



Dear Mayor Jordan and City Councilmembers:

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

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

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

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

Sincerely,
Richard Dunn
Chairman, Planning and Zoning Commission

Attachment

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



Water Impact Fees

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



Street Impact Fees

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

GFA - Gross Floor Area



Wastewater Impact Fees

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