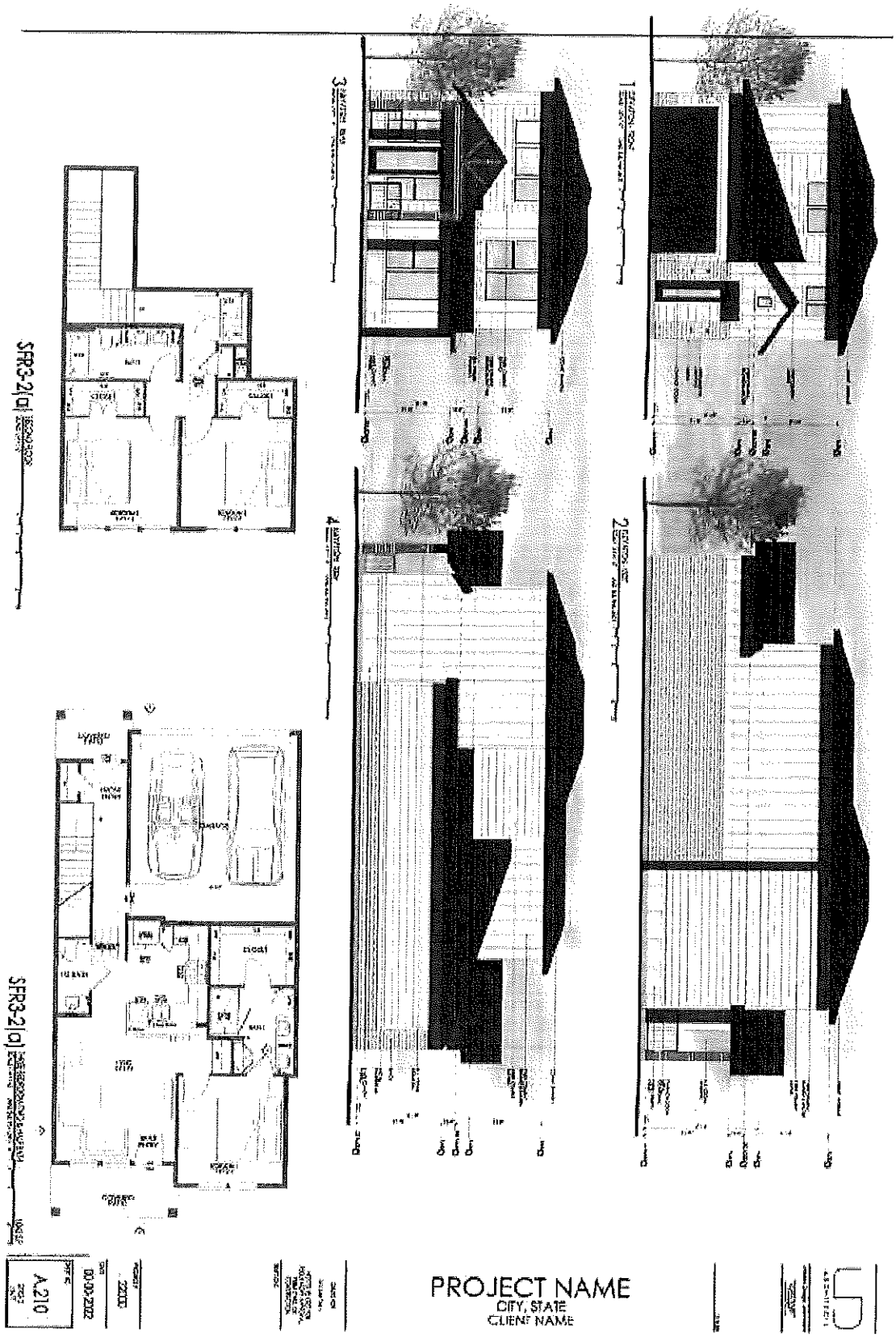


Exhibit "E"
Concept Elevations

Commercial

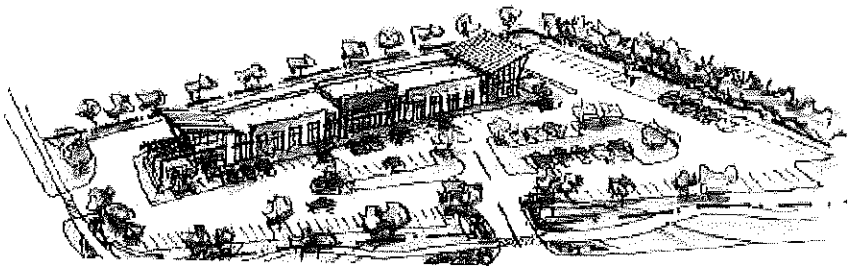
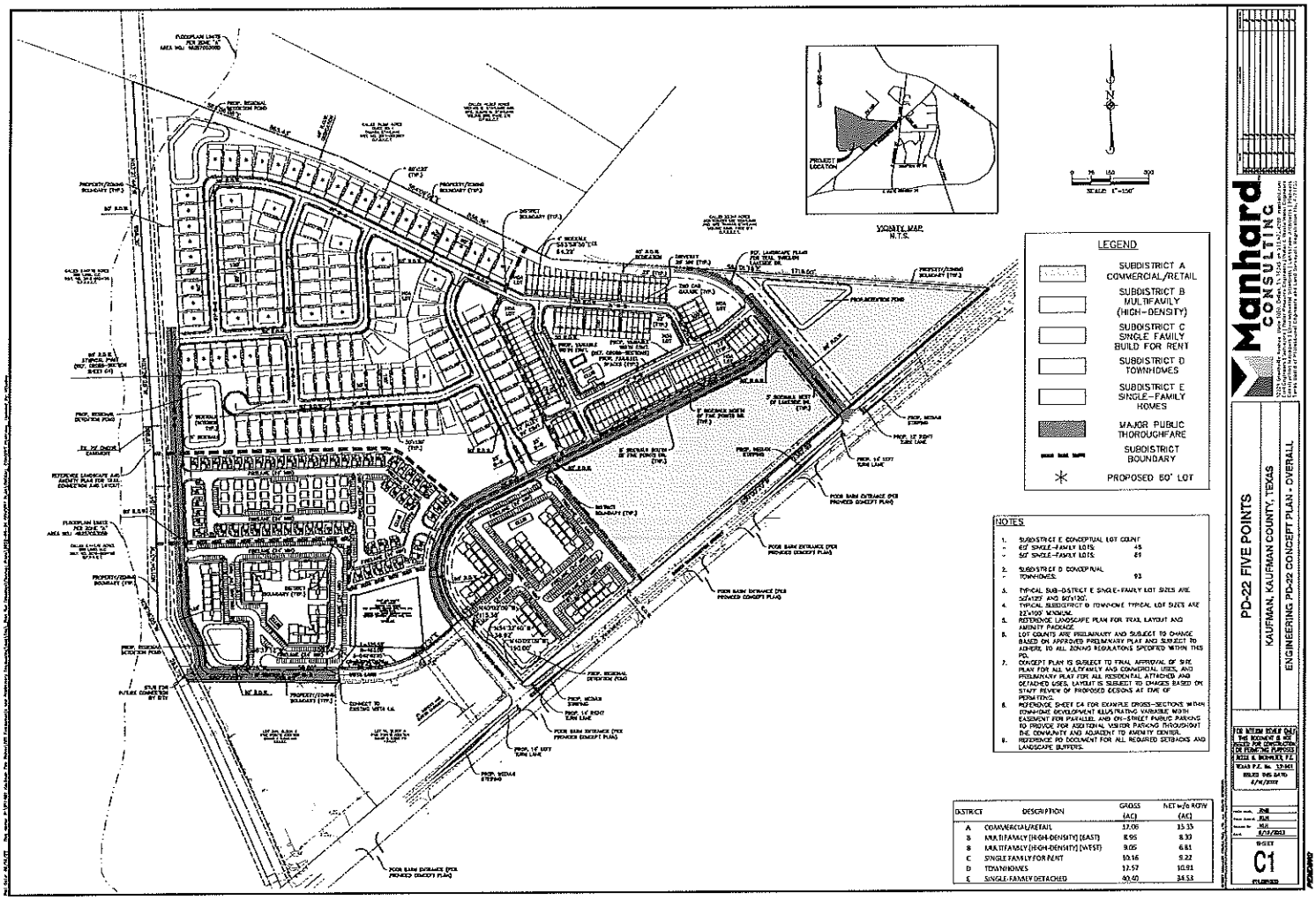
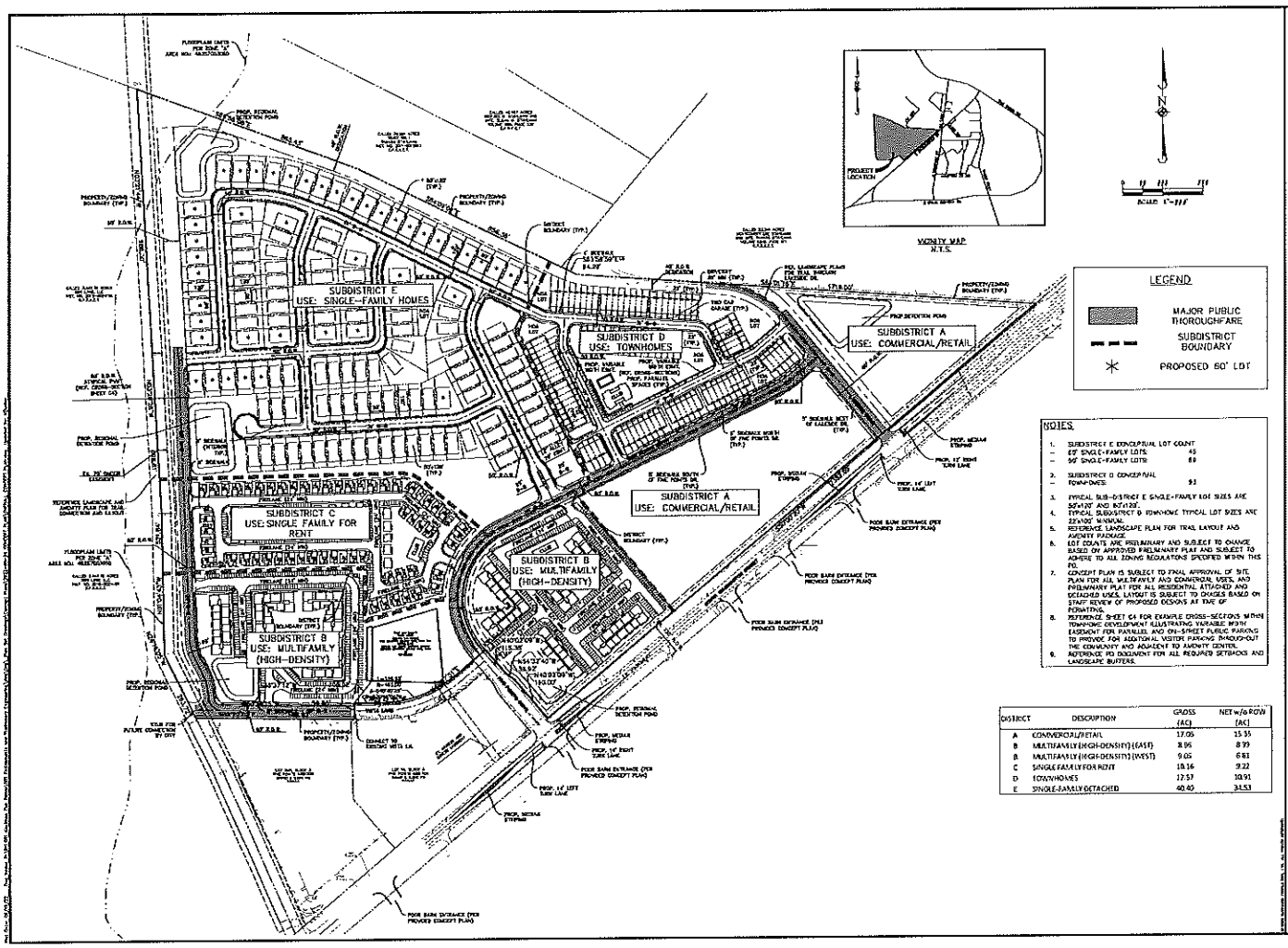
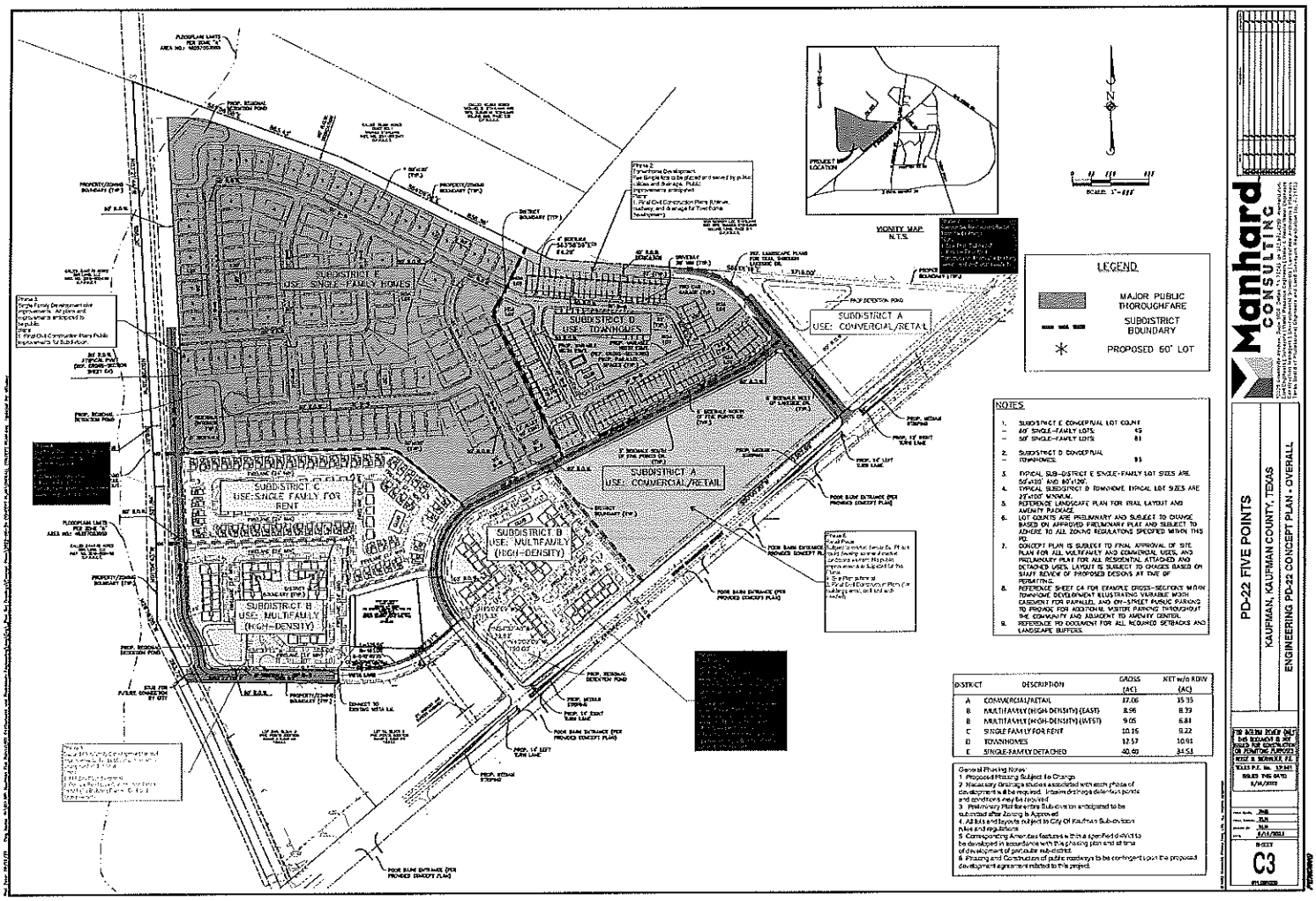


EXHIBIT C
Concept Plan



DISTRICT	DESCRIPTION	GROSS (AC)	NET w/o ROW (AC)
A	COMMERCIAL/RETAIL	17.06	15.15
B	MULTIFAMILY (HIGH-DENSITY) (EAST)	8.95	8.30
B	MULTIFAMILY (HIGH-DENSITY) (WEST)	9.05	6.81
C	SINGLE FAMILY FOR RENT	10.16	9.22
D	TOWNHOMES	12.57	10.91
E	SINGLE-FAMILY DETACHED	40.40	34.53


SUBDISTRICT E
USE: SINGLE-FAMILY HOMES
SUBDISTRICT D
USE: TOWNHOMES
SUBDISTRICT A
USE: COMMERCIAL/RETAIL
SUBDISTRICT A
USE: COMMERCIAL/RETAIL
SUBDISTRICT C
USE: SINGLE FAMILY FOR RENT
SUBDISTRICT B
USE: MULTIFAMILY (HIGH-DENSITY)
SUBDISTRICT B
USE: MULTIFAMILY (HIGH-DENSITY)
VICINITY MAP
N.T.S.
PROJECT LOCATION
LEGEND
MAJOR PUBLIC THOROUGHFARE
SUBDISTRICT BOUNDARY
PROPOSED 60' LOT
NOTES
1. SUBDISTRICT E CONCEPTUAL LOT COUNT
– 60' SINGLE-FAMILY LOTS 45
– 50' SINGLE-FAMILY LOTS 89
2. SUBDISTRICT D CONCEPTUAL
– TOWNHOMES 93
3. TYPICAL SUB-DISTRICT E SINGLE-FAMILY LOT SIZES ARE 50'x120' AND 60'x120'.
4. TYPICAL SUBDISTRICT D TOWNHOME TYPICAL LOT SIZES ARE 22'x100' MINIMUM.
5. REFERENCE LANDSCAPE PLAN FOR TRAIL LAYOUT AND AMENITY PACKAGE.
6. LOT COUNTS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON APPROVED PRELIMINARY PLAT AND SUBJECT TO ADHERE TO ALL ZONING REGULATIONS SPECIFIED WITHIN THIS PD.
7. CONCEPT PLAN IS SUBJECT TO FINAL APPROVAL OF SITE PLAN FOR ALL MULTIFAMILY AND COMMERCIAL USES, AND PRELIMINARY PLAT FOR ALL RESIDENTIAL ATTACHED AND DETACHED USES. LAYOUT IS SUBJECT TO CHANGES BASED ON STAFF REVIEW OF PROPOSED DESIGNS AT TIME OF FORMATTING.
8. REFERENCE SHEET C4 FOR EXAMPLE CROSS-SECTIONS WITHIN TOWNHOME DEVELOPMENT ILLUSTRATING VARIABLE WIDTH EASEMENT FOR PARALLEL AND ON-STREET PUBLIC PARKING TO PROVIDE FOR ADDITIONAL VISITOR PARKING THROUGHOUT THE COMMUNITY AND ADJACENT TO AMENITY CENTER.
9. REFERENCE PD DOCUMENT FOR ALL REQUIRED SETBACKS AND LANDSCAPE BUFFERS.
DISTRICT | DESCRIPTION | GROSS (AC) | NET w/o ROW (AC)
A | COMMERCIAL/RETAIL | 17.05 | 15.55
B | MULTIFAMILY (HIGH-DENSITY) (EAST) | 8.96 | 8.79
B | MULTIFAMILY (HIGH-DENSITY) (WEST) | 9.05 | 8.81
C | SINGLE FAMILY FOR RENT | 10.16 | 9.22
D | TOWNHOMES | 17.57 | 10.91
E | SINGLE-FAMILY DETACHED | 40.40 | 34.53
Manhard CONSULTING
PD-22 FIVE POINTS
KAUFMAN, KAUFMAN COUNTY, TEXAS
ENGINEERING PD-22 CONCEPT PLAN - OVERALL
SHEET
C2


SUBDISTRICT E
USE: SINGLE FAMILY HOMES
SUBDISTRICT D
USE: TOWNHOUSES
SUBDISTRICT A
USE: COMMERCIAL/RETAIL
SUBDISTRICT A
USE: COMMERCIAL/RETAIL
SUBDISTRICT C
USE: SINGLE FAMILY FOR RENT
SUBDISTRICT B
USE: MULTIFAMILY (HIGH-DENSITY)
SUBDISTRICT B
USE: MULTIFAMILY (HIGH-DENSITY)
VICINITY MAP
N.T.S.
PROJECT LOCATION
SCALE: 1"=
LEGEND
MAJOR PUBLIC THOROUGHFARE
SUBDISTRICT BOUNDARY
PROPOSED 60' LOT
NOTES
1. SUBDISTRICT E CONCEPTUAL LOT COUNT
– 60' SINGLE-FAMILY LOTS 45
– 50' SINGLE-FAMILY LOTS 81
2. SUBDISTRICT D CONCEPTUAL
– TOWNHOMES 93
3. TYPICAL SUB-DISTRICT E SINGLE-FAMILY LOT SIZES ARE 50'x100' AND 60'x120'.
4. TYPICAL SUBDISTRICT D TOWNHOME TYPICAL LOT SIZES ARE 22'x100' MINIMUM.
5. REFERENCE LANDSCAPE PLAN FOR TRAIL LAYOUT AND AMENITY PACKAGE.
6. LOT COUNTS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON APPROVED PRELIMINARY PLAT AND SUBJECT TO ADHERE TO ALL ZONING REGULATIONS SPECIFIED WITHIN THIS PD.
7. CONCEPT PLAN IS SUBJECT TO FINAL APPROVAL OF SITE PLAN FOR ALL MULTIFAMILY AND COMMERCIAL USES, AND PRELIMINARY PLAT FOR ALL RESIDENTIAL ATTACHED AND DETACHED USES. LAYOUT IS SUBJECT TO CHANGES BASED ON STAFF REVIEW OF PROPOSED DESIGNS AT TIME OF PERMITTING.
8. REFERENCE SHEET C4 FOR EXAMPLE CROSS-SECTION MAIN TOWNHOME DEVELOPMENT ILLUSTRATING VARIABLE WIDTH EASEMENT FOR PARALLEL AND OFF-STREET PUBLIC PARKING TO PROVIDE FOR ADDITIONAL VISITOR PARKING THROUGHOUT THE COMMUNITY AND ADJACENT TO AMENITY CENTER.
9. REFERENCE PD DOCUMENT FOR ALL REQUIRED SETBACKS AND LANDSCAPE BUFFERS.
DISTRICT | DESCRIPTION | GROSS (AC) | NET w/o ROW (AC)
A | COMMERCIAL/RETAIL | 17.06 | 15.35
B | MULTIFAMILY (HIGH-DENSITY) (EAST) | 8.96 | 8.39
B | MULTIFAMILY (HIGH-DENSITY) (WEST) | 9.05 | 6.81
C | SINGLE FAMILY FOR RENT | 10.15 | 9.22
D | TOWNHOMES | 12.57 | 10.91
E | SINGLE-FAMILY DETACHED | 40.49 | 34.53
General Planning Notes:
1 Proposed Phasing Subject to Change
2 Necessary drainage studies associated with each phase of development will be required. Interim drainage detention ponds and conditions may be required
3 Preliminary Plat for entire Sub-division anticipated to be submitted after Zoning is Approved
4 All lots and layouts subject to City Of Kaufman Sub-division rules and regulations
5 Corresponding Amenities features within the specified AMENITIES be developed in accordance with the phasing plan and at time of development of particular sub-district
6 Phasing and Construction of public roadways to be contingent upon the proposed development segment indicated in this project.
Manhard CONSULTING
PD-22 FIVE POINTS
KAUFMAN, KAUFMAN COUNTY, TEXAS
ENGINEERING PD-22 CONCEPT PLAN - OVERALL
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES
ROGER D. SCHULZ P.E.
TEXAS P.E. No. 121341
ISSUED THIS DATE: 5/16/2022
C3

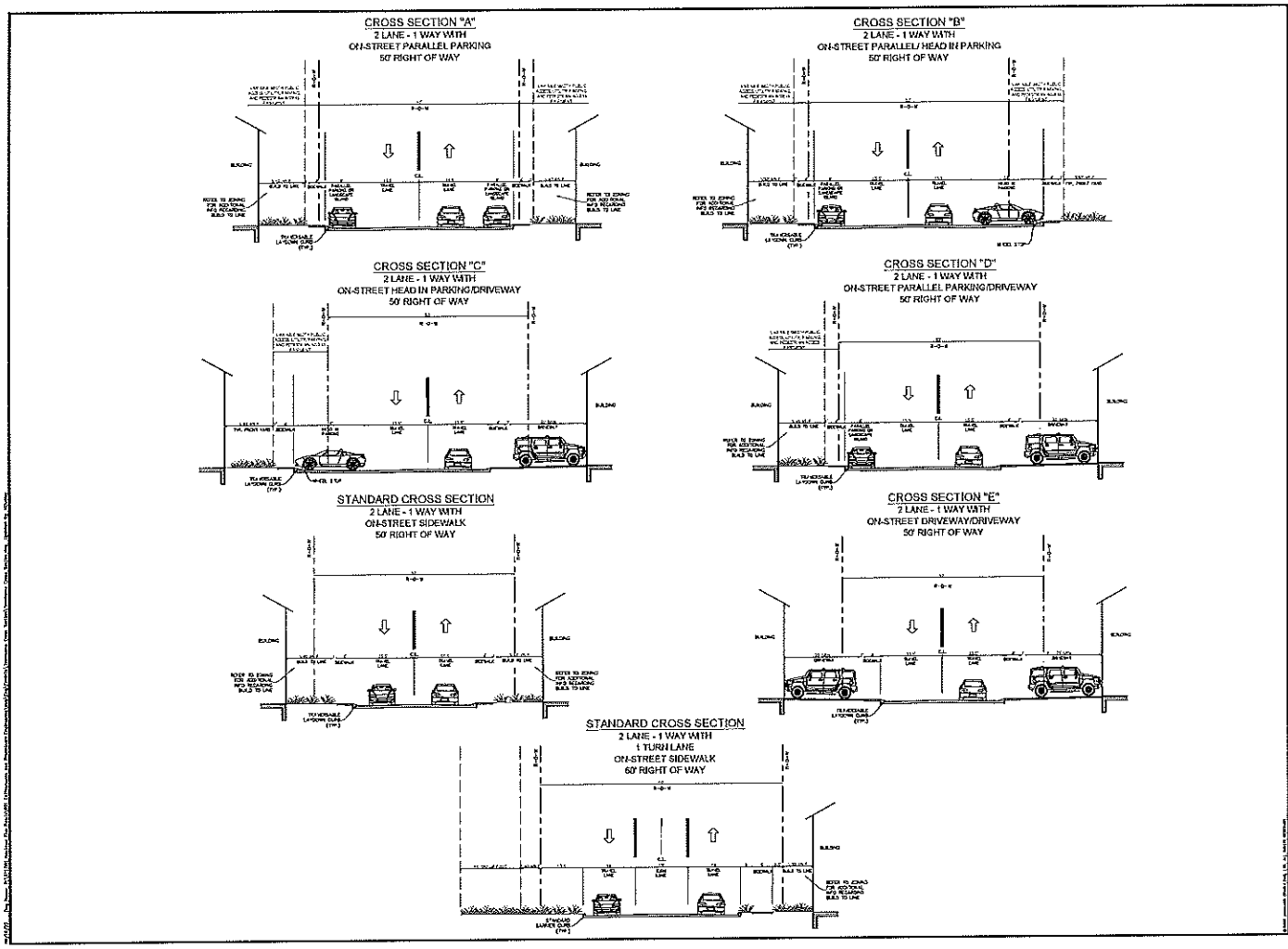
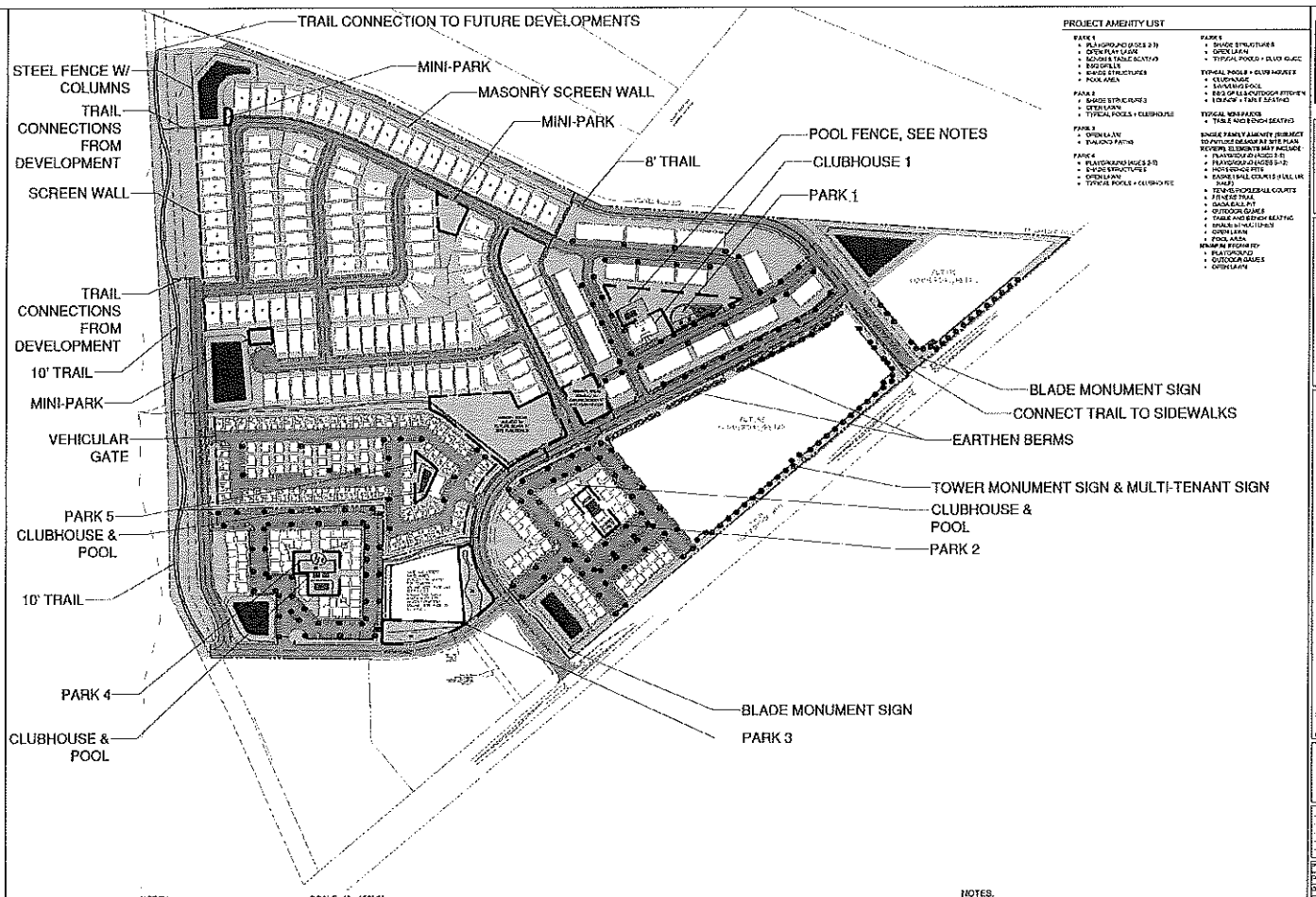
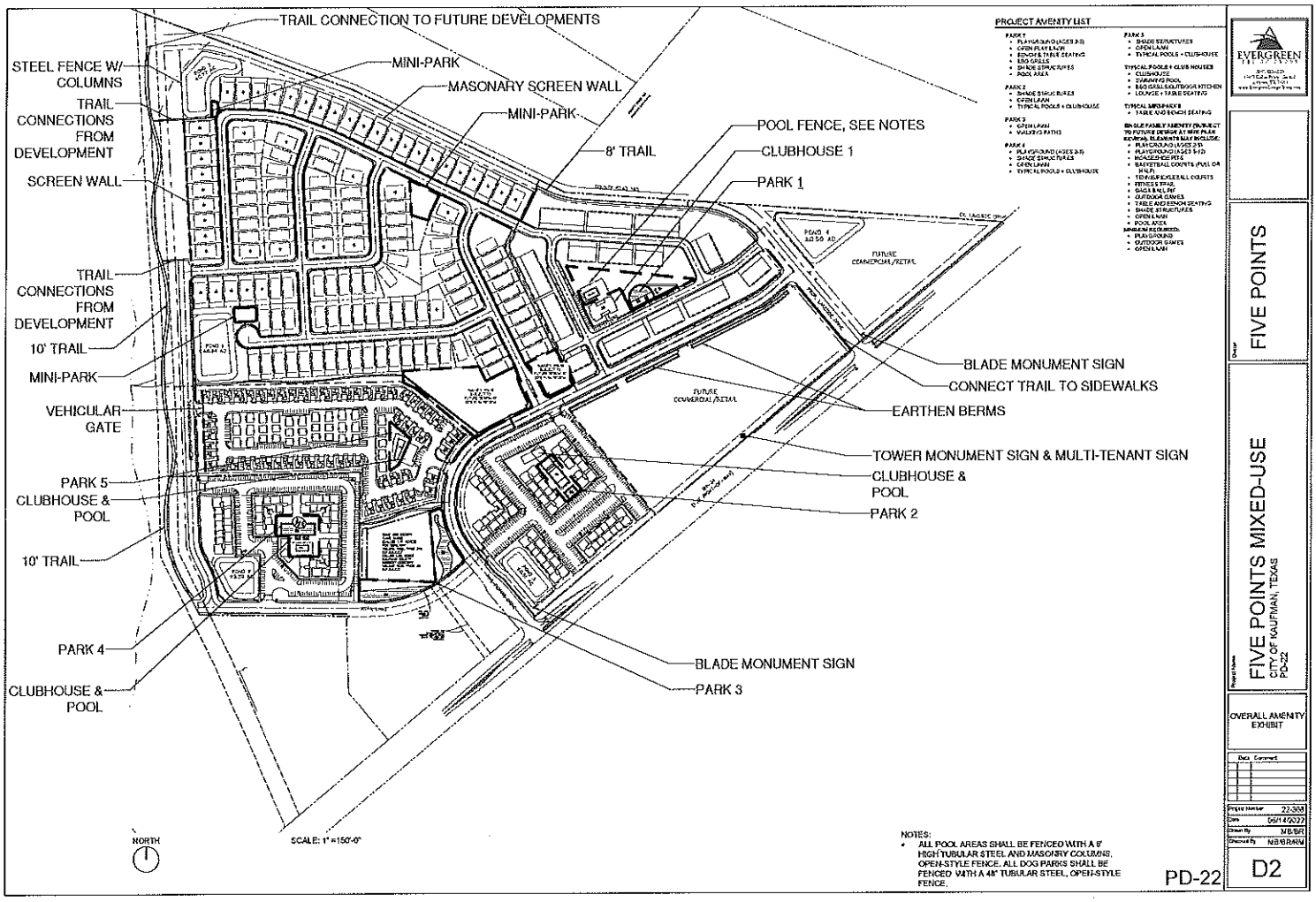
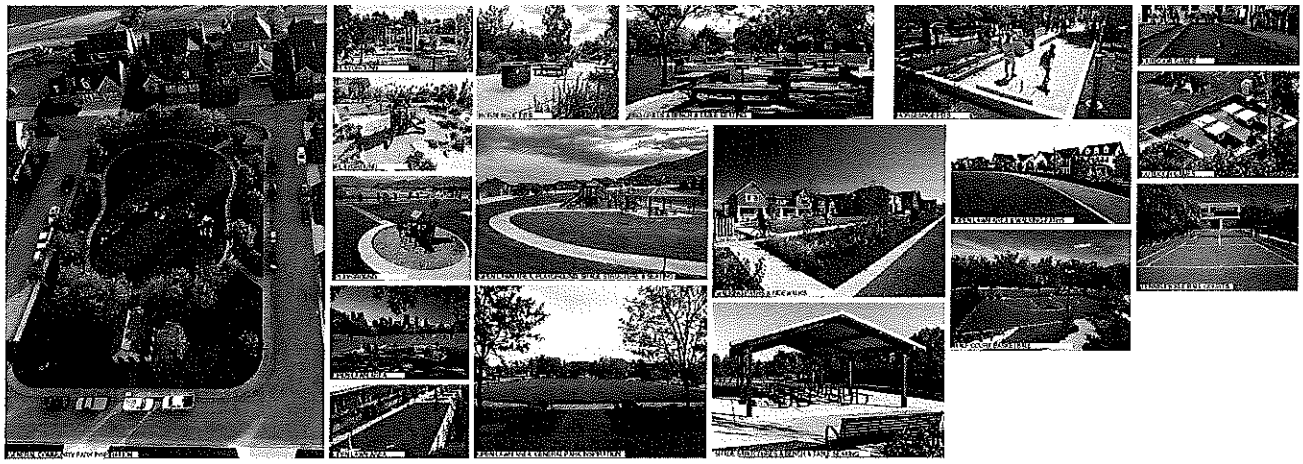

CROSS SECTION "A"
2 LANE - 1 WAY WITH
ON-STREET PARALLEL PARKING
50' RIGHT OF WAY
CROSS SECTION "B"
2 LANE - 1 WAY WITH
ON-STREET PARALLEL/ HEAD IN PARKING
50' RIGHT OF WAY
CROSS SECTION "C"
2 LANE - 1 WAY WITH
ON-STREET HEAD IN PARKING/DRIVEWAY
50' RIGHT OF WAY
CROSS SECTION "D"
2 LANE - 1 WAY WITH
ON-STREET PARALLEL PARKING/DRIVEWAY
50' RIGHT OF WAY
STANDARD CROSS SECTION
2 LANE - 1 WAY WITH
ON-STREET SIDEWALK
50' RIGHT OF WAY
CROSS SECTION "E"
2 LANE - 1 WAY WITH
ON-STREET DRIVEWAY/DRIVEWAY
50' RIGHT OF WAY
STANDARD CROSS SECTION
2 LANE - 1 WAY WITH
1 TURN LANE
ON-STREET SIDEWALK
60' RIGHT OF WAY
Manhard CONSULTING
PD-22 FIVE POINTS
KAUFMAN, KAUFMAN COUNTY, TEXAS
CROSS SECTION EXHIBIT
SHEET
C4

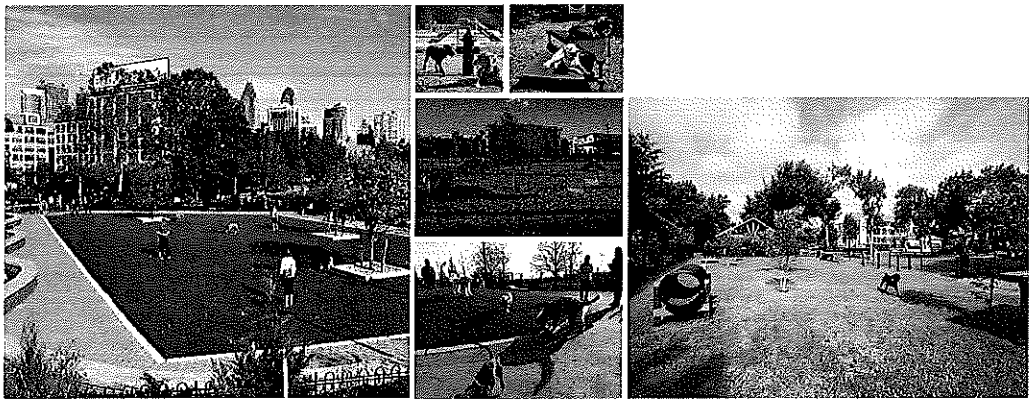
EXHIBIT C-1
Trail and Park Plan
(Includes Landscaping and Amenity Plans)


TRAIL CONNECTION TO FUTURE DEVELOPMENTS
STEEL FENCE W/ COLUMNS
MINI-PARK
MASONRY SCREEN WALL
TRAIL CONNECTIONS FROM DEVELOPMENT
MINI-PARK
8' TRAIL
POOL FENCE, SEE NOTES
CLUBHOUSE 1
PARK 1
SCREEN WALL
TRAIL CONNECTIONS FROM DEVELOPMENT
10' TRAIL
MINI-PARK
VEHICULAR GATE
BLADE MONUMENT SIGN
CONNECT TRAIL TO SIDEWALKS
EARTHEN BERMS
TOWER MONUMENT SIGN & MULTI-TENANT SIGN
PARK 5
CLUBHOUSE & POOL
CLUBHOUSE & POOL
PARK 2
10' TRAIL
PARK 4
CLUBHOUSE & POOL
BLADE MONUMENT SIGN
PARK 3
NORTH
SCALE: 1" = 150'-0"
PROJECT AMENITY LIST
NOTES.
• ALL POOL AREAS SHALL BE FENCED WITH A 6' HIGH TUBULAR STEEL AND MASONRY COLUMNS, OPEN-STYLE FENCE. ALL DOG PARKS SHALL BE FENCED WITH A 48" TUBULAR STEEL OPEN-STYLE FENCE.
PD-22
EVERGREEN
FIVE POINTS
FIVE POINTS MIXED-USE
CITY OF KAUFMAN, TEXAS
PD-22
OVERALL SITE PLAN
Date Comment
Project Number 22-308
Date 06/14/2022
Drawn By MB/BR
Checked By MB/BR/RM
D1


TRAIL CONNECTION TO FUTURE DEVELOPMENTS
STEEL FENCE W/ COLUMNS
MINI-PARK
MASONARY SCREEN WALL
TRAIL CONNECTIONS FROM DEVELOPMENT
MINI-PARK
8' TRAIL
POOL FENCE, SEE NOTES
CLUBHOUSE 1
PARK 1
SCREEN WALL
TRAIL CONNECTIONS FROM DEVELOPMENT
10' TRAIL
MINI-PARK
VEHICULAR GATE
BLADE MONUMENT SIGN
CONNECT TRAIL TO SIDEWALKS
EARTHEN BERMS
TOWER MONUMENT SIGN & MULTI-TENANT SIGN
CLUBHOUSE & POOL
PARK 2
PARK 5
CLUBHOUSE & POOL
10' TRAIL
PARK 4
CLUBHOUSE & POOL
BLADE MONUMENT SIGN
PARK 3
FUTURE COMMERCIAL/RETAIL
FUTURE COMMERCIAL/RETAIL
PROJECT AMENITY LIST
NORTH
SCALE: 1" =150'-0"
NOTES:
ALL POOL AREAS SHALL BE FENCED WITH A 5' HIGH TUBULAR STEEL AND MASONRY COLUMNS, OPEN-STYLE FENCE. ALL DOG PARKS SHALL BE FENCED WITH A 48" TUBULAR STEEL, OPEN-STYLE FENCE.
PD-22
EVERGREEN
FIVE POINTS
FIVE POINTS MIXED-USE
CITY OF KAUFMAN, TEXAS
PD-22
OVERALL AMENITY EXHIBIT
Date Comment
Project Number 22-308
Date 06/14/2022
Drawn By MB/BR
Checked By MB/BR/RM
D2



INSPIRATION PHOTOS - PARKS



INSPIRATION PHOTOS - DOG PARK

PROJECT AMENITY LIST

PARK 1
- PLAYGROUND (AGES 3-5)
- OPEN PLAY LAWN
- BENCH & TABLE SEATING
- BBQ GRILLS
- SHADE STRUCTURES
- POOL AREA

PARK 2
- SHADE STRUCTURES
- OPEN LAWN
- TYPICAL POOLS + CLUBHOUSE

PARK 3
- OPEN LAWN
- WALKING PATHS

PARK 4
- PLAYGROUND (AGES 3-5)
- SHADE STRUCTURES
- OPEN LAWN
- TYPICAL POOLS + CLUBHOUSE

PARK 5
- SHADE STRUCTURES
- OPEN LAWN
- TYPICAL POOLS + CLUBHOUSE

EVERGREEN

Owner: FIVE POINTS

Project Name: FIVE POINTS MIXED-USE
CITY OF KAUFMAN, TEXAS
PD-22

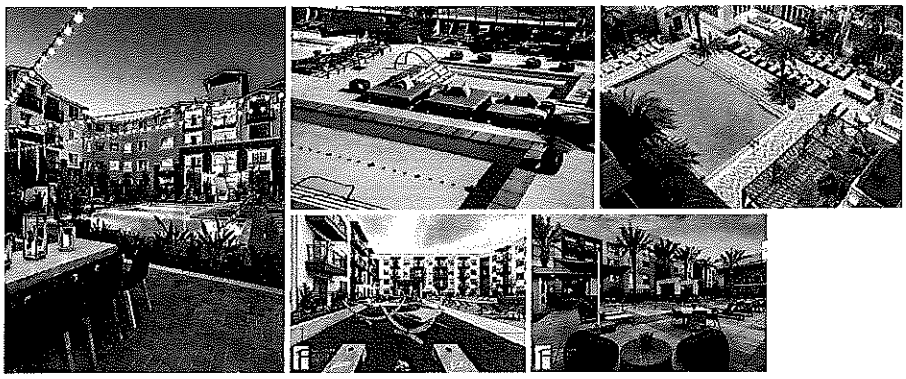
AMENITY INSPIRATION IMAGES

Date	Comment

Project Number 23-308
Date 06/14/2022
Drawn By NB/BR
Checked By NB/BR/RM

D3

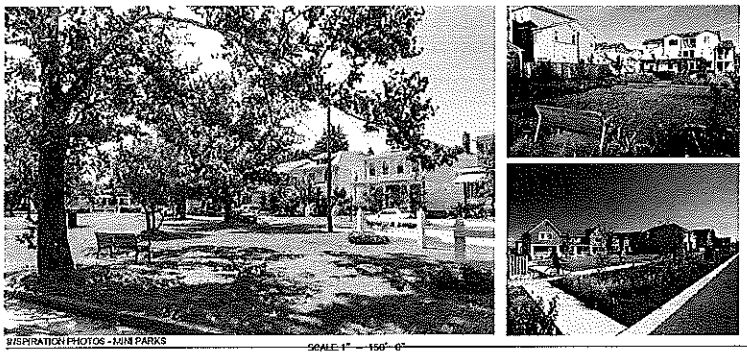
PD-22



INSPIRATION PHOTOS - TYPICAL POOL + CLUBHOUSES

AMENITY LIST

TYPICAL POOLS + CLUB HOUSE
- CLUBHOUSE
- SWIMMING POOL
- BBQ GRILL/OUTDOOR KITCHEN
- LOUNGE + TABLE SEATING



INSPIRATION PHOTOS - MINI PARKS

AMENITY LIST

TYPICAL MINI PARKS
- TABLE AND BENCH SEATING

SCALE: 1" = 150' - 0"

PD-22

EVERGREEN

FIVE POINTS

Owner

FIVE POINTS MIXED-USE

CITY OF KAUFMAN, TEXAS

PD-22

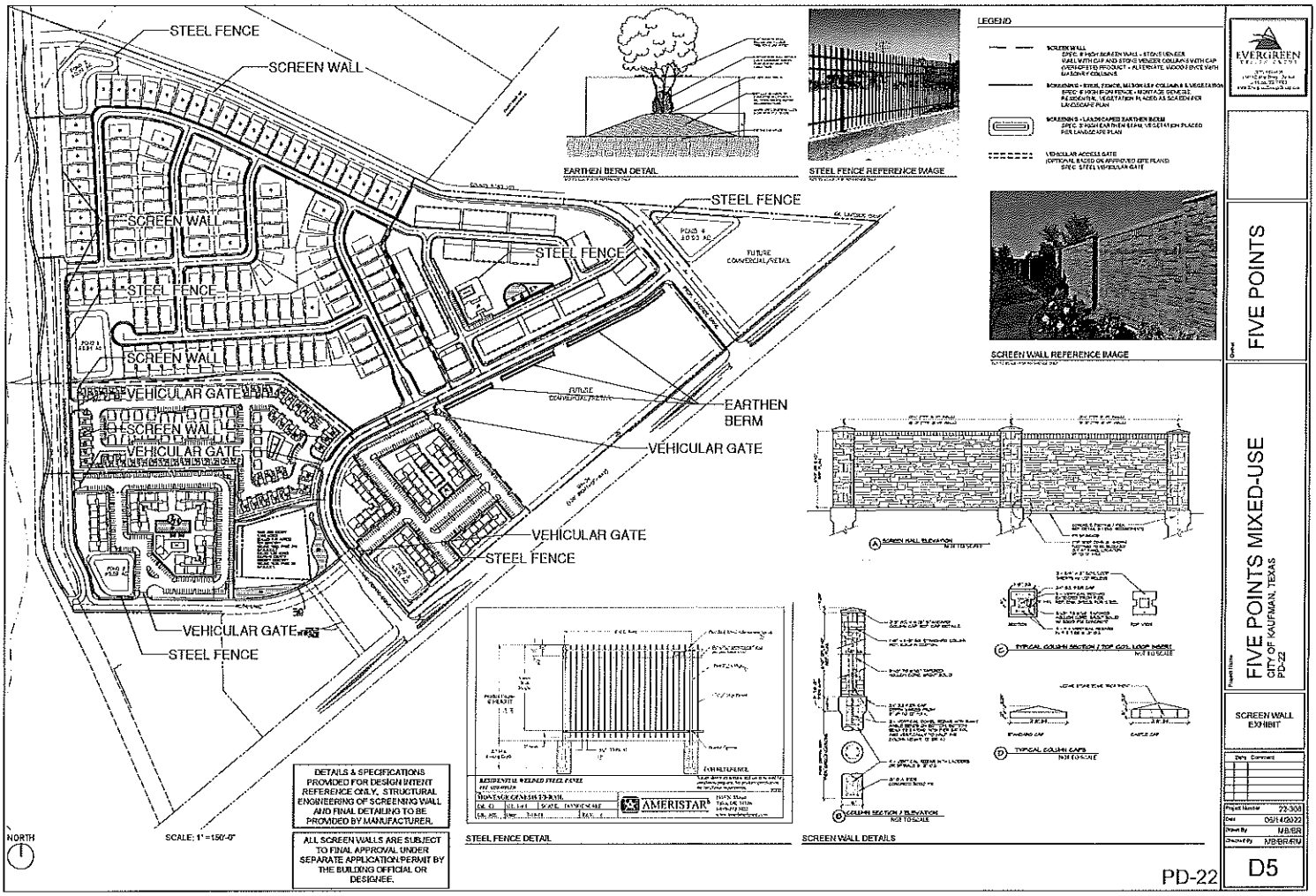
Project Name

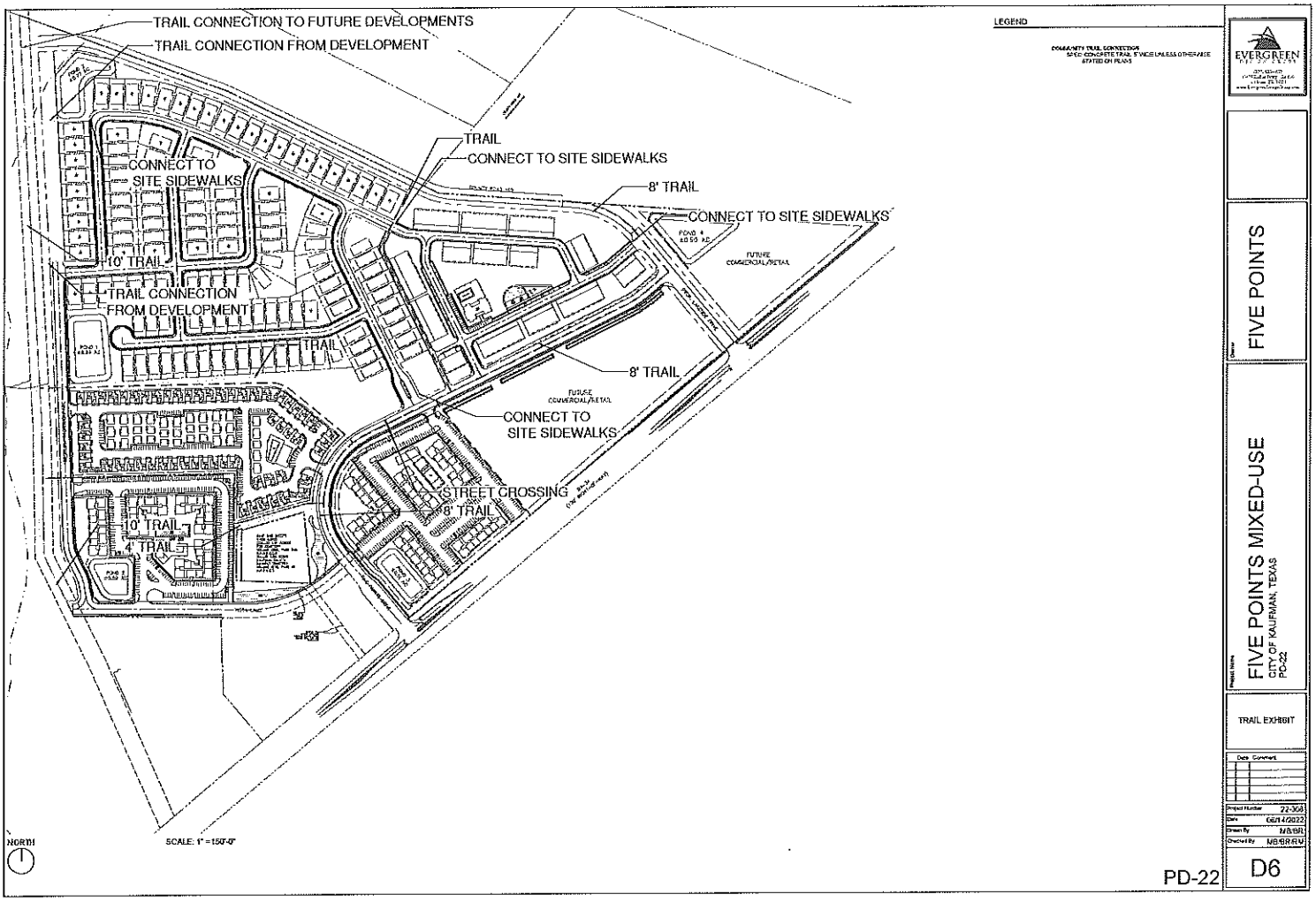
AMENITY INSPIRATION IMAGES

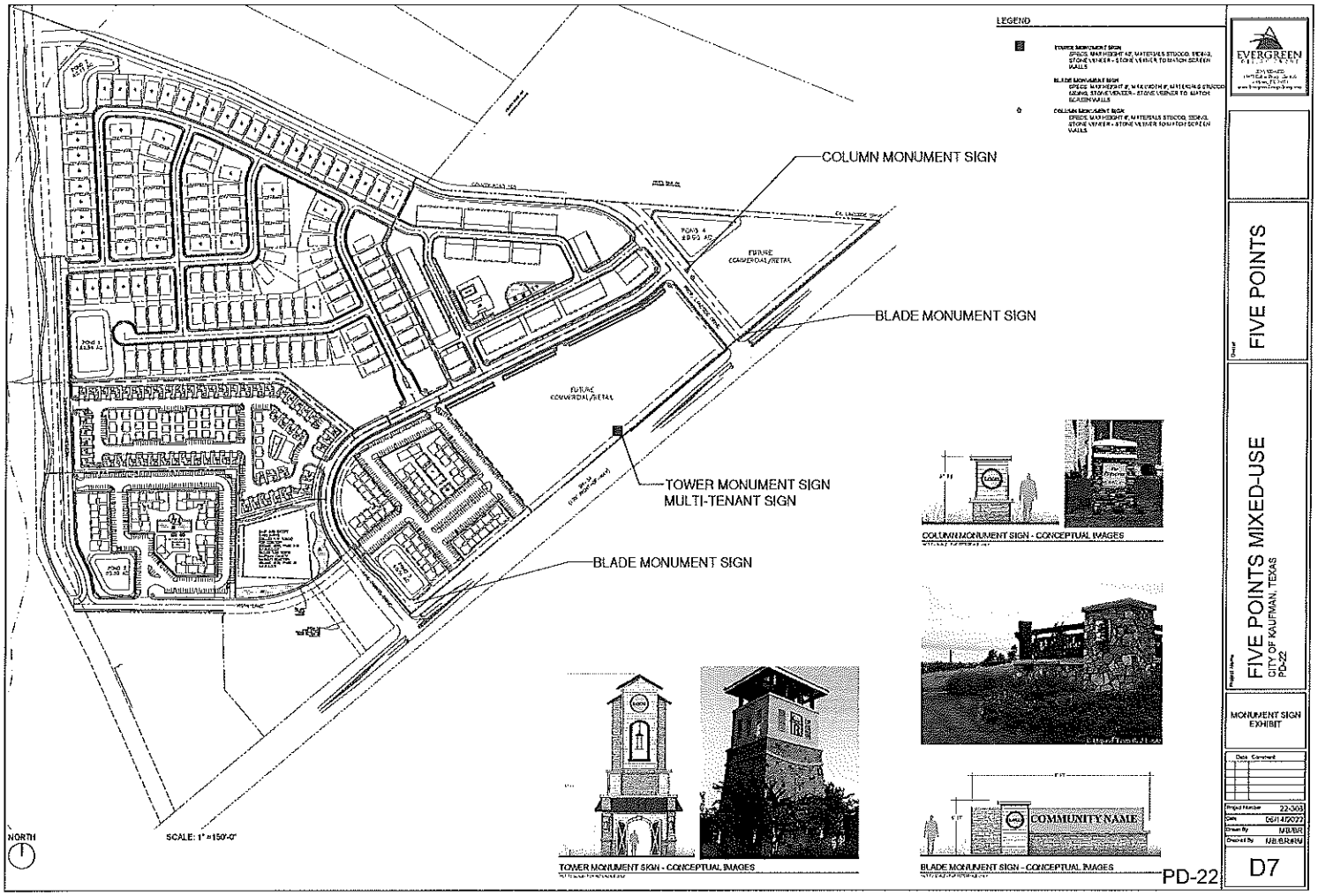
Date	Comment

Project Number	22-308
Date	06/14/2022
Drawn By	MB/BR
Checked By	MB/BR/RM

D4


STEEL FENCE
SCREEN WALL
SCREEN WALL
STEEL FENCE
SCREEN WALL
VEHICULAR GATE
SCREEN WALL
VEHICULAR GATE
STEEL FENCE
STEEL FENCE
STEEL FENCE
FUTURE COMMERCIAL/RETAIL
EARTHEN BERM
VEHICULAR GATE
VEHICULAR GATE
STEEL FENCE
VEHICULAR GATE
STEEL FENCE
NORTH
SCALE: 1" = 150'-0"
DETAILS & SPECIFICATIONS PROVIDED FOR DESIGN INTENT REFERENCE ONLY. STRUCTURAL ENGINEERING OF SCREENING WALL AND FINAL DETAILING TO BE PROVIDED BY MANUFACTURER.
ALL SCREEN WALLS ARE SUBJECT TO FINAL APPROVAL UNDER SEPARATE APPLICATION/PERMIT BY THE BUILDING OFFICIAL OR DESIGNEE.
EARTHEN BERM DETAIL
STEEL FENCE REFERENCE IMAGE
LEGEND
SCREEN WALL REFERENCE IMAGE
STEEL FENCE DETAIL
AMERISTAR
SCREEN WALL DETAILS
PD-22
EVERGREEN
FIVE POINTS
FIVE POINTS MIXED-USE
CITY OF KAUFMAN, TEXAS
PD-22
SCREEN WALL EXHIBIT
Project Number 22-308
Date 05/14/2022
Drawn By MB/BR
Checked By MB/BR/RM
D5


TRAIL CONNECTION TO FUTURE DEVELOPMENTS
TRAIL CONNECTION FROM DEVELOPMENT
CONNECT TO SITE SIDEWALKS
10' TRAIL
TRAIL CONNECTION FROM DEVELOPMENT
TRAIL
TRAIL
CONNECT TO SITE SIDEWALKS
8' TRAIL
CONNECT TO SITE SIDEWALKS
FUTURE COMMERCIAL/RETAIL
8' TRAIL
FUTURE COMMERCIAL/RETAIL
CONNECT TO SITE SIDEWALKS
STREET CROSSING
8' TRAIL
10' TRAIL
4' TRAIL
LEGEND
NORTH
SCALE: 1" = 150'-0"
EVERGREEN
FIVE POINTS
FIVE POINTS MIXED-USE
CITY OF KAUFMAN, TEXAS
PD-22
TRAIL EXHIBIT
Date Comment
Project Number 22-303
Date 06/14/2022
Drawn By MA/BR
Checked By MB/BR/AV
D6
PD-22


LEGEND
COLUMN MONUMENT SIGN
BLADE MONUMENT SIGN
TOWER MONUMENT SIGN
MULTI-TENANT SIGN
BLADE MONUMENT SIGN
FUTURE COMMERCIAL/RETAIL
FUTURE COMMERCIAL/RETAIL
NORTH
SCALE: 1" = 150'-0"
COLUMN MONUMENT SIGN - CONCEPTUAL IMAGES
TOWER MONUMENT SIGN - CONCEPTUAL IMAGES
BLADE MONUMENT SIGN - CONCEPTUAL IMAGES
COMMUNITY NAME
EVERGREEN
FIVE POINTS
FIVE POINTS MIXED-USE
CITY OF KAUFMAN, TEXAS
PD-22
MONUMENT SIGN EXHIBIT
D7

PD-22

EXHIBIT D
Development Standards

Exhibit "B"
Planned Development District No. 22 (PD 22) Standards
Five Points Development

1. GENERAL PURPOSE AND DESCRIPTION:

The boundaries of Planned Development District No. 22 ("PD 22") are described by the metes and bounds included as **Exhibit "A"** to this ordinance, for an area of approximately 99.520 acres of land being generally developed north and adjacent to S. Washington St (HWY 34) and generally southwest and adjacent to Country Road 160 (Lakeside Drive). The purpose of this planned development district is to accommodate a mix of master-planned land uses, the phasing of development within subdistricts within the District, and to allow for flexibility of owners to develop the land while ensuring high-quality standards and amenities.

2. DISTRICT REGULATIONS (GENERAL):

A. Development occurring within PD 22 shall be subject to all building codes, State laws, procedures, and applicable zoning ordinances as they presently exist as of the approval date of this ordinance, or amended in the future, except as modified herein. If any information conflicts, this PD 22 shall govern.

B. Any Concept Plan adopted for PD 22 shall be illustrative of the planned developments and land uses described herein. However, in the event that (i) the requirements of this PD 22, (ii) any PD 22 subdistrict regulation or standard, (iii) any subsequently approved preliminary plat, (iv) any subsequently approved site plan, or (v) approved variance conflicts with the Concept Plan or depictions thereof, the conflicting provision shall govern.

3. ESTABLISHMENT OF SUBDISTRICTS:

A. PD 22 hereby establishes subdistricts, each subject to the standards set forth in PD 22. Each subdistrict is governed by a specified base zoning and will be developed under the applicable zoning regulations, along with the regulations and modifications established herein. In the event of conflict between city code, this PD 22, and any subdistrict standards, the subdistrict standards shall govern.

B. Subdistrict areas are described and depicted in the approved Concept Plan for PD 22.

C. The following subdistricts are hereby established for PD 22:

1. **PD 22-A** (Commercial/Retail Subdistrict)
2. **PD 22-B** (High Density Multi-family subdistrict)
3. **PD 22-C** (Lower Density Multi-family/Build-to-Rent subdistrict)
4. **PD 22-D** (Townhomes subdistrict)
5. **PD 22-E** (single-family subdistrict)

D. Subdistrict regulations and standards are provided herein as follows:

1. Exhibit "B-1" *Subdistrict PD 22-A Regulations and Standards*
2. Exhibit "B-2" *Subdistrict PD 22-B Regulations and Standards*
3. Exhibit "B-3" *Subdistrict PD 22-C Regulations and Standards*
4. Exhibit "B-4" *Subdistrict PD 22-D Regulations and Standards*
5. Exhibit "B-5" *Subdistrict PD 22-E Regulations and Standards*

4. MINIMUM DEVELOPMENT STANDARDS APPLICABLE:

A. Along S. Washington Street, a 10-foot-wide landscaping easement shall be required between the right-of-way line and any constructed fence, wall, vertical screening element, or parking area. Landscaping shall be maintained by the applicable property owner or property owner's association. All landscaping shall conform to city code requirements.

B. Any additional required landscaping areas are not required unless depicted on an approved Concept Plan for the PD 22 or a subdistrict thereof.

C. In no case shall outside storage be allowed in PD 22.

D. Building height shall be determined by measuring the distance between the top of the building foundation slab (or bottom framing plate, if pier-and-beam construction) and the top plate of the tallest vertical building wall.

E. Unless specified in PD-22 subdistrict standards herein, parking requirements shall be determined for each subdistrict based on the base zoning and use, in accordance with the city's applicable off-street parking requirements. Shared parking in non-residential Subdistricts shall be permitted subject to City approval, pursuant to Chapter 35 of the city zoning ordinance.

F. Subdistricts A, B and C shall be subject to the non-residential site lighting and glare standards set forth in Section 42.2 of the city zoning code.

G. No artwork or decorative mural placed on an exterior building wall shall be considered a sign, provided that such artwork or mural does not advertise or promote a product or service.

H. Minimum building façade requirements that require masonry shall include Hardie brand cementitious siding (board/batten, lap) as an acceptable masonry application. EIFS shall not be allowed except as expressly allowed in Subdistrict A.

I. Garage Doors: Any residential garage door installed in PD 22 or its subdistricts shall include one or more design enhancements, which may consist of—but is not limited to--paneled doors with windows, carriage-style doors, or wood-stained doors.

5. PROPERTY OWNER'S ASSOCIATIONS

A. One or more property owners' associations (each a "POA") may be established for PD 22 pursuant to the requirements of the City and State of Texas. POAs may be the responsible entity for the maintenance of the common areas, greenbelt easements, and general quality and character of the developments with PD 22. Each POA entity must be established before the first building permit issued for the respective subdistrict.

B. All public rights-of-way and alleys dedicated for public and municipal use shall be maintained by city.

6. SIGNAGE

A. Signage Shall be in accordance with City sign regulations.

B. No pole or pylon signs shall be permitted within PD 22.

7. LANDSCAPING AND TREE PRESERVATION

A. All development in PD 22 shall comply with the city landscape regulations, unless noted herein or in specific subdistrict standards.

B. All development in PD 22 shall comply with the city tree preservation regulations.

C. Screening walls otherwise required between subdistricts and land uses shall not be required but are expressly permitted. Between uses, open-style fence (i.e., wrought iron, decorative steel, etc.) with masonry columns shall be used.

D. Screening walls shall be required between all lots and rights-of-way (excluding alleys) where the rear façade of the building is directly adjacent (within 50 feet of the closest right-of-way boundary), unless otherwise authorized in a particular subdistrict, and shall be either masonry or board-on-board wood fences (with cap rail) with masonry columns.

E. For permitted or required masonry screening walls within this PD 22, "masonry" shall include pre-cast wall panels designed to mimic stone or brick appearance.

F. All screening walls (including living screening walls) depicted and/or described on the approved Concept Plan for this PD 22 or any subdistrict regulations and standards are hereby authorized.

8. USABLE OPEN SPACE

A. Except as provided below, all development in PD 22 required to provide usable open space shall comply with the requirements of Section 18.5 of the city zoning code.

B. All development in PD 22 required to provide usable open space may achieve standards in Section 18.5(D)(4), by alternatively preserving or planting trees (greater than three caliper inches) within the usable open space so that the minimum number of cumulative caliper inches of preserved or planted trees shall be 3 inches or greater per 1,000 square-foot of open space area.

9. TRANSPORTION

A. All gated access points shall comply with federal, State, and local requirements pertaining to turnarounds, vehicle stacking, gate locations and standards, emergency access, and similar design requirements. In the event that an approved Concept Plan for PD 22 depicts gated access points, and such depiction(s) is/are in conflict with these design requirements, this conflicting provision shall prevail over the Concept Plan. Gate materials shall reflect the design aesthetic of the closest primary building of the development.

10. TEMPORARY STRUCTURES

A. Temporary structures for the construction of the developments, sales, leasing, and other marketing and development uses are an allowed use in this PD 22, in accordance with City codes.

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1

Exhibit "B-1"
Subdistrict PD 22-A Standards
(commercial)

1) **Base Zoning**: Subdistrict PD 22-A is established with the base zoning district **Commercial (C)** as established by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this subdistrict shall be governed by city codes and regulations applicable to this base zoning district.

2) **Land Uses Permitted**: All of the following land uses shall be permitted within Subdistrict PD 22-A, by right. Where indicated below, or with respect to other allowable land uses permitted in Commercial (C) districts, such use shall require a specific use permit or authorization from city.

   A. Retail stores, general merchandise, or services
   B. Food stores
   C. Convenience stores without gasoline sales
   D. Convenience stores with gasoline sales – subject to SUP approval
   E. Dry cleaners
   F. Donut, bakery or confectionery shop
   G. Consignment shop (indoors)
   H. Antiques (indoors)
   I. Appliance sales and repair (no outside storage) – subject to SUP approval
   J. Appliance, tool or furniture rental (indoors)
   K. Building materials, hardware/home improvement (indoor only)
   L. Building materials, hardware/home improvement (outdoor storage) – subject to SUP approval
   M. Laundromat/washateria self-service
   N. Personal service uses (barber/beauty shop, tailor, shoe repair, seamstress, etc.)
   O. Massage therapist (state-licensed) – subject to SUP approval
   P. Pet shop and grooming (no outside kenneling, no overnight boarding)
   Q. Pharmacy/drug store
   R. Restaurant with or without drive-through service
   S. Alcoholic beverage sales in conjunction with a restaurant – subject to SUP approval
   T. Private club (restaurant alcohol sales) – subject to SUP approval
   U. Studio for decorator, artist, or photographer
   V. Studio for music, dance, or drama

Exhibit "B-1"
Subdistrict PD 22-A Standards
(commercial)

W. Used merchandise or secondhand thrift store (inside)

X. General business and professional office use

Y. Medical, dental, or optician clinic, laboratory, or office

Z. Financial institution with or without drive-through service

AA. Telemarketing agency

BB. Day care center (childcare for 7+ unrelated children) or day camp for children

CC. School (business or commercial trade) – subject to SUP approval

DD. School (private, public, or parochial)

EE. Church, rectory or temple

FF. Civic/community center (public)

GG. Theater or playhouse (indoor)

HH. Commercial amusement (indoor) or amusement arcade

II. Health, fitness, sports club (indoors only)

JJ. Auto parts or accessory sales (indoor)

KK. Car Washes. – subject to SUP approval

3) **Development Standards of Subdistrict PD 22-A:**

	Base Zoning District	**Subdistrict PD 22-A**
Minimum Lot Area	10,000 sf	10,000 sf
Minimum Dwelling Size	Not applicable	- Not applicable
Minimum Lot Width	100 ft	100 ft
Minimum Lot Depth	100 ft	100 ft
Minimum Front Yard	25 ft	25 ft
Minimum Rear Yard	20 ft	20 ft
Minimum Side Yard	15 ft	15 ft
Maximum Height	3 Stories/45 feet	3 Stories/45 feet
Maximum Lot Coverage	50%	55%

4) **Special District Development Standards and Requirements:**

A. Required Off-Street Parking:

1. The number off-street parking spaces required for a particular use shall be the lesser of: (a) 1 space per 200 sf, *or* (b) the parking space requirement set forth in Section 35.6 of the zoning code. Shared parking spaces may be permitted subject to City review and approval to accommodate multiple uses that may operate at different peak parking times. Up to ten percent (10%) of parking spaces may be compact parking spaces in this Subdistrict.

Exhibit "B-1"
Subdistrict PD 22-A Standards
(commercial)

B. Landscaping: Landscaping in this Subdistrict shall conform to the requirements of landscaping for the commercial ("C") zoning district.

C. Building Materials Permitted: Up ten percent (10%) of each building façade within the Subdistrict may be constructed with, or be accentuated by, exterior insulation and finishing system (EIFS) materials.

D. Screening:

1. A living screen or living screen with berm at least 6 feet in height is expressly permitted as a substitute method of screening commercial loading docks and delivery areas from public streets, provided that planting material conforms to city permitted plant list and meets the applicable requirements of Section 35.4 of the zoning code.

2. Refuse dumpsters shall be enclosed by a 6' high masonry screen wall with finishes consistent with the primary building(s) on the lot. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit "B-2"

Subdistrict PD 22-B
Regulations and Standards
(*high density multifamily*)

FIVEPOINTS

Exhibit "B-2"
Subdistrict "PD 22-B" Standards
(high-density multifamily)

1) **Base Zoning:** Subdistrict PD 22-B is established with the base zoning district, **Multifamily (MF-2),** as described by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this subdistrict shall be governed by city codes and regulations applicable to this base zoning district.

2) **Land Uses Permitted**: Within this Subdistrict PD 22-B, land uses authorized in the city multifamily (MF-2) zoning districts are permitted with a maximum density of 24 dwelling units per acre.

3) **Development Standards of Subdistrict PD 22-B:**

	Base Zoning District	**Subdistrict PD 22-B**
Minimum Lot Area	1 acre/lot; 1,800 sf/unit	1 acre/lot
Minimum Dwelling Size	550 sf (efficiency unit) 600 sf (1 bedroom unit) 800 sf (2-bedroom unit) 1,000 sf (3+ bedroom unit)	550 sf (efficiency unit) 600 sf (1 bedroom unit) 800 sf (2-bedroom unit) 1,000 sf (3+ bedroom unit)
Minimum Lot Width	100 feet	100 feet
Minimum Lot Depth	125 feet	125 feet
Minimum Front Yard	30 feet	30 feet
Minimum Rear Yard	20 feet	15 feet
Minimum Side Yard[1]	15 feet	10 feet
Maximum Height	3 stories/45 feet	3 stories/45 feet
Maximum Lot Coverage[2]	50% Max.	65% Max

Notes to development standards table above:

1 – No extended side yard shall be required based on the height of adjacent buildings if site developed in accordance with this Concept Plan.

2 - Maximum lot coverage refers to maximum impervious cover including main building, accessory buildings, driveways, and parking areas, as per code.

4) **Special District Development Standards and Requirements:**

A. **Parking Spaces**: The minimum of parking spaces required in this District shall be 1.75 spaces per dwelling unit. Fifteen percent (15%) of parking spaces shall be covered parking or enclosed in attached or detached garages. Covered carports shall provide columns constructed from materials that complement the multi-family buildings. Up to ten percent (10%) of parking spaces may be compact parking spaces in this Subdistrict.

B. Maximum Length of Buildings: In no case shall any side of a building exceed two hundred fifty feet (250') in length per side elevation.

Exhibit "B-2"
Subdistrict "PD 22-B" Standards
(high-density multifamily)

C. **Parkland Dedication and Improvements Requirements**: In lieu of dedicating land for park use (as provided by city code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with city ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by city per city code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board. (The design of such amenities shall be similar to those depicted in Exhibit D (Overall Landscape, Screening, Trail and Amenity Plan, approved with these regulating standards.)

D. **Screening:** Refuse dumpsters shall be enclosed by a 6' high masonry screen wall on three sides with finishes consistent with the primary building(s) within the respective subdistrict. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit "B-3"

Subdistrict PD 22-C
Regulations and Standards
(*lower density multifamily/ Build-to-Rent*)

FIVEPOINTS

Exhibit "B-3"
Subdistrict PD 22-C Standards
(lower density multi-family/Build-to-Rent)

1) **Base Zoning**: Subdistrict PD 22-C is established with the base zoning district, **Multifamily (MF-1),** as described by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this subdistrict shall be governed by city codes and regulations applicable to this base zoning district.

2) **Land Uses Permitted**: Within this Subdistrict PD 22-C, land uses authorized in the city multifamily (MF-1) zoning districts with a maximum of 12 dwelling units per acre are permitted and shall expressly permit the following:

   a. Build to Rent Dwellings and accessory uses to same shall be permitted in this subdistrict by right.

   b. Townhomes and accessory uses to same shall be permitted in this subdistrict by right.

   c. For purposes of this section, "Build to Rent Dwelling" is defined as: a single-family attached dwelling, single-family detached dwelling, a townhouse, or combination thereof, that have been designed and constructed with the intention to be leased for residential use. Build to Rent Dwellings may be located on a single lot or tract with multiple other Build to Rent Dwellings. No Build to Rent Dwelling shall be occupied by more than six (6) persons unrelated by blood, marriage, or adoption.

   d. Uses and location of permitted uses in this subdistrict may be authorized by specific use permit if not developed in strict compliance with the approved concept plan.

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Exhibit "B-3"
Subdistrict PD 22-C Standards
(lower density multi-family/Build-to-Rent)

3) **Development Standards of Subdistrict:**

	Base Zoning District	Subdistrict PD 22-C
Minimum Lot Area	9,000 sf per lot; 3,000 sf/unit	9,000 sf per lot
Minimum Dwelling Size	550 sf (efficiency unit) 600 sf (1 bedroom unit) 800 sf (2-bedroom unit) 1,000 sf (3+ bedroom unit)	550 sf (efficiency unit) 750 sf (1 bedroom unit) 900 sf (2-bedroom unit) 1,100 sf (3+ bedroom unit)
Minimum Lot Width	90 feet	90 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Front Yard	25 feet	10 feet
Minimum Rear Yard	15 feet	15 feet
Minimum Side Yard	15 feet	15 feet
Maximum Height of building	30 feet	30 feet
Maximum Lot Coverage[1]	50% Max	50% Max

Notes to development standards table above:

1 – Maximum lot coverage refers to maximum impervious cover including main building, accessory buildings, driveways, and parking areas.

5) **Special District Development Standards and Requirements:**

A. Parking Spaces: The minimum of parking spaces required in this District shall be 1.75 spaces per dwelling unit. At least 50 percent of units shall include an attached garage or covered parking area that accommodates at least one car. Up to ten percent (10%) of parking spaces may be compact parking spaces in this Subdistrict.

B. Porch Design: Each dwelling constructed in this Subdistrict shall include a porch on the front façade of the dwelling with a minimum area of fifty square feet (50'), excluding the area required for a four-foot-wide entry path to the front door.

C. Foundation Planting. Within the Subdistrict, all street-facing building elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of a building facade that abuts concrete or masonry pedestrian access paths, provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

1. The landscaped area must be at least three feet wide.

2. There must be at least one three-gallon shrub (or similar size plant) for every three lineal feet of foundation.

3. Ground cover plants, mulch, and/or rocks must fully cover the remainder of the landscaped area.

4. Trees shall not be planted in the foundation landscaped areas.

5. Care shall be provided to minimize drainage impacts to the foundation.

Exhibit "B-3"
Subdistrict PD 22-C Standards
(lower density multi-family/Build-to-Rent)

D. Parkland Dedication and Improvements Requirements: In lieu of dedicating land for park use (as provided by city code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with city ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by city per city code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board. (The design of such amenities shall be similar to those depicted in Exhibit D (Overall Landscape, Screening, Trail and Amenity Plan, approved with these regulating standards.)

E. Screening: Refuse dumpsters shall be enclosed by a 6' high masonry screen wall on three sides with finishes consistent with the primary building(s) within the respective subdistrict. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit "B-4"

Subdistrict PD 22-D
Regulations and Standards
(*townhouse residential*)

FIVEPOINTS

Exhibit "B-4"
Subdistrict PD 22-D Standards
(townhouse residential)

1) **Base Zoning**: Subdistrict PD 22-D is established with the base zoning district, **Townhouse Residential (TH),** as described by the City of Kaufman Zoning Ordinance. Unless specified herein, all development located within this subdistrict shall be governed by city codes and regulations applicable to this base zoning district.

2) **Maximum Length of Buildings**: In no case shall any side of a building exceed two hundred fifty feet (250') in length.

3) **Land Uses Permitted**: Within this Subdistrict PD 22-D, the following land use(s) authorized in the city's townhouse residential (TH) zoning districts are permitted and shall expressly permit:

   A. single-family attached townhomes with a maximum density of 12 units/acre.
   B. Duplex with a maximum density of 12 units/acre.

4) Development Standards of Subdistrict PD 22-D:

	Base Zoning District	**Subdistrict PD 22-D**
Minimum Lot Area	(*see notes*) [1]	1,400 sf (*see note*) [2]
Minimum Dwelling Size	1,000 sf	1,100 sf
Minimum Lot Width	(*see notes*)[3]	(*see notes*)[4]
Minimum Lot Depth	100 feet	50 feet
Minimum Front Yard	25 feet	(*see notes*)[5]
Minimum Rear Yard	15 feet	(*see notes*)[5]
Minimum Side Yard	15 feet	5 feet
Maximum Height of building	30 feet	(*see notes*)[6]
Maximum Lot Coverage[7]	50%	70%
Parking Requirements[8]	2 per unit (w/ 1 enclosed)	2 per unit (w/ 1 enclosed)

Notes to Development Standards table:

1 – Code minimum lot area varies by type of housing unit type. Patio home requires 4,500 sf/lot; single-family attached unit requires 3,000 sf/lot and duplex unit requires 3,500 sf/lot.

2 – Permitted minimum lot area shall be as follows: 2,200 sq. ft. for single-family attached townhome building.

3 – Code minimum lot width varies by type of housing unit type. Patio home requires 45' wide lot. Single-family attached requires 30' wide lot. Duplex requires 35' wide lot.

4 – Permitted minimum lot widths shall be as follows: twenty feet (22') for a single-family attached townhome building. (Lot lines shall be shown with demising walls)

5 – In this Subdistrict, a 15' minimum front yard shall be provided, when the front façade faces a public or private street. The rear yard may vary depending on final right-of-way design but shall provide no less than 20' of driveway length between the rear garage and the edge of the sidewalk in order to provide driveway parking that does not interfere with pedestrian access.

6 –Townhouse buildings on lots adjacent to single-family residential uses shall be limited to 30 feet in height. All other townhouse buildings in this Subdistrict have a maximum height of 45 feet.

7–Maximum lot coverage refers to maximum impervious cover including main building, accessory buildings, driveways, and parking areas.

8 – Enclosed parking areas shall be located behind the front building line and on the same lot as the main structure, as per code.

Exhibit "B-4"
Subdistrict PD 22-D Standards
(townhouse residential)

6) **Special District Development Standards and Requirements:**

A. Right-of-Way Design: Within this Subdistrict, atypical street/right-of-way sections may be proposed to provide for variable widths and parking areas along the streets, subject to city approval by a preliminary plat. If necessary, parking, utilities and sidewalks may be located in public easements outside of the paved road widths.

B. Foundation Planting. Within the Subdistrict, all street-facing building elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of a building facade that abuts concrete or masonry pedestrian access paths, provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

1. The landscaped area must be at least three feet wide.

2. There must be at least one three-gallon shrub (or similar size plant) for every three lineal feet of foundation.

3. Ground cover plants, mulch, and/or rocks must fully cover the remainder of the landscaped area.

4. Trees shall not be planted in the foundation landscaped areas.

5. Care shall be provided to minimize drainage impacts to the foundation.

C. Parkland Dedication and Improvements Requirements: In lieu of dedicating land for park use (as provided by city code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with city ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by city per city code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board. (The design of such amenities shall be similar to those depicted in Exhibit D (Overall Landscape, Screening, Trail and Amenity Plan, approved with these regulating standards.)

D. Screening: In this subdistrict, screening walls shall not be required or permitted between rights-of-way and the rear of townhome buildings.

Exhibit "B-4"
Subdistrict PD 22-D Standards
(townhouse residential)

E. Dumpster screening: Refuse dumpsters shall be enclosed by a 6' high masonry screen wall on three sides with finishes consistent with the primary building(s) within the respective subdistrict. Painted steel framed gates shall be installed to provide access to the dumpsters.

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Exhibit "B-5"

Subdistrict PD 22-E
Regulations and Standards
(*single-family homes*)

FIVEPOINTS

Exhibit "B-5"
Subdistrict PD 22-E Standards
(single-family residential)

1) **Base Zoning**: Subdistrict PD 22-E is established with the base zoning district, **Single-Family (SF-6),** as described by the City of Kaufman Zoning Ordinance and subject to the general PD regulations. Unless specified herein, all development located within this subdistrict shall be governed by city codes and regulations applicable to this base zoning district.

2) **Land Uses Permitted**: Within this Subdistrict PD 22-E, land uses authorized in the city single-family (SF-6) zoning districts are permitted, with a maximum density of six (6) units/acre.

3) **Development Standards of Subdistrict PD 22-E:**

	Base Zoning District	**Subdistrict PD 22-E**
Minimum Lot Area	6,000 sf	6,000 sf
Minimum Dwelling Size	1,200 sf	1,500 sf (50' wide lots) 1,800 sf (60' wide lots)
Minimum Lot Width	60 ft	50 ft, provided that at least 25% of all platted lots meet or exceed 60 ft in width
Minimum Lot Depth	100 ft	(See Notes)[1]
Minimum Front Yard	25 ft	20 ft[2]
Minimum Rear Yard	25 ft	15 ft
Minimum Side Yard	6 ft	5 ft[3]
Maximum Height of building	30 ft	30 ft
Maximum Lot Coverage[4]	45%	60%
Parking[5]	2 spaces per lot, enclosed	2 spaces per lot, enclosed

Notes to Development Standards table:

1 –60 ft. wide lots shall have minimum lot depth of 100 feet, but 50 ft. wide lots shall have a minimum lot depth of 120 feet. Corner lots shall be permitted to have 100 ft. deep lots.

2 – Porches and awnings may protrude up to ten feet into the established front yard.

3 – Minimum side yard shall be 15 feet when side yard is adjacent to a dedicated public right-of-way.

4 - Maximum lot coverage refers to maximum impervious cover including main building, accessory buildings, driveways, and parking areas.

5 – Enclosed parking areas shall be located behind the front building line and on the same lot as the main structure, as per code.

4) **Special District Development Standards and Requirements:**

A. Landscaping: In addition to other applicable requirements for landscaping in this Subdistrict, upon completion of each respective dwelling, at least one tree (with a minimum 3-inch caliper DBH) shall be planted or preserved within the front yard of the lot, in conformity with city regulations.

B. Porch Design: Each dwelling constructed in this Subdistrict shall include a porch on the front façade of the dwelling with a minimum area of fifty square feet (50'), excluding the area required for a four-foot-wide entry path to the front door.

Exhibit "B-5"
Subdistrict PD 22-E Standards
(single-family residential)

C. Foundation Planting. Within the Subdistrict, all street-facing building elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that abut concrete or masonry pedestrian access paths, provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

1. The landscaped area must be at least three feet wide.

2. There must be at least one three-gallon shrub for every three lineal feet of foundation.

3. Ground cover plants, mulch, and/or rocks must fully cover the remainder of the landscaped area.

4. Trees shall not be planted in the foundation landscaped areas.

5. Care shall be provided to minimize drainage impacts to the foundation.

D. Parkland Dedication and Improvements Requirements: In lieu of dedicating land for park use (as provided by city code), all development in this Subdistrict shall be permitted to meet up to 100 percent of such requirement by paying of a fee in-lieu of land dedication, in accordance with city ordinances. For purposes of calculating the amount of fees paid in-lieu, all land areas reserved for linear park trail system and all rights-of-way containing sidewalks that are dedicated within the Subdistrict shall be considered parkland dedications. Construction of public linear park trail system within the Subdistrict shall be credited against any Park Development Fees assessed by city per city code. For any other parkland to be dedicated to the City, certain amenities like benches, trash receptacles, picnic pavilions/seating areas, grilling stations, and/or playgrounds shall be provided by developer, in addition to active amenities, such as outdoor games/sports courts/fields, subject to approval of the Parks & Recreation Board. (The design of such amenities shall be similar to those depicted in Exhibit D (Overall Landscape, Screening, Trail and Amenity Plan, approved with these regulating standards.)

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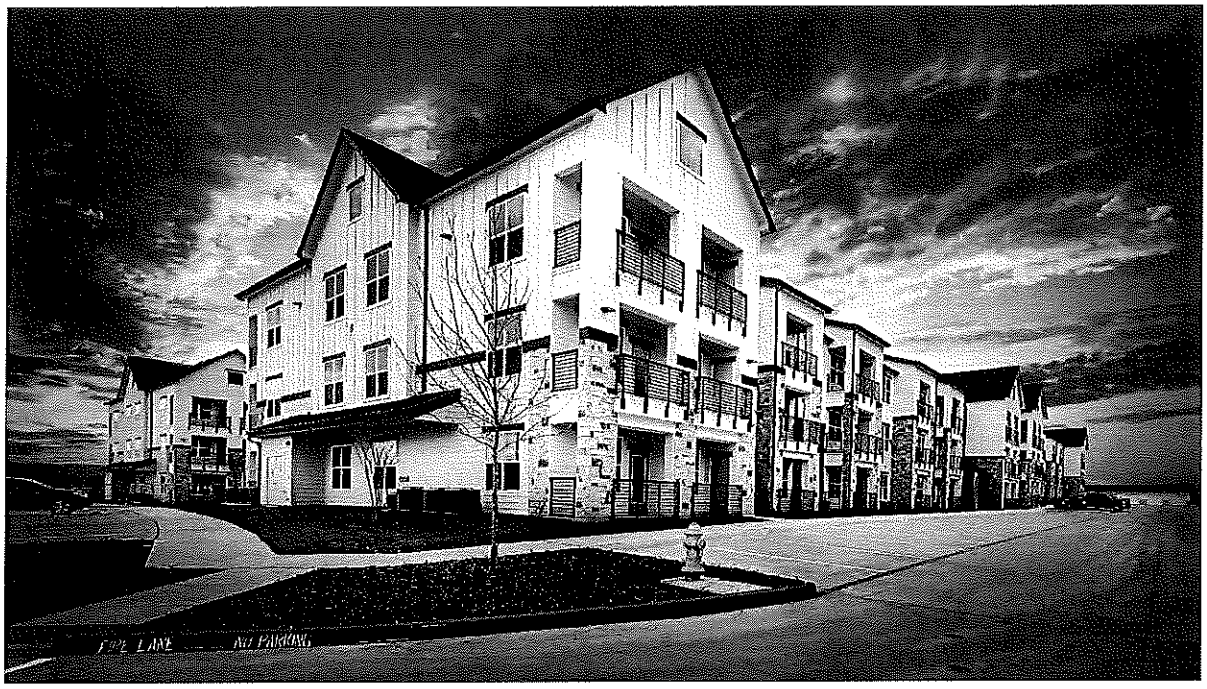
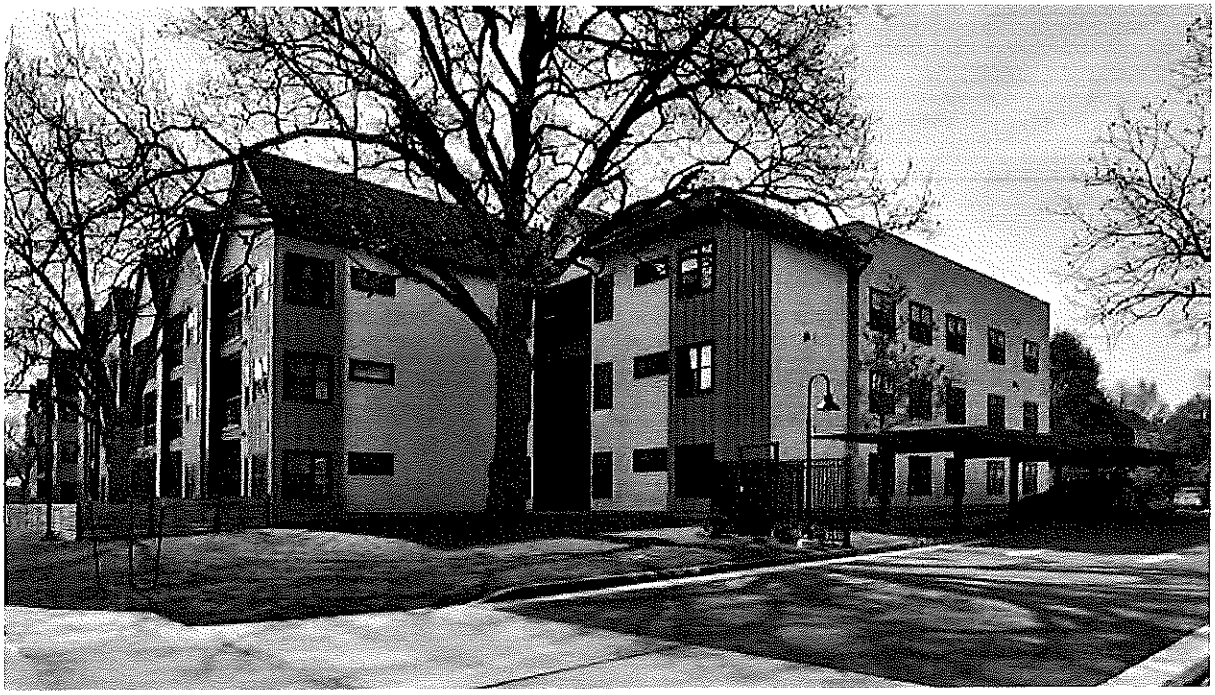
EXHIBIT D-1
Concept Elevations

Multi Family

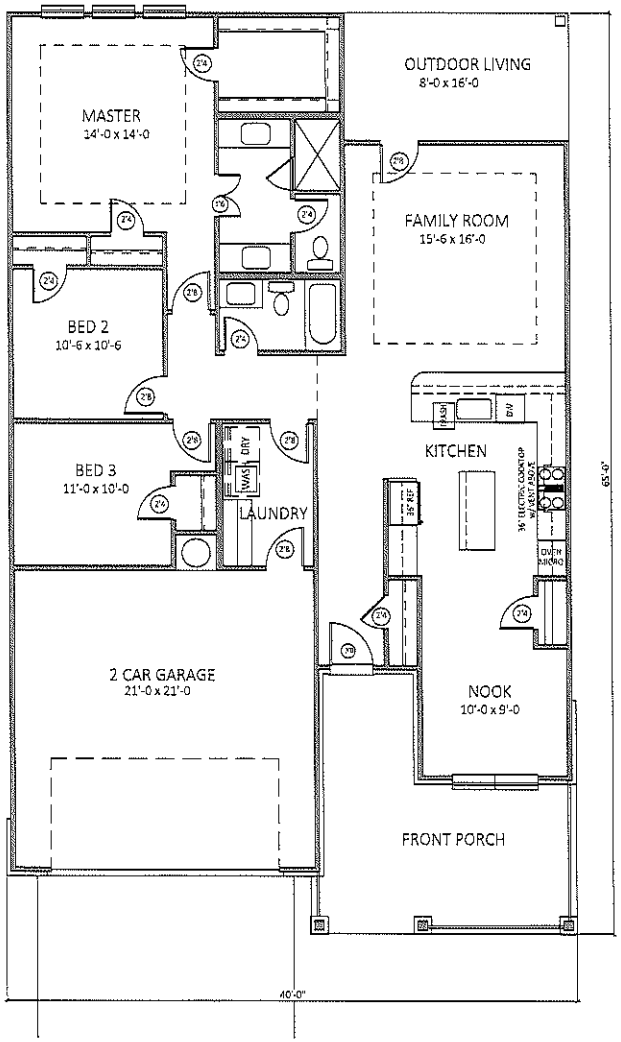


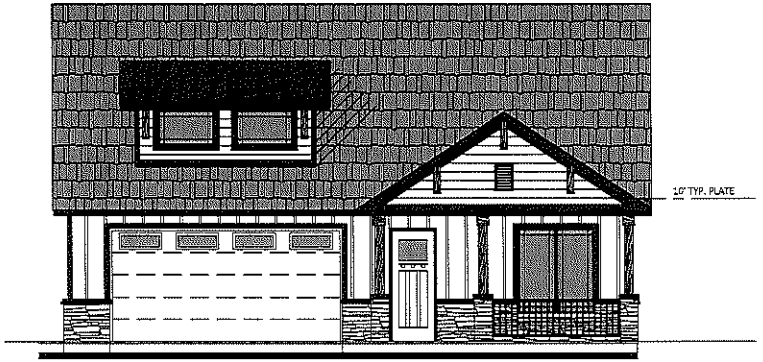


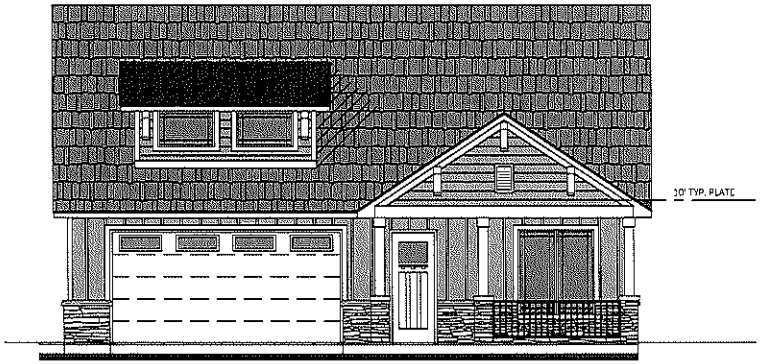
Townhomes

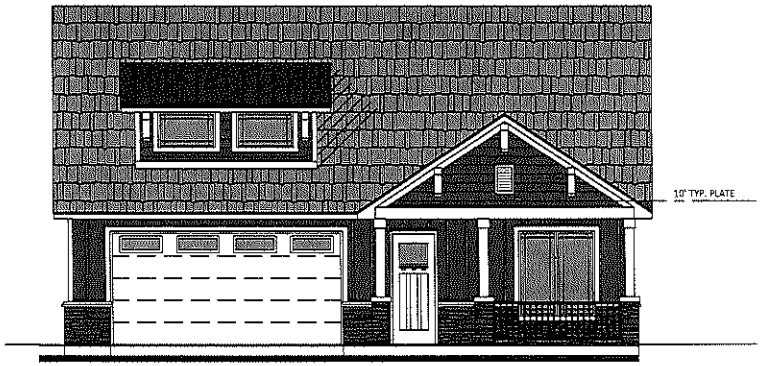
Single Family

1,622 sf

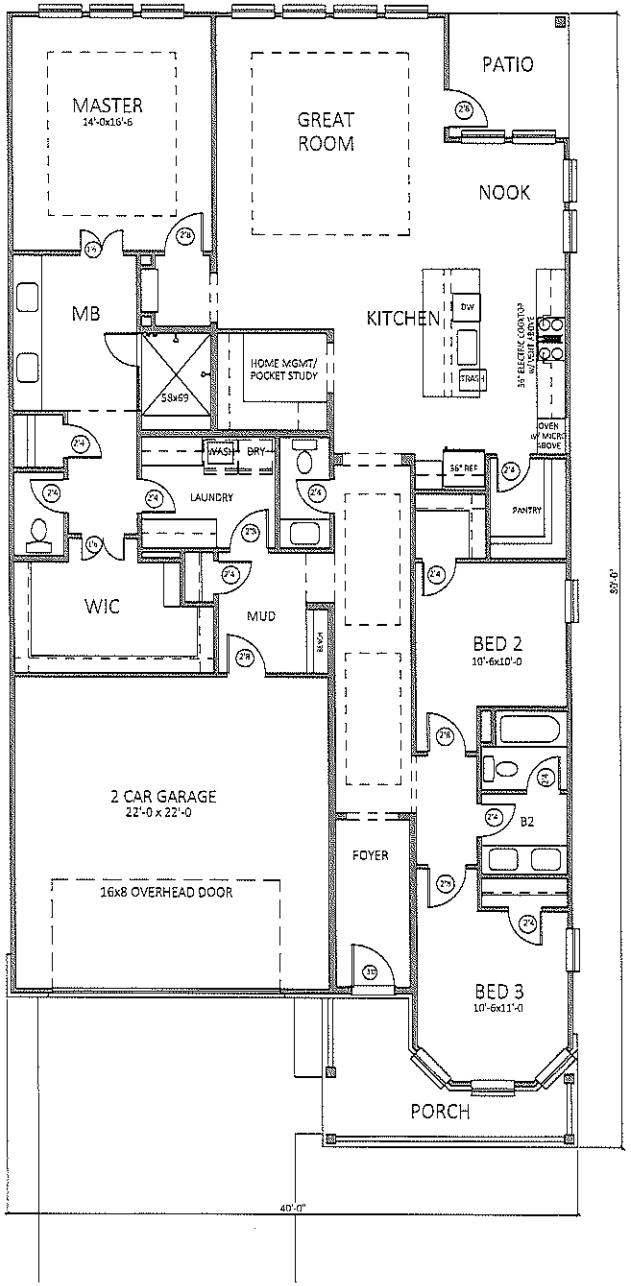

MASTER
14'-0 x 14'-0
OUTDOOR LIVING
8'-0 x 16'-0
FAMILY ROOM
15'-6 x 16'-0
BED 2
10'-6 x 10'-6
BED 3
11'-0 x 10'-0
LAUNDRY
DRY
WAS
KITCHEN
PAN
DW
36" ELECTRIC COOKTOP
w/ VENT HOOD
OVEN
MICRO
REF
NOOK
10'-0 x 9'-0
2 CAR GARAGE
21'-0 x 21'-0
FRONT PORCH
65'-0"
40'-0"

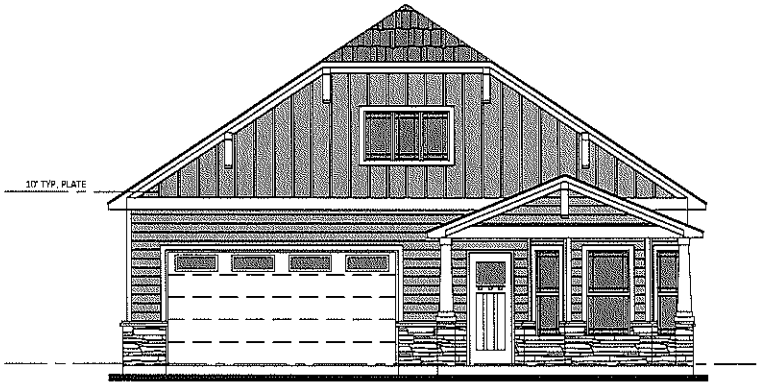

10' TYP. PLATE


10' TYP. PLATE


10' TYP. PLATE

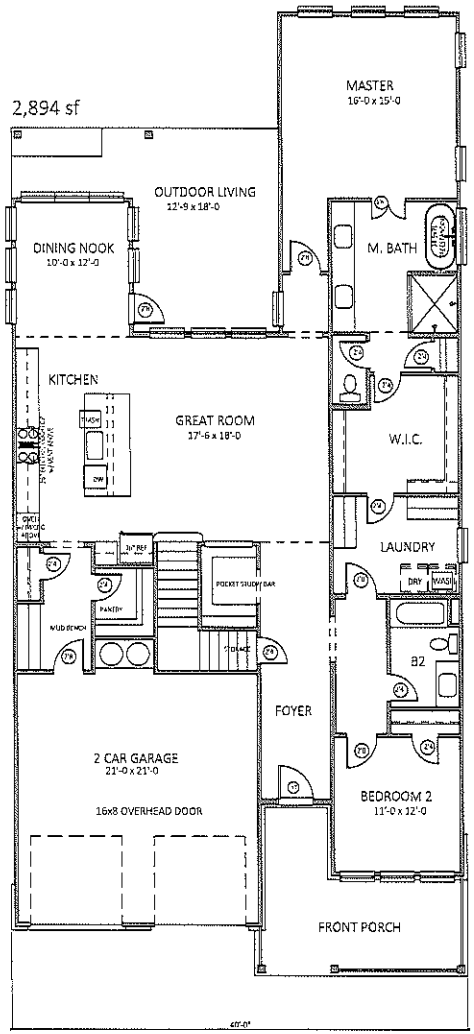
2,194 sf

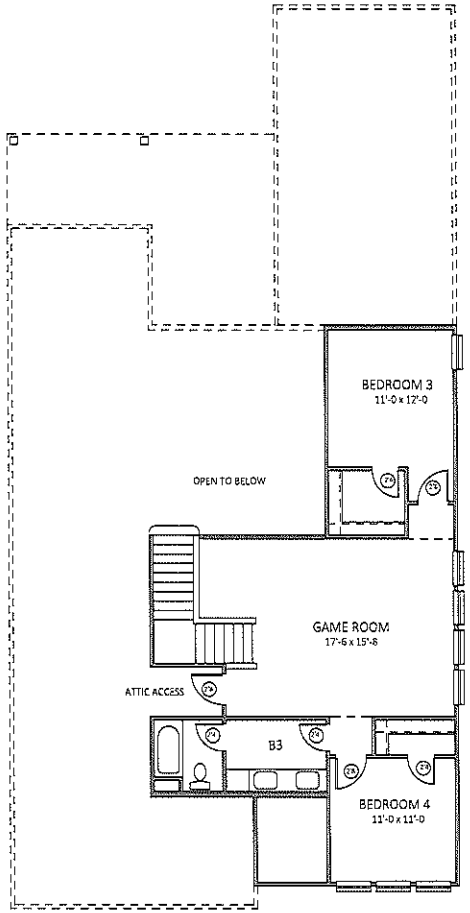




COPE HOMES

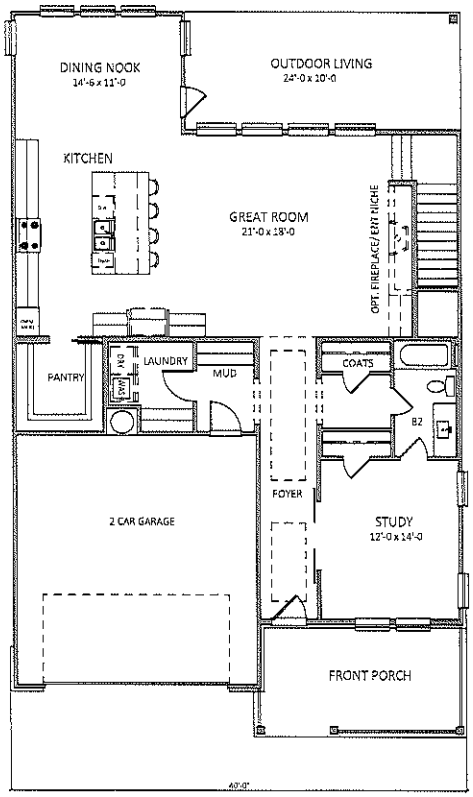
2,894 sf

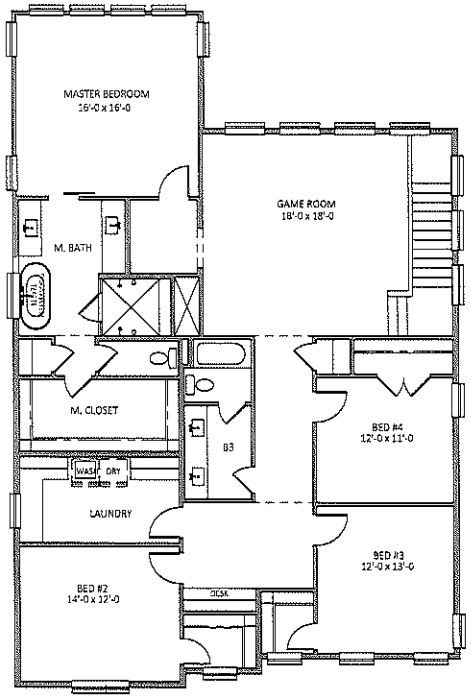

MASTER
16'-0 x 15'-0
OUTDOOR LIVING
12'-9 x 18'-0
DINING NOOK
10'-0 x 12'-0
M. BATH
KITCHEN
GREAT ROOM
17'-6 x 18'-0
W.I.C.
LAUNDRY
DRY
WASH
POCKET STUDY BAR
PANTRY
MUD BENCH
B2
FOYER
2 CAR GARAGE
21'-0 x 21'-0
16x8 OVERHEAD DOOR
BEDROOM 2
11'-0 x 12'-0
FRONT PORCH


BEDROOM 3
11'-0 x 12'-0
OPEN TO BELOW
GAME ROOM
17'-6 x 15'-6
ATTIC ACCESS
B3
BEDROOM 4
11'-0 x 11'-0

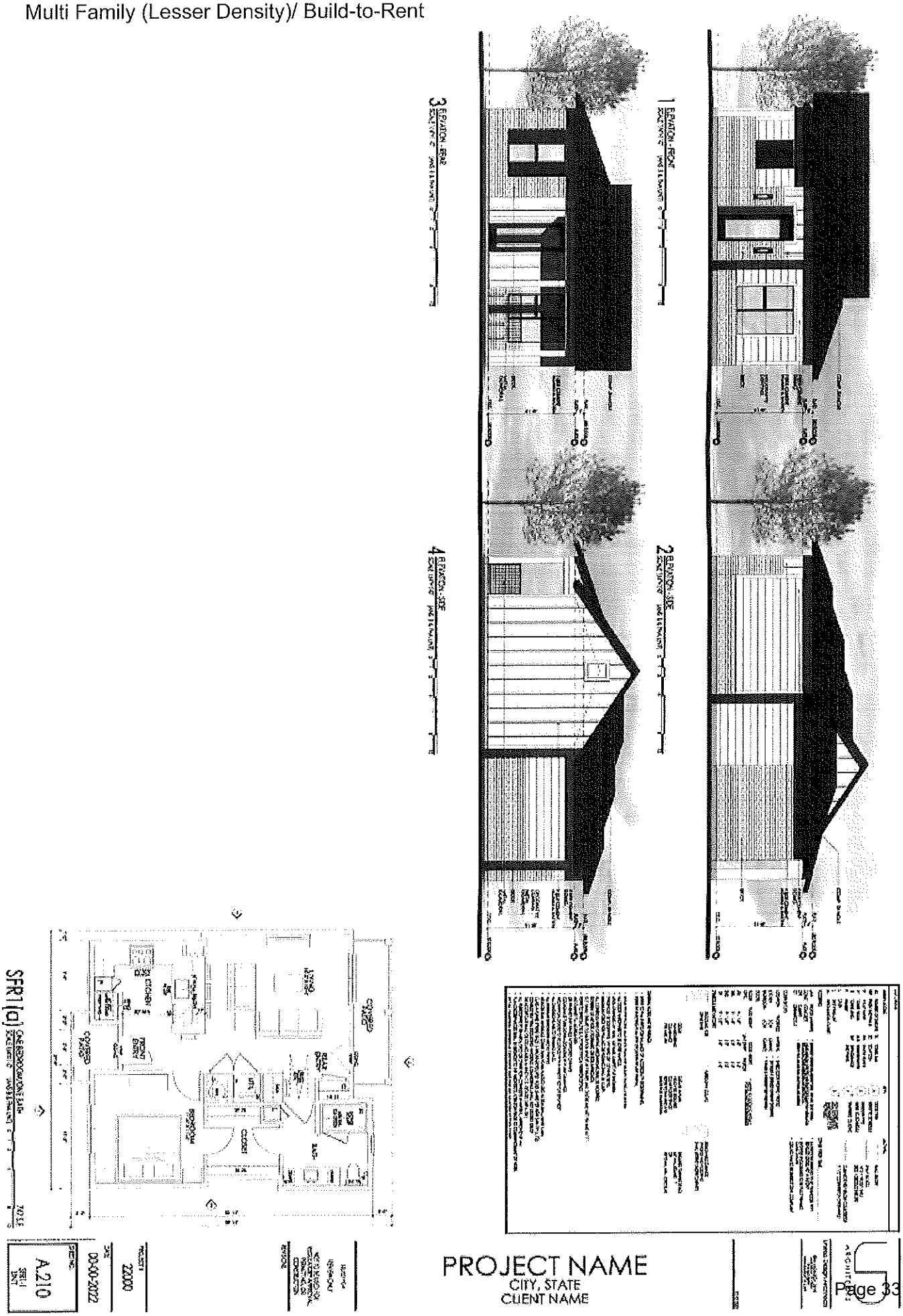
COPE HOMES

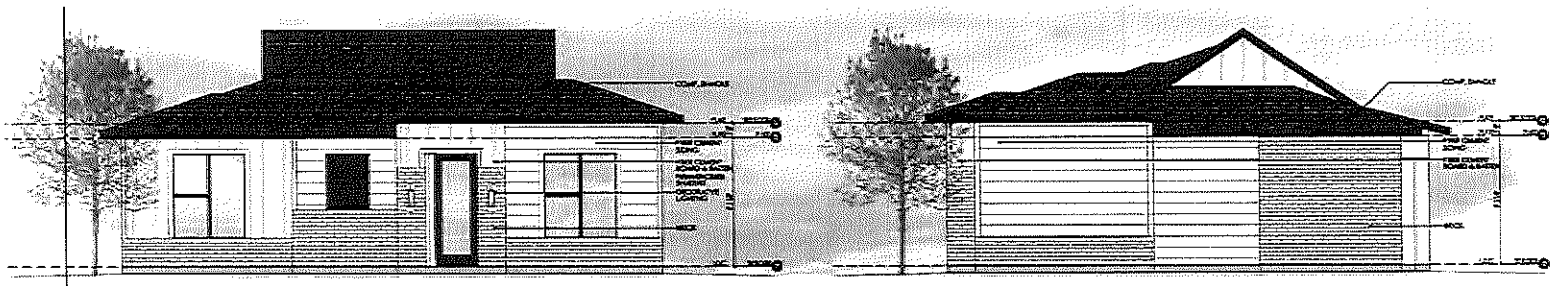
3,508 sf





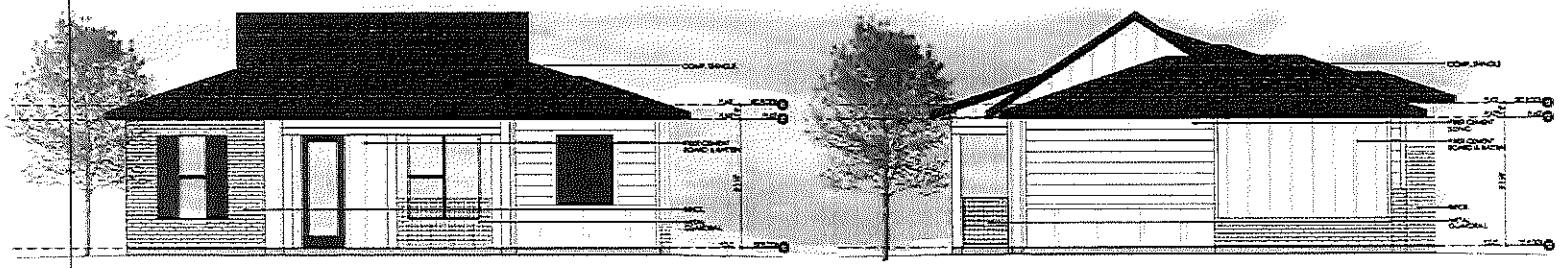
Multi Family (Lesser Density)/ Build-to-Rent





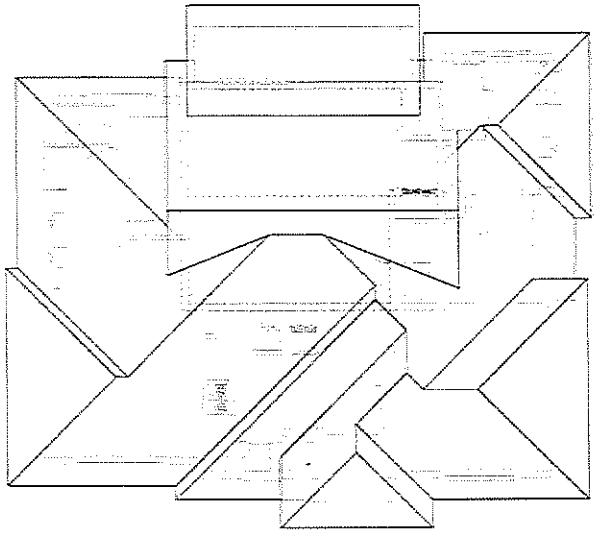
1 ELEVATION - FRONT

2 ELEVATION - SIDE

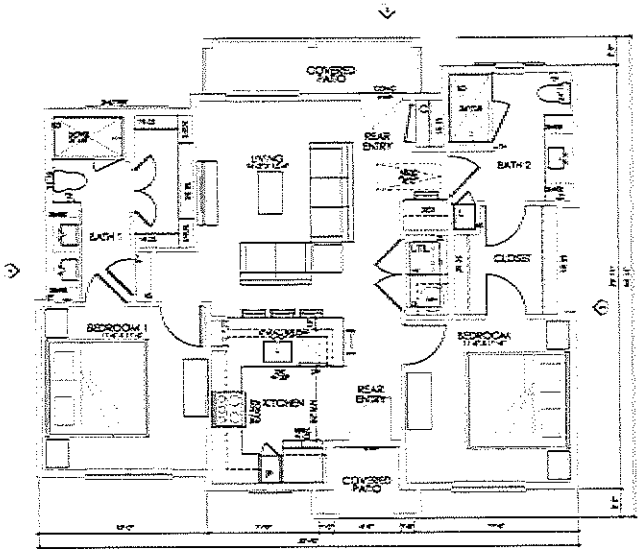


3 ELEVATION - REAR

4 ELEVATION - SIDE



SFR2-1(a) ROOF PLAN



SFR2-1(a) ONE BEDROOM/ONE BATH 1,040S.F.

PROJECT NAME
CITY, STATE
CLIENT NAME

ISSUED FOR REVIEW ONLY

NOT TO BE USED FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION

REVISIONS

PROJECT # 22000

DATE 00-00-2022

SHEET NO. A.210

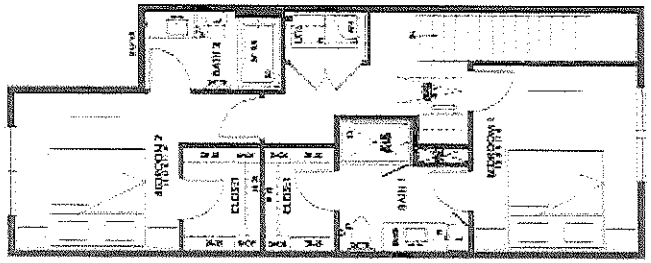
SFR2-1 UNIT

1 ELEVATION - FRONT

2 ELEVATION - SIDE

3 ELEVATION - REAR

4 ELEVATION - SIDE



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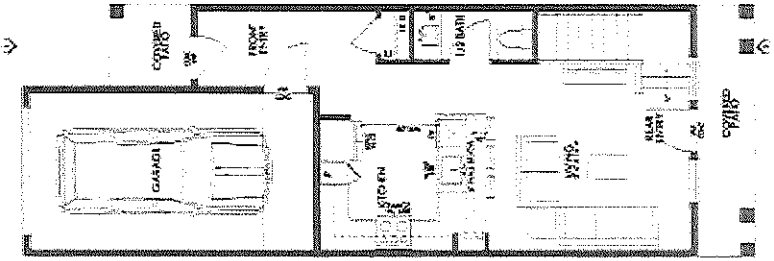


SFR2-2(a) TWO BEDROOM/TWO & HALF BATH 1,215 S.F.

PROJECT NAME
CITY, STATE
CLIENT NAME

ISSUED FOR REVIEW ONLY

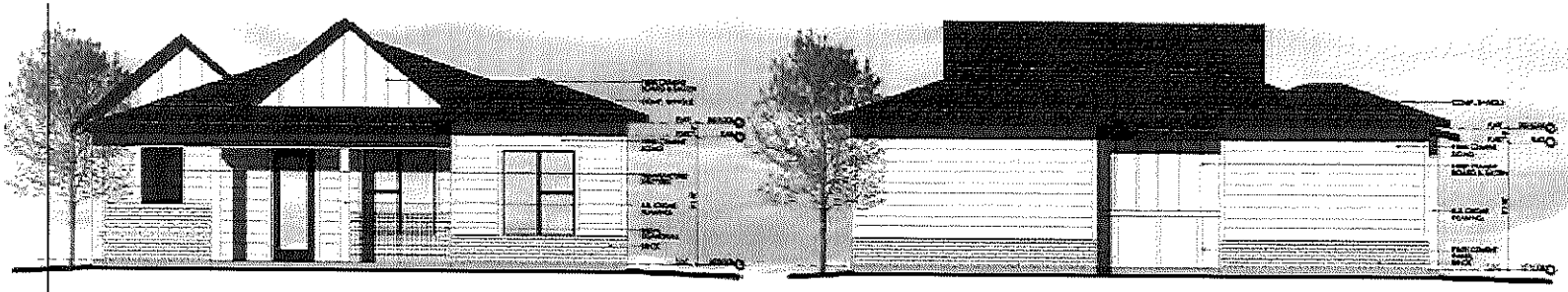
NOTICE: NOT VALID FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

PROJECT # 22000

DATE 00-00-2022

SHEET NO. A.210

SFR2-2



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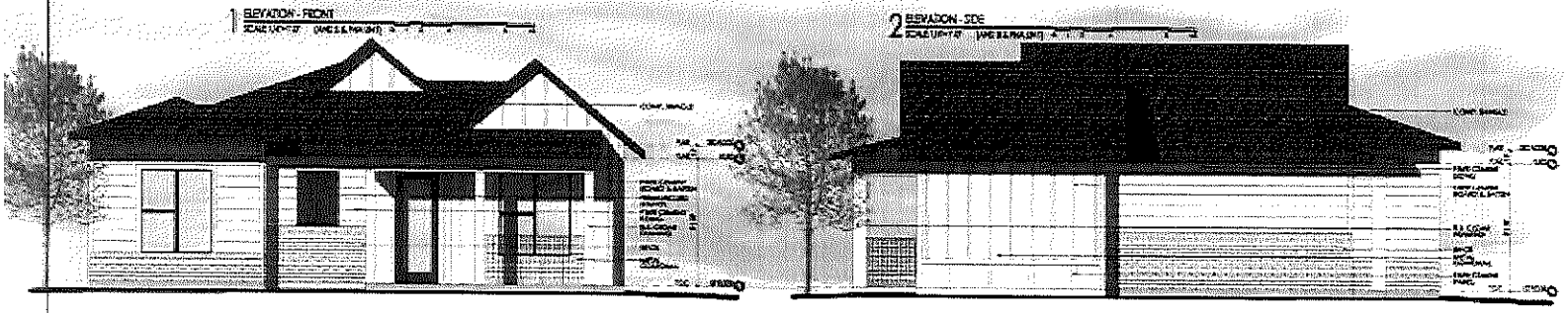

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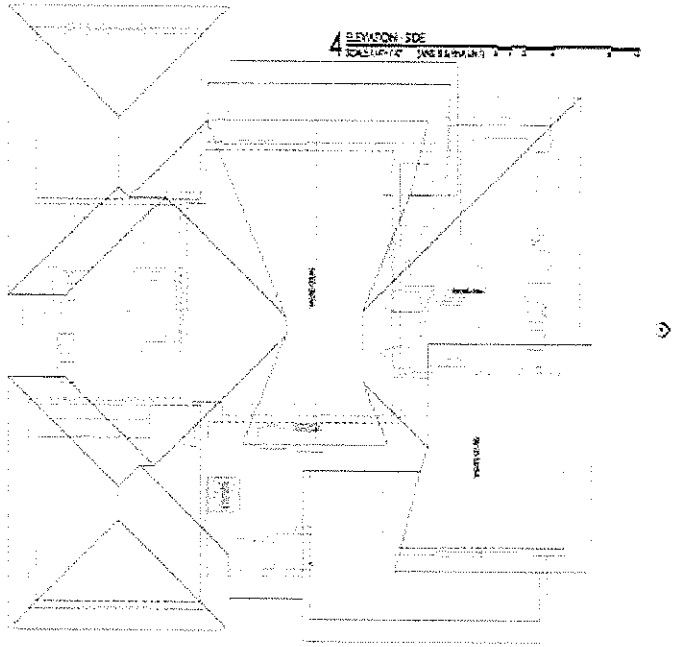

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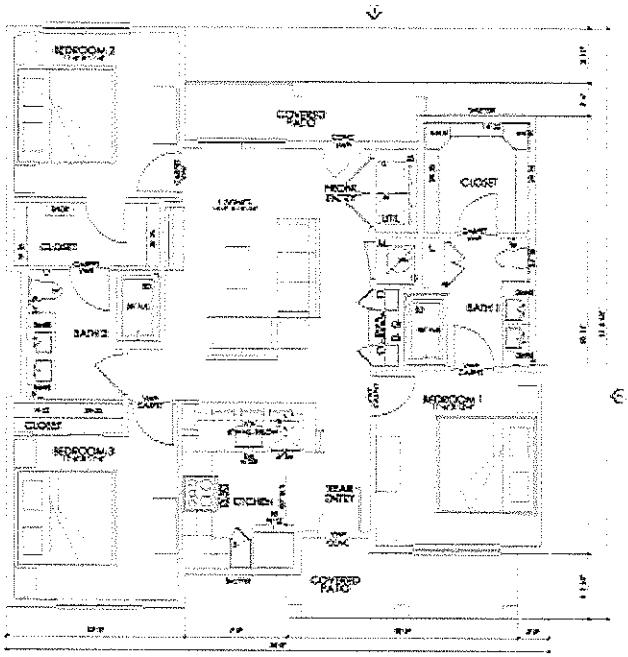


SFR3-1(a) THREE BEDROOM/TWO BATH 1,291 S.F.

PROJECT NAME
CITY, STATE
CLIENT NAME

ARCHITECTS

Design Approved

ISSUED FOR REVIEW ONLY

NOT TO BE USED FOR COUNTY APPROVAL, PERMITTING OR CONSTRUCTION

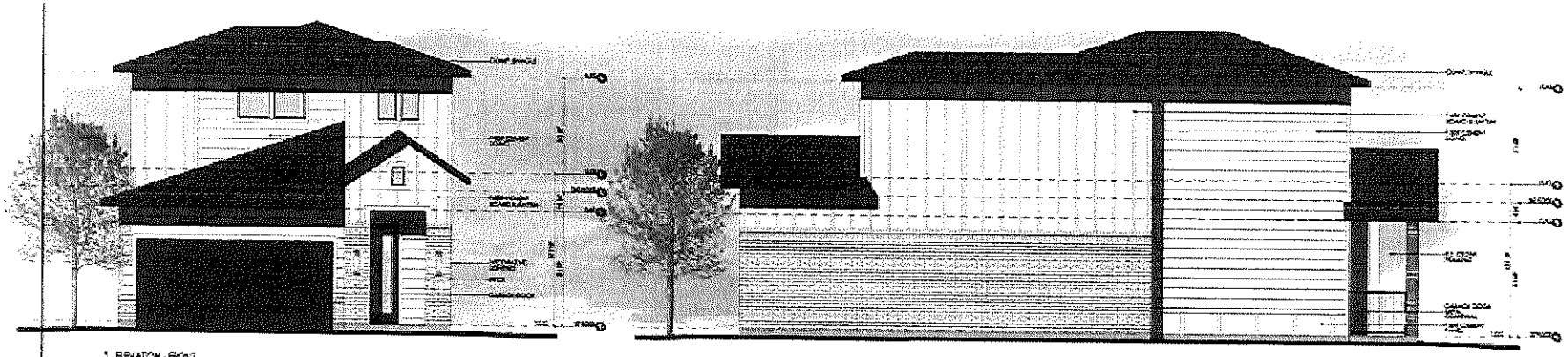
REVISIONS

PROJECT # 22000

DATE 00-00-2022

SHEET NO. A.210

SFR3-1 UNIT



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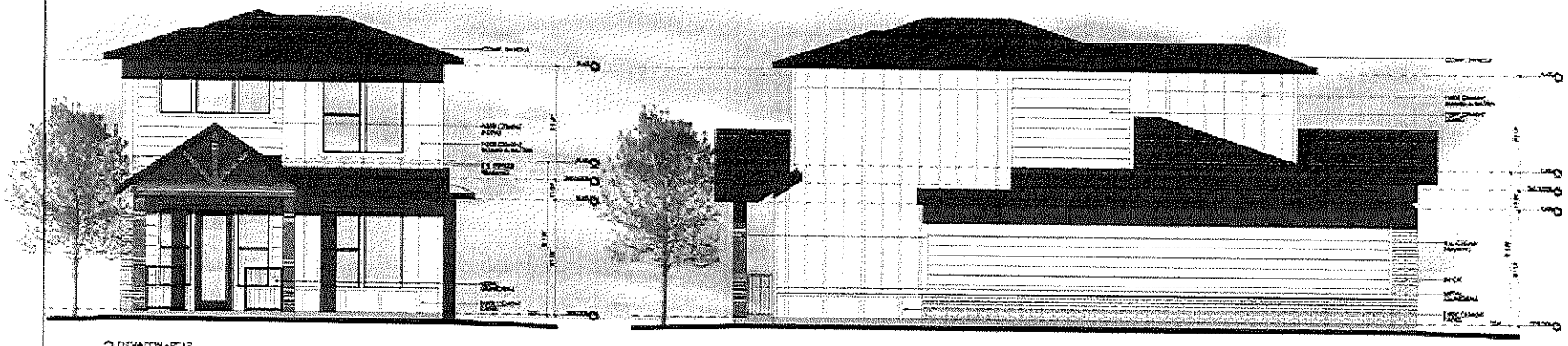
2 ELEVATION - SIDE



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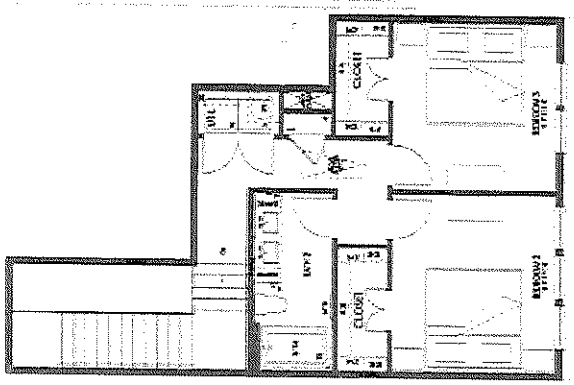
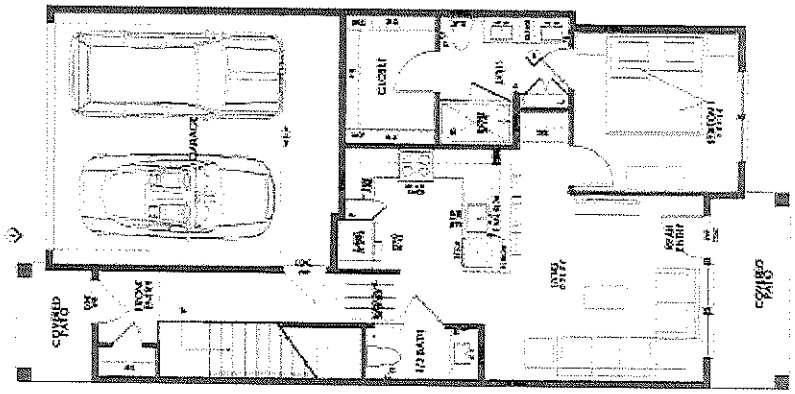
4 ELEVATION - SIDE



SFR3-2(a) SECOND FLOOR



SFR3-2(a) THREE BEDROOM/WO & HALF BATH

ARCHITECTS

PROJECT NAME
CITY, STATE
CLIENT NAME

ISSUED FOR
REVIEW ONLY
NOTE: ISSUED FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION

REVISIONS

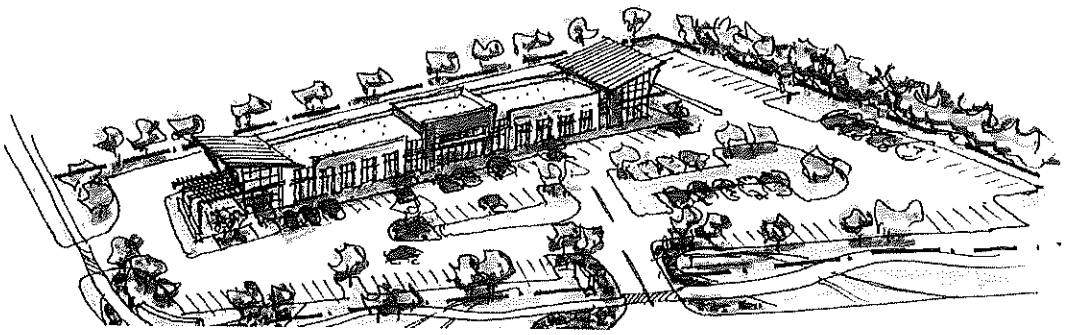
PROJECT #
22000

DATE
00-00-2022

SHEET NO.
A.210

SFR3-2
UNIT

Commercial



MARINA FOODS
RESTAURANT
RESTAURANT
RESTAURANT

Mobile
Mattress
Coffee

EXHIBIT E
Roadway System Improvements Plan

Meeting Date: 9/26/2022 | **Date: 09/23/2022** | **Item #: 14.** | **Dept.: Administration**

Action Item

SUBJECT:

Consider and take appropriate action regarding a Professional Services Agreement between the City and Developer Cope Equities, LLC obligating Developer to pay for the costs of professional services incurred by the City of Kaufman relative to the Five Point Development Project; and authorizing the City Manager to execute necessary documents.

BACKGROUND:

This agreement provides the city reimbursement for all professional services that is required to accommodate Developer projects and interests. This is a similar agreement for other major developments within the city of Kaufman.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

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

Recommendation: Recommend approval of the Professional Services Agreement with Cope Equities, LLC.

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

PROFESSIONAL SERVICES AGREEMENT

This Professional Services Agreement (this "**Agreement**"), effective as of the ___ day of _____ 2022, (the "**Effective Date**"), is made and entered into by and between the City of Kaufman, Texas, a Texas Home Rule municipality (the "**City**"), and Cope Equities, LLC, a Texas limited liability corporation (the "**Developer**").

WHEREAS, the Developer seeks to obtain development rights with respect to their owned approximate 99.52 acres of real property located within the City of Kaufman, and as described by metes and bounds on **Exhibit A** hereto (the "**Property**"), and Developer will, in accordance with the terms of this Agreement, develop the Property as a mix of single family, multi-family, retail, and flex office space, identified as Five Points (the "**Development**"); and

WHEREAS, the City and the Developer acknowledge that the development will require the City to retain consultants to provide a wide variety of professional services including, but not limited to, engineering services and legal services, as determined by the City in its sole judgment (collectively, the "**Professional Services**"), which will be needed to (i) assess the City's current ordinances, and potentially draft new ordinances, (ii) assess infrastructure needs and demands, traffic needs and demands, City services needs and demands, and water and wastewater infrastructure needs and demands, and (iii) assess legal issues that will be associated with or necessitated by the possible development of the Property; and

WHEREAS, the Developer hereby agrees to pay for Professional Services provided by the consultants listed on **Exhibit "B"** and by additional consultants approved in writing by the Developer (collectively, the "**Consultants**") subject to the terms of this Agreement; and

WHEREAS, it is stipulated and agreed by the Parties that the terms of Local Government Code Subchapter Z, Sections 212.901 and 212.904 have been satisfied, but only as they pertain to this Agreement; and

WHEREAS, the City Council of the City, by and through this Agreement, shall maintain sufficient controls to ensure that the public purpose and best interests of the City are carried out.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer (collectively "**Parties**" and each individually a "**Party**") agree as follows:

1. Recitals. That the representations, covenants, and recitations set forth in the foregoing are material to this Agreement and are incorporated into and made a part of this

Agreement.

2. Exhibits. All Exhibits referenced in this Agreement, and listed below, are incorporated herein for all purposes; specifically

Exhibit “A” – Property Description and Map
Exhibit “B” – Approved Consultants

3. Payment for Professional Services. Subject to the terms and provisions of this Agreement, the Developer shall be responsible for payment of all Professional Services relating to the City’s review of the Property’s impact on the City's subdivision and zoning plans, infrastructure needs and demands, ordinance creation and revisions, and other on-site and off-site matters as necessitated by the proposed development of the Property as follows:

(a) Deposits – Initial Payment and Replenishment. Developer agrees to fund the reasonable fees incurred by the City for the Consultants' performance of the Professional Services, including any and all Professional Services for the Project that have already been paid for by the City. No later than fifteen (15) days after Developer's execution of this Agreement, Developer shall deliver to the City Manager a check made payable to the City for $25,000. Fees for all Professional Services to be covered by Developer Payment shall be evidenced by periodic invoices that describe the work performed by date and time entries, exclusive of any privileged communications, copies of which shall be provided to Developer. The funds to cover the Professional Services shall be held by the City in a segregated account and applied only to the Professional Services fees.

(b) When the initial $25,000 deposit, or any additional deposit, has been reduced to $5,000 and Developer has received a copy of all detailed invoices, excluding attorney-client privileged information, funded with such deposit, Developer will deliver an additional $20,000 deposit to the City to be applied to the Professional Services fees. The Developer shall deliver any required additional $25,000 deposit within five (5) business days after receiving a written request from the City. Following such five (5) day notice period, the City is not required to use Professional Services or work on the Project until any required additional deposit is received.

(c) If the cost of Professional Services exceeds Developer Payment, Developer may elect to: (1) make an additional payment of $20,000 to be deposited by the City and utilized in the same manner described above; or (2) negotiate in good faith to amend this Agreement to provide for a reasonable amount of additional payment by Developer.

The payments made by Developer under this Agreement are not contingent upon any outcome of negotiations between the City and Developer.

4. Effect of Agreement. This Agreement shall not: (a) confer upon the Developer any vested rights or development rights with respect to the Property; (b) bind or obligate the City to approve any documents or agreements related to the development of the Property; or (c) be considered an impact fee.

5. Releases and **INDEMNITIES**.

(a) Nothing in this Agreement, the Agreement itself, and the dealing between the Parties shall be considered an impact fee. *The Developer and its related entities fully and forever release and discharge the City, its past and present employees, officers, council members, appointed officials, attorneys and other City representatives, including the Consultants, from any and all claims, demands, controversies, and causes of action of every conceivable character, past and current, without limitation,* including for breach of contract, claims under Local Government Code sections 271.151-271.160, claims for takings, exactions, negligence, claims under Local Government Code Chapter 43, claims under Local Government Code Chapter 212, Subchapter G, claims related to or challenging existing agreements filed in the county land records to which the City is a party, and claims under any local, state, or federal statute or code (including under Chapter 395, Texas Local Government Code and the Private Real Property Rights Preservation Act, and Chapter 2007, Texas Government Code, including that the City's execution or performance of this Agreement or any authorized amendment or supplements hereto may constitute, either now or in the past, a "Taking" of Developer's "Private Real property," as such terms are defined in the Private Real Property Rights Preservation Act) (collectively "**Claims**"). Any past or current Claims against the City, the Consultants and their respective employees and agents which are not specifically released above are hereby assigned in full to the City.

(b) The City forever releases and discharges the Developer from and against any and all past and current Claims. The City represents and warrants to the Developer that it has no knowledge of any claims, demands, controversies or causes of action against the Developer arising through the Effective Date. The Developer represents and warrants to the City that it has no knowledge of any claims, demands, controversies, or causes of action against the City, its past and present employees, officers, attorneys and other representatives, arising through the Effective Date. The Developer represents and warrants that no prior owners, developers, or entities have assigned, transferred or conveyed any claim or cause of action to the Developer involving the City.

(c) THE DEVELOPER AND ITS RELATED ENTITIES ASSUME THE ENTIRE RESPONSIBILITY AND LIABILITY FOR, AND AGREE TO RELEASE, DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS EMPLOYEES, OFFICERS, COUNCIL MEMBERS, APPOINTED OFFICIALS, ATTORNEYS, CONSULTANTS, AND OTHER CITY REPRESENTATIVES (ALL OF THE FOREGOING ARE COLLECTIVELY REFERRED TO AS THE "CITY PARTIES"), FROM ANY AND ALL "CLAIMS" (AS DEFINED IN SECTION 5(a) OF THIS AGREEMENT) ASSERTED BY THE DEVELOPER AGAINST ANY OF THE CITY PARTIES AND ARISING FROM OR IN CONNECTION WITH THIS AGREEMENT, AS AMENDED, INCLUDING ARISING FROM OR IN CONNECTION WITH THE PROFESSIONAL SERVICES, BUT EXCLUDING ONLY CLAIMS FOR, OR IN CONNECTION WITH, A DEFAULT BY THE CITY OR THE CITY PARTIES UNDER THIS AGREEMENT (THE "EXCLUDED CLAIMS"). THIS INDEMNITY WITH RESPECT TO "CLAIMS" IS TO BE CONSTRUED AS BROADLY AS POSSIBLE TO INCLUDE ANY AND ALL LIABILITIES, CLAIMS, COSTS, EXPENSES, JUDGMENTS, CAUSES OF ACTION, DEMANDS, LOSSES WHATSOEVER, INCLUDING BUT NOT LIMITED TO CAUSES OF ACTION OR DAMAGES SOUNDING IN TORT, PERSONAL INJURIES, CONTRACT DAMAGES, ECONOMIC DAMAGES, PUNITIVE DAMAGES, STRICT LIABILITY, COMMON LAW NEGLIGENCE AND GROSS NEGLIGENCE, INTENTIONAL TORTS, FEDERAL AND STATE STATUTORY AND COMMON LAW, CLAIMS UNDER THE TEXAS TORT CLAIMS ACT, EMPLOYMENT DISPUTES, FEDERAL AND STATE CIVIL RIGHTS, CLAIMS FOUNDED IN CONTRACT OR QUASI-CONTRACT, BREACH OF WARRANTY, CLAIMS UNDER THE TEXAS DECEPTIVE TRADE PRACTICES-CONSUMER PROTECTION ACT, AND ANY AND ALL CLAIMS CAUSES OF ACTION OR DEMANDS WHEREBY ANY LOSS IS SOUGHT AND/ OR INCURRED AND/ OR PAYABLE BY CITY, ITS AGENTS, EMPLOYEES, REPRESENTATIVES AND/ OR INSURERS OR RISK POOLS, BUT SHALL NOT APPLY TO OR INCLUDE ANY EXCLUDED CLAIMS. THIS PROVISION IS TO BE CONSTRUED UNDER THE LAWS OF THE STATE OF TEXAS, AND IT IS EXPRESSLY RECOGNIZED BY ALL PARTIES THAT IT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND THE EXPRESS NEGLIGENCE TEST, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER. THE DEVELOPER HAS CAREFULLY READ, FULLY UNDERSTANDS, AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS PROVISION, AND THE INDIVIDUAL SIGNING THIS AGREEMENT ON BEHALF OF THE DEVELOPER HAS FULL AUTHORITY TO BIND THE DEVELOPER TO THIS AGREEMENT AND THIS INDEMNITY PROVISION. IT IS FURTHER RECOGNIZED AND AGREED, THAT SHOULD ANY PARTICULAR PORTION OR

PROVISION OF THIS INDEMNITY PROVISION BE HELD INVALID, VOID AND/ OR UNENFORCEABLE, IT SHALL NOT AFFECT THE VALIDITY AND ENFORCEABILITY OF THE REMAINDER OF THIS PROVISION.

6. Termination. This Agreement shall terminate on _____, 20__, or on an earlier date upon either party's notice to the other party, pursuant to this section. Either party may terminate this Agreement for any reason or for no reason by providing at least five (5) days written notice of termination. Termination of this Agreement shall be the sole and exclusive remedy of the City or the Developer, as the case may be, for any claim by either Party of any breach of this Agreement by the other Party. The City shall be entitled to pay Consultants for all Professional Services incurred through the date of termination; however, any excess funds remaining after such payments have been made shall be promptly refunded to the Developer. Notwithstanding any other provision of this Agreement to the contrary, the obligation to repay such excess funds to the Developer in the event of a termination shall survive any termination of this Agreement, and the Developer does not release or discharge its right to such excess funds. Section 5 of this Agreement shall survive termination for thirty years.

7. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the provision of Professional Services in connection with the development of the Property.

8. Amendment. This Agreement may only be amended by written instrument signed by the Developer and the City.

9. Successors and Assigns. Neither the City nor the Developer may assign or transfer their interest in the Agreement without prior written consent of the other Party.

10. Notice. Any notice and/or statement required and permitted to be delivered shall be deemed delivered upon the earlier of receipt by hand delivery or email (with confirmation of delivery) or upon deposit of same in the United States Mail, Certified, with Return Receipt Requested, postage prepaid, addressed to the appropriate Party at the following addresses, or at such other addresses provided by the Parties in writing:

DEVELOPER:

Cope Equities, LLC
ATTN: Stephen Cope
900 W Bethany Dr., Suite 230
Allen, TX 75013

with a copy to:
Austin F. Pennington
The Pennington Firm, P.C.
10300 N. Central Expy., Suite 480

Dallas, TX 75231
austing@pfdallas.com

CITY:

City of Kaufman, Texas
ATTN: City Manager
209 South Washington
Kaufman, TX 75142

with a copy to:

Messer, Fort & McDonald, PLLC
Attn: Patricia Adams
6371 Preston Road, Suite 200
Frisco, Texas 75034

11. Non-Recordation. This Agreement shall not be recorded. If the City or its Consultants files this Agreement of record, this Agreement shall automatically terminate as of the date of recordation, and no notice of termination shall be required by the Developer. If the Developer files this Agreement of record, the Agreement shall automatically terminate five (5) days following receipt by the City of a filed-stamped copy of the recorded Agreement. Each Party shall deliver a file-stamped copy of the recorded Agreement within one (1) business day of recordation.

12. Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against either Party

13. Applicable Law. This Agreement is made and shall be construed in accordance with the laws of the State of Texas and venue shall lie in only Denton County, Texas.

14. Severability. In the event any portion or provision of this Agreement is illegal, invalid, or unenforceable under present or future law, then and in that event, it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the Parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

15. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

16. Authority for Execution. The City hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized, and the Mayor has full authority to execute

this Agreement and bind the City to the same. The Developer hereby certifies, represents, and warrants that the individual executing this Agreement on behalf of the Developer is duly authorized and has full authority to execute this Agreement and bind the Developer to the same.

IN WITNESS WHEREOF, this Professional Services Agreement has the Effective Date as of the day and year first written above.

CITY:
CITY OF KAUFMAN, TEXAS

By: _____
Jeff Jordan, Mayor

ATTEST:

_____
Jessie Hanks, City Secretary

APPROVED AS TO FORM:

_____
Patricia Adams, City Attorney

STATE OF TEXAS §
§
COUNTY OF AUBREY §

This instrument was acknowledged before me on the _____ day of _____, 2022, by Jeff Jordan, Mayor of the City of Kaufman, on behalf of the City.

_____
Notary Public, State of Texas
(Seal)

DEVELOPER:
Cope Equities, LLC

By: _____
_____, _____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of ____, 2022, by _____, _____ of Cope Equities, LLC, on behalf of said company.

_____
Notary Public, State of Texas
(Seal)

EXHIBIT "A"
PROPERTY DESCRIPTION AND MAP

EXHIBIT "B"
APPROVED CONSULTANTS AND RATES

City's Attorney	Billing Rate $350 per hour for principal or senior associate; $275 per hour for associates; $85 per hour for paralegals.
City Engineer	As reasonably determined by City.
Other Consultants	As reasonably determined by City.

Meeting Date: 9/26/2022 | **Date: 09/13/2022** | **Item #: 15.** | **Dept.: Finance**

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-32-22, an ordinance of the City Council of the City of Kaufman, Texas, amending the City's 2021-2022 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

BACKGROUND:

Last year, the City Council approved $18,434,168 for the fiscal year 2021-2022 budget. Upon a recent review, staff indicated the need to amend several significant and unexpected revenue and expense line items within the budget that were incurred throughout the year. The attached chart details those recommendations and explanations for each suggested line item amendment. Additional funds are not being requested.

Author: Mary Wennerstrom, Finance Director

Reviewed: Mike Slye, City Manager

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

Recommendation: Staff recommends approval of Ordinance O-32-22 as presented.

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

CITY OF KAUFMAN, TEXAS

ORDINANCE NO. O-32-22

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS AMENDING ORDINANCE NO. O-41-21, ADOPTING THE 2021-2022 FISCAL YEAR BUDGET, TO BALANCE REVENUE SURPLUS, EXPENSE SURPLUS, AND SHORTFALL; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT TO THE 2021-2022 FISCAL YEAR BUDGET IN ACCORDANCE WITH EXHIBIT "A" HERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 7.09 of the Home Rule City Charter of the City of Kaufman, Texas authorizes the City Council to amend or change the budget for any additional expense; and

WHEREAS, Section 7.07 of the Home Rule City Charter of the City of Kaufman, Texas authorizes the City Council to transfer unused appropriations to any item for the same general purpose; and

WHEREAS, the City Council adopted Ordinance No. O-41-21 adopting the 2021-2022 Fiscal Year Budget of the City of Kaufman, Texas (the "2021- 2022 Budget") and the City has been making expenditures and operating under the 2019-2021 Budget as required by law; and

WHEREAS, City Staff has submitted various amendments to the 2021-2022 Budget set forth in Exhibit "A", "FY 2022 Budget Amendments", a copy of which is attached hereto and incorporated herein; and

WHEREAS, the City Council has reviewed the proposed FY 2022 Budget Amendments and has determined that the proposed amendments are necessary and appropriate in order to accurately reflect revenue surplus, expense surplus, shortfalls and expenditures and should therefore be adopted;

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 2021-2022 Budget adopted by Ordinance No. O-41-21 is hereby amended as set forth more specifically in **Exhibit "A"** hereto, and all line items, expenditures and revenues not expressly amended as set forth in Exhibit "A" shall remain in full force and effect without amendment.

<u>SECTION 3</u>. That this Ordinance shall become effective on and after its passage and adoption in accordance with state law and Charter.

PASSED AND ADOPTED this 26th day of September 2022.

_____
JEFF JORDAN
MAYOR

ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

Exhibit "A"
FY 2022 Budget Amendments

Meeting Date: 9/26/2022 | **Date: 09/13/2022** | **Item #: 16.** | **Dept.: Finance**

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-33-22, an ordinance of the City Council of the City of Kaufman, amending the KEDC 2021-2022 Fiscal Year Budget to balance Revenue Surplus, Expense Surplus, and Shortfall; and providing an effective date.

BACKGROUND:

The proposed annual budget for the Kaufman Economic Development Corporation was presented to the Board of Directors of the KEDC and approved on September 13, 2022. The proposed KEDC Budget provides an annual work plan outlining activities, tasks, projects, and programs to be undertaken by the Board in accordance with the KEDC By-Laws and included in the projected operating expenses.

Author:
Mary Wennerstrom, Finance Director

Reviewed:
Mike Slye, City Manager

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

Recommendation: Staff recommends approval of Ordinance O-33-22 as presented.

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

CITY OF KAUFMAN, TEXAS

ORDINANCE NO. O-33-22

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS AMENDING ORDINANCE NO. O-43-21 ADOPTING THE CITY OF KAUFMAN ECONOMIC DEVELOPMENT CORPORATION (KEDC) 2021-2022 FISCAL YEAR BUDGET TO BALANCE REVENUE SURPLUS, EXPENSE SURPLUS, AND SHORTFALL; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT OF THE KEDC 2021-2022 FISCAL YEAR BUDGET IN ACCORDANCE WITH EXHIBIT "A" HERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 7.09 of the Home Rule City Charter of the City of Kaufman, Texas authorizes the City Council to amend or change the budget for any additional expense; and

WHEREAS, Section 7.07 of the Home Rule City Charter of the City of Kaufman, Texas authorizes the City Council to transfer unused appropriations to any item for the same general purpose; and

WHEREAS, the City Council adopted Ordinance No. O-43-21 adopting the 2021-2022 Fiscal Year Budget of the Kaufman Economic Development Corporation (the "2021-2022 KEDC Budget") and the City has been making expenditures and operating under the 2021-2022 Budget as required by law; and

WHEREAS, Staff has submitted various amendments to the 2021-2022 Budget as set forth in **Exhibit "A",** ("FY 2022 KEDC Budget Amendments"), a copy of which is attached hereto and incorporated herein; and

WHEREAS, the City Council has reviewed the proposed FY 2022 KEDC Budget Amendments and has determined that the proposed amendments are necessary and appropriate in order to accurately reflect revenue surplus, expense surplus, shortfalls and expenditures and should therefore be adopted;

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 2021-2022 KEDC Budget adopted by Ordinance No. O-43-21 is hereby amended as set forth more specifically in **Exhibit "A"** hereto, and all line items, expenditures and revenues not expressly amended as set forth in Exhibit "A" shall remain in full force and effect without amendment.

SECTION 3. That this Ordinance shall become effective on and after its passage and adoption in accordance with state law and Charter.

PASSED AND ADOPTED this 26th day of September 2022.

_____
JEFF JORDAN
MAYOR

ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____
PATRICIA A. ADAMS
CITY ATTORNEY

Exhibit "A"
FY 2022 KEDC Budget
Amendments

- Increased sales tax revenues by $70,000
- Removed the $50,000 prospective land sale in KEDC Business Park
- Merged professional services line items 5360 and 5362 into 1 line item (5362)

Meeting Date: 9/26/2022 | **Date: 09/13/2022** | **Item #: 17.** | **Dept.: Public Works**

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-34-22, an ordinance of the City Council of the City of Kaufman, Texas, repealing Ordinance Nos. O-31-02, O-07-03, O-23-08, and O-06-22 and adopting new City park usage fees, to be codified as Article A9.000 “City Park Usage Fees” of Appendix A, “Fee Schedule” of the Code of Ordinances of the City, providing fees for rental of facilities, usage of ball fields, tennis courts and keys by residents, non-residents and leagues, including costs for utilities; and providing an effective date.

BACKGROUND:

The staff has been meeting with the various associations (baseball, soccer, football) that utilize the Kaufman Sports Complex. Along with reviewing the contracts with each organization, the fees for the complex were also looked at. The staff is recommending the addition of players fees for the various associations. This has been discussed and agreed upon with all organizations involved.

Author:
Tim Hopwood, Public Works Director

Reviewed:
Mike Slye, City Manager

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

Recommendation: Staff recommends approval of Ordinance O-34-22 as presented.

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

CITY OF KAUFMAN, TEXAS
ORDINANCE NO. O-34-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, REPEALING ORDINANCE NOS. O-31-02, O-07-03, O-23-08, AND O-06-22 TO REPEAL ALL PARK USAGE FEES ADOPTED BY THE CITY COUNCIL AND ADOPTING NEW PARK USAGE FEES, TO BE INCLUDED WITHIN THE CITY'S MASTER FEE SCHEDULE, APPENDIX A, "FEE SCHEDULE" OF THE CITY'S CODE OF ORDINANCES, UPON ADOPTION OF THIS ORDINANCE; 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 City park usage fees; and

WHEREAS, the City Council finds that a consistent and ongoing review of the City's adopted park usage fees is necessary; and

WHEREAS, upon review of the City's current park usage fees and increased costs incurred by the City for maintaining parks and park facilities, the City Council determined it appropriate to repeal all previous Ordinances of the City of Kaufman adopting or amending park usage fees and adopt new park usage fees, as provided herein, to be included within the City's Master Fee Schedule upon adoption; and

WHEREAS, the City Council finds that the fees proposed herein are not excessive; rather, the fees are determined to be reasonable and necessary to fairly reimburse the City for costs incurred; and

WHEREAS, the City Council finds it to be in the best interest of the citizens of Kaufman to adopt this Ordinance.

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 Ordinance Nos. O-31-02, O-07-03, O-23-08, and O-06-22 of the City of Kaufman are hereby repealed in their entireties.

Section 3. That the following City Park Usages Fees are hereby adopted by the City Council of the City of Kaufman, Texas, to be codified within the City's Master Fee Schedule, Appendix A of the City's Code of Ordinances, as Article A9.000, "City Park Usage Fees", to be and read as follows:

"ARTICLE A9.000 CITY PARK USAGE FEES

PAVILION		
Resident		$ 25.00
Nonresident		$ 50.00
Group Reservation Fee (Refundable)		$100.00
Electricity		$ 15.00
Water		Min. per 1000 gallons
PRACTICE AND GENERAL BALL FIELD USE		
Refundable Deposit		$100.00 per field
Light Usage Fee		$35.00 Per field/ Per night
ADULT LEAGUES		
Adult team fee / Per Team		$75.00 Per Field Per night
Refundable field Deposit		$100.00 Per field
Light Usage Fee		$35.00 per field
TOURNAMENTS		
Youth per team fee (Kaufman Teams)		$125.00 Per field per day
Youth per team fee (Non-Kaufman Teams)		$125.00 Per field per day
Light Usage Fee		No charge
Refundable Field Deposit		$100.00 per field
SPORTS CAMPS		
Non-Refundable Reservation Fee		$100.00
Refundable Deposit		$100.00 per field
Per Field Usage Fee		$25.00 1-3 hours
Light Usage Fee		$35.00 per field/per night
ASSOCIATIONS, YOUTH SPORTS, LEAGUES (BASEBALL, SOCCER, FOOTBALL)		
Residential Player Fee		$5.00 Per Person
Non-residential Player Fee		$10.00 Per Person
Tournaments		$125.00 Per field per day
Refundable Deposit		$100.00
Light Usage Fee		No charge
Practice No Charge		No Charge
TENNIS		
Light Usage Fee		$10.00 Per night.
KEYS		
All Key Deposits		$20.00

Section 4. The City Secretary is hereby directed to include the new park usage fees adopted by this Ordinance within the City's Master Fee Schedule, to be on file in the Office of the City Secretary.

Section 5. 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. 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 7. 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 8. This Ordinance shall become effective immediately upon its passage and publication of its caption as required by law and Charter.

PASSED AND APPROVED this 26th day of September 2022.

_____
JEFF JORDAN
MAYOR

ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____

PATRICIA A. ADAMS
CITY ATTORNEY

Meeting Date: 9/26/2022 | **Date: 09/19/2022** | **Item #: 18.** | **Dept.: Administration**

Ordinance

SUBJECT:

Consider and take appropriate action on Ordinance O-35-22, an ordinance of the City Council of the City of Kaufman, Texas, amending Section A8.002, “Water Rates”, Section A8.003, “Sewer Rates”, Section A8.005, “Deposits for Water Service”, and Section A8.010, “Water and Sewer Tap Fees; Installation and Maintenance,” 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, to increase water meter fees for meters outside of the city limits, to amend the senior citizen discount rate, to provide for manual adjustments, to increase water meter deposits, to increase water and sewer tap fees for installation and maintenance as authorized by ordinance, policy or action of City Council; 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:

Staff conducted an annual review of the entire fee schedule. It was determined there were several utility-related fees that needed to be adjusted in order 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. The following is a summary of the proposed amendments:

1. The wholesale water rate was adjusted to accommodate the 6% increase to our wholesale contracts.
2. A senior rate for sewer services was added. This rate is equivalent to the 2021 residential sewer rate.
3. The deposit for a hydrant meter was increased, so if the unit is lost, damaged, or stolen the deposit will cover the cost to replace the meter.
4. All of the water meter and tap installation fees were increased to cover the city's cost for labor, materials, and equipment (AMI adjustments).

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

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

Recommendation: Staff recommends approval of Ordinance O-35-22 as presented.

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

ORDINANCE NO. O-35-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KAUFMAN, TEXAS, REPEALING ORDINANCE NO. O-22-22 AND AMENDING SECTION A8.002, "WATER RATES", SECTION A8.003, "SEWER RATES", SECTION A8.005, "DEPOSIT FOR WATER SERVICE", AND SECTION A8.010, "TAP FEES; MAINTENANCE OF WATER LINES", 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, TO INCREASE WATER METER FEES FOR METERS OUTSIDE OF THE CITY LIMITS, TO INCREASE THE SENIOR CITIZEN DISCOUNT RATE, TO INCREASE WATER SERVICE DEPOSITS, TO INCREASE WATER AND SEWER TAP FEES, AND TO PROVIDE FOR MANUAL ADJUSTMENTS AS AUTHORIZED BY ORDINANCE, POLICY OR ACTION OF CITY COUNCIL; 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.

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 finds it necessary and reasonable, for the first 1,000 gallons of water, to adopt an approximate 8% water rate increase for residential, commercial, wholesale, public school, and multi-unit water service; and

WHEREAS, the City of Kaufman finds it necessary and reasonable, for water service provided over and above 1,000 gallons, to adopt an approximate 8% water rate increase for residential, commercial, wholesale, public school, and multi-unit water service; and

WHEREAS, the City of Kaufman finds it necessary and reasonable to increase the water meter fee for meters situated outside of the corporate limits of the City, to increase the monthly rate reduction for senior citizens, to increase water service deposits, and to increase water and sewer tap fees; and

WHEREAS, the City of Kaufman finds it necessary and reasonable to increase sewer rates per 1,000 gallons discharged for residential, commercial, public school, and multi-unit accounts approximately 6%; and

WHEREAS, the City of Kaufman finds it necessary and reasonable to increase the minimum sewer rates for residential, commercial, public school, and multi-unit accounts approximately 6%; and

WHEREAS, the City Council finds it necessary to increase various fees for new users of the City's water and wastewater treatment plant system as new users are required to pay their fair share of system development fees; and

WHEREAS, new users of the City's water and wastewater treatment plant system pay fees for the purpose of reimbursing the capital costs related to the construction, expansion, or equipping of the system, and the costs necessary to defray increased operational costs of the system; and

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. Incorporation of Premises. The foregoing recitals are findings of the City Council and are hereby adopted and incorporated by reference and made a part of this Ordinance as if fully set forth herein.

Section 2. Repeal/Amendments.

2.01. That Ordinance No. O-22-22 of the City of Kaufman is hereby repealed.

2.02. That subparagraphs (b), (c), and (d) of 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 amended to read as follows, and all other sections, subsections and subparagraphs of Section A8.002 not expressly amended hereby shall remain in full force and effect without amendment:

"A8.002 Water rates.

(a) Types of service. . . .

(b) Monthly rates. The monthly water rates, effective from the **October 2022** 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	**$19.42**	**$19.42**	**$19.06**	**$19.42**	**$16.37**	**$11.98**
Over 1,000, per 1,000	**$8.62**	**$8.62**	**$8.46**	**$8.62**	**$8.62**	**$7.98**

(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 **$19.42** 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."

2.03. That subparagraph (b) of 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 amended to read as follows and all other sections, subsections and subparagraphs of Section A8.003 not expressly amended hereby shall remain in full force and effect without amendment:

"A8.003 Sewer rates.

(a) Types of service. . . .

(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	**$19.08**	**$43.82**	**$43.82**	**$15.06**	**$33.62**	**$18.00**
Over 1,000, per 1,000	**$6.31**	**$6.31**	**$6.31**	**$6.31**	**$6.31**	**$5.95**

2.04. That subparagraph (b) of Section A8.005, "Deposit for Water Service", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances, City of Kaufman, Texas is hereby amended to read as follows, and all other sections, subsections and subparagraphs of Section A8.010 not expressly amended hereby shall remain in full force and effect without amendment:

"A8.005 Deposit for water service.

(a) Residential service. . . .

(b) Commercial service. All non-residential water customers shall pay a deposit in accordance with the following schedule:

Meter Size	Fee
5/8 – ¾ inch	$125.00
1 inch	$200.00
2 inch	$250.00
2 ½ inch hydrant meter (city-owned and installed)	$2,000.00

2.05. That Section A8.010, "Tap fees; maintenance of water lines", of Article A8.000, "Utilities", of Appendix A, "Fee Schedule", of the Code of Ordinances, City of Kaufman, Texas is hereby amended to read as follows, and all other sections, subsections and subparagraphs of Article A8.000 not expressly amended hereby shall remain in full force and effect without amendment:

"A8.010 Tap fees; maintenance of water lines.

The amounts to be charged and collected by the city for connection to the water system and to the sanitary sewer system shall be as follows:

DESCRIPTION	**TAP SIZE**	**FEE**
SEWER:		
Residential Sewer tap with cleanout	4" inch	$2,711
Commercial Sewer tap with cleanout	4" inch	$3,700
Taps larger than 4" shall be installed by the property owner at their expense.		
WATER SERVICE IN CITY LIMITS:		
Install water tap with meter & box (Short services up to 15 linear ft.)	¾" inch	$1,275
	1" inch	$1,325
	1 ½ " inch	$2,760
	2" inch	$2,760
Taps that exceed 15 linear ft.		Labor, Materials and Equipment
Taps, meters & vaults larger than 2 inch shall be installed by the property owner at their own expense.		
Install meter & box only	¾" inch	$500

	1” inch	$550
	1 ½” inch	$1,985
	2” inch	$1,985
Install meter only	¾” inch	$275
	1” inch	$325
	1 ½” inch	$1,575
	2” inch	$1,575
WATER/SEWER SERVICE OUTSIDE CITY LIMITS:		Add $50 to service fees listed above.
Wet tap		$775
Small Road Bore	2 inch and smaller	$500
Large Road Bore	Larger than 2 inch	Cost of bore
Temporary water service for existing residential/commercial plumbing inspection.		$ 35 non-refundable

Section 3. 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 4. 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 5. Enforcement. The City may enforce the requirements for this Ordinance against any person, firm, or corporation violating its provisions as allowed by law or equity, including without limitation, discontinuation of service, civil suit, or civil penalties as allowed by law. This provision is not meant as a limitation of remedies.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after October 1, 2022, and its passage and publication as required by law and Charter, and it so ordained.

PASSED AND APPROVED this 26th day of September 2022.

_____
JEFF JORDAN
MAYOR

ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO LEGAL FORM:

_____
PATRICIA ADAMS
CITY ATTORNEY

Meeting Date: 9/26/2022 | **Date: 09/22/2022** | **Item #: 19.** | **Dept.: Administration**

Ordinance

SUBJECT:

Consider and take appropriate action regarding Ordinance O-36-22, an ordinance of the City Council of the City of Kaufman, amending Subsection 2.03.001(a), "Adoption of Personnel Policies Manual", of Section 2.03.001, “Personnel policies manual adopted; repeal of conflicting provisions.”, of Article 2.03, “Personnel Regulations”, of Chapter 2, “Administration and Personnel” of the Code of Ordinances of the City of Kaufman to provide for an amended Exhibit “A” to subsection 2.03.001(a), adding section 7.11.01 providing certification pay for pesticide applicator license; and providing an effective date.

BACKGROUND:

Staff is seeking to add Section 7.11.01 to our Personnel Policy Manual to allow for the payment of Certification Pay for Pesticide/Herbicide Applicator License. Currently, we contract this out at $125 an hour. Having an in-house City employee certified to spray pesticides and herbicides will be a cost savings as well as allow this to occur more frequently. Primarily, Public Works will spray the rights of ways that are currently mowed along with other areas on an as needed basis. Public Works does have an employee who recently received this certification. The certification pay will mirror our other approved rates at $25 per month.

Author: Mike Holder, Assistant City Manager

Reviewed: Mike Slye, City Manager

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

Recommendation: Staff recommends approval of Ordinance O-36-22 as presented.

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

ORDINANCE NO. O-XX-22

AN ORDINANCE OF THE CITY OF KAUFMAN, TEXAS AMENDING SUBSECTION (A) "ADOPTION OF PERSONNEL POLICIES MANUAL," OF SECTION 2.03.001 "PERSONNEL POLICIES MANUAL ADOPTED; REPEAL OF CONFLICTING PROVISIONS" OF ARTICLE 2.03 "PERSONNEL REGULATIONS" OF CHAPTER 2 "ADMINISTRATION AND PERSONNEL" OF THE CODE OF ORDINANCES OF THE CITY OF KAUFMAN, TEXAS TO PROVIDE FOR AN AMENDMENT TO EXHIBIT "A" TO SUBSECTION 2.03.001(A), ADDING SECTION 7.11.01 TO THE CITY OF KAUFMAN PERSONNEL POLICY MANUAL FOR CERTIFICATION PAY FOR PESTICIDE APPLICATOR LICENSE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR CUMULATIVE REPEALER, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR READINGS AND PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 4.06 of the City of Kaufman Home Rule Charter provides that the City Manager shall prepare personnel rules and the Council may, by ordinance, adopt them without amendment; and

WHEREAS, Section 4.06 further provides that the rules shall provide for the classification of all City positions, based upon duties, authority and responsibility of each position, provision for reclassification of any position and a pay plan for all City positions; and

WHEREAS, Section 2.03.001, entitled "Personnel Policies Manual Adopted; Repeal of Conflicting Provisions", of Article 2.03 "Personnel Regulations", of Chapter 2 "Administration and Personnel" of the Code of Ordinances of the City currently provides for the adoption of the Kaufman Personnel Policies Manual (Subsection 2.03.001(a)) and the City of Kaufman Job Classification and Compensation Plan (Subsection 2.03.001(b)); and

WHEREAS, upon review of the existing Personnel Manual, the City Manager determined that an amendment is necessary to the Kaufman Personnel Policies Manual adopted pursuant to Section 2.03.001(a) as Exhibit "A" to Ordinance No. O-27-19 and subsequently amended by the adoption of Ordinance No. O-14-20, Ordinance No. O-44-21, and Ordinance No. O-27-22 of the City of Kaufman; and

WHEREAS, the City Manager has also reviewed the Job Classification Plan for all City positions which is adopted as Exhibit "B" in Section 2.03.001(b); therefore it is not necessary to amend Exhibit "B" to Subsection (b) "Adoption of City Job Grade Classification, Compensation Plan, and Step Schedule" of Section 2.03.001, "Personnel Policies Manual Adopted; Repeal of Conflicting Provisions", of Article 2.03 "Personnel Regulations", of Chapter 2 "Administration and Personnel" of the Code of Ordinances; and

WHEREAS, and in accordance with Section 4.06 of the City Charter, the City Manager has submitted the plan set forth in Exhibit "A" to this Ordinance for Council consideration and approval; and

WHEREAS, the City Council having reviewed the proposed amendments to the Personnel Policy Manual, finds that the Personnel Policy Manual should be adopted as set forth in their entirety as Exhibit "A" to this Ordinance and that Exhibit "B" in Section 2.03.001(b) should be adopted in its entirety as set forth in Exhibit "B", attached hereto and incorporated herein, and that the Job Classification Plan and Step Schedule shall remain on file in the office of the City Secretary of the City of Kaufman, Texas.

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

Section 1: Incorporation of Premises. 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: Amendments.

2.1. That Subsection (a) "Adoption of City of Kaufman Personnel Policies Manual." of Section 2.03.001, "Personnel Policies Manual Adopted; Repeal of Conflicting Provisions", of Article 2.03 "Personnel Regulations", of Chapter 2 "Administration and Personnel" of the Code of Ordinances of the City of Kaufman is hereby amended to be and read in its entirety as set forth below with all other provisions of Section 2.03.001 not herein amended to remain in full force and effect:

> **2.03.001. Personnel Policies manual adopted, repeal of conflicting provisions**
>
> "(a) Adoption of personnel policies manual. The city council hereby adopts the policies and rules set forth in the City of Kaufman Personnel Policies Manual, as set forth in exhibit "A" to Ordinance O-02-20, a copy of which is incorporated herein in its entirety by reference and shall be maintained on file in the office of the city secretary. The City of Kaufman Personnel Policies Manual set forth in exhibit "A" supersedes all previously adopted personnel manuals applicable to city positions.
> …"

2.2. That the City of Kaufman Job Grade Classification, Compensation Plan and Step Schedule, attached hereto and incorporated herein as Exhibit "A" to this Ordinance, amend Exhibit "A" to Subsection (a) "Adoption of City of Kaufman Personnel Policies Manual." of Section 2.03.001, "Personnel Policies Manual Adopted; Repeal of Conflicting Provisions", of Article 2.03 "Personnel Regulations", of Chapter 2 "Administration and Personnel" of the Code of Ordinances and is hereby adopted and shall be incorporated by reference as if written entirely into Subsection 2.03.001(a) "Adoption of City of Kaufman Personnel Policies Manual." of Section 2.03.001, "Personnel Policies Manual Adopted; Repeal of Conflicting Provisions", of Article 2.03 "Personnel Regulations", of

Chapter 2 “Administration and Personnel” of the Code of Ordinances of the City of Kaufman and shall remain on file in the Office of the City Secretary of the City of Kaufman, Texas.

Section 3. Cumulative Repealer. This Ordinance shall be cumulative of all other Ordinances of the City of Kaufman 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 is saved and 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 4. Severability. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5. Readings and Publication. In accordance with the City Charter, this Ordinance has been read at a City Council meeting properly noticed and open to the public as required by law. The City Secretary of the City of Kaufman is hereby directed to publish the Caption of this Ordinance or to publish this Ordinance or a summary as required by state law and Charter.

Section 6. Effective Date. That this Ordinance shall become effective on and after its passage and adoption.

PASSED AND APPROVED this 26th day of September 2022.

_____
JEFF JORDAN
MAYOR

ATTEST:

_____
JESSIE HANKS
CITY SECRETARY

APPROVED AS TO FORM:

_____

PATRICIA A. ADAMS
CITY ATTORNEY

EXHIBIT A TO ORDINANCE

“EXHIBIT “B”
JOB GRADE CLASSIFICATION, COMPENSATION PLAN AND STEP SCHEDULE”

CITY OF KAUFMAN
JOB CLASSIFICATION PLAN (GRADE ORDER)
FISCAL YEAR 2023

GRADE	ANNUAL SALARY RANGE MINIMUM	MID-POINT	MAXIMUM	TITLE
11	$ 33,072.00	$ 36,888.00	$ 41,976.00	Maintenance Technician - Public Works
12	$ 33,072.00	$ 38,160.00	$ 43,248.00	Secretary Utility Billing Clerk Municipal Court Clerk Permit Clerk/Customer Service Purchasing/Customer Service Equipment Operator - Public Works Civic Center/Event Coordinator
13	$ 33,390.00	$ 41,022.00	$ 52,470.00	Administrative Assistant Finance Technician Planning Technician Animal Control Officer Code Enforcement Officer Public Service Officer Asst Wastewater Plant Operator
14	$ 44,100.00	$ 56,700.00	$ 70,560.00	Firefighter/Driver
15	$ 46,725.00	$ 59,325.00	$ 73,815.00	Chief Plant Operator Superintendent - Public Works Fire Lieutenant/Fire Marshall Accountant Construction Inspector Planner 1 Human Resources Coordinator
16	$ 52,920.00	$ 63,000.00	$ 75,600.00	Police Officer
16B	$ 47,250.00			Police Cadet
16C	$ 49,875.00			Police Trainee

17	$	56,100.00	$	66,504.00	$	78,132.00	Police Sergeant
18	$	61,200.00	$	73,440.00	$	88,740.00	Police Captain Fire Captain Building Official Planning Manager
19	$	71,400.00	$	89,760.00	$	114,240.00	Director of Development Services Director of Public Works Director of Finance City Secretary Police Chief Fire Chief Director of Economic Development
20	$	76,500.00	$	100,980.00	$	129,540.00	Assistant City Manager

Final Proposed FY2023

GRADE	FY 2023 STRUCTURED PAY PLAN													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
11	33072	34344	35616	36888	38160	39432	40704	41976						
12	33072	34344	35616	36888	38160	39432	40704	41976	43248					
13	33390	34662	35934	37206	38478	39750	41022	42294	44838	*47382*	49926	52470	55014	
14	44100	46620	49140	51660	54180	56700	59220	61740	*64890*	68040	71190			
15	46725	49245	51765	54285	56805	59325	61845	*64995*	68145	71295	74445			
16	52920	55440	57960	60480	63630	66780	69930	73080	76230					
16B	47250													
16C	49875													
17	56100	58548	60996	*64056*	67116	70176	73236	76296	80376					
18	61200	64260	67320	70380	73440	76500	80580	84660	88740					
19	71400	74460	*77520*	81600	85680	89760	93840	97920	102000	106080	110160	114240		
20	76500	80580	84660	88740	92820	96900	100980	105060	109140	113220	117300	121380	125460	129540

***7.11.01 CERTIFICATION PAY FOR PESTICIDE APPLICATOR LICENSE**

An employee who obtains a Pesticide Applicator certificate will receive monthly incentive payment as follows:

$25 per month

*O-_____ Added 9/21/2022

Meeting Date: 9/26/2022 | **Date: 09/13/2022** | **Item #: 20.** | **Dept.: Administration**

Action Item

SUBJECT:

Consider and take appropriate action on the water provider agreement with the Greater East Texas Community Action Program for the purpose of utilizing the Low Income Household Water Assistance Program for the citizens of Kaufman; and authorizing the Mayor to execute necessary documents.

BACKGROUND:

This is the program administered by the Greater East Texas Community Action Program (GETCAP) to provide utility bill assistance for low-income households in Kaufman. It requires the city to enter into an agreement with GETCAP. This program is funded by a grant from the Texas Department of Housing and Community Affairs.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

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

Recommendation: Recommend approval of the agreement with GETCAP to participate in the Low Income Housing Water Assistance Program.

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

LOW INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM
WATER PROVIDER AGREEMENT

PURPOSE. The purpose of the Low Income Household Water Assistance Program ("**LIHWAP**") Water Provider Agreement ("**Vendor Agreement**") is to provide a grant for emergency assistance to low-income households, particularly those with the lowest incomes that pay a high proportion of household income for water, storm water, drinking water, wastewater/sewer, and groundwater services, said services herein collectively referred to as "**Water Services**".

The Water Services Provider ("Vendor") identified below, agrees to the terms of the LIHWAP grant to the extent that the City is not required to either amend or violate City ordinances and to accept payment from LIHWAP agencies only for eligible LIHWAP clients, as referred by Vendor, to whom Vendor continues to provide Water Services. The Water Assistance Provider ("Agency") identified below, agrees to make payments only for eligible LIHWAP clients.

PARTIES. This Vendor Agreement is by and between:

Greater East Texas Community Action Program (GetCap)

Water Assistance Provider ("**Agency**")

City of Kaufman

Water Services Provider ("**Vendor**")

The Agency and Vendor are each a party to this Vendor Agreement and herein each referred to as "**Party**" or collectively referred to as "**Parties**".

SERVICE AREA. Vendor and Agency agree to assist eligible LIHWAP clients in the following Texas counties:

Nacogdoches, Angelina, Polk, Houston, San Jacinto, Trinity, Rusk, Cherokee, Smith, Wood, Gregg, Hardin, Liberty,

Jefferson, Orange, Chambers, Anderson, Henderson, Kaufman, Van Zandt

WATER SERVICES. Water Services provided and billed by Vendor:

- ☑ Water Fees
- ☐ Stormwater Fees
- ☑ Wastewater
- ☑ Sewer Fees
- ☐ Groundwater Fees
- ☐ Other:_____

TERM. This Vendor Agreement shall be effective from September 29 2022, and shall terminate on the earlier date of any written termination notice received or September 30, 2023. Either of the Parties may terminate this Vendor Agreement by written notice. Such written notice of termination shall not affect any obligation by either of the Parties incurred prior to the receipt of such notice.

NOTICE. Notice shall be sent via certified mail, return receipt requested, to the addresses below:

City of Kaufman

(Vendor Name)

209 South Washington Kaufman, Texas 75142

(Vendor Mailing Address)

(Vendor Certificate of Convenience and Necessity # ("**CCN**"))

Agency: Greater East Texas Community Action Program (GetCap)

(Agency Name)

PO BOX 631938 Nacogdoches, TX 75963

(Agency Mailing Address)

AGENCY REPRESENTATIONS. The Agency represents and warrants to Vendor that it is an entity under contract with the Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas ("**TDHCA**") and as such is authorized and has received funding from the TDHCA to provide bill payment assistance service for eligible LIHWAP clients. In addition, the Agency further represents and warrants to Vendor that it has determined -LIHWAP clients to be eligible under the LIHWAP guidelines. The funds will be used to cover and/or reduce arrearages, rates and fees associated with reconnection, or prevention of disconnection of service, and to pay either partially or in full an eligible LIHWAP client's current due water bill, known as "**Eligible Costs**" related to Water Services.

VENDOR'S REPRESENTATIONS. The Vendor represents and warrants that it will apply any payments received from Agency to the eligible LIHWAP client's account related to Eligible Costs.

AGENCY AND VENDOR ACKNOWLEDGEMENT. Both Parties acknowledge that this Vendor Agreement and the services provided by the Vendor are governed by and subject to the federal and state laws and regulations in accordance with the LIHWAP.

Both Parties acknowledge that TDHCA may select other entities to serve LIHWAP clients in the identified Texas Counties, and that this contract is nonexclusive.

AMENDMENTS. Any and all amendments to this Vendor Agreement shall be in writing, approved by TDHCA, and agreed upon by both Parties.

VENDOR'S RESPONSIBLITIES. Vendor will, with reference to an eligible LIHWAP client:

- Provide the Agency with at least one designated contact person who shall be available to respond by telephone and email to all reasonable inquiries regarding eligible LIHWAP clients and client accounts including but not limited to bills, payments, and services.

- Provide water services to each eligible and approved household for which payment is provided under LIHWAP.

- Extend the potential LIHWAP application for water services for up to ten calendar days while the Agency determines whether the potential LIHWAP applicant is eligible, pursuant to the LIHWAP.

- Upon notification of eligibility and acceptance of payment from Agency for the eligible LIHWAP client, continue or restore water services to eligible LIHWAP in accordance with Vendor's normal practices, with no increases in charges, service charges, or other charges or fees affecting the total cost of the bill, except for increases approved by the Water Provider's governing body applicable to all Water Provider's customers.

- In the event the Agency requires the eligible LIHWAP client to pay a portion of the bill prior to having a pledge made on their account on or before the disconnect date, nothing in this agreement requires the Vendor to delay a disconnect if the eligible LIHWAP client has not paid their required portion.

- Invoice the eligible LIHWAP client in accordance with Vendor's normal billing practices.

- Upon verbal or written request from Agency, provide at no cost to the Agency the eligible LIHWAP client's billing and usage history for previous twelve (12) months, or available history plus monthly estimates if less than twelve (12) months of billing history and usage is available. Vendor will transmit such billing history via electronic mail or facsimile as soon as possible, but no later than forty-eight hours following the request.

- Work with Agency and eligible LIHWAP client to explore the feasibility of offering flexible payment arrangements that may include, without limitation, waiving security deposits, reconnect fees, application fees, and all other fees whenever possible.

- Not discriminate against eligible LIHWAP client in price or services, including the availability of deferred payment plans, level or average payment plans, discount, budget, advance payment or other credit plans.

- Not refuse to provide water service or otherwise discriminate in the marketing and provision of water service to any eligible LIHWAP client because of race, creed, color, national origin, ancestry, sex, marital status, age, lawful source of income, level of income, disability, financial status, location of client in an economically distressed geographic area, or qualification for low-income or water-efficiency services, except as otherwise required by state law, e.g., Subchapter A of Chapter 182, Utilities Code.

- Allow Agency thirty (30) days from the date of pledge for assistance payment to forward payment to the Vendor. Vendor agrees not to consider the portion of the eligible LIHWAP client's account to be paid by the Agency delinquent if said payment is received within the above mentioned thirty (30) day period, and Vendor is provided with a verbal or signed pledge from the Agency within thirty (30) days of identifying an eligible LIHWAP client.

- Not interrupt service if eligible LIHWAP client is eligible under other state agency regulations (as applicable), and enters into an agreement with the Vendor concerning how the eligible LIHWAP client will pay the balance owed Vendor and the eligible LIHWAP client is meeting the obligation under such agreement.

- If the Agency has paid for an initial deposit or similar refundable instrument, upon the termination of service to the eligible LIHWAP client, the Vendor shall return funds including interest (after any balance owed) to the Agency in accordance with 10 Texas Administrative Code §6.312(f) (as applicable).

- Not apply LIHWAP payments to account balances that have previously been written off or paid with other funds.

- Not apply LIHWAP payments to commercial accounts. LIHWAP payments must only be applied to residential accounts.

- Clearly enter, on LIHWAP household bills, the amount of LIHWAP payment(s) received in a manner which identifies the payment as received from LIHWAP or at least the amount paid by LIHWAP shown as credited.

- Continually maintain accurate records of LIHWAP credit balances and annually reconcile accounts. After one year, credit balances must be refunded to the Agency, in compliance with LIHWAP Vendor Refund Policies.

- Not exchange the household's credit authorization for cash or give any cash equivalent for excess credit.

- Cooperate with any Federal, State, or local investigation, audit, or program review. Understand that failure to cooperate with any Federal, State, or local investigation, audit, or program review may result in the immediate disqualification from participation in the LIHWAP.

- Vendor's application materials for new customers following the date of this agreement should include language that authorizes the Vendor to release the applicant's information as described below to the Agency, Texas Department of Housing and Community Affairs, Texas State Auditor's Office, Office of the Attorney General of Texas, U.S. Department of Health and Human Services, the U.S. Department of Health and Human Services Internal Auditor, or the designee of any of these governmental agencies.

- Data related to a eligible LIHWAP client's Water Services and payments must be provided within a timeframe specified by the Agency at no cost and must be provided in the format requested by the Agency, where the Vendor's technological capabilities allow Vendor to produce the data in the Agency's requested. The data must be provided to the Agency for the purposes of verification, research, evaluation, analysis, and reporting. The eligible LIHWAP client's signed LIHWAP application will authorize the Vendor to release this information to the Agency.

AGENCY RESPONSIBLITIES. The Agency will:

- Accept written referrals for LIHWAP benefits by the Vendor, and evaluate whether the referral is eligible as an eligible LIHWAP client.

- Obtain written permission for Agency to request and have access to eligible LIHWAP client information, including confidential or personal account information, credit and payment history, from eligible LIHWAP client's seeking Agency assistance. Social Security numbers are not required for the LIHWAP program and may not be disclosed to Agency.

- Provide to Vendor, at Vendor's request, eligible LIHWAP client's written permission for Agency's access to eligible LIHWAP client's information as stated above.

- Review invoice(s) submitted by the Vendor. The Agency may request additional documentation and/or clarification of charges as needed. No payment will be made without all required documentation/clarification of charges.

- Not provide payments on behalf of an eligible LIHWAP client to Vendor without having adequate funds to pay such payments.

- Provide payment to the Vendor after receipt of proper invoices, and any additional required documentation or clarification, for services rendered pursuant to this Vendor Agreement, upon full compliance by the Vendor with the terms herein within thirty (30) days.

- Determine if a client is LIHWAP eligible within ten calendar days of contacting Vendor.

- Provide Vendor a list of names, telephone numbers and e-mail addresses of Agency staff designated to make payments on behalf of the Agency and eligible LIHWAP clients, if requested from Vendor.

- Comply with all relevant state and federal laws and regulations in its implementation of the LIHWAP. Follow all supplemental terms and conditions as set forth by the U.S. Department of Health and Human Services. The Agency shall provide notice of any changes or amendments to policies or guidelines for the LIHWAP.

ASSIGNMENT. Agency's obligations under this Vendor Agreement are contingent upon the receipt and availability of funding by TDHCA under a contract for Water Services by and between Agency and TDHCA. If funding for Water Services under said contract is not available to make payments to Vendor under this Vendor Agreement, Agency or TDHCA will notify Vendor in writing within a reasonable time after such fact is determined. Agency shall then assign its responsibilities under this Vendor Agreement to TDHCA by executing an assignment on a form approved by TDHCA. If an assignment under this provision is required, the Parties hereby agree to execute any and all instruments in order to facilitate the assignment of the Agency's responsibilities to TDHCA under this Vendor Agreement.

CONFIDENTIALITY. The terms of any confidential transaction under this Vendor Agreement or any other information exchanged by the Agency and Vendor relating to any transaction shall not be disclosed to any person not employed or retained by the Agency or Vendor, their affiliates, or brokers, except to the extent disclosure is 1) required by law or this agreement; 2) necessary to disclose to the other Party in connection with a dispute between the Parties; 3) otherwise permitted by written consent of the other Party; 4) required by guarantors to be disclosed; 5) information which must be disclosed to a third party to transmit water; 6) to meet reliability council, regulatory, administrative, judicial, governmental, or regulated commodity exchange requirements where necessary; or 7) information which was or is hereafter in the public domain (except by breach of this Vendor Agreement).

Signature page to follow

Executed to be effective on _____.

VENDOR:

Authorized Vendor Signature Date

Jeff Jordan, Mayor

Typed Name of Authorized Signature Title

(972)932 2216

Vendor Telephone Number

kaufmancitysec@kaufmantx.org

Vendor Email Address

AGENCY:

Karen Swenson

Authorized Agency Signature Date

Karen Swenson Executive Director

Typed Name of Authorized Signature Title

(936) 585-7211

Agency Telephone Number

Kswenson@get-cap.org

Agency Email Address

Meeting Date: 9/26/2022 | **Date: 09/20/2022** | **Item #: 21.** | **Dept.: Administration**

Action Item

SUBJECT:

Consider and take appropriate action to move the November 2022 Regular Council meeting and to move the December 2022 Regular Council meeting due to holiday conflicts.

BACKGROUND:

The November and December Regular City Council meetings fall on the week of Thanksgiving and Christmas. Staff recommends moving the November Regular Council meeting to November 21, 2022, and the December Regular Council meeting to December 19, 2022.

Author: Jessie Hanks, City Secretary

Reviewed: Mike Slye, City Manager

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

Recommendation: Staff recommends moving the November Regular Council meeting to November 21, 2022, and the December Regular Council meeting to December 19, 2022.

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

Meeting Date: 9/26/2022 | **Date: 09/23/2022** | **Item #: 22.** | **Dept.: Administration**

Action Item

SUBJECT:

Consider and take appropriate action on a design plan for the Downtown Streetscape Project.

BACKGROUND:

Would like Council approval of final design of updated downtown streetscape project prior to putting RFP out for bid. Project will be funded from land sales proceeds and Kaufman County (50/50 split)

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

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

Recommendation: Staff recommends approval of the design plan for the Downtown Streetscape Project.

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

CITY OF KAUFMAN, TEXAS

PEDESTRIAN PAVING & LANDSCAPE/IRRIGATION IMPROVEMENTS

FOR

KAUFMAN TOWN SQUARE

JEFF JORDAN
MAYOR

MATTHEW PHILLIPS
MAYOR PRO-TEM

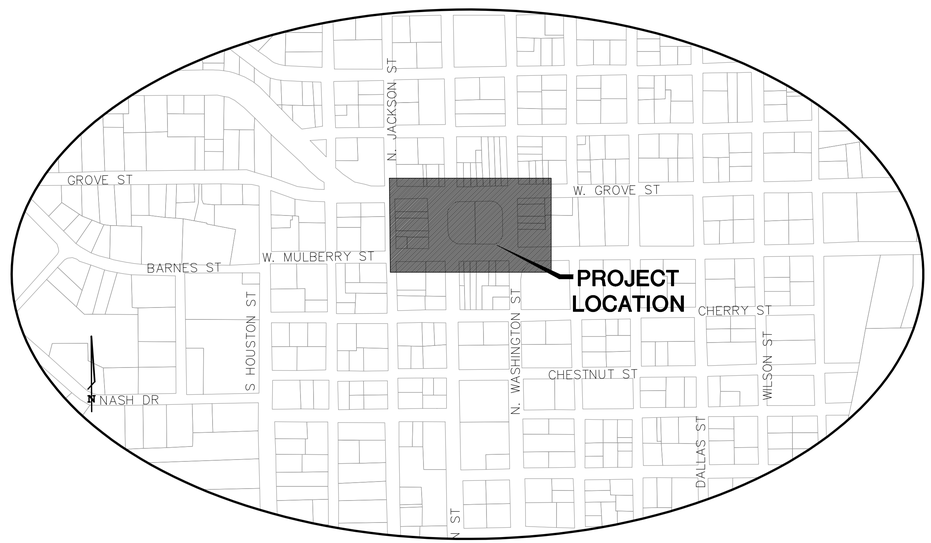
PATTY PATTERSON
CHARLES GILLENWATER
LISA PARKER
CAROLE AGA
QUATTRO BORDERS
COUNCIL MEMBERS

MICHAEL T. SLYE
CITY MANAGER

TIM HOPWOOD
DIRECTOR OF PUBLIC WORKS

City of Kaufman

99% CONSTRUCTION DOCUMENTS



LOCATION MAP
1" = 300'

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teague nall & perkins
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Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

September 2022

INDEX OF DRAWINGS

No.	Sheet Description
L1.00	GENERAL NOTES
L1.01	OVERALL LANDSCAPE PLAN
L1.02	DEMOLITION PLAN
L1.03-L1.06	HARDSCAPE PLANS
L1.07-L1.10	LANDSCAPE PLANS
L1.11	LANDSCAPE SCHEDULE & NOTES
L1.12	LANDSCAPE DETAILS
IR1.01	OVERALL IRRIGATION PLAN
IR1.02-IR1.05	IRRIGATION PLANS
IR1.06	IRRIGATION SCHEDULE & NOTES
IR1.07	IRRIGATION DETAILS

This document is for interim review and is not intended for construction, bidding or permit purposes.

NICHOLAS G NELSON, L.A. Date: SEP 2022

Tx. Reg. # 2320

TNP JOB No. KAU22348

CITY OF KAUFMAN, TEXAS

LANDSCAPE & IRRIGATION IMPROVEMENTS FOR KAUFMAN TOWN SQUARE

GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.

2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.

3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.

4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.

5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).

6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
   - 6.A. RCP C-76, CLASS III
   - 6.B. ADS N-12
   - 6.C. HANCOR HI-Q
   - 6.D. CONTECH ALUMINIZED ULTRA FLOW

7. UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.

8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.

9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.

10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.

11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.

12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.

13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.

14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.

15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.

16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

LAYOUT & DIMENSION GENERAL NOTES

1. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.

2. ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION OR INSTALLATION. NOTIFICATION SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO REVIEW.

3. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THESE PLANS AS WELL AS ANY OTHERS BOTH ABOVE AND BELOW GRADE IN THE FIELD PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. CONTRACTOR TO REVIEW ALL CONSTRUCTION DOCUMENT SHEETS AND DETAILS TO ENSURE THAT THE CONSTRUCTION TECHNIQUES AND RELATED IMPROVEMENTS DO NOT INTERFERE WITH EXISTING UTILITIES TO REMAIN. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNERS REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.

4. THE CONTRACTOR SHALL EXAMINE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND DETAILS.

5. ALL CONSTRUCTION WILL CONFORM TO CITY STANDARDS AND SPECIFICATIONS.

6. ALL DIMENSIONS ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.

7. ALL EXISTING HANDICAP RAMPS ARE TO BE MAINTAINED IN FUNCTIONAL AND WORKING ORDER. CONTRACTOR SHALL ENSURE THAT ALL TAS/ADA GUIDELINES ARE FOLLOWED.

8. REINFORCEMENT SHALL BE PROVIDED IN THE CONCRETE IMPROVEMENTS AS SHOWN WITHIN THE CONSTRUCTION DETAILS AND SPECIFICATIONS AND SHALL BE INSTALLED CONTINUOUS THROUGH CONTROL JOINTS, AND PER DETAIL DRAWINGS FOR THE EXPANSION JOINTS.

9. EXPANSION JOINT AND CONTROL JOINT SPACING SHALL BE LOCATED AS SHOWN ON PLANS AND DETAILS.

10. CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT WHERE PROPOSED CONCRETE MEETS EXISTING WALKS OR CURBS.

11. GRADING IMPROVEMENTS HAVE BEEN DESIGNED WITH THE INTENT OF THE FOLLOWING GUIDELINES:

    - ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% IN THE DIRECTION OF THE DOWNHILL SIDE.
    - THE RUNNING SLOPE OF THE WALKS SHALL BE NO GREATER THAN 5%.
    - ALL GRADES SHALL BE FINISHED TO A SMOOTH, FLOWING CONTOUR, MAINTAINING FLOW PATTERNS THAT ALLOW THE WATER TO FLOW FROM PLANTED AREAS, ACROSS PAVED AREAS TO DRAINAGE COLLECTION POINTS AS DEPICTED IN THE CONSTRUCTION DOCUMENTS.

11. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.

12. THE CONTRACTOR IS TO LOCATE, DOCUMENT, AND PROTECT ALL CONTROL BENCH MARKS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

13. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR

.

14. IF DISCREPANCIES WITH PLAN AND MATERIAL/FURNISHING SCHEDULE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION.

15. THE GENERAL CONTRACTOR WILL ENSURE THAT ALL SUB-CONTRACTORS ARE COORDINATING ALL CONSTRUCTION ACTIVITIES AND INSTALLATION EFFORTS. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ALL ADDITIONAL WORK AND EXPENSES NECESSARY TO REPAIR WORK OF HIS SUB-CONTRACTOR IN THE EVENT THAT COORDINATION EFFORTS ALLOW ONE CONTRACTOR OR SUB-CONTRACTOR TO ADVERSELY EFFECT ANY IMPROVEMENTS MADE BY ANOTHER CONTRACTOR OR SUB-CONTRACTOR. THIS NOTE COVERS ALL IMPROVEMENTS SUCH AS SLEEVING, UTILITIES, IRRIGATION, GRADING, FINE GRADING, VEHICULAR PAVING, PEDESTRIAN PAVING, LANDSCAPE PLANTINGS, SIGNS, PAVEMENT MARKINGS, TRAFFIC CONTROL DEVICES, ETC. WITHIN THE PROJECT SITE.

no.	revision	by	date

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City of Kaufman

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horiz N/A
vert N/A
date SEP 2022

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NICHOLAS G NELSON, L.A. Date: SEP 2022

Tx. Reg. # 2320

City of Kaufman, Texas

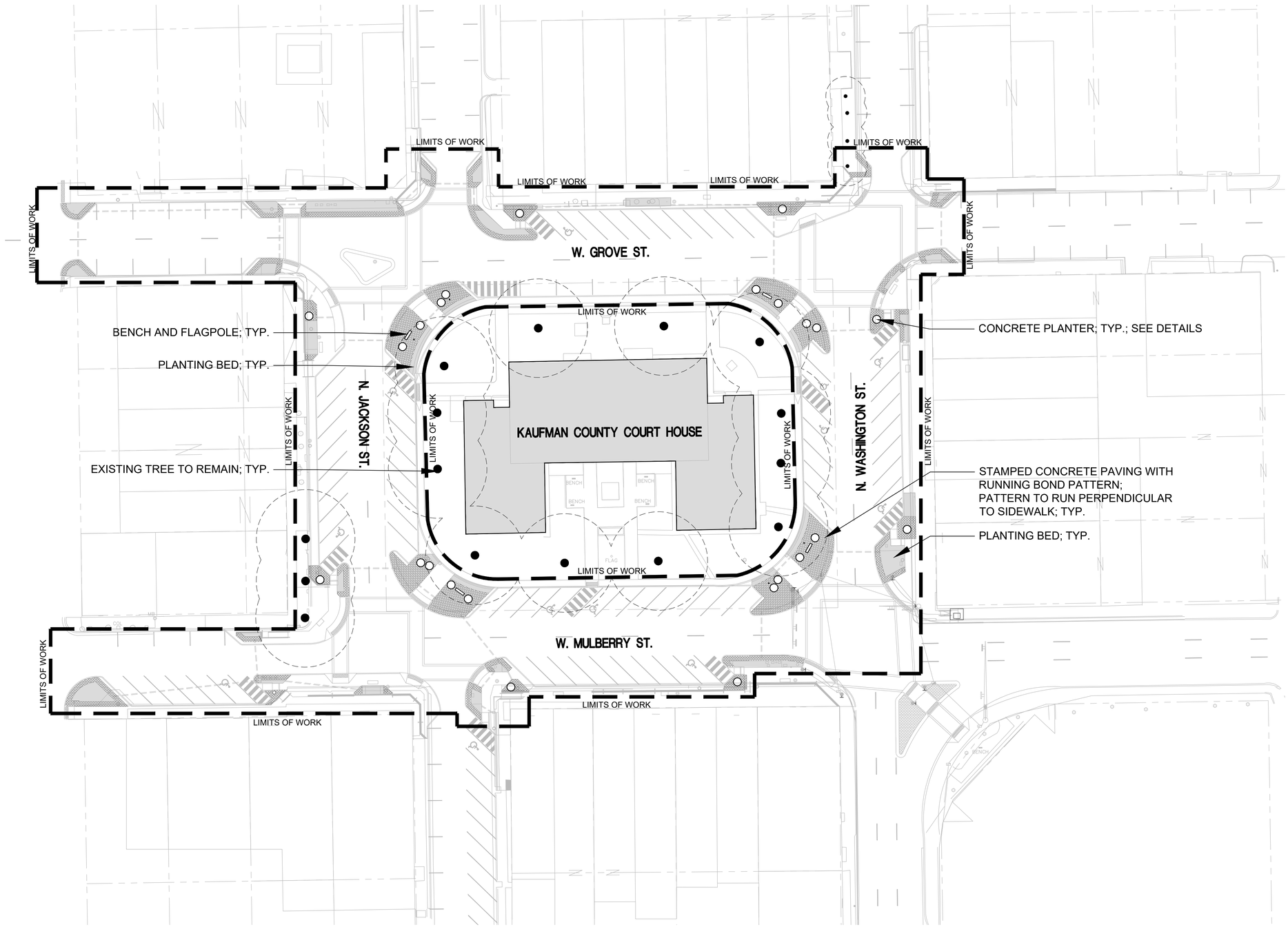
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

GENERAL NOTES

tnp project KAU22005

sheet **L1.00**



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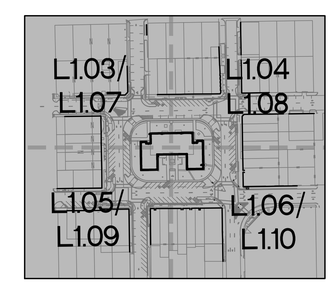

KEYPLAN

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Tx. Reg. # 2320

City of Kaufman, Texas

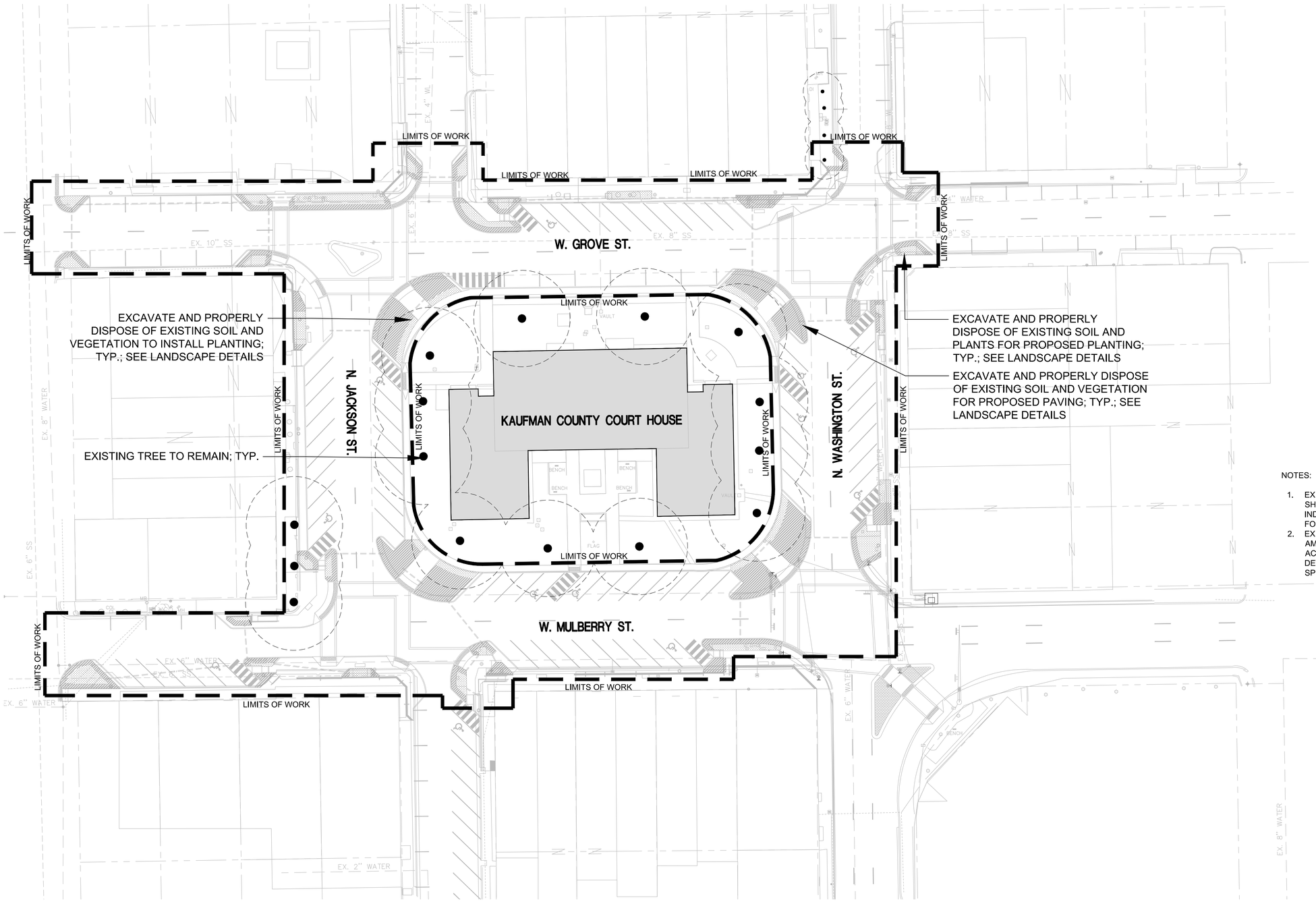
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

OVERALL LANDSCAPE PLAN

tnp project KAU22005

sheet **L1.01**



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GRAPHIC SCALE: 1" = 30'

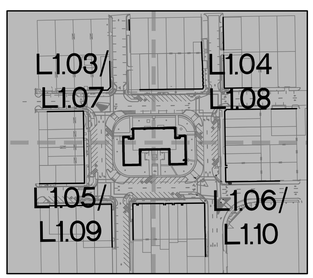
DEMOLITION KEY

AREAS TO BE EXCAVATED FOR PROPOSED PAVING, 6,176 S.F.

AREAS TO BE EXCAVATED FOR PROPOSED BED AREAS, 3,267 S.F.

NOTES:

1. EXISTING PLANTING AND POTS SHALL BE REMOVED, AS INDICATED ON PLANS, EXCEPT FOR EXISTING TREES.
2. EXISTING SOIL SHALL BE AMENDED AND IMPROVED ACCORDING TO LANDSCAPE DETAILS, NOTES AND SPECIFICATIONS.



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Tx. Reg. # 2320

City of Kaufman, Texas

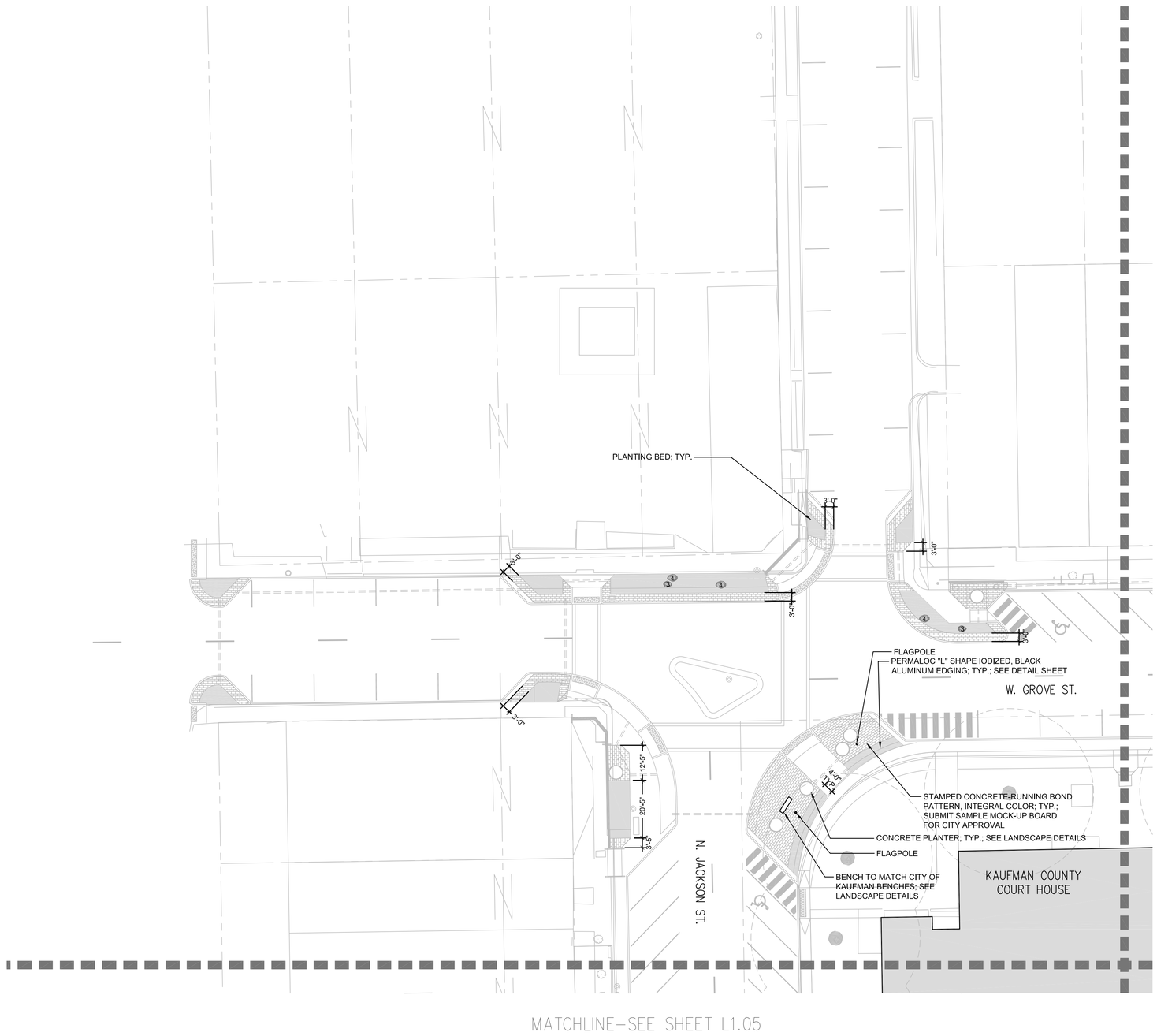
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

DEMOLITION PLAN

tnp project KAU22005

sheet L1.02



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GRAPHIC SCALE

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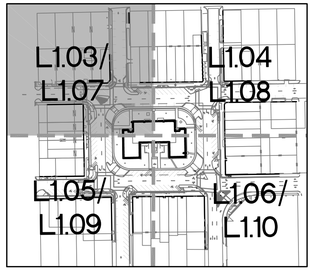
GRAPHIC SCALE: 1" = 20'

HARDSCAPE KEY

- CITY OF KAUFMAN STYLE BENCH; SEE DETAIL SHEET
- MOSS BOULDERS; SEE SCHEDULE
- FLAGPOLE
- LARGE CONCRETE BOWL TYPE PLANTER; SEE DETAIL SHEET
- STAMPED CONCRETE
- PROPOSED PLANTING BED



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Tx. Reg. # 2320

City of Kaufman, Texas

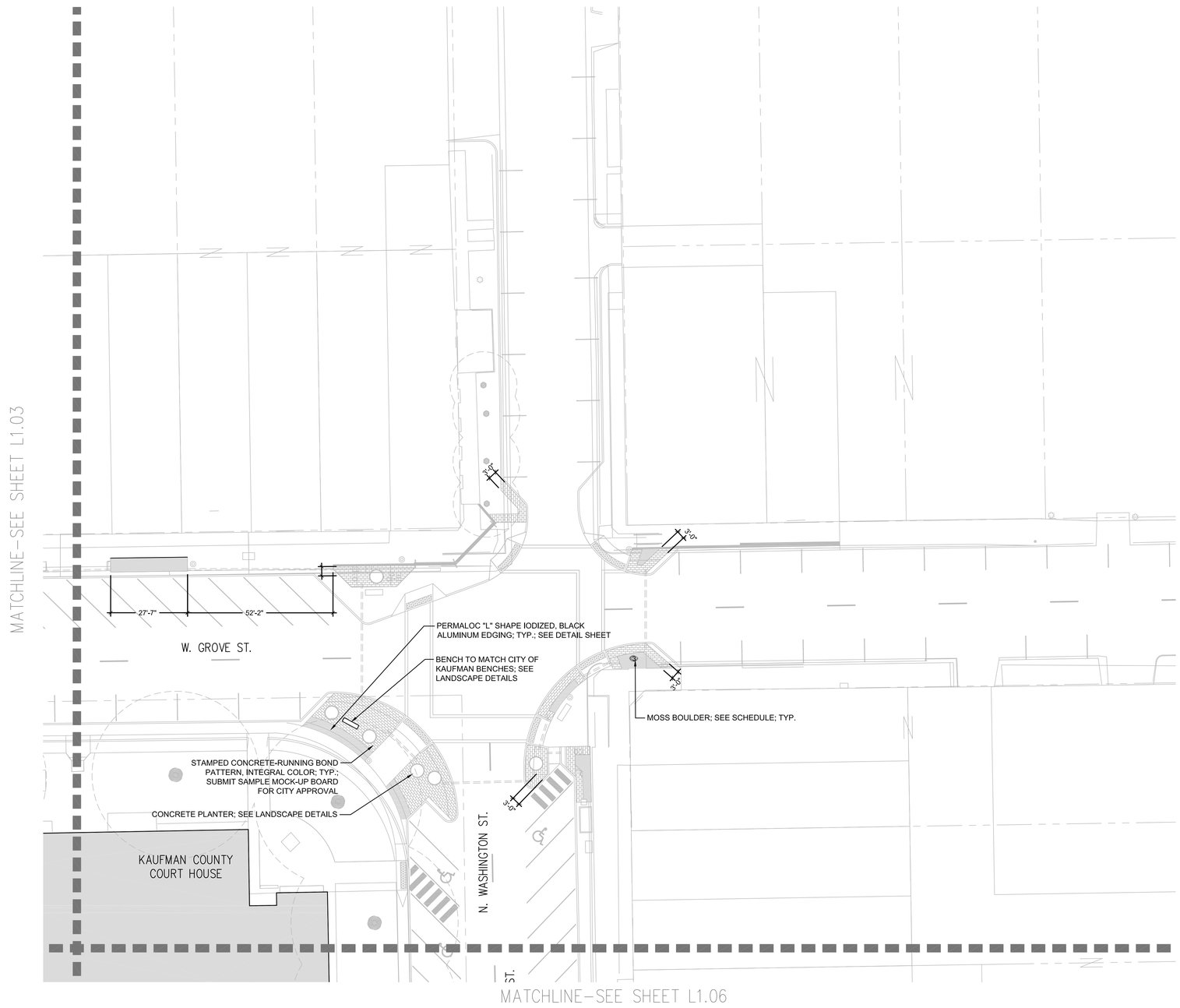
Paving, Drainage & Landscape/Irrigation Improvements for

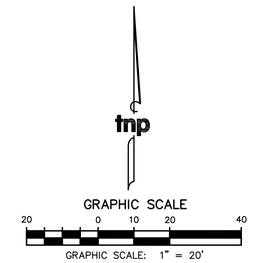
Kaufman Square

HARDSCAPE PLAN

tnp project KAU22005

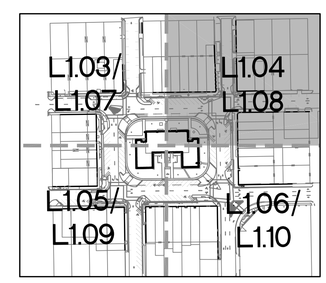
sheet **L1.03**





HARDSCAPE KEY

- CITY OF KAUFMAN STYLE BENCH; SEE DETAIL SHEET
- MOSS BOULDERS; SEE SCHEDULE
- FLAGPOLE
- LARGE CONCRETE BOWL TYPE PLANTER; SEE DETAIL SHEET
- STAMPED CONCRETE
- PROPOSED PLANTING BED



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City of Kaufman

scale
horiz 1" = 20'
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NICHOLAS G NELSON, L.A. Date: SEP 2022

Tx. Reg. # 2320

City of Kaufman, Texas

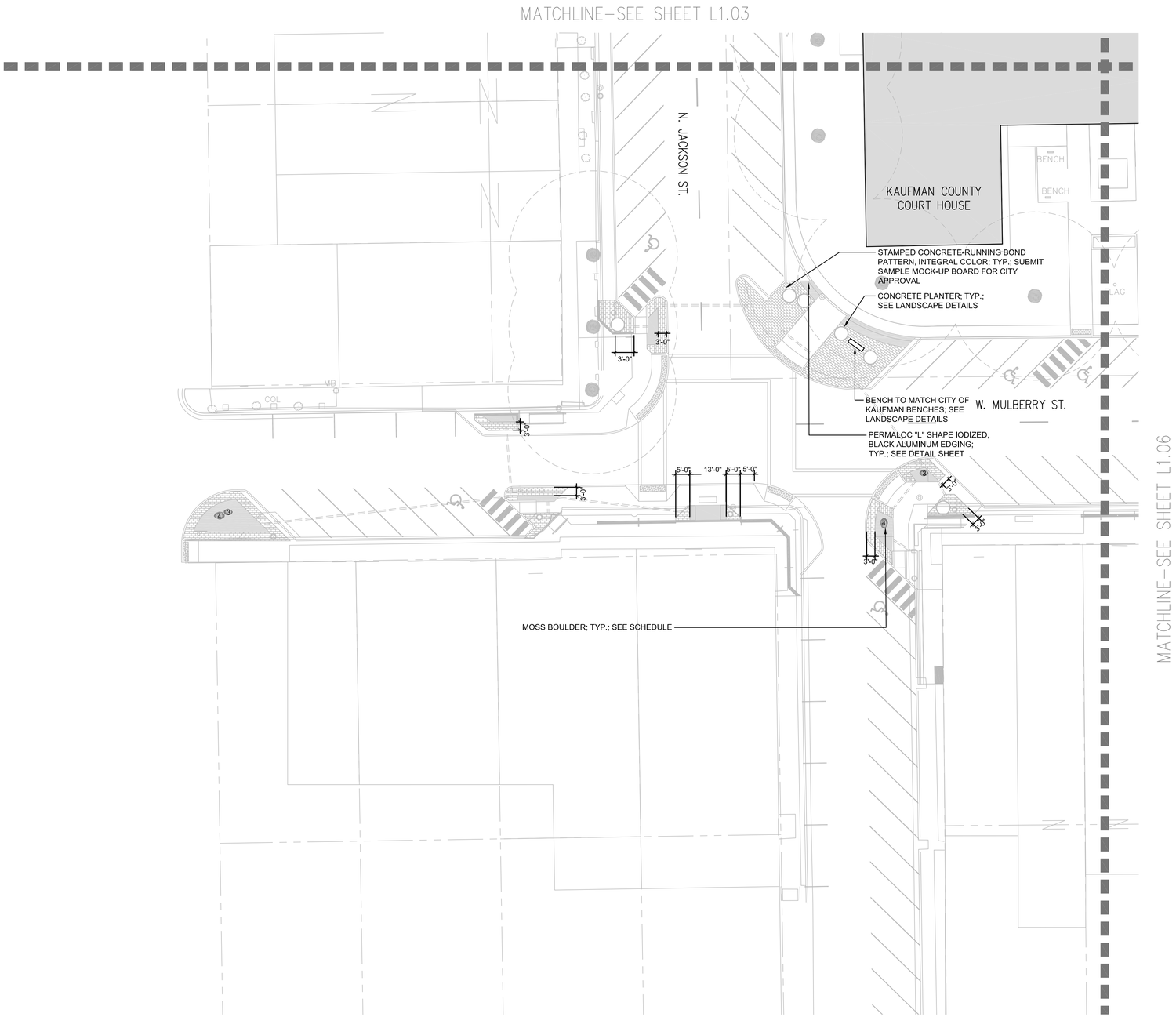
Paving, Drainage & Landscape/Irrigation Improvements for

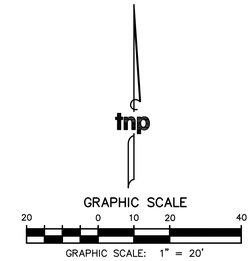
Kaufman Square

HARDSCAPE PLAN

tnp project KAU22005

sheet **L1.04**





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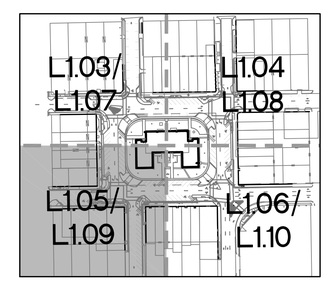

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HARDSCAPE PLAN

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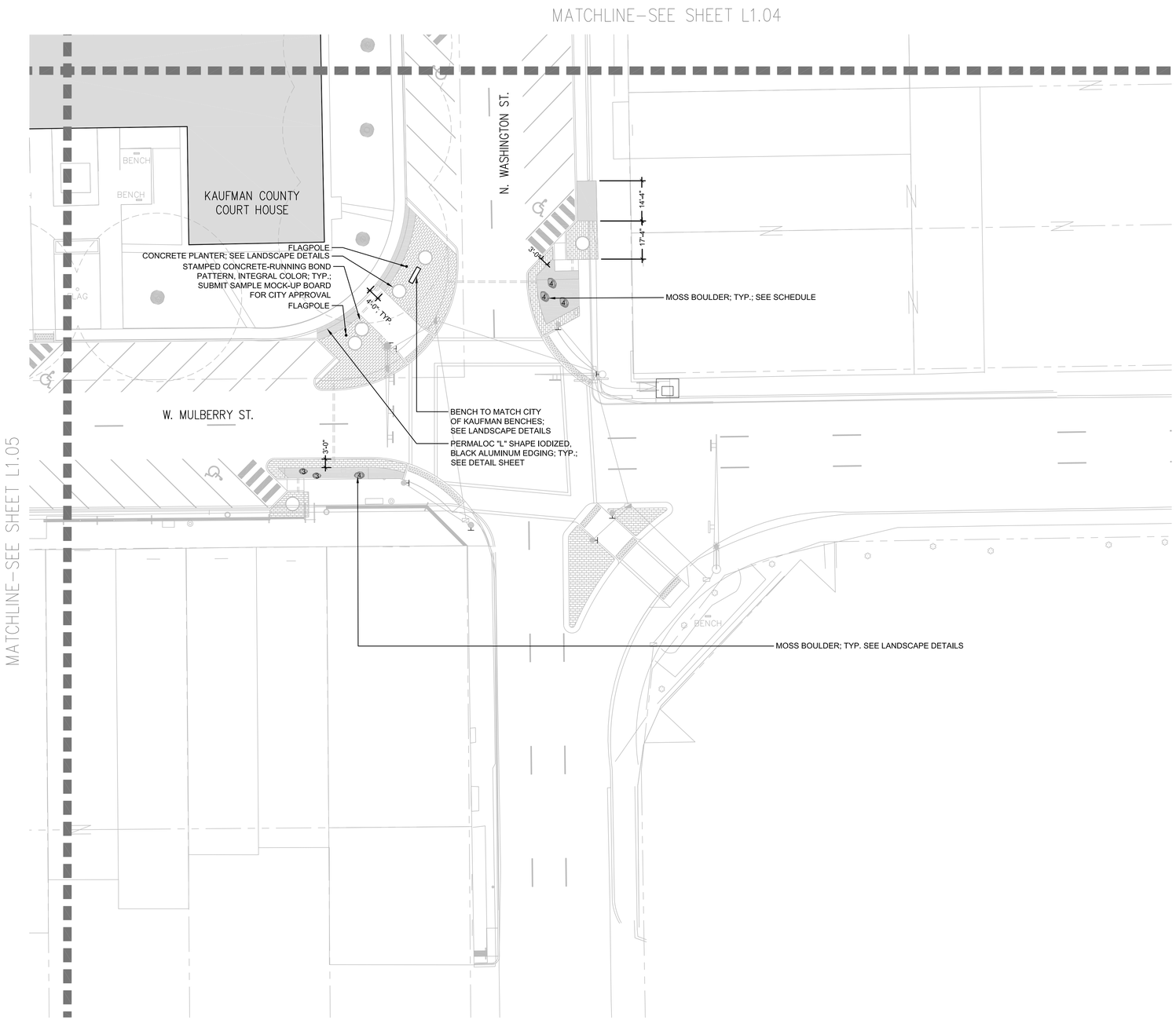

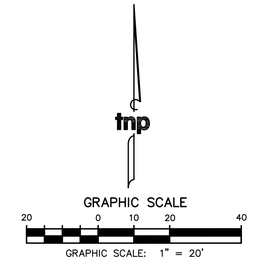

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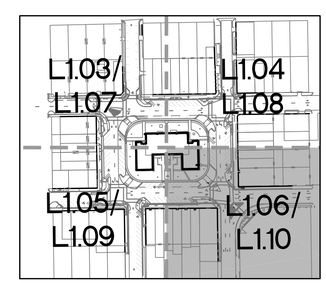

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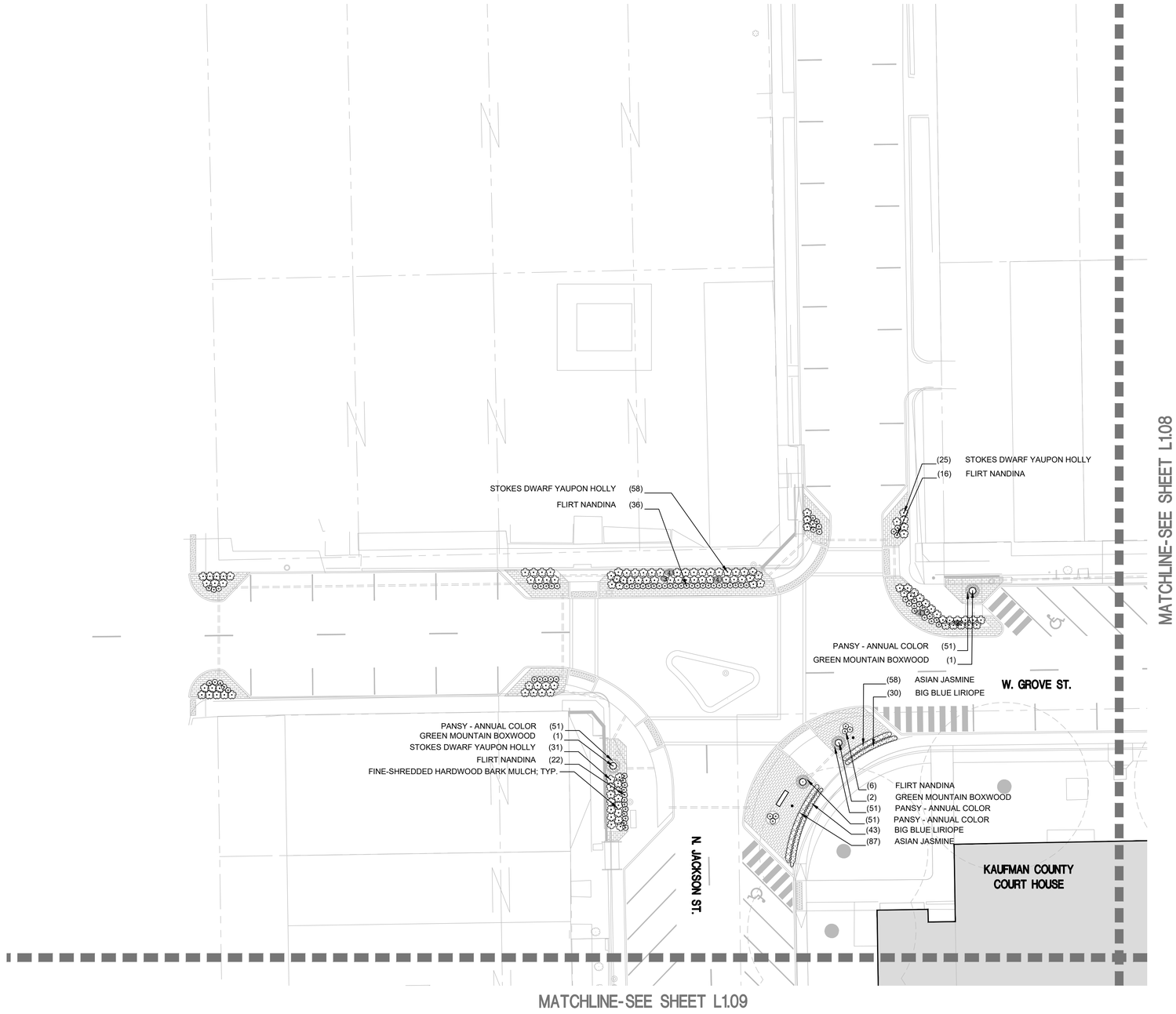
Kaufman Square

HARDSCAPE PLAN

tnp project KAU22005

sheet **L1.06**



tnp

GRAPHIC SCALE

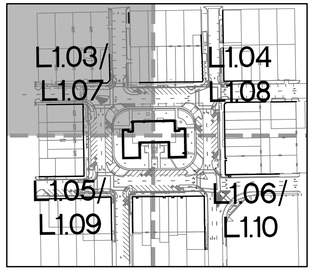
20 0 10 20 40

GRAPHIC SCALE: 1" = 20'

PLANT KEY

SHRUBS	COMMON NAME
	GREEN MOUNTAIN BOXWOOD
	STOKES DWARF YAUPON HOLLY
	CRIMSON FIRE LOROPETALUM
	FLIRT NANDINA
	BLACK-EYED SUSAN

GROUND COVERS	COMMON NAME
	PANSY - ANNUAL COLOR
	BIG BLUE LIRIOPE
	ASIAN JASMINE
	EXISTING TREE TO REMAIN



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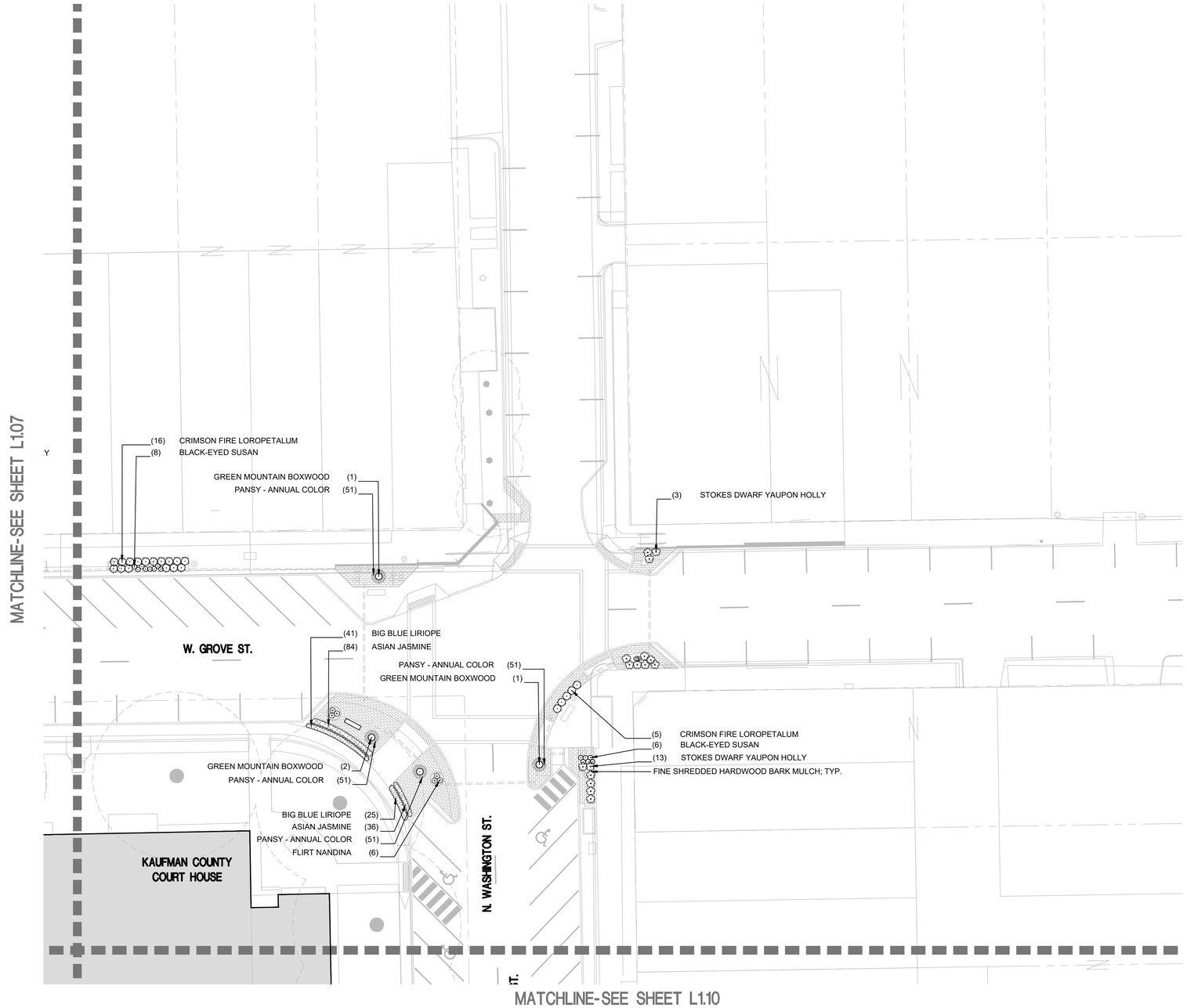
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

LANDSCAPE PLAN

tnp project KAU22005

sheet **L1.07**



tnp

GRAPHIC SCALE

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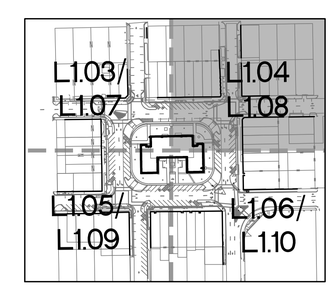
GRAPHIC SCALE: 1" = 20'

PLANT KEY

SHRUBS	COMMON NAME
	GREEN MOUNTAIN BOXWOOD
	STOKES DWARF YAUPON HOLLY
	CRIMSON FIRE LOROPETALUM
	FLIRT NANDINA
	BLACK-EYED SUSAN

GROUND COVERS	COMMON NAME
	PANSY - ANNUAL COLOR
	BIG BLUE LIRIOPE
	ASIAN JASMINE
	EXISTING TREE TO REMAIN



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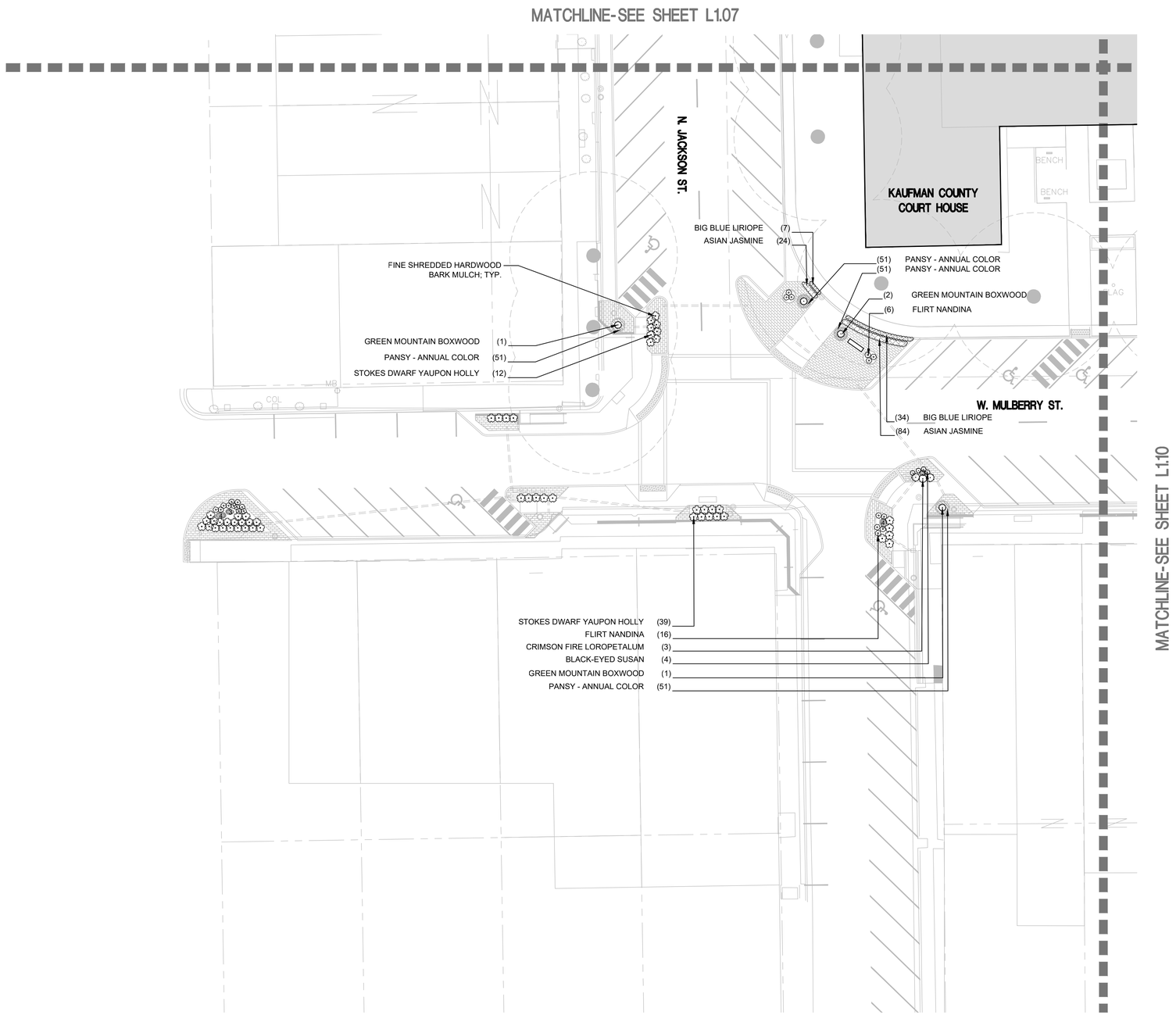
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

LANDSCAPE PLAN

tnp project KAU22005

sheet **L1.08**



tnp

GRAPHIC SCALE

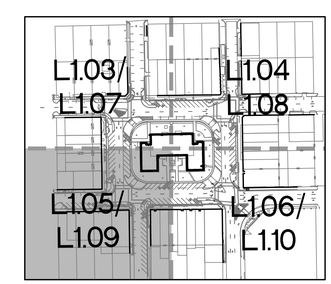
20 0 10 20 40

GRAPHIC SCALE: 1" = 20'

PLANT KEY

SHRUBS	COMMON NAME
	GREEN MOUNTAIN BOXWOOD
	STOKES DWARF YAUPON HOLLY
	CRIMSON FIRE LOROPETALUM
	FLIRT NANDINA
	BLACK-EYED SUSAN

GROUND COVERS	COMMON NAME
	PANSY - ANNUAL COLOR
	BIG BLUE LIRIOPE
	ASIAN JASMINE
	EXISTING TREE TO REMAIN



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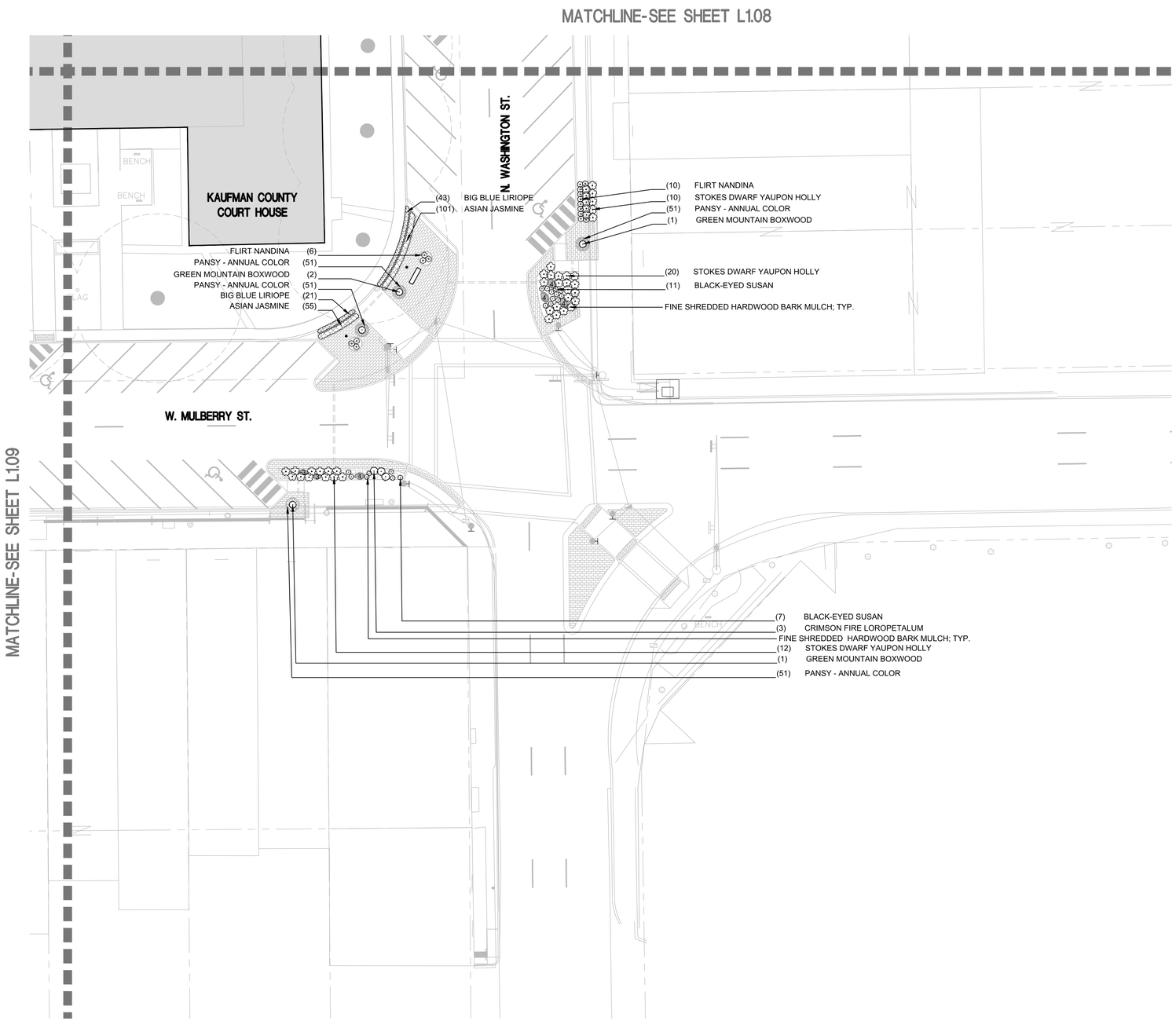
Kaufman Square

LANDSCAPE PLAN

tnp project KAU22005

sheet **L1.09**



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GRAPHIC SCALE

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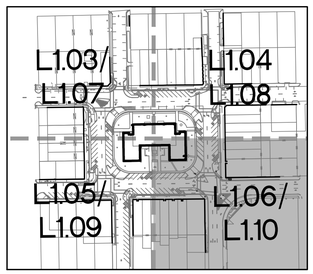
GRAPHIC SCALE: 1" = 20'

PLANT KEY

SHRUBS	COMMON NAME
	GREEN MOUNTAIN BOXWOOD
	STOKES DWARF YAUPON HOLLY
	CRIMSON FIRE LOROPETALUM
	FLIRT NANDINA
	BLACK-EYED SUSAN

GROUND COVERS	COMMON NAME
	PANSY - ANNUAL COLOR
	BIG BLUE LIRIOPE
	ASIAN JASMINE
	EXISTING TREE TO REMAIN



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Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

LANDSCAPE PLAN

tnp project KAU22005

sheet **L1.10**

PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	16	Buxus x 'Green Mountain'	GREEN MOUNTAIN BOXWOOD	7 Gal.	3`-4`	2`-3`	As shown	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
	223	Ilex vomitoria nana`Stokes Dwarf'	STOKES DWARF YAUPON HOLLY	7 Gal.	1`-2`	4`-5`	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL TOP.
	27	Loropetalum chinense rubrum 'PIILC-I'	CRIMSON FIRE LOROPETALUM	5 gal	1`-2`	1`-2`		CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP
	124	Nandina domestica 'Murasaki' TM	FLIRT NANDINA	3 gal	1`-2`	1`-3`	24" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP.
	36	Rudbeckia hirta	BLACK-EYED SUSAN	3 Gal.	18"-24"	10"-12"	18" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	816	Achimenes candida	PANSY - ANNUAL COLOR	flat	4"-6"	4"-6"	9" O.C.	
	244	Liriope muscari 'Big Blue'	BIG BLUE LIRIOPE	1 Gal.	6"-12"	10"-12"	12" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND.
	529	Trachelospermum asiaticum	ASIAN JASMINE	4" pot	4"-6"	6"-8"	9" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.

MISCELLANEOUS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	3,033 sf	Fine Cut Hardwood Mulch	FINE CUT HARDWOOD MULCH	Bulk	n/a	n/a	n/a	SEE SPECS AND DETAILS.

HARDSCAPE SCHEDULE

TYPE	QUANTITY	DESCRIPTION
	9	"2" BOULDERS SHALL BE A MAX OF 20" IN HEIGHT
	7	"3" BOULDERS SHALL BE A MAX OF 30" IN HEIGHT
	4	CITY OF KAUFMAN STYLE BENCH
	4	FLAGPOLE
	24	LARGE CONCRETE BOWL TYPE PLANTER
	7,000 SF	STAMPED CONCRETE

PLANTING NOTES

*The following notes are provided as a courtesy to the landscape contractor. Please note that the contractor should refer to all relevant sections provided in the plans and specifications.

SECTION 1 - GENERAL

1. These notes are intended as a field reference for the Contractor. The Contractor will thoroughly review these notes, specifications and the drawings prior to start of any work. The Contractor shall visit the site prior to submitting his bid and prior to start of work to become completely familiar with site conditions.

2. It is the responsibility of the contractor to advise the Landscape Architect (hereinafter, LA) of any condition found on the site which prohibits installation as shown on these drawings.

3. Prior to submitting a bid, the Contractor shall verify any discrepancies between the notes, specifications, or the drawings with the LA for clarification. If there is a discrepancy between the number of plants shown on the plans and the number of plants shown in the plant materials legend, the greater number of plants will take precedence for bidding purposes. All plant quantities listed are for information only. It is the contractor's responsibility to provide full coverage in all planting areas.

4. Written dimensions prevail over scaled dimensions. Notify landscape architect of any discrepancies

5. The Contractor bears all responsibility for obtaining all licenses and permits required by federal, state, and local agencies to accomplish the work of this project.

6. Contractor shall complete soil test in all planting areas to determine soil amendment requirements and submit test results to LA for approval. Contractor shall adjust pH and fertility based upon these results. No addition to or placement of soil is to be done prior to initial soil test report approval. Testing shall be done by LA approved laboratory. No planting shall begin until results and proper adjustment have been made. It is the Contractor's responsibility to ensure proper drainage and fertility of all planting areas.

7. Coordinate all work with the project's building contractor or owner.

8. Warning! Call toll-free 811 *before* you dig! The contractor bears all responsibility for verifying all underground utilities, pipes, and structures in the field prior to construction. Any damage to utilities that are to remain shall be repaired immediately at no expense to the owner. The Contractor shall contact the building contractor and all utility authorities to mark location of site utilities. Install flags or stakes and maintain them in place throughout the project. Damage to utilities or other work shall be repaired at the expense of the contractor responsible for the damage. The locations of existing utilities as shown on these plans are approximate. There may be other underground utilities within the project area that are not shown. Landscape Architect and/or Engineer assumes no responsibility for any utilities not shown on plans.

9. Due to existing vegetation and other site conditions, the Contractor should anticipate field adjustments by the LA and should understand such adjustments are not a change order.

10. The Contractor shall give the LA 48 hours notice of required inspections *upon completion* of each of the following phases:

A. Pre-Construction Conference after award of bid (on-site)
B. Construction debris/ weed clean-up (before *any* grading, fill, or irrigation)
C. Rough Grading (within 2" of finish grade), Utility Marking, and Tree Staking
D. Fine Grading and Tree Staking (before any tree pits are dug)
E. Tree Planting
F. Staking of Bedlines and/or Edging
G. Shrub Planting
H. Substantial Completion
I. Final Acceptance

11. Contractor shall guarantee all plant material for one (1) full year from date of final acceptance. Until Final Acceptance, the cutting off of water or electricity by other trades or persons shall not void the warranty.

12. It is the contractor's responsibility to insure the availability of water to the plants at all times until final acceptance. The contractor shall reject and replace all trees with tip-dieback of more than one (1) inch over the entire canopy of the tree and replace all shrubs or plants with any dieback. All rejected plant material shall be replaced with specified plant material within 14 calendar days at the contractor's expense.

13. LA assumes no responsibility for damages, liabilities, or cost resulting from changes or alterations made to the plan without the express written consent of LA.

SECTION 2 - MATERIALS

14. All materials are subject to approval or refusal by the LA. All material rejected by the LA shall be removed from the site and replaced with acceptable material at the Contractor's expense. The Contactor shall check all material for specified requirements, shipping damage, pests, and diseases and shall reject all unsatisfactory materials. All plant material is to be carefully handled by the root ball, not the trunk, branches, and/or foliage of the plant. Mishandled material will be rejected. B&B material shall be 'hardened off" after digging for at least 90 days and have at least 10" of rootball for every caliper inch.

15. Plants shall be well formed, vigorous, growing specimens with growth typical of variety specified and shall be free from injury, insects, and diseases. All plant material is to be well rooted, not root bound, such that the root ball remains intact throughout the planting process. The Contractor shall reject all cracked root balls. All plant material shall conform to the specifications and sizes given in the plant list and shall be nursery grown in accordance with the latest edition (ANSI Z60.1) of "American Standard for Nursery Stock." Any plant substitution shall be approved by landscape architect prior to purchase. Trees with co-dominant stems shall be rejected.

16. Do not make substitutions. If specified material is not available, submit proof of non-availability to LA.

17. All planting areas shall have organic topsoil that is natural, well-drained, friable, fertile, sandy-loam. Sandy-loam is to be pH 6.5-7.3. Heavy clays, limestone, poorly drained bottomland soil, silt, or alluvial soils are not allowed in any planting areas. Topsoil shall be free of harmful insects or nematodes, soil-borne diseases, toxins, select fill, inorganic subsoils, heavy metals, trash, petroleum by-products, rocks over 1" in diameter, rubble, roots, and weeds or weed seeds. Contractor shall submit a 2-cup sample in a gallon-size baggie to Landscape Architect before delivery of any soil to the site or placement of any soil in planting areas.

18. All limestone, inorganic select fill, and clays should be removed from planting bed areas to a depth of 24" and removed from turf and seeded areas to a depth of 6", and replaced with organic imported topsoil fill as per plans and specifications. Scarify subsoil after removal of rock or clay and before adding topsoil so as to break up any surface tension.

19. Sod shall consist of live growing plants secured from sources which have dense, thickly matted root system throughout the soil of the sod for a minimum of one inch. Sod shall be free of weeds or other varieties of grasses.

20. Sod shall not be used where the roots are dried because of sun or wind. The landscape architect has the right to reject any or all of sod due to lack of care, improper cutting, or other agronomic problems.

SECTION 3 - EXECUTION

21. All locations and workmanship are subject to approval or refusal by the LA. All locations and workmanship rejected by the LA shall be remedied at the Contractor's expense.

22. Contractor shall *thoroughly* remove all construction debris to a depth of 6" in sod and seed areas and 24" in planting beds, especially those substances such as mortar, concrete, paint, chemicals, weeds, trash, debris, etc. that could be harmful to plant growth. All particles, rock or debris larger than 1/2" in diameter shall be removed. The LA shall verify that construction debris is removed before the Contractor is authorized to proceed with fill or grading. Do not place fill on construction debris.

23. Mow curbs shall be used at all planting bed edges when they are adjacent to lawn (see detail). Unless otherwise shown on plans, mow curbs shall intersect curbs, sidewalks, and buildings at 90 degrees (square). Mow curbs shall have expansion joints every 50' and at all abutments to other hardscape elements. Construction joints shall be saw cut at 10' on center. Mow curbs shall have curves that are smooth, flowing, and consistent in nature. Mow curbs with straight lines shall be straight. All formwork shall be within a ¼" tolerance of drawings. No mow curb shall have a radius smaller than 72" unless specifically called out on drawings.

24. Contractor shall fine grade all areas for approval by LA. Contractor shall be responsible for providing 2% positive drainage in all planting areas. No planting or mulching will take place until all construction, clean-up, fine grading, and irrigation is complete in the immediate area. Final finish grading shall be reviewed by the LA before any planting takes place. Contractor shall be responsible for any additional topsoil required to create a smooth condition prior to planting.

25. All planting beds shall be amended as per plans and specs. Contractor shall rototill amendments into the top 6" of existing or imported soil.

26. All sod and seed areas shall be amended as per plans and specifications.

27. Scarify all rootballs (#1 and larger) to prevent plants from remaining pot-bound. This is to be done by hand or with a 3-prong cultivator but never with a shovel or machete.

28. Plants shall be set so that the top of the rootball is flush with finish grade after settlement. Trees shall be se 2"-4" above finish grade so that they will be flush to 1" above finish grade after settlement.

29. Water in and compact planting backfill to prevent formation of air pockets.

30. Plants shall be set plumb, unless otherwise directed by LA.

31. Back row of shrubs shall be planted 36" from face of building wall, groundcovers shall be 12" from building or as required by conditions. ront row of shrubs shall be planted a minimum of 24" behind (12" for ground cover) bed lines at lawns or walks and minimum 36" back from curbs, driveways, and parking areas.

32. After planting, remove strapping, wire "ears" and string, cords, burlap, etc. from top of B&B rootballs.

33. All planting beds and trees shall be mulched with a 4" (2 - 3"" after settlement) layer of mulch.

34. All trees are to be stabilized per detail and specs immediately after planting.

35. All sod areas shall be thoroughly graded and smoothed with at least 8 passes in different directions using a drag-behind system such as a bunker rake or other device until very smooth and within 1/4" of specified grade (see civil sheets for grading plans).

36. Prior to sod installation, a fertilizer shall be applied and tilled into the prepared soil. Application must be done no longer than 24 hours prior to installation of sod. Do not apply fertilizer when a possibility of rain might occur before sod is installed. Reference Specification "Turf and Seed" 32 92 00 for specific type of fertilizer to be used.

37. Lay sod in parallel rows with tight joints. All sod must be placed perpendicular to slopes and staggered no less than 12" on each row. Slopes greater than 4:1 must be held in place with galvanized sod pins, wood pegs, or other method approved by LA. All sod shall be rolled with a 5-ton mechanical roller in at least two directions within 24 hours of laying. All sod areas shall be barricaded with wood stakes and ribbon for no less than 7 days.

38. Plant material shall be pruned as necessary to control size but not to disrupt the natural growth pattern or characteristic form of the plant except as necessary to achieve height clearance for visibility and pedestrian passage or to achieve a continuous opaque hedge if required.

39. All plant material shall be fully-maintained in a healthy and growing condition until final acceptance, and must be replaced with plant material of same variety and size if damaged, destroyed, or removed. This includes mowing, pruning, watering, and weeding.

40. Landscaped areas shall be kept free of trash, weeds, debris, and dead plant material until final acceptance. Any damage to landscape areas shall be repaired at no cost to owner.

no.	revision	by	date

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817.336.5773 ph 817.336.2813 fx
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City of Kaufman

scale
horiz N/A
vert N/A
date SEP 2022

tnp

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NICHOLAS G NELSON, L.A. Date: SEP 2022

Tx. Reg. # 2320

City of Kaufman, Texas

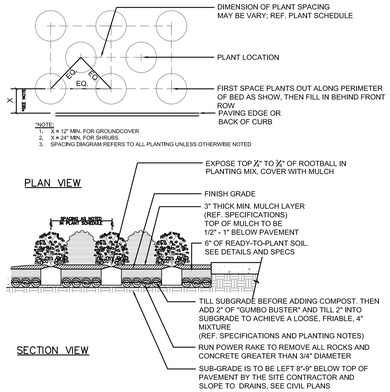
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

SCHEDULE AND NOTES

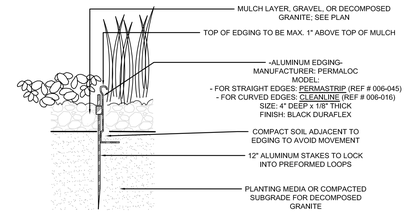
tnp project KAU22005

sheet L1.11



A SHRUB AND GROUNDCOVER PLANTING DETAIL

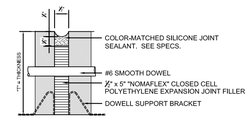
NTS



NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. FOR CURVES USE 6'-0" SECTIONS - TO INCLUDE (3) 12" ALUMINUM STAKES.
3. FOR STRAIGHT RUNS USE 16'-0" SECTIONS - TO INCLUDE (5) 12" ALUMINUM STAKES.
4. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.
5. PERMALOC PERMASTRIP & CLEANLINE EDGING (800)-356-9660 HOLLAND, MI. (WWW.PERMALOC.COM)

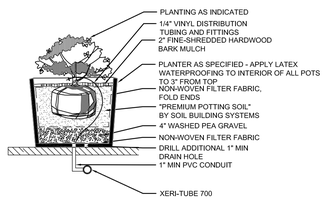
D ALUMINUM EDGING TO SEPARATE ASIAN JASMINE AND LIRIOPE

NTS



G EXPANSION JOINT SEAL

NTS

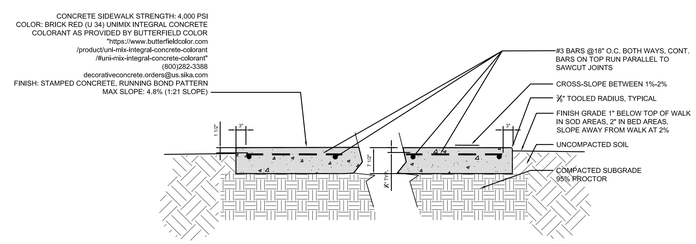


NOTES:
1. SEE IRRIGATION AND MEP PLANS FOR ACTUAL TYPE OF CONNECTION AND LOCATIONS. COORDINATE TRADES TO ENSURE IRRIGATION SLEEVES ARE PROPERLY INSTALLED.

2. MIX 1½ TABLESPOONS PER PLANTED GALLON OF OSMOCOTE "SMART-RELEASE PLANT FOOD PLUS" 15-9-12 INTO THE TOP 3" OF SOIL AROUND EACH PLANT.

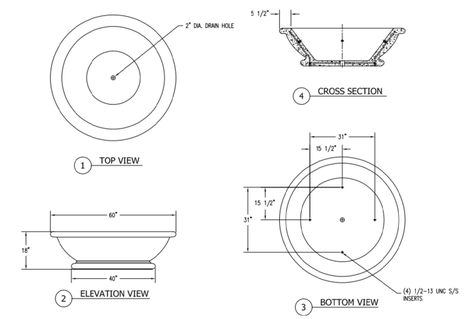
B CONTAINER PLANTING

NTS



E PROPOSED CONCRETE DETAIL

Scale: 1 1/2" = 1'-0"



NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
"https://www.crowdcontrolwarehouse.com/collections/planters/products/low-profile-large-concrete-bowl-style-planter-60-x-18?variant=29384263270494"
sales@crowdcontrolwarehouse.com
(877) 885-1600

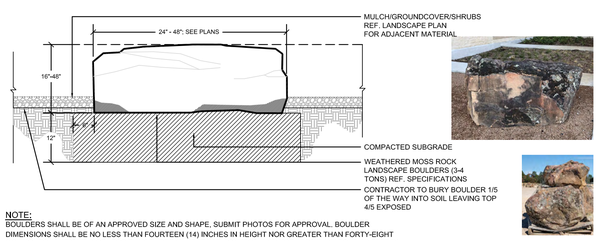
2. SKU: CCW-33-034-00844

3. COLOR - CHARCOAL STANDARD WEATHEREDSTONE

4. DUE TO SUPPLY CHAIN CHALLENGES RESULTING IN SIGNIFICANT LEAD TIMES CONTRACTOR SHOULD BE PROACTIVE IN ORDERING AND SECURING PLANTERS

H LOW PROFILE LARGE CONCRETE BOWL STYLE PLANTER - 60 in. x 18 in.

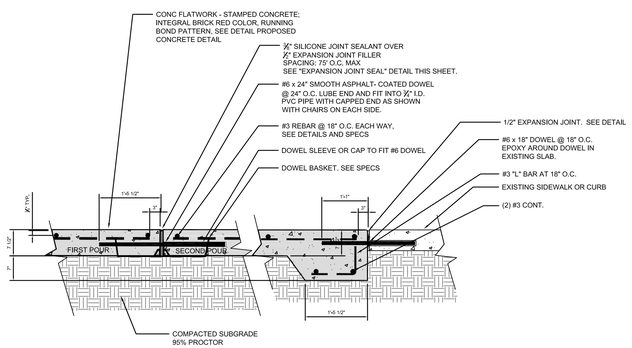
NTS



NOTE:
BOULDERS SHALL BE OF AN APPROVED SIZE AND SHAPE, SUBMIT PHOTOS FOR APPROVAL. BOULDER DIMENSIONS SHALL BE NO LESS THAN FOURTEEN (14) INCHES IN HEIGHT NOR GREATER THAN FORTY-EIGHT (48) INCHES IN HEIGHT, NOT LESS THAN THREE (3) FEET IN THICKNESS, AND NOT LESS THAN FOUR (4) FEET IN WIDTH. BOULDERS SHALL BE FINISHED AS NECESSARY TO ENSURE CONSISTENT FIT AND SMOOTH AND ROUNDED SHAPE WITH NO SHARP CORNERS OR ANGULAR PROJECTIONS.

C BOULDER

NTS



F CONCRETE PAVING JOINERY DETAIL

SCALE: 1 1/2" = 1'-0"

NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
"https://www.ultra-site.com/products/benches/lexington-bench-with-back"
info@ultra-site.com
800-458-5872

2. MODEL # 954-W6, WITH "KAUFMAN" NAME PLATE OR APPROVED EQUAL

3. BLACK

4. DUE TO SUPPLY CHAIN CHALLENGES RESULTING IN SIGNIFICANT LEAD TIMES CONTRACTOR SHOULD BE PROACTIVE IN ORDERING AND SECURING PLANTERS

5. CONTRACTOR TO SUBMIT PHOTO READY ART FOR APPROVAL BY OWNER PRIOR TO PURCHASE AND INSTALLATION

I LEXINGTON PATTERNED OUTDOOR BENCH - 6'L UNIT MUST BE SURFACE MOUNTED

NTS

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City of Kaufman

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vert N/A
date SEP 2022

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NICHOLAS G NELSON, L.A. Date: SEP 2022

Tx. Reg. # 2320

City of Kaufman, Texas

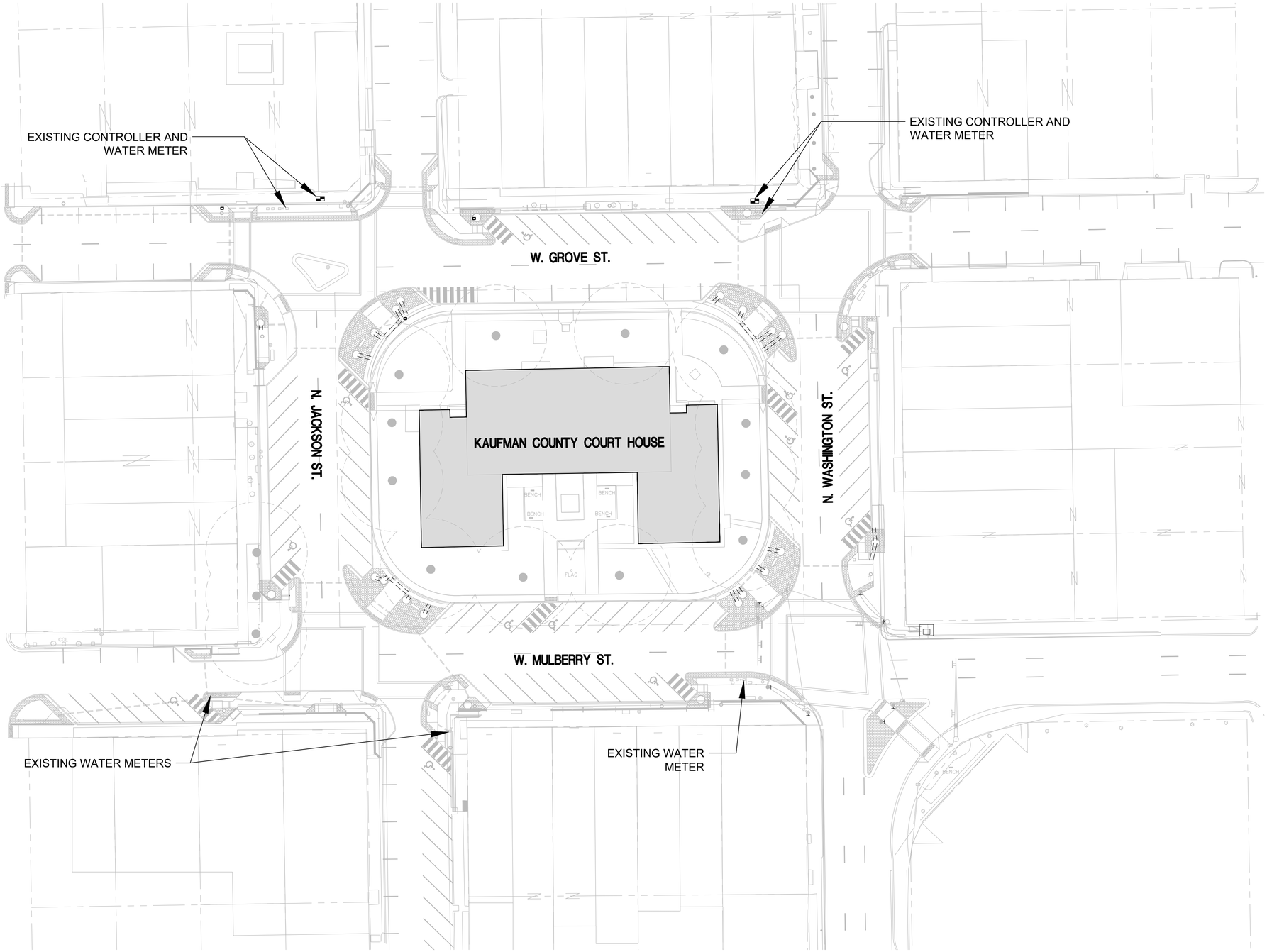
Paving, Drainage & Landscape/Irrigation Improvements for

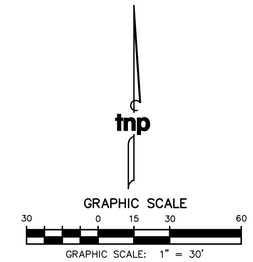
Kaufman Square

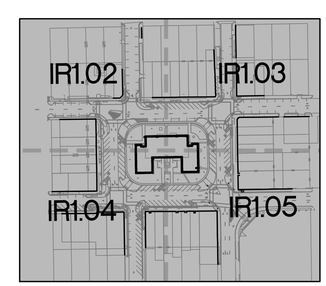
LANDSCAPE DETAILS

tnp project KAU22005

sheet **L1.12**







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City of Kaufman

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vert N/A
date SEP 2022

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JOE L. MADRID L.I. Date: SEPT 2022

Tx. Reg. # 17812

City of Kaufman, Texas

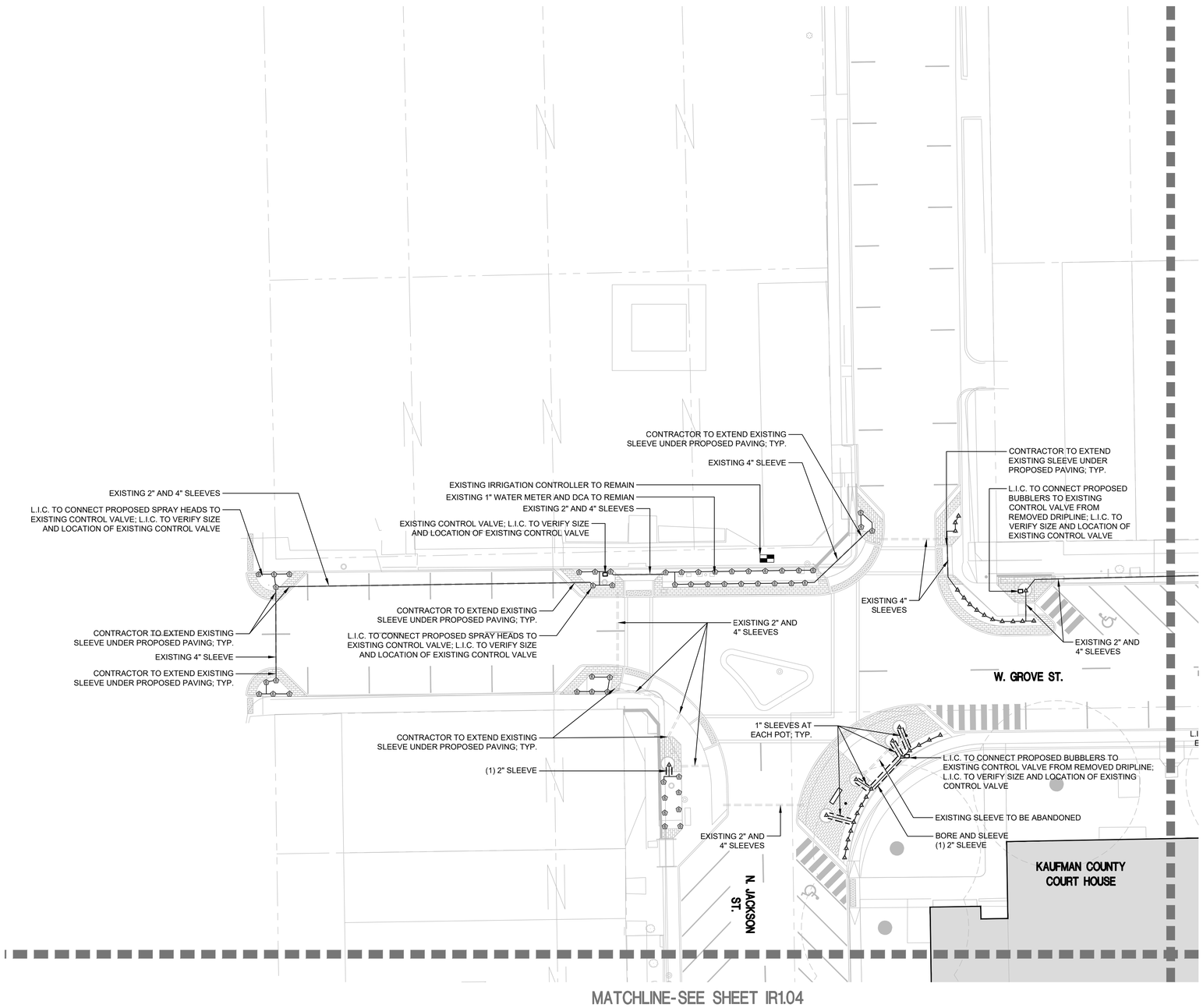
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

OVERALL IRRIGATION PLAN

tnp project KAU22005

sheet IR1.01



GRAPHIC SCALE

20 0 10 20 40

GRAPHIC SCALE: 1" = 20'

IRRIGATION KEY

SYMBOL	MANUFACTURER/MODEL
– T H F	Hunter PROS-06-PRS30-CV 8 Series
6 8 10 12 15 17	Hunter PROS-06-PRS30-CV Adj Series
25Q 50Q 50H 10H 10F 20F	Hunter PROS-PRS30-06-CV-MSBN

SYMBOL	MANUFACTURER/MODEL
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:

CONTRACTOR TO OPERATE AND CONFIRM PROPER OPERATION OF EXISTING SYSTEM PRIOR TO CONSTRUCTION

ALL EXISTING CONTROL VALVES TO BE REUSED AND RELOCATED IN PLANTER AREAS IF CURRENTLY LOCATED IN PROPOSED PAVEMENT

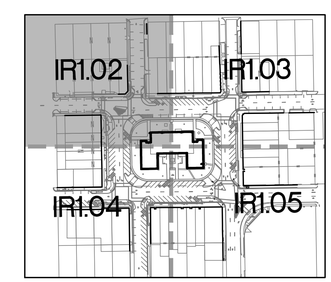
EXISTING CONTROL VALVES TO BE UP-SIZED IF PROPOSED ZONE GPMS ARE GREATER THEN EXISTING VALVES OPERATING RANGE

L.I.C. TO REUSE EXISTING CONTROL WIRES FROM REMOVED OR RELOCATED CONTROL VALVES

ALL EXISTING DRIPLINE TUBING SHALL BE REMOVED AND PROPERLY DISPOSED OFF SITE

L.I.C. TO VERIFY PROPER OPERATION OF ENTIRE IRRIGATION SYSTEM POST CONSTRUCTION

EXISTING VALVES AND VALVES BOXES THAT ARE NOT BEING REUSED AND REMOVED SHALL BE SALVAGED AND GIVEN TO OWNER FOR INVENTORY



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City of Kaufman

scale
horiz
1" = 20'
vert
N/A
date
SEP 2022

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JOE L. MADRID L.I. Date: SEPT 2022

Tx. Reg. # 17812

City of Kaufman, Texas

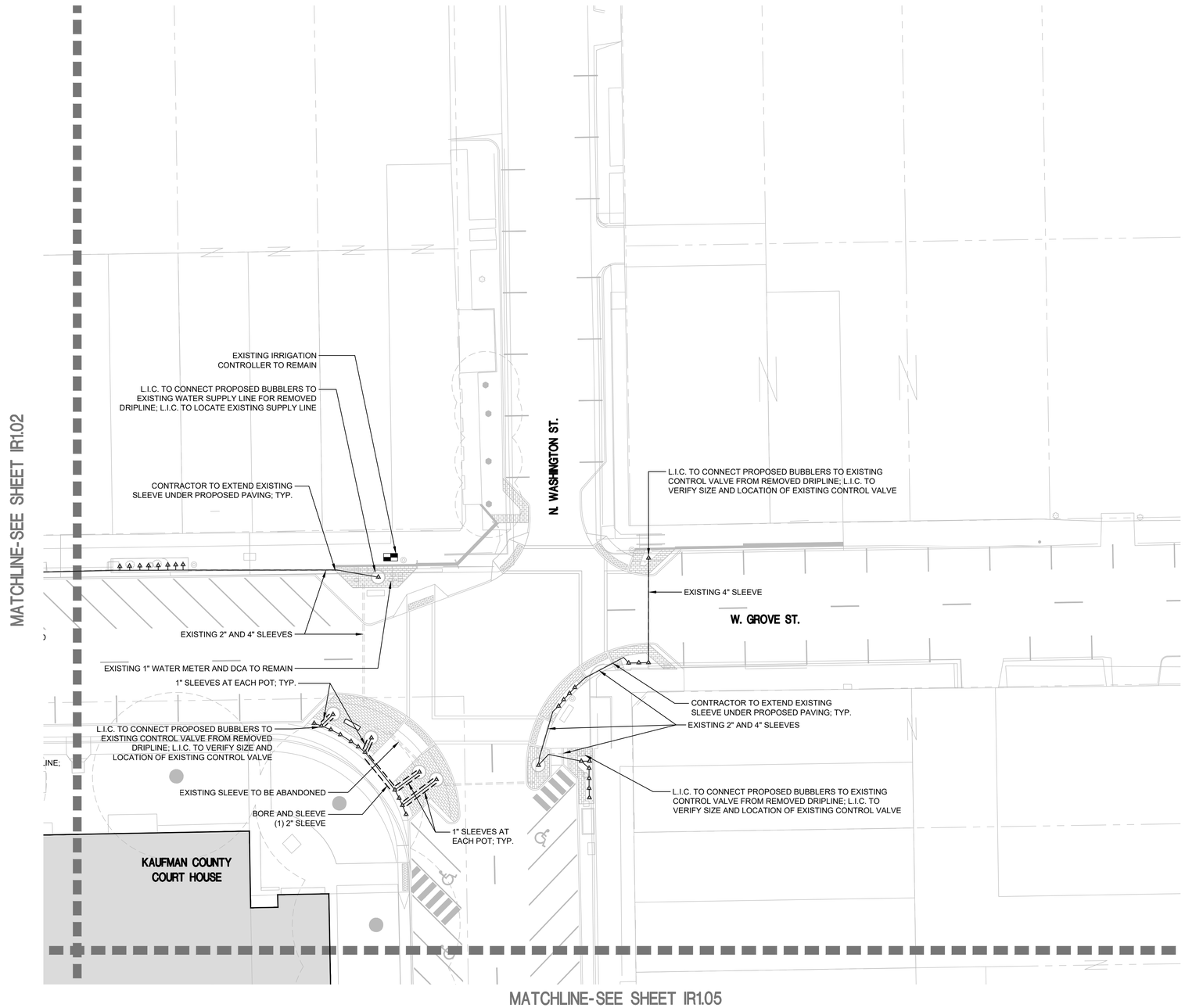
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

IRRIGATION PLAN

tnp project KAU22005

sheet IR1.02



GRAPHIC SCALE

20 0 10 20 40

GRAPHIC SCALE: 1" = 20'

IRRIGATION KEY

SYMBOL	MANUFACTURER/MODEL
6 8 T 10 H 12 F	Hunter PROS-06-PRS30-CV 8 Series
6 8 10 12 15 17	Hunter PROS-06-PRS30-CV Adj Series
25Q 50Q 50H 10H 10F 20F	Hunter PROS-PRS30-06-CV-MSBN

SYMBOL	MANUFACTURER/MODEL
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:

CONTRACTOR TO OPERATE AND CONFIRM PROPER OPERATION OF EXISTING SYSTEM PRIOR TO CONSTRUCTION

ALL EXISTING CONTROL VALVES TO BE REUSED AND RELOCATED IN PLANTER AREAS IF CURRENTLY LOCATED IN PROPOSED PAVEMENT

EXISTING CONTROL VALVES TO BE UP-SIZED IF PROPOSED ZONE GPMS ARE GREATER THEN EXISTING VALVES OPERATING RANGE

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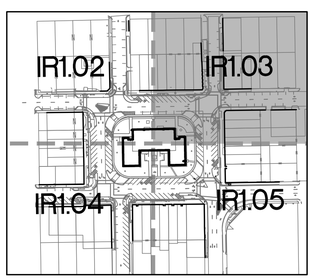

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City of Kaufman

scale	
horiz	1" = 20'
vert	N/A
date	SEP 2022

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JOE L. MADRID L.I. Date: SEPT 2022

Tx. Reg. # 17812

City of Kaufman, Texas

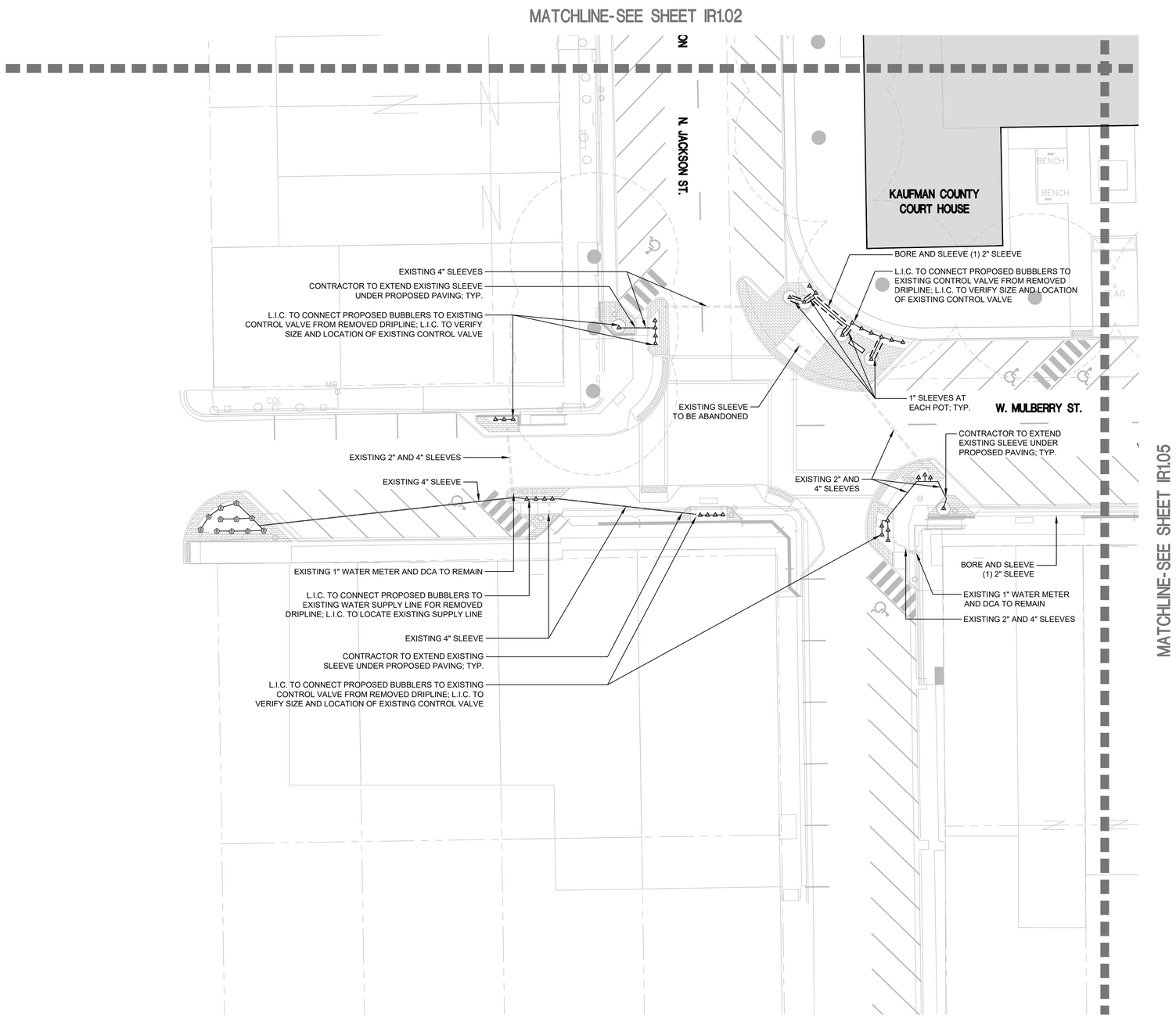
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

IRRIGATION PLAN

tnp project KAU22005

sheet IR1.03



tnp

GRAPHIC SCALE

20 0 10 20 40

GRAPHIC SCALE: 1" = 20'

IRRIGATION KEY

SYMBOL	MANUFACTURER/MODEL
Q T H F	Hunter PROS-06-PRS30-CV 8 Series
6 8 10 12 15 17	Hunter PROS-06-PRS30-CV Adj Series
25Q 50Q 50H 10H 10F 20F	Hunter PROS-PRS30-06-CV-MSBN

SYMBOL	MANUFACTURER/MODEL
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:

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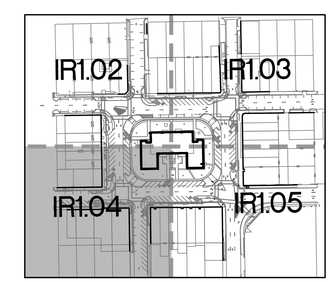

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City of Kaufman

scale
horiz 1" = 20'
vert N/A
date SEP 2022

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JOE L. MADRID L.I. Date: SEPT 2022

Tx. Reg. # 17812

City of Kaufman, Texas

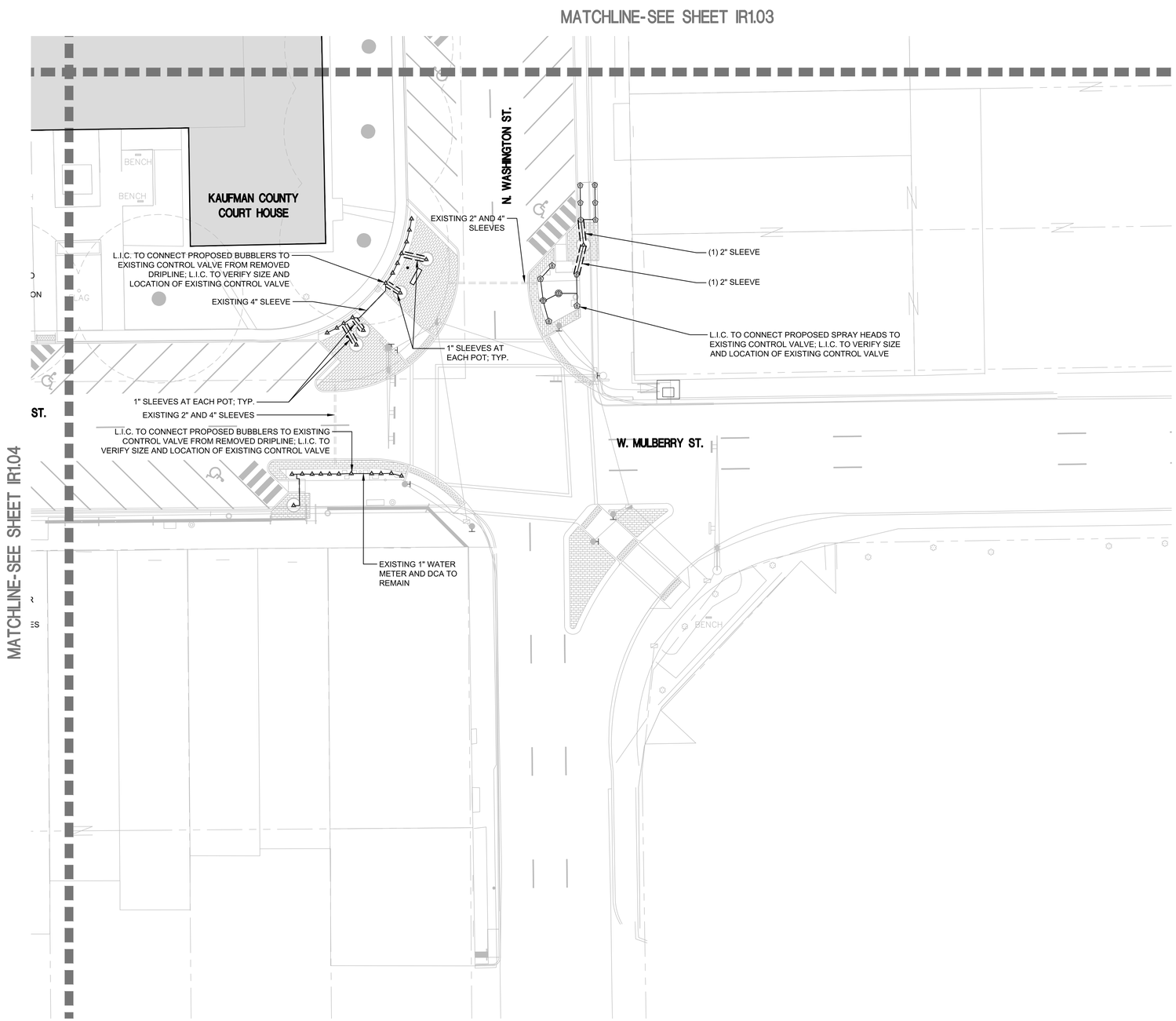
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

IRRIGATION PLAN

tnp project KAU22005

sheet IR1.04



tnp

GRAPHIC SCALE

20 0 10 20 40

GRAPHIC SCALE: 1" = 20'

IRRIGATION KEY

SYMBOL	MANUFACTURER/MODEL
Q T H F	Hunter PROS-06-PRS30-CV 8 Series
6 8 10 12 15 17	Hunter PROS-06-PRS30-CV Adj Series
25Q 50Q 50H 10H 10F 20F	Hunter PROS-PRS30-06-CV-MSBN

SYMBOL	MANUFACTURER/MODEL
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:

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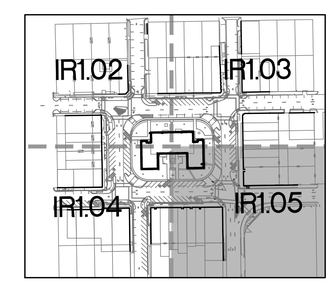

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City of Kaufman

scale
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Tx. Reg. # 17812

City of Kaufman, Texas

Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

IRRIGATION PLAN

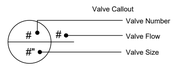
tnp project KAU22005

sheet IR1.05

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H F	Hunter PROS-06-PRS30-CV 8 Series Shrub Spray, 30 psi regulated 6" Pop-Up. With Factory Installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	3	30
6 8 8 10 12 15 17	Hunter PROS-06-PRS30-CV Adj Series Shrub Spray, 30 psi regulated 6" Pop-Up. With Factory Installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	70	30
25Q 50Q 50H 10H 10F 20F	Hunter PROS-PRS30-06-CV-MSBN Multi-Stream Bubbler, 6" pop-up, factory installed drain check valve, 25=.25gpm, 50=0.5gpm, 10=1.0gpm, 20=2.0gpm.	137	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Irrigation Lateral Line: PVC Class 200 SDR 21	1,608 l.f.
	Pipe Sleeve: PVC Schedule 40	154.4 l.f.



IRRIGATION NOTES

SECTION 1 - GENERAL

1. These notes are intended as a field reference for the Contractor. The Contractor will thoroughly review these notes, as well as the specifications, and drawings prior to start of any work. The Contractor shall visit the site prior to submitting his bid and prior to start of work to become completely familiar with site conditions.

2. Contractor shall provide a complete, functioning automatic irrigation system. This includes all materials, labor, fees, taxes, equipment, and other costs incidental to accomplishing the end.

3. Contractor shall be a licensed irrigator/installer in the State of Texas.

4. It is the responsibility of the Contractor to advise the Licensed Irrigator (hereinafter, LI) of any condition found on the site which prohibits installation as shown on these drawings. The term of "Licensed Irrigator" shall refer to Teague Nall and Perkins, Inc., 5237 N. Riverside Drive, Suite 100, Fort Worth, Texas 76137

5. Prior to submitting a bid, the Contractor shall verify any discrepancies between the notes, specifications, or the drawings with the LI for clarification. If there is a discrepancy between the number or quality of materials shown on the plans and the number of materials shown in the materials legend, the greater number of and greater quality materials will take precedence for bidding purposes. All quantities listed are for information only.

6. Written dimensions prevail over scaled dimensions. Notify LI of any discrepancies.

7. The Contractor bears all responsibility and costs for obtaining all licenses and permits required by federal, state, and local agencies to accomplish the work of this project. All work shall be installed in accordance with applicable codes and ordinances.

8. Contractor shall be responsible for coordinating their work with project's building contractor, other trades, and owner.

9. Warning! Call toll-free **811** *before* you dig! The contractor bears all responsibility for verifying all underground utilities, pipes, and structures in the field prior to construction. Any damage to utilities that are to remain shall be repaired immediately at no expense to the owner. The Contractor shall contact the building contractor and all utility authorities to mark location of site utilities. Install flags or stakes and maintain them in place throughout the project. Damage to utilities or other work shall be repaired at the expense of the contractor responsible for the damage. The locations of existing utilities as shown on these plans are approximate. There may be other underground utilities within the project area that are not shown. LI and/or Engineer and/or Surveyor assumes no responsibility for any utilities not shown on plans.

10. The design water pressure necessary for this system's proper operation is 65 p.s.i. Contractor shall verify static water pressure prior to commencement of construction/installation. Should a discrepancy occur between the design pressure and the actual pressure contact the LI before proceeding with the work. Failure to do so should a discrepancy occur will result in the Contractor making necessary changes to the irrigation system to the satisfaction of the LI without additional cost to the Owner or LI.

11. Contractor shall operate the existing irrigation system prior to the commencement of installation of the proposed work. Existing heads and mainline shall be located, and the proposed system adjusted to insure adequate irrigation coverage between the two systems.

12. Due to existing vegetation, utilities, and other site conditions, the Contractor should anticipate field adjustments by the LI and should understand such adjustments are not eligible for a change order

13. The irrigation system shall have 100% coverage of all planting areas, head-to-head spacing, and matched precipitation rates on each zone. Contractor shall be responsible for the supply and installation of additional heads needed to cover "dry spots" or slight variations from the plan.

14. The Contractor shall give the LI notice of required inspections upon completion of each of the following phases:

A. Pre-Job Conference - 7 days.
B. Pressure supply line installation & testing - 48 hours
C. Automatic controller installation - 48 hours
D. Control wire installation - 48 hours
E. Lateral line and irrigation installation - 48 hours
F. Coverage test - 48 hours
G. Final inspection - 7 days

15. The entire system shall be unconditionally guaranteed by the Contractor against defective work and materials for a period of one year after final acceptance. Damage to the irrigation system or cutting off of water or electricity by other trades or persons shall not void the warranty.

16. It is the contractor's responsibility to insure the availability of water to the plants at all times until final acceptance.

17. LI assumes no responsibility for damages, liabilities, or cost resulting from changes or alterations made to the plan without the express written consent of LI.

SECTION 2 - MATERIALS

18. All materials are subject to approval or refusal by the LI. All material rejected by the LI shall be removed from the site and replaced with acceptable material at the Contractor's expense. All material to be new and first quality. The Contactor shall check all material for specified requirements, shipping damage, manufacturing defects, and shall reject all unsatisfactory materials.

19. Contractor shall install anti-drain devices (check valves) where necessary to prevent low head drainage and shall install pressure compensating devices where necessary to prevent overspray or misting.

20. Do not make substitutions. If specified material is not available, submit proof of non-availability to LI. If contractor wishes to use substitute equipment he shall submit cut sheets and detailed calculations for the LI's approval or rejection. All substitutions shall have written approval form the LI 30 days prior to installation.

21. Contractor shall install one extra control wire, routed with the common wire to each control valve, with the installation of the pilot and common wires. (for bidding clarity, consider the extra control wire as a second common wire, different color. The length of the extra control wire is equal to the length of the common wire).

22. All control wire shall be direct burial, 600 volt, single conductor solid copper, plastic insulated cable, rated for direct burial applications, U.F., U.L. approved 14 gauge (minimum) pilot and common ground return wire.
- Pilot Wire: red (color)
- Common Ground Wire: white (color)
- Extra Control Wire: blue (color)

23. Install all wire connections to valves with wire nuts inside DBY weather-sealed connectors.

SECTION 3 - EXECUTION

24. All locations and workmanship are subject to approval or refusal by the LI. All locations and workmanship rejected by the LI shall be remedied at the Contractor's expense. All piping and head layout is shown diagrammatically and is to be located in planting areas where possible. Locate lines in such a way so as to cause the least conflict with other built and natural features.

25. The Irrigation Contractor shall be responsible for the final electrical connection of the controller. This shall include all necessary fuse boxes or other electrical requirements.

26. No installation (except sleeving) of any piping will take place until all clean-up and rough grading (to within 2" of finish grade) is complete in the immediate area.

27. If an irrigation pump is specified, the Contractor shall test the pump in presence of LI to verify it meets specified flow at the specified pressure and submit test results to LI for approval. No irrigation work shall begin until specified water quality, pressure, and flow is provided.

28. Installation of irrigation sleeves under paving as indicated on the drawings, shall be the responsibility of the Irrigation Contractor, unless otherwise noted. Provide 12" to top of sleeve from bottom of pavement when going under pavement. All sleeves shall be PVC schedule 40 with #12 pull wire wherever electrical conduit, lateral sprinkler lines, or main sprinkler lines pass through or go under masonry, paving, etc. It is the responsibility of the Irrigation Contractor to locate and mark the sleeve ends.

29. Contractor to provide minimum cover of 18" for pressure mainline and 12" for lateral lines. Lateral lines may be installed over mainlines.

30. Contractor shall hand trench through the root zone (within the dripline) of existing trees taking care not to cut any roots larger than one (1") inch Where possible contractor shall trench around trees to avoid cutting roots. Where possible contractor shall trench directly towards tree trunk rather than across the root zone to minimize damage to tree roots. Irrigation trenches shall be routed to avoid proposed tree locations by a minimum of 5'-0". See landscape planting plans prior to trenching and installation and coordinate work with Landscape Contractors.

31. All heads shall be plumb, 1/2" above finish grade in sod areas, 1" above finish grade in planting beds, and evenly spaced to provide for uniform distribution. All heads shall be adjusted to provide even coverage and to keep water in landscaped areas and off of walls and pavement.

32. Contractor shall flush all lines prior to nozzle installation for pop-up spray heads and prior to head installation for rotor heads and bubblers.

33. Prior to installation, the final location of the automatic controller shall be determined by the Owner and LI.

34. Provide the LI and Owner a reproducible, As-Built Record Drawings (same size as drawing) and a reduced, laminated copy for the inside of the controller. As-built drawings shall show valves, controller, and sleeves dimensionally located from two permanent points of reference. Contractor shall also provide all irrigation product information and controller operating manuals.

35. All limestone, rocks, and building materials dug up during trenching shall be removed from the site and not put back into trenches.

36. Contractor is to test water for staining potential and submit results to LI. Install LI approved filtration system to prevent staining.

37. Contractor shall make every effort to prevent staining of walls, walks, driveways, vehicles, or other structures. Contractor guarantees job against such staining for thirty (30) days. Contractor shall install a suitable rust prevention system if required to prevent staining.

38. The entire irrigation system shall be fully-maintained until final acceptance by continuously checking the system to ensure that plants are receiving the proper amount of water. Any broken or defective materials shall be immediately replaced with material originally specified.

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

City of Kaufman

scale
horiz N/A
vert N/A
date SEP 2022

tnp

This document is for interim review and is not intended for construction, bidding or permit purposes.

JOE L. MADRID L.I. Date: SEPT 2022

Tx. Reg. # 17812

City of Kaufman, Texas

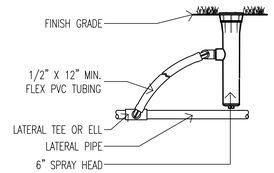
Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

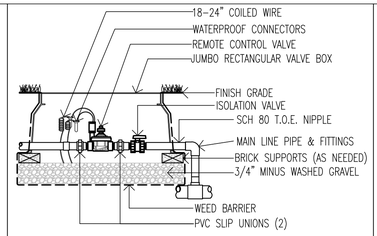
IRRIGATION SCHEDULE AND NOTES

tnp project KAU22005

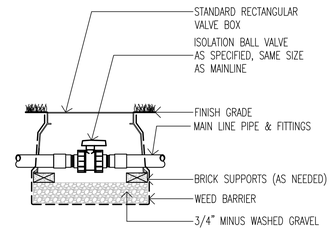
sheet IR1.06



01 6" SPRAY HEAD
NOT TO SCALE

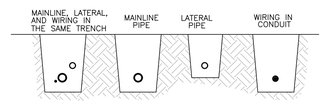


02 REMOTE CONTROL VALVE WITH ISOLATION VALVE
NOT TO SCALE

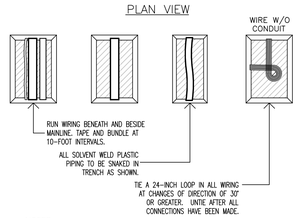


03 BALL ISOLATION VALVE
NOT TO SCALE

SECTION VIEW



PLAN VIEW

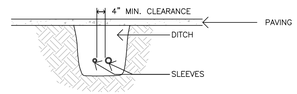


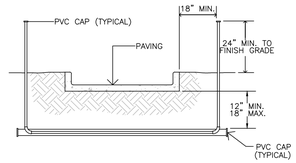
NOTES:

1. SCHEDULE 40 PVC SLEEVE BELOW ALL HARDSCAPE ELEMENTS SHALL BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN, OR AS NOTED ON PLAN.

2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

04 TRENCH DETAIL
NOT TO SCALE





NOTES:

1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC PIPE.

2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.

3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

4. MECHANICALLY TAMP TO 95% PROCTOR.

05 SLEEVING DETAIL
NOT TO SCALE

no.	revision	by	date

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City of Kaufman

scale
horiz N/A
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tnp

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JOE L. MADRID L.I. Date: SEPT 2022

Tx. Reg. # 17812

City of Kaufman, Texas

Paving, Drainage & Landscape/Irrigation Improvements for

Kaufman Square

IRRIGATION DETAILS

tnp project KAU22005

sheet IR1.07

Meeting Date: 9/26/2022 | **Date: 09/23/2022** | **Item #: 23.** | **Dept.: Administration**

Action Item

SUBJECT:

Consider and take appropriate action regarding the City's participation in the lawsuit against Disney, Hulu, and Netflix, which is a lawsuit to recover franchise fees due to municipalities for streaming services.

BACKGROUND:

Several municipalities have entered into an approved lawsuit against Disney, Hulu and Netflix for not entering into a franchise agreement with the various cities. This action would allow Kaufman to join that suit and be reimbursed past and future franchise fees for these streaming services.

Author:
Mike Slye, City Manager

Reviewed:
Mike Slye, City Manager

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

Recommendation: Staff recommends approval of the City's participation in the lawsuit against Disney, Hulu, and Netflix.

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

Meeting Date: 9/26/2022 | **Date: 09/13/2022** | **Item #: 24.** | **Dept.: Administration**

Action Item

SUBJECT:

Consider and take appropriate action on the appointment of one (1) member to the Parks and Recreation Board to fill an unexpired term set to expire in March 2023.

BACKGROUND:

The Parks and Recreation Board currently has one vacancy that needs to be filled. The staff has received two (2) applications for the board. Candidate applications are attached for review.

Author:
Jessie Hanks, City Secretary

Reviewed:
Mike Slye, City Manager

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

Recommendation: Staff is seeking Council direction on the appointment to fill the vacancy of one (1) member of the Parks and Recreation Board to fill an unexpired term set to expire in March 2023.

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

City of Kaufman

BOARD OR COMMISSION CANDIDATE APPLICATION FOR APPOINTMENT

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

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

School Board member

Name: Lester Camp
Home Address:
~~Home Phone #:~~ 469-505-7655
*E-mail Address: camp-lester@yahoo.com
Date Submitted: ~~8/5/22~~ 8/15/22
Occupation:
Employer:
Work Phone #: 469-505-7655

Kaufman resident for 28 years.
Qualified Voter: ~~Yes~~ No

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

Name | Relationship

Highest Education Level Completed, School Attended and Year Graduated: (High School/College)

Kaufman High 2007
Midwestern State University

Boards/Commissions/Committees you have previously served on:	Dates

Professional and/or Community (Civic) Activities: Youth ministry @ Elite Kaufman, KYFA Youth Football, basketball Track

Skills, Hobbies, or Talents: Communication skills, Youth ministry, Personal Trainer, Spiritual Inspiration adult & Youth Motivational Speaker, Personal Development Mentor

Signature

3003 S. WASHINGTON · KAUFMAN, TEXAS 75142 · 1-972/932-2216 · METRO 972/962-5321 · FAX 972/932-0307

City of Kaufman

BOARD OR COMMISSION
CANDIDATE APPLICATION FOR APPOINTMENT

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

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

_____

Name: Emery Bruner
Home Address: 1601 Melody Circle
Home Phone #: (417) 705 7025
*E-mail Address: emery.bruner@gmail.com

Date Submitted: 20 Sep 22
Occupation: Retired/student
Employer: _____
Work Phone #: _____

Kaufman resident for 1+ years.

Qualified Voter: Yes ☑ No ☐

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

Name	Relationship

Highest Education Level Completed, School Attended and Year Graduated: (High School/College)
Associates of Arts - BA TVCC - 2022
UNT BBA - Sports Entertainment management - Currently Attending

Boards/Commissions/Committees you have previously served on:	Dates

Professional and/or Community (Civic) Activities:

_____

Skills, Hobbies, or Talents:
Sports, classes in park and facility design, planning, and management

Signature

DISCUSSION ITEMS REPORT (DIR)

Project Title	Department	Agenda Date	Entered Date	Status/Notes	Strategy Map
Splash Pad	Parks &Rec	TBD	10/23/2018	Shannon Park Contract Awarded 042522	2,3,4
Thoroughfare Plan Update	Development Serv	TBD	10/23/2018	In Progress	2,5
Bldg Standards Commission Ordinance	Development Serv	9/1/2019	10/23/2018	BSC to review	4
South Pointe	Development Serv		2/3/2021	Civil Plans under Review	2,3,4
Subdivision Ordinance Update	Development Serv	1/27/2020	10/23/2018	In progress	5
Citizens Academy	Admin/Public Safety		11/27/2018	Planning Phase	1,3
Fire Department Facility Improvements	Admin/Public Safety			Contractor Scheduled	1,2,5
Summer Youth Program	Admin/Parks	TBD	7/16/2019	COVID Postponement	1,3,4
Digital Gateway Signage	Admin	TBD	8/17/2020	Contract approved July 26, 2021	2,3
City Lakes Emer Action Plan	Public Works	TBD	8/7/2019		5
Disc Golf Course	Admin/PW	TBD	8/23/2019	TPWD Grant Awarded	2,3,4
Washington Street Utility Relocation	Admin/PW	TBD	10/1/2019	SUE forwarded to TxDOT	2,5
TPW Grant for City Lake Park	Parks &Rec	TBD	12/10/2019	TPWD Grant Awarded	4,5
CareFlight Facility	Admin	TBD	3/9/2020	Discussions regarding relocation	1,3
COVID - 19	Admin/Public Safety	TBD	3/11/2020	Action Plan in Place	4,5
Comprehensive Plan	Admin		8/26/2020	Need to update plan	2,3,4,5
Website Update	Admin		1/26/2021	Planning Phase	2,3
Street Maintenance Program	Public Works		1/29/2021	Budget Approved, Phase 1 & 2 complete. Start Phase 3.	2,4,5
Storm Drainage Projects	Public Works		1/29/2021	Phase 2 Under Construction	2,4,5
North & South Water Tower Rehab	Public Works		1/29/2021	South Tower Rehab Completed	4,5
Body Cameras	PD		2/2/2021	PO Issued	1,3,5
Annual Report	Admin		2/24/2021	Planning Phase	3
Shannon Park Updates	Admin/PW	4/26/2021	4/26/2021	Contract Awarded 042522	3,4,5
Inclusive Park	Admin/PW		4/29/2021	TPWD Grant Awarded	3,4,5
Connector Road	Admin		4/29/2021	County Partnership	2,3,5
AMI	Admin/PW		4/29/2021	Installation underway	4,5
High Speed Internet	Admin			Suddenlink live/CIP installing	2,3,5
Northeast Utility Project	Admin/PW		9/17/2021	Working on Cost Estimate and Scope	1,2,3,4,5
City Lakes Park/Lower Lake Improvements	Admin/PW		9/23/2021	Working on Cost Estimate and Scope	4
Former Senior Center Demo	Development Serv		11/8/2021	Approved in 2022 5 Year CIP	4
Sports Complex Parking Lot Paving	PW/Admin	4/25/2022	4/26/2022	To be scheduled	4
Kings Fort Park	PW/Admin		7/27/2022	Grant Application Submitted 08/01/22	3,4,5
Hike & Bike Trail	Admin		7/27/2022	Master Concept Plan & First Segment complete	3,4,5
Sports Complex Football Fields/Lighting/Sha	PW/Admin		9/23/2022	Funding and Design established	3,4
Downtown Square Landscape Update	PW/Admin		9/23/2022	Funding and Design established	3,4

DISCUSSION ITEMS REPORT (DIR)

COMPLETED

Project Title	Project Lead	Agenda Date	Entered Date	Status/Notes	
PID Creation Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Creation Ordinance Amendment	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
TIRZ Project Reprioritization Resolution	Dev Svc/Admin	11/13/2018	10/24/2018	Complete	
Home Improvement Incentive Program	Development Serv	11/13/2018	10/23/2018	Complete	
Budget Book Submission to GFOA	Finance		10/23/2018	Complete	
Interlocal Agreement w/County for PID	Finance		10/30/2018	PID Assessment for Georgetown in 2020	
WWTP Priority Project List	Public Works	11/13/2018	10/23/2018	Mark Hill - Consultant	
2600 Commerce Way Permit Ready	Development Serv	NA	11/6/2018	Complete Permit Issued 11/26/2018	
600 N Nash KC Street Barn Permit Issued	Development Serv	NA	11/6/2018	Complete Finaled 01/04/2019	
Rev Ch 22 & 46 7500SF F Sprinkler Req	elopment Serv	01/28/2019 02/25/2019	1/21/2019	Complete 02/25/2019	
Realtor PID Training	Admin	NA		Complete 4/23/2019	
Fee Schedule Update	Development Serv		6/4/2019	Approved by Council	
Bureau Veritas Contract Update	Development Serv		6/4/2019	Approved by Council	
Park Master Plan Update	Parks &Rec	8/5/2019	10/23/2018	Aproved 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 Finanlized and Approved	4,5
PD Body Camera Grant	PD	4/27/2020	5/19/2020	Grant not awarded	1,5
Civic Center	Admin	7/22/2019		Accepted 01/25/21	2,3
Phase II - Street Bond	Public Works	10/28/2019	10/23/2018	Accepted 01/25/21	5
TxDOT Turnback	Admin	12/17/2018	11/6/2018	Accepted 01/25/21	2,3,5
City Lakes Park Fence	Public Works		1/26/2021	Complete	
Building Official	Development Serv		12/10/2020	Hired	
54-Acre Development	Development Serv	5/18/2020	10/23/2018	PD to Council 05/18/2020	2,3,4
Building Code Update	Development Serv	10/28/2019	6/4/2019	Approved O-28-19	5
Park Dedication Ordinance	Development Serv	1/25/2021	10/23/2018	PH continued to 2/22/2021	4,5
Police Department Server	PD		1/29/2021	Ordered thru TSM	1,5
Tree Mitigation Ordinance	Development Serv		2/24/2021	Approved	4,5
Kaufman Lake	Admin/PW		1/8/2019	Sold April 2021	2,4,5
Downtown Parking	Admin		1/16/2019	2 Hour Parking Signs going up	2
Fire Engine Replacement	FD	1/25/2021	1/25/2021	Lease Approved	1,5
Greenlight City/EDC Marketing	Admin/EDC		6/16/2020	Greenlight Retainer	1,2
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

CareFlite City of Kaufman Response Summary
August 2022

Response Summary:

	Responses	Transports	Exceptions	Compliance %	Transport %
Priority 1 <8:59	24	17	1	96%	**71%**
Priority 2 <11:59	69	42	2	97%	**61%**
Priority 3 <14:59	27	22	2	93%	**81%**
Emergency Transfers<0:29:59	89	89	57	36%	**100%**
Non-Emergency Transfers<0:15	51	48	13	75%	**94%**
Helicopter	11	11			
Totals	**271**	**229**		**95.80%**	**71.06%**

Transport Summary:

	Number	Percentage
Baylor Scott and White Dallas	6	3%
Baylor Scott and White Sunnyvale	5	2%
Baylor Scott and White Lakepointe Rowlett	1	0%
Baylor Scott and White Lakepointe Forney	0	0%
Childrens Medical Center	7	3%
Dallas Regional Medical Center	3	1%
Medical City Dallas	0	0%
Parkland	1	0%
Texas Health-Dallas	74	34%
Texas Health- Kaufman	58	27%
Texas Health -Plano	3	1%
Texas Health-Rockwall	0	0%
UT Health- Athens	2	1%
UT Health- Tyler	1	0%
UT Health- Cedar Creek	0	0%
VA Medical Center Dallas	0	0%
Other Hospitals	18	8%
Nursing home, residence, other	39	18%
	218	**100%**

	Number	% of Total
Patient Refusal/Treat No Transport	23	55%
Pt is DOS	0	0%
Cancellation- No Patient	19	45%
	42	100%

Average Response Time City Wide--Emergency Calls	0:06:16

	Responses	Exceptions	
Last 100 Calls			
Priority 1	100	7	93%
Priority 2	100	3	97%
Priority 3	100	5	95%

KAUFMAN FIRE DEPARTMENT

MONTHLY DASHBOARD REPORT

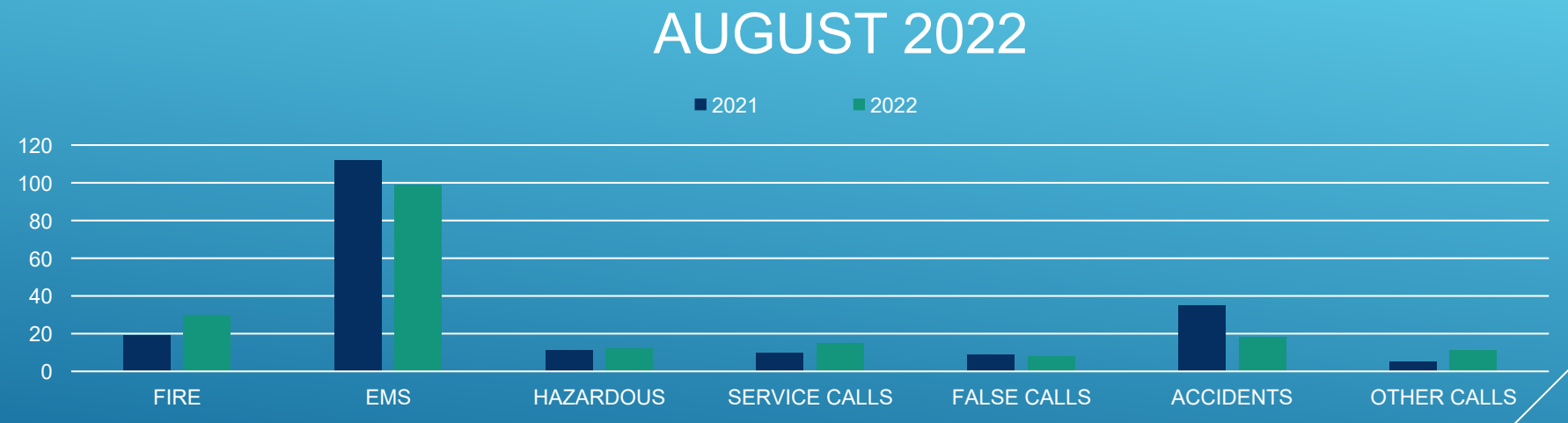
AUGUST 2022

City of Kaufman

KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
AUGUST 2022

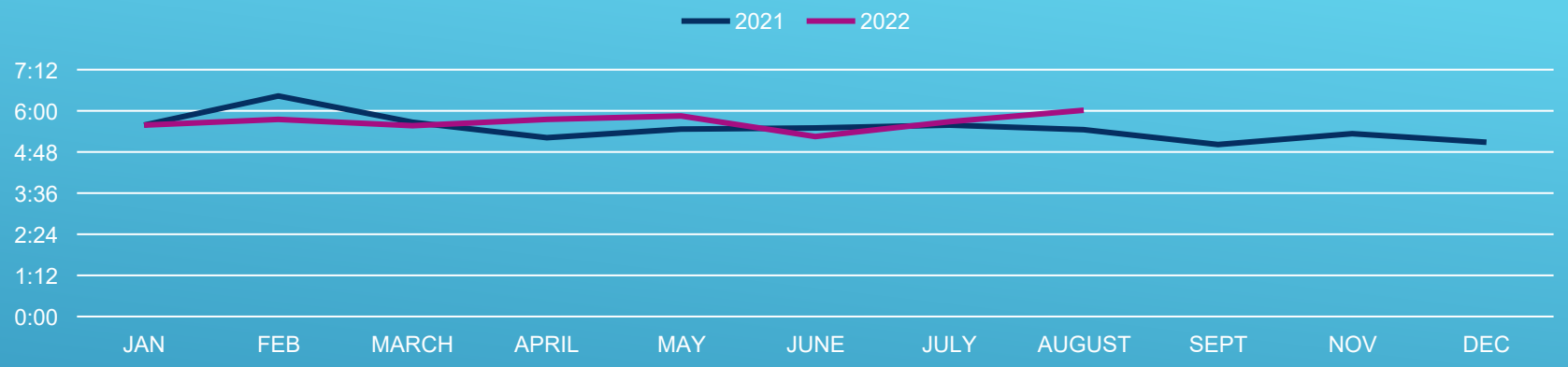
FIRE AUGUST 2022 ACTIVITY

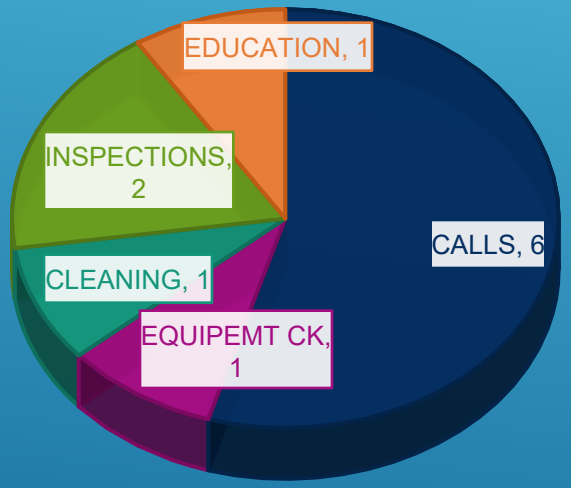
	2021 AUG	2022 AUG	MONTHLY INCREASE	FISCAL YTD OCT.20 TO AUG 21	FISCAL YTD OCT.21 TO AUG 22	FISCAL YTD INCREASE
FIRE CALLS	19	30	58%	97	187	93%
RESCUE & EMERGENCY MEDICAL SERVICES	112	99	-12%	1135	1092	-4%
HAZARDOUS CONDITIONS	11	12	9%	171	208	18%
SERVICE / GOOD INTENT CALLS	10	15	50%	146	171	15%
FALSE ALARMS	9	8	-11%	76	101	25%
ACCIDENTS	35	18	-49%	464	414	-12%
OTHER INCIDENTS	5	11	120%	73	89	18%
TOTAL CALLS	201	193	-4%	2162	2262	4%



KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
AUGUST 2022

MONTHLY RESPONSE TIMES



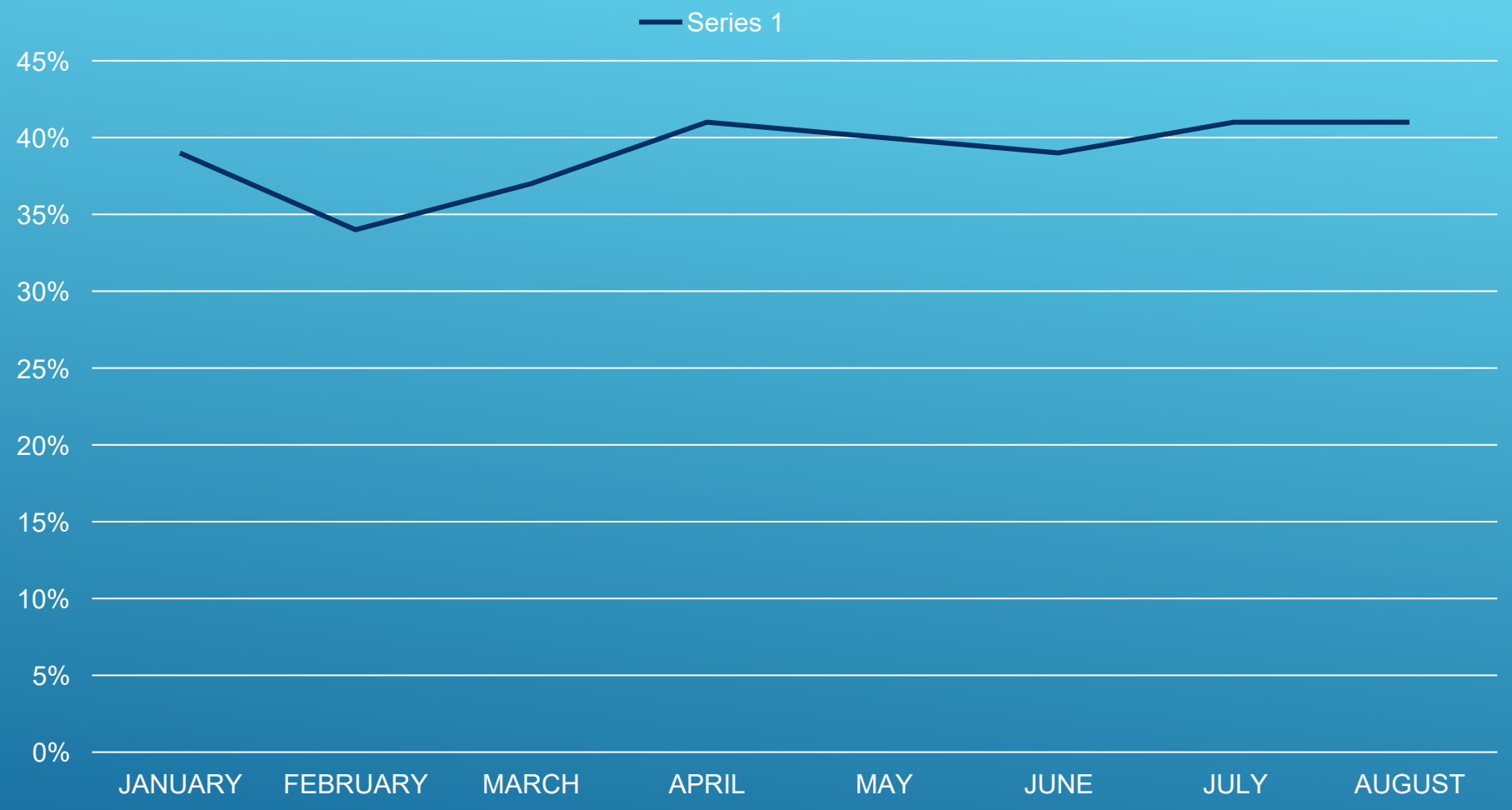


SHIFT HOURLY UTILIZATION 41 %

NFPA NATIONAL STANDARDS 25% TO 30% MAXIMUM

KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
AUGUST 2022

MONTHLY HOURLY UTILIZATION



KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
AUGUST 2022

AUGUST PREVENTION REVIEW

2 DEVELOPMENT PLANS REVIEWED

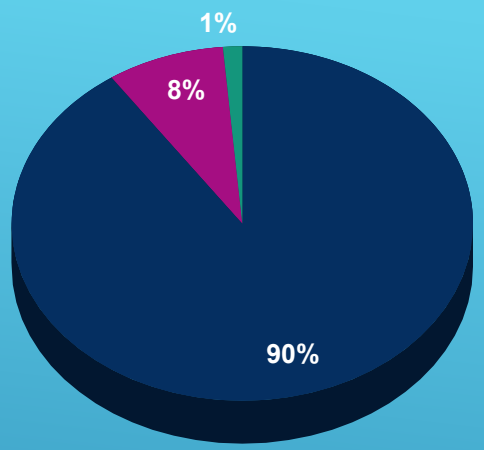
CONDUCTED 7 FIRE SAFETY INSPECTIONS

PERFORMED 1 CONSTRUCTION SITE FIRE SPRINKLER HYDRO TESTS

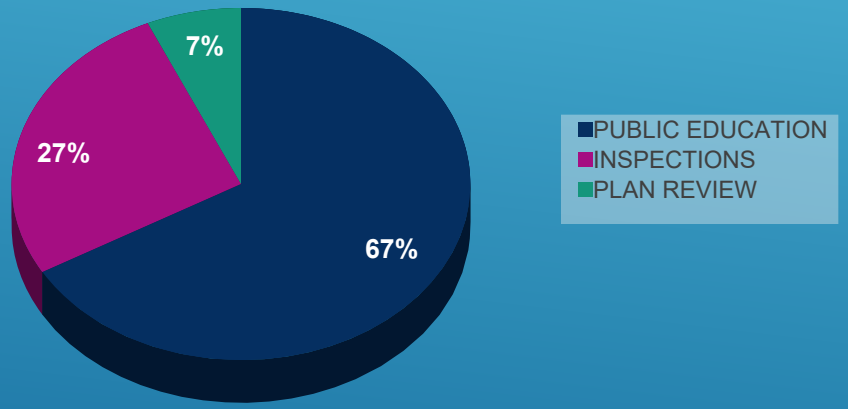
PASSED OUT FIRE PREVENTION MATERIALS TO APPROX. 10 CITIZENS

6 FIRE HYDRANTS WERE CHECKED AND PAINTED

YEARLY 2021



AUGUST 2022



PERSONNEL CONTINUNING EDUCATION

FIRE

SCBA USE AND CARE

EMS

PATIENT ASSESSMENT

KAUFMAN FIRE DEPARTMENT
MONTHLY DASHBOARD REPORT
AUGUST 2022

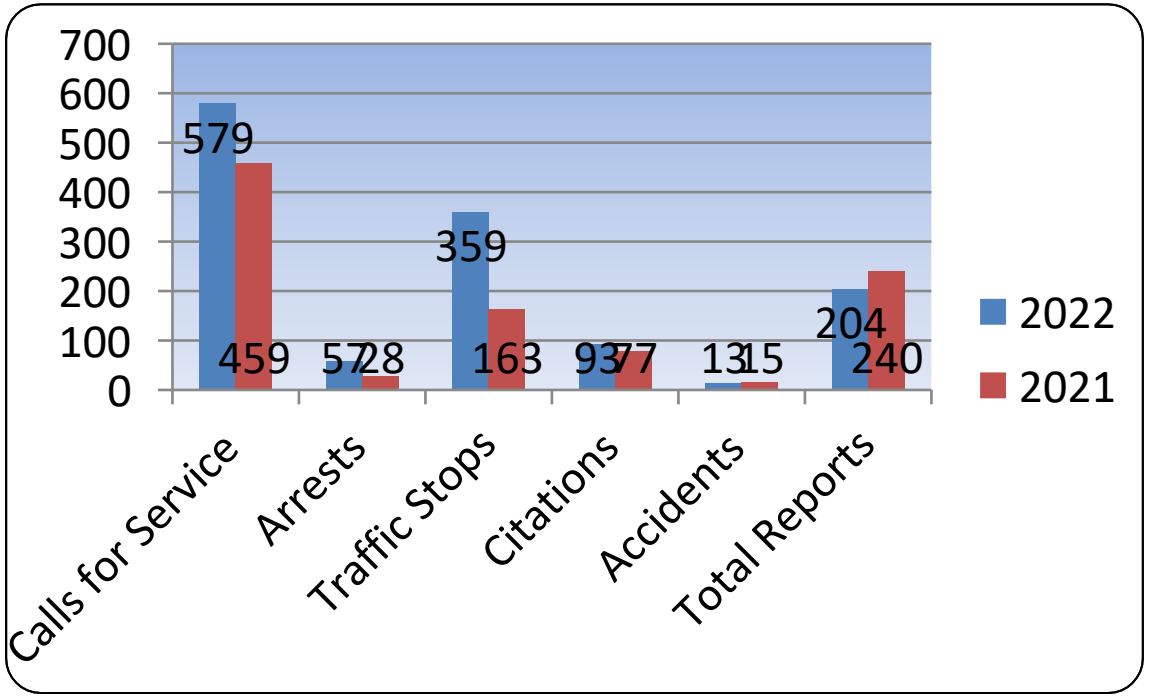
KAUFMAN POLICE DEPARTMENT
PATROL ACTIVITYAUGUST 2022

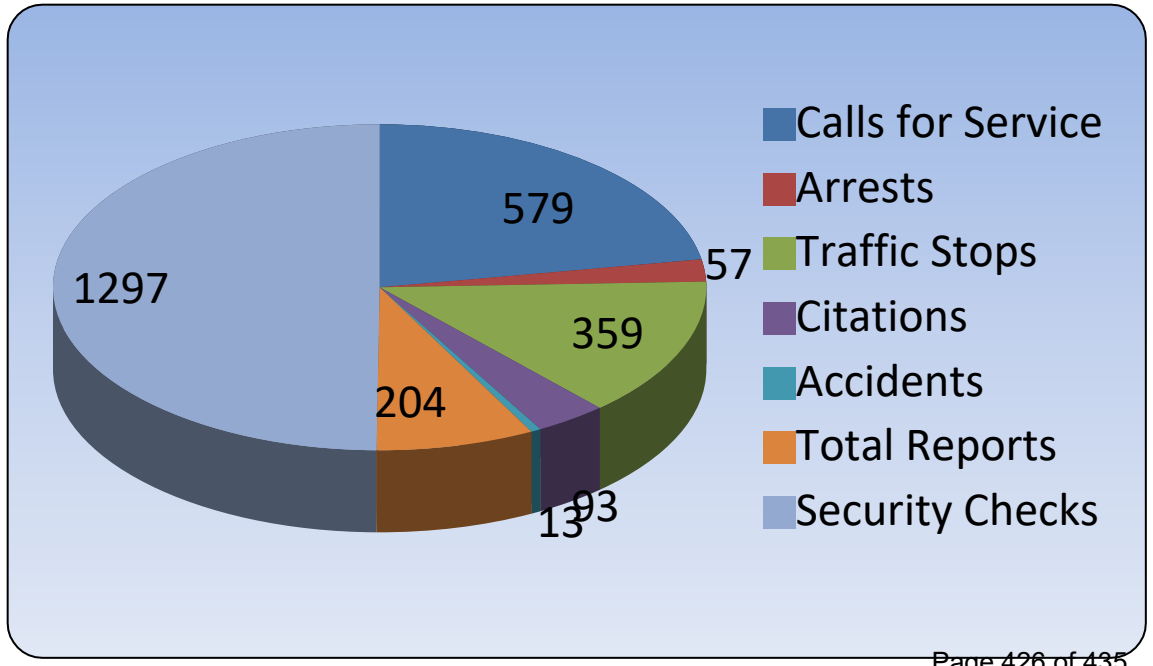
August 2022, Kaufman Police Department's Patrol Division Activity:

- **579** Calls For Service, Including Accidents
- **13** Traffic Accidents
- Completed **1297** Homes, Parks, & Business Checks
- Completed **359** Traffic Stops
- Completed **178** Incident Reports
- Completed **204** Reports
- Made **57** Arrests
- Average monthly response time to calls is **5:2** minutes.

Other points of interest include:

- Utilized the radar trailer on South Houston Street for the beginning of school.





KAUFMAN POLICE DEPARTMENT
SUMMARY AUGUST 2022

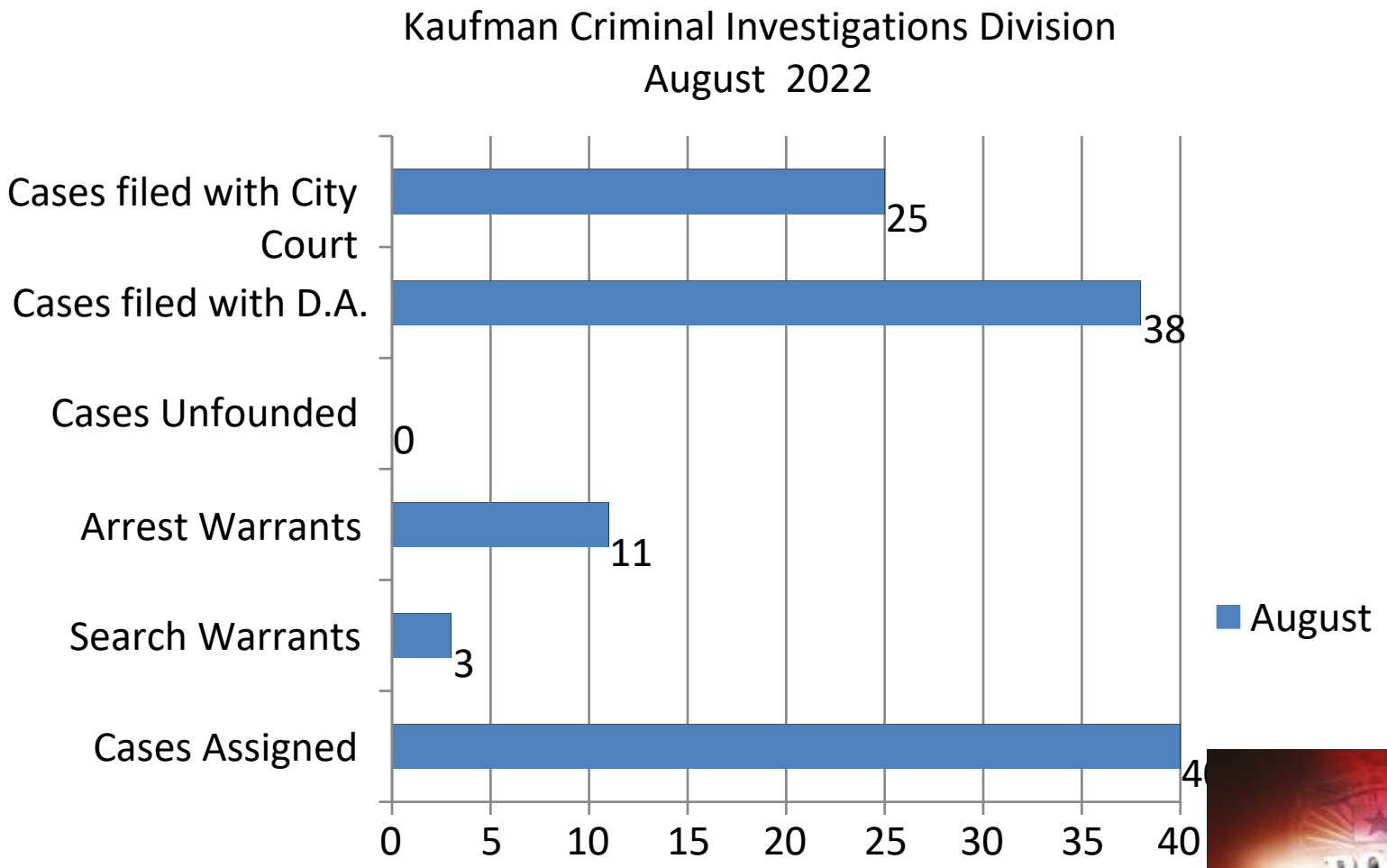
Community Engagement August 2022

Social Media Posts, Facebook Followers 12,068.

Events attended by Kaufman Police Department employees:

•Sent multiple Facebook posts relating to dogs recovered by animal control to attempt to locate owners.
•Shared Facebook post about August 20th Carter Blood Drive by Bloomfield Masonic Lodge.
•Shared Facebook post of Water Interruption in area of 4th Street to Bacon Street.
•Facebook post of multiple street signs stolen and stop signs.
•Shared Facebook post about the new Texas Housing Assistance Line at 1-855-802-0014.
•Shared City Facebook post advertising city's CivicReady system to sign up for emergency alerts and other notifications.
•Shared City Facebook post about responsible water conservation.
•Shared Kaufman County notice about Kemp Clean up/Collection Event.
•Facebook post of Officer find lemonade stand on Lewis Street.
•Shared Kaufman County S.O. Facebook post about stolen 4 wheeler.
•Facebook post about Bus Safety with the start of school approaching.
•Facebook posts about accident scenes around the city to keep citizens informed and try to help with traffic issues.
•Facebook posts about road closures around the city to keep citizens informed and try to help with traffic issues.
•Kaufman Police along with KISD Officers and Kaufman County Constables Precinct #1 in school zones the first week of school.
•Facebook post about not leaving children and animals in parked no running cars due to heat dangers.
•Sgt Colter Leftwich trained Kaufman Christian School about civilian active shooter response.
•Shared Facebook post of Water Interruption in area of Ola Road.
•Kaufman Police attended the meet the Lions Event and had a great time.
•Shared Terrell Police Facebook page attempting to ID a criminal from the Terrell Ross store.
•Shared Terrell Police Facebook page attempting to ID a criminal from the Terrell Residential Areas.
•Shared post from The Center about food distribution date.
•Shared Mesquite Police Department's Scam Awareness information.
•Shared Facebook post of Water Interruption in area of Ola Road, East Dellis Street and Park Street.
•Shared Facebook post of Water Interruption in area of Jefferson & 10th Street.
•Shared Terrell Police Facebook page attempting to ID a criminal from the Terrell residential store.
•Shared Weather and Flood Warnings due to weather conditions.
•Posted thank you to Kaufman Healthcare for providing lunch.
•Posted notice for information about illegal dumping on the westbound Hwy 175 service road.
•Shared Kaufman County Sheriffs Office notice of missing special needs girl, then that she was located safely.
•Many more posts and shares.

KAUFMAN CRIMINAL INVESTIGATIONS ACTIVITY AUGUST 2022



	Cases Assigned	Search Warrants	Arrest Warrants	Cases Unfounded	Cases filed with D.A.	Cases filed with City Court
August	40	3	11	0	38	25

KAUFMAN POLICE DEPARTMENT
AUGUST 2022

Year to Date - Offenses Known to Police for August 2022

Printed On: 9/21/2022

Agency: TX1290200 - KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Animal Cruelty, Total					-
Arson, Total				1	-100.00%
Assault Offenses, Total	30	20	3.41	39	-23.08%
Aggravated Assault	14	8	1.59	8	75.00%
Intimidation				2	-100.00%
Simple Assault	16	12	1.82	29	-44.83%
Bribery, Total					-
Burglary/Breaking and Entering, Total	3	1	0.34	10	-70.00%
Counterfeiting/Forgery, Total	1		0.11	2	-50.00%
Destruction/Damage/Vandalism of Property, Total	10	1	1.14	14	-28.57%
Drug/Narcotic Offenses, Total	133	127	15.11	120	10.83%
Drug Equipment Violations	48	48	5.45	27	77.78%
Drug/Narcotic Violations	85	79	9.65	93	-8.60%
Embezzlement, Total	1		0.11		-
Extortion/Blackmail, Total					-
Fraud Offenses, Total	2	1	0.23	10	-80.00%
False Pretense/Swindle/Confidence Game					-
Credit Card/Automatic Teller Machine Fraud				2	-100.00%
Welfare Fraud					-
Wire Fraud					-
Hacking/Computer Invasion					-
Identity Theft					-
Impersonation	2	1	0.23	8	-75.00%
Gambling Offenses, Total					-
Betting/Wagering					-
Operating/Promoting/Assisting Gambling					-
Sports Tampering					-
Gambling Equipment Violations					-
Homicide Offenses, Total					-
Murder and Nonnegligent Manslaughter					-
Negligent Manslaughter					-
Human Trafficking, Total					-
Human Trafficking, Commercial Sex Acts					-
Human Trafficking, Involuntary Servitude					-
Kidnapping/Abduction, Total	1		0.11		-
Larceny/Theft Offenses, Total	26	5	2.95	74	-64.86%
Motor Vehicle Theft, Total	3	2	0.34	8	-62.50%

KAUFMAN POLICE DEPARTMENT
AUGUST 2022

Year to Date - Offenses Known to Police for August 2022

Printed On: 9/21/2022

Agency: TX1290200 - KAUFMAN PD

Classification of Offenses	Offenses Reported	Offenses Cleared	Projected Rate/1000	Last YTD Reported	Percent Change
Pornography/Obscene Material, Total	7		0.80		-
Prostitution Offenses, Total					-
Assisting or Promoting Prostitution					-
Prostitution					-
Purchasing Prostitution					-
Robbery, Total	2		0.23		-
Sex Offenses, Total	5	1	0.57	3	66.67%
Fondling	4	1	0.45	3	33.33%
Rape	1		0.11		-
Sexual Assault with an Object					-
Sodomy					-
Sex Offenses, Non-Forcible, Total					-
Statutory Rape					-
Incest					-
Stolen Property Offenses, Total	1		0.11	3	-66.67%
Weapons Law Violations, Total	2	2	0.23	7	-71.43%
Group A Offense, Total	227	160	25.78	291	-21.99%
Crimes Against Person, Total	36	21	4.09	42	-14.29%
Crimes Against Property, Total	49	10	5.57	122	-59.84%
Crimes Against Society, Total	142	129	16.13	127	11.81%
Officers Killed or Assaulted YTD	**3**			**0**	-

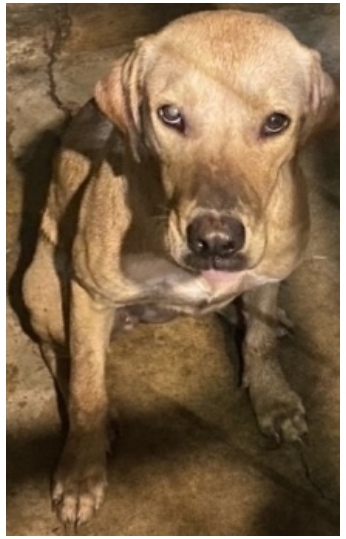
KAUFMAN POLICE DEPARTMENT
ANIMAL CONTROL REPORT AUGUST 2022

August 2022, Kaufman Animal Control Responded To-

- 71 Calls For Service
- 4 Follow-up Calls
- Warnings Issued – 5
- Citations Issued – 0
- Traps Set - 0

Domestic Animals Captured	Animals Turned Over
On Calls – 10	To Owner – 5
On View – 0	To Humane Society – 9

Dead Animals Recovered: - 2
Non-Domestic Animals Captured – 11



Development Services
August Monthly Report
Permits Issued: 08/01/2022-08/31/2022

Permit Title	Project Address	Credential Contacts	Permit Issued Date	Valuation	Project SQ. FT.	Total Fees Collected
2022 Food Permit	3612 Co. Rd. 103	Cindy Reyes	08/24/2022 at 2:26 PM	0		250
2022 Food Permit	595 N Hwy 34	JoAnn For a	08/26/2022 at 3:30 PM	0		150
Commercial Building Tenant Finish Out	201 Kings Fort Pkwy.	Derek Jones (General Contractor)	08/23/2022 at 12:56 PM	250000	2600	13924.11
Commercial Minor Addition, Remodel or Repair	1800 E Highway 243 , Tower	Gershwyn Fortune (General Contractor)	08/03/2022 at 9:01 AM	21425	5950	481.95
Electric Permit - Three Way Convenience Store	1107 E Mulberry St., Suite F	Jazon Azael (Electrical Contractor)	08/12/2022 at 9:33 AM	1000		82.4
Fence Permit	3906 Holly Springs Ln.	Bryan Mendez (General Contractor)	08/08/2022 at 11:16 AM	700		82.4
Fence Permit	1303 S Jefferson St.	Cedric Tatum (General Contractor)	08/08/2022 at 9:00 AM	4500		82.4
Fire Alarm, Fire Lane, Fire Sprinkler, Fire Suppression (	1902 E Hwy 175	Ed Bromley (Fire Sprinkler Systems)	08/10/2022 at 1:08 PM	62200		1322.55
Fire Alarm, Fire Lane, Fire Sprinkler, Fire Suppression (	340 E Highway 175	Jacob Hoskins (Fire Alarm Systems)	08/08/2022 at 9:17 AM	4000		180
Foundation Repair	1612 Anthony St.	wilson avila (Foundation Contractor)	08/19/2022 at 10:07 AM	9350		82.4
Foundation Repair	1601 Phillips Cir.	Robert Brown (Foundation Contractor)	08/31/2022 at 7:25 AM	12622		82.4
Mechanical Permit	1306 S Houston St.	Robert Smith (Mechanical Contractor)	08/30/2022 at 7:21 AM	15000		82.4
Plumbing Permit	1311 Royal Dr.	Jerry Bacon (Plumbing Contractor)	08/04/2022 at 9:08 AM	45000		82.4
Plumbing Permit	501 W 4Th St.	Todd Lambert (Plumbing Contractor)	08/18/2022 at 4:15 PM	3000		82.4
Plumbing Permit	1710 Rand Rd.	Brandyn Hazzard (Plumbing Contractor)	08/24/2022 at 3:30 PM	800		82.4
Plumbing Permit For 1 1/2" Double Check	1301 Lewis Dr.	David Kirk (Plumbing Contractor)	08/10/2022 at 9:08 AM	150		82.4
Plumbing Permit Gas Pressure Test	1904 S Jefferson St.	David Kirk (Plumbing Contractor)	08/01/2022 at 1:31 PM	873		82.4
Residential Accessory/Carport Permit	1406 Chancellor Dr.	Linda Rhodes (Home Owner)	08/24/2022 at 12:11 PM	3945	48	82.4
Residential Accessory/Carport Permit	1506 Lantz Rd.	Torres Ynes (Home Owner)	08/26/2022 at 12:31 PM	8435	700	144
Residential Addition, Remodel or Repair	1600 Rand Rd.	Juan Mario Ipina Martinez (Home Owner)	08/18/2022 at 3:29 PM	4000		82.4
Roof (Repair or Replace)	805 N Dallas St.	Cynthia Marroquin (Home Owner)	08/02/2022 at 1:53 PM	6000		80
Roof (Repair or Replace)	106 N Washington St.	Cody Davis (General Contractor)	08/09/2022 at 9:07 AM	40000		82.4
Roof (Repair or Replace)	1606 Austin Dr.	Harbinder Malhi (General Contractor)	08/24/2022 at 9:45 AM	3500		80
Roof (Repair or Replace)	1111 E 1ST NORTH St.	James Davis (Home Owner)	08/15/2022 at 10:50 AM	65000		80
Sign Permit	2400 Tabor Pkwy.	Jay Perkins (Sign Contractor)	08/18/2022 at 7:21 AM	340		144
Sign Permit	2400 Tabor Pkwy.	Jay Perkins (Sign Contractor)	08/18/2022 at 7:19 AM	340		144
Sign Permit	2400 Tabor Pkwy.	Jay Perkins (Sign Contractor)	08/18/2022 at 7:19 AM	340		144
Sign Permit	2400 Tabor Pkwy.	Jay Perkins (Sign Contractor)	08/18/2022 at 7:15 AM	340		144
Sign Permit	2400 Tabor Pkwy.	Jay Perkins (Sign Contractor)	08/18/2022 at 7:16 AM	340		144
Sign Permit	9 Oak Creek Dr., C	Herman Lockhart (Electrical Signs)	08/15/2022 at 3:32 PM	500		82.4
Sign Permit	9 Oak Creek Dr., C	Herman Lockhart (Electrical Signs)	08/15/2022 at 3:31 PM	500		82.4
Sign Permit	340 E Highway 175	Hussain Contractor (Sign Contractor)	08/18/2022 at 8:14 AM	1062.5		148.32
Sign Permit	340 E Highway 175	Hussain Contractor (Sign Contractor)	08/17/2022 at 3:37 PM	1062.5		148.32
Sign Permit	340 E Highway 175	Hussain Contractor (Sign Contractor)	08/31/2022 at 10:35 AM	2125		185.4
Sign Permit	340 E Highway 175	Hussain Contractor (Sign Contractor)	08/31/2022 at 10:33 AM	2125		185.4
Solar Panel Permit	603 N Clay	Ivan Benitez (Electrical Contractor)	08/10/2022 at 9:07 AM	25000		545.9
Solar Panel Permit	207 E 6Th St.	Toby Fitzgerald (General Contractor)	08/31/2022 at 7:21 AM	66000		539.9
				$661,575.00	9,298.00	$20,484.25

OCTOBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 **Planning & Zoning Meeting**	5	6	7	8
9	10	11 **KEDC**	12	13 **Parks & Rec Meeting**	14	15
16	17	18 **KKBB**	19	20	21	22 Kaufman Harvest Fest
23	24 **Regular City Council Meeting**	25	26	27	28	29
30	31 Halloween on Houston					

NOVEMBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Planning & Zoning Meeting	2	3	4	5
6	7	8 KEDC	9	10	11	12
13	14	15 KKBB	16	17 Parks & Rec Meeting	18	19
20	21	22	23	24	25	26
27	28 Regular City Council Meeting	29	30			

DECEMBER 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 Christmas on the Square
4	5	6 **Planning & Zoning Meeting**	7	8	9	10
11	12	13 **KEDC**	14	15 **Parks & Rec Meeting**	16	17
18	19 **Regular City Council Meeting**	20 **KKBB**	21	22	23 City Hall Closed-Christmas	24
25	26 City Hall Closed-Christmas	28	29	30	31	