



KAUFMAN COMPREHENSIVE PLAN – BASE STUDIES REPORT

November 2025 *DRAFT*

Prepared For:
The City of Kaufman

Prepared by:

Kimley»Horn

Kimley-Horn and Associates, Inc.
801 Cherry St Suite 1300, Unit 11,
Fort Worth, TX 76102

Contact:
Raul Orozco, Jr., AICP (Raul.Orozco@kimley-horn.com)

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Purpose Statement

The purpose of the Base Studies Report is to establish a comprehensive understanding of current conditions in the City of Kaufman at the outset of the planning process and to fulfill the Texas General Land Office requirements for grant compliance. The report includes the following components:

- A hazard risk assessment that aligns with the Kaufman County Hazard Mitigation Plan and identifies local vulnerabilities that may affect future development and infrastructure planning.
- A population study that documents current population estimates and provides a twenty-year population projection to support long-term planning decisions.
- A housing study that evaluates the existing housing stock and determines the number of additional housing units needed over the next ten years.
- A land use study that examines existing land use and compares it with the 2013 Future Land Use Plan.
- An infrastructure study that assesses systems such as water, wastewater, drainage, and transportation.

Together, these components form the analytical basis for the comprehensive plan, ensuring that accurate and data-driven insights inform planning decisions.

1.0 Hazard Risk Overview

1.0.1 Purpose

The purpose of the Kaufman County Hazard Mitigation Plan (2021) is to continue developing successful mitigation projects to bring together cities and other entities to reduce future risk of loss of life or damage to property in Kaufman County. The plan aims to enhance the County's resilience by identifying, prioritizing, and implementing strategies that minimize the impacts of natural and human-caused hazards.

During the plan's update process, the Planning Team determined that the mitigation strategy established in the 2015 plan remained relevant and effective. While the core goals were retained, their order was adjusted to reflect current priorities and implementation needs better. The goals of the 2021 plan are as follows:

1. Protect public health and safety in the County.
2. Protect new and existing properties.
3. Build and support partnerships to enhance mitigation to continuously become less vulnerable to hazards.
4. Leverage outside funds for investment in hazard mitigation.
5. Increase the understanding of residents for the need for mitigation, and steps they can take to protect people and properties.

This plan ensures that the City of Kaufman, Kaufman County, and its participating jurisdictions remain eligible for federal disaster relief programs and can effectively pursue hazard mitigation funding opportunities as they become available. The hazard mitigation plan is expected to be updated within the next two years to maintain compliance with FEMA's 5-year update requirement.

1.1 Hazard Identification and Assessment

1.1.1 Hazard Description

The Advisory Committee conducted the plan's hazard identification process to determine which natural and human-caused hazards should be included. The committee began by evaluating a range of potential hazards, considering regional and local risks. Through this process, the group narrowed the list to the most significant hazards by reviewing local historical data, the State of Texas Hazard Mitigation Plan, and findings from credible federal and state sources.

Based on this refined analysis, the planning team identified ten natural hazards with the potential to impact Kaufman County. To support a clearer understanding of risk and mitigation strategies, the plan organizes these hazards into four primary categories:

Atmospheric:

1. Tornado
2. Thunderstorm
3. Extreme Heat

4. Hail
5. Winter Storm
6. Hurricane

Hydrologic

7. Flood
8. Drought

Technological

9. Dam Failure

Other

10. Wildfire

1.1.2 Hazard Analysis

The risk assessment used two primary methodologies: FEMA's HAZUS-MH (FEMA's loss estimation software) and a statistical analysis approach. Each method estimates potential hazard impacts through a standardized and systematic evaluation framework. These methodologies are described in Section 4, page 11.

Hazard Risk Assessment Parameters

1. Frequency of Return
 - a. Highly Likely = Event is probable in the next year
 - b. Likely = Event is probable in the next 3 years
 - c. Occasional = Event is probable in the next 5 years
 - d. Unlikely = Event is probable in the next 10 years
2. Approximate annualized losses
3. A description of general vulnerability
4. A statement of the hazard's impact

1.1.3 Mitigation Action Matrix

The matrix that outlines all participating jurisdictions mitigation action strategies can be found in section 16, page 4.

Listed Kaufman County Mitigation Actions

Action #1: Plans/Regulations

Action #2: Education/Awareness

Action #3: Natural Systems Protections

Action #4: Structural

Action #5: Flood and NFIP Flood

Based on the Federal Emergency Management Agency's (FEMA) Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLEE) evaluation criteria, each participating jurisdiction prioritized mitigation actions as High (H), Moderate (M), or Low (L).

The City of Kaufman has identified nine City-specific mitigation actions addressing all ten hazards outlined in the Hazard Mitigation Plan. One of these nine actions has been completed since adopting the 2015 plan. In addition, there are 14 County-wide mitigation actions, four of which have been completed from the previous plan. The plan includes 11 actions associated with independent school districts and hospitals, with one action completed from the 2015 plan.

Color-coded check marks within the Mitigation Matrix indicate the minimum standards achieved through County-wide actions and any additional measures developed by individual plan participants to meet FEMA's requirements. Notably, these indicators represent only the baseline actions and do not encompass all mitigation activities detailed in Section 16 of the plan.

Table 1.1 | Mitigation Matrix for the City of Kaufman

	Dam Failure	Drought	Extreme Heat	Flood	Hail	Hurricane Wind	Thunderstorm	Tornado	Wildfire	Winter Storm
City of Kaufman	XXX	XX	XX	XXXXXX	XX	XX	XX	XX	XXX	XX

1.1.4 Risk Review

The risk summary identifies wildfire as the only hazard classified as highly likely to occur within the City of Kaufman. Two hazards, severe thunderstorms and drought, are considered likely, while occasional hazards include extreme heat and hail. The remaining five hazards, tornadoes, flooding, winter storms, hurricanes, and dam failure, are considered unlikely. These likelihood classifications were updated using data from the 2021 Kaufman County Hazard Mitigation Plan and supplemented with information from the National Centers for Environmental Information to incorporate events that occurred between 2020 and 2025.

1.1.4.1 Wildfire

68% of Kaufman's total population lives within the Wildland Urban Interface (WUI) which is where grasslands and developed areas meet, leading to wildfires being a highly likely threat to people within these areas. Within its city limits, the City of Kaufman did not exceed a 3 (moderate) on the KBDI index (an index that measures the readiness of fuels for wildland fires). However, most of the City is rated as being a 4 out of 7 (a point higher than moderate) on the Wildfire Threat map with other portions of the

city limits being graded as a 3 (moderate), non-burnable, and a 5 (high) in a small part of Northern Kaufman. The City of Kaufman risk is highly likely.

Mitigation (What can be done? What has been done?)

Table 1.2 | Wildfire Mitigation Actions for the City of Kaufman

#	Type of Action	Proposed Action	Priority	Jurisdiction	Estimated Cost
1	1. Plans/Regulations	Join FIREWISE fire protection program and review and update burning standards and fire ordinance	High	County-Wide Action #1	N/A
2	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with communities	High	County-Wide Action #2	\$5,000
3	4. Structural	Install a network of dry hydrants in stock ponds, creeks, water reservoirs, small lakes, and retention areas to increase and preserve water supply	Moderate	County-Wide Action #6	\$250,000
4	1. Plans/Regulations	Develop mutual aid agreements with communities to aid evacuation by cutting fences, removal, shelter, feeding of livestock during disaster events	High	County-Wide Action #7	\$5,000
5	2. Education/Awareness	Conduct public education to promote FIREWISE practices such as xeriscaping, removing debris, and constructing fire-resistant structures	High	County-Wide Action #8	\$5,000 Annually
6	1. Plans/Regulations	Practice FIREWISE mitigation techniques such as landscape gardens using native plants and prepare an emergency planning kit and safety plan	High	All ISDs and Hospitals Action #3	N/A
8	1. Plans/Regulations	Develop and implement County-Wide pre-disaster debris removal contracts with school districts and hospitals	High	All ISDs and Hospitals Action #4	\$5,000
9	2. Education/Awareness	Conduct public education to promote FIREWISE practices such as xeriscaping, removing debris, and constructing fire-resistant structures	High	All ISDs and Hospitals Action #8	\$2,000 Annually

10	1. Plans/Regulations	Implement tree trimming program and clear critical right of ways (electrical easements, road access, etc.) from overhanging limbs	Moderate	City Action #4	\$25,000 Annually
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Completed Action(s):

1. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)
2. Install permanent generators on all critical facilities (4)

City of Kaufman Risk

Frequency of Return: Number of events for Hazard (H)/ Time period of database records(T)

19/12= 1.5, Highly Likely

Annual Acres Losses: 2.6

Critical Facilities: police station, fire station, EMS station, hospital, schools, city hall, courthouse, senior living facility, street department, TVEC electric, water treatment plant, and water storage

1.1.4.2 Tornado

The City of Kaufman is in Wind Zone IV, where tornado wind speeds can reach up to 250 miles per hour. Since 1950, Kaufman has experienced three recorded tornado events, the most significant being an F3 tornado in 1963 that resulted in approximately \$250,000 in property damage. Based on this limited historical frequency, tornado occurrence in Kaufman is categorized as unlikely, with an event rate of three occurrences over seventy-five years.

Despite the lower likelihood, the City contains several critical facilities that are vulnerable to potential tornado impacts. These include the police and fire stations, emergency medical services facility, hospital, schools, city hall, courthouse, senior living facilities, electric utility facilities, the street department, and both the water treatment plant and water storage facilities. Damage to any of these facilities could significantly disrupt essential services and emergency response operations. Historic loss data from 1950 through 2020 indicate that the estimated average annual loss from tornado events in Kaufman is approximately \$36,601.

Mitigation (What can be done? What has been done?)

Current Actions

Table 1.3 | Tornado Mitigation Actions for the City of Kaufman

#	Type of Action	Proposed Action	Priority	Jurisdiction	Estimated Cost
1	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with communities	High	County-Wide Action #2	\$5,000
2	3. Natural Systems Protections	Implement a tree trimming, removal program to eliminate	Moderate	County-Wide Action #5	\$10,000 Annually

		hazard trees on public and private lands			
3	1. Plans/Regulations	Develop mutual aid agreements with communities to aid evacuation by cutting fences, removal, shelter, feeding of livestock during disaster events	High	County-Wide Action #7	\$5,000
4	4. Structural	Improve Animal Shelter capability during and following disaster events by identifying animal shelter locations as part of County's Emergency Management Plan.	High	County-Wide Action #13	\$10,000
5	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with school districts and hospitals	High	All ISDs and Hospitals Action #4	\$5,000
6	4. Structural	Retrofit existing campus buildings and development policy to require more stringent building requirements, such as hurricane clips, strapping, water efficient plumbing fixtures, and additional insulation to mitigate extreme heat and winter storms	High	All ISDs and Hospitals Action #11	\$250,000
7	1. Plans/Regulations	Revise building code standard to include more stringent commercial wind code requirements, such as hurricane clips, strapping, water efficient plumbing fixtures and additional insulation to mitigate extreme heat and winter storms	High	City Action #2	\$10,000
8	4. Structural	Construct a safe room on local school campus to protect students and faculty during tornado and hurricane wind events	High	City Action #3	\$2.2 Million

Completed Action(s):

1. Install weather service WARNING link as an emergency public warning system and tie it to our social media platforms and conduct outreach to increase public awareness of potential dangers. (2)

2. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)
3. Implement and participate in the Safe Room Rebate Program for County-wide residential and commercial property owners. (1)
4. Promote the Safe Room Rebate Program for area residential and commercial property owners through social media, County website, Community presentations etc. (2)
5. Install permanent generators on all critical facilities (4)

City of Kaufman Risk

Frequency of Return: Number of events for Hazard (H)/ Time period of database records(T)

3/75= 0.025, Unlikely

Property & Crop Loss: \$2,903,243

Critical Facilities: police station, fire station, EMS station, hospital, schools, city hall, courthouse, senior living facility, street department, TVEC electric, water treatment plant, and water storage

1.1.4.3 Thunderstorm

Between 1950 and 2025, the City of Kaufman experienced 28 documented thunderstorm events, excluding tornadoes and other high-wind hazards. This frequency indicates that thunderstorms are likely to occur approximately once every three years. The most severe recorded event reached wind speeds of 61 knots, which can produce localized damage to structures, trees, and utility systems.

The City's critical facilities that may be affected by severe thunderstorm activity include police and fire stations, emergency medical services facilities, hospitals, schools, city hall, courthouses, the street department, electric utility infrastructure, the wastewater treatment plant, and municipal water storage facilities. Historical loss data from 1950 to 2025 estimate an average annual damage cost of approximately \$4,367 associated with thunderstorm events. This level of loss is considered negligible; however, the frequency of storms and the presence of critical infrastructure at risk underscore the importance of continued preparedness.

Mitigation (What can be done? What has been done?)

Current Actions

Table 1.4 | Thunderstorm Mitigation Actions for the City of Kaufman

#	Type of Action	Proposed Action	Priority	Jurisdiction	Estimated Cost
1	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with communities	High	County-Wide Action #2	\$5,000
2	3. Natural Systems Protections	Implement a tree trimming, removal program to eliminate hazard trees on public and private lands	Moderate	County-Wide Action #5	\$10,000 Annually
3	1. Plans/Regulations	Develop and implement County-wide pre-disaster	High	All ISDs and Hospitals	\$5,000

		debris removal contracts with school districts and hospitals		Action #4	
4	4. Structural	Retrofit existing campus buildings and development policy to require more stringent building requirements, such as hurricane clips, strapping, water efficient plumbing fixtures, and additional insulation to mitigate extreme heat and winter storms	High	All ISDs and Hospitals Action #11	\$250,000
5	1. Plans/Regulations	Revise building code standard to include more stringent commercial wind code requirements, such as hurricane clips, strapping, water efficient plumbing fixtures and additional insulation to mitigate extreme heat and winter storms	High	City Action #2	\$10,000
6	4. Structural	Construct a safe room on local school campus to protect students and faculty during tornado and hurricane wind events	High	City Action #3	\$2.2 Million
7	1. Plans/Regulations	Implement tree trimming program and clear critical right of ways (electrical easements, road access, etc.) from overhanging limbs	Moderate	City Action #4	\$25,000 Annually

Completed Action(s):

1. Install weather service WARNING link as an emergency public warning system and tie it to our social media platforms and conduct outreach to increase public awareness of potential dangers. (2)
2. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)
3. Implement and participate in the Safe Room Rebate Program for County-wide residential and commercial property owners (1)
4. Promote the Safe Room Rebate Program for area residential and commercial property owners through social media, County website, Community presentations etc. (2)
5. Install permanent generators on all critical facilities (4)

City of Kaufman Risk

Frequency of Return: Number of events for Hazard (H)/ Time period of database records(T)

28/75= 0.37, Likely

Property Damage: \$327,500

Critical Facilities: Police station, fire station, EMS station, hospital, schools, city hall, courthouse, hospital, street department, TVEC electric, sewage plant, and water storage

1.1.4.4 Flood

Between 1960 and 2020, the City of Kaufman experienced nine documented flood events, resulting in an estimated \$80,608 in property and crop losses (in 2013 dollars). Flood risk in Kaufman is strongly influenced by the presence of flood-prone areas, particularly in West Kaufman and portions of East Kaufman, which are mapped within Flood Zone A on the Digital Flood Insurance Rate Map. Flood Zone A represents areas with a one percent annual chance of flooding and a twenty-six percent likelihood of flooding over the span of a standard thirty-year mortgage. Properties within this zone are required to carry flood insurance.

Hydrologic modeling indicates that flood events in Kaufman can reach depths of thirty-three feet or more, which meets the criteria for a Major Flood Stage, the most severe category on the flood extent scale. Although less than ten percent of properties within the City are projected to experience structural damage during a typical flood event, the combination of mapped flood exposure and flood stage severity results in Kaufman being classified as having a high future flood risk in the Hazard Mitigation Plan. The City participates in the National Flood Insurance Program, which provides financial support to property owners by offering access to federally backed flood insurance in exchange for maintaining floodplain management standards and engaging in public education efforts.

Data from the NOAA National Centers for Environmental Information document five flash flood events and one riverine flood between 2020 and 2025, causing an estimated \$1,030,000 in damages. The most significant event resulted in eight inches of floodwater entering four homes. Based on the data, flooding in Kaufman is characterized as occurring occasionally, with an expected recurrence interval of approximately once every five years.

Mitigation (What can be done? What has been done?)

Current Actions

Table 1.5 | Flood Mitigation Actions for the City of Kaufman

#	Type of Action	Proposed Action	Priority	Jurisdiction	Estimated Cost
1	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with communities	High	County-Wide Action #2	\$5,000
2	3. Natural Systems Protections 5. Flood and NFIP Flood	Conduct program in conjunction with local communities to incorporate regulatory standards to protect open space flood-prone areas by preventing new developments in the	Moderate	County-Wide Action #4	\$15,000

		floodplain			
3	1. Plans/Regulations	Develop mutual aid agreements with communities to aid evacuation by cutting fences, removal, shelter, feeding of livestock during disaster events	High	County-Wide Action #7	\$5,000 Annually
4	4. Structural	Improve Animal Shelter capability during and following disaster events by identifying animal shelter locations as part of County's Emergency Management Plan.	High	County-Wide Action #13	\$10,000
5	2. Education/Awareness 5. Flood and NFIP Flood	Conduct County-wide outreach to educate residents on flood hazards, mitigation techniques and promote availability of NFIP flood insurance	Moderate	County-Wide Action #14	\$15,000
6	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with school districts and hospitals	High	All ISDs and Hospitals Action #4	\$5,000
7	3. Natural Systems Protections 5. Flood and NFIP Flood	School districts and hospitals will implement a program to incorporate regulatory standards to protect open space flood-prone areas by preventing new developments in floodplains	Moderate	All ISDs and Hospitals Action #6	\$5,000
9	1. Plans/Regulations	Revise building code standard to include more stringent commercial wind code requirements, such as hurricane clips, strapping, water efficient plumbing fixtures and additional insulation to mitigate extreme heat and winter storms	High	City Action #2	\$10,000
10	1. Plans/Regulations	Implement tree trimming program and clear critical right of ways (electrical easements, road access, etc.) from overhanging limbs	Moderate	City Action #4	\$25,000 Annually
11	2. Education/Awareness 5. Flood and NFIP Flood	Conduct public education via website and social media regarding elevating structures above minimum standards and availability of NFIP flood insurance	Moderate	City Action #5	\$5,000 Annually

12	2. Education/Awareness 5. Flood and NFIP Flood	Develop and conduct public education program to publicize availability of flood insurance for residents potentially affected by dam breach of Kaufman City Lake Dam 1.	High	City Action #7	\$1,000 Annually
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Completed Action(s):

1. Install weather service WARNING link as an emergency public warning system and tie it to our social media platforms and conduct outreach to increase public awareness of potential dangers. (2)
2. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)
3. Implement and participate in the Safe Room Rebate Program for County-wide residential and commercial property owners (1)
4. Promote the Safe Room Rebate Program for area residential and commercial property owners through social media, County website, Community presentations etc. (2)
5. Install permanent generators on all critical facilities. (4)

City of Kaufman Risk

Frequency of Return: Number of events for Hazard (H)/ Time period of database records(T)

15/65= 0.23, Occasional

Property Damage: \$1,110,608

Critical Facilities: police station, fire station, EMS station, hospital, schools, city hall, courthouse, senior living facility, street department, TVEC electric, water treatment plant, and water storage

1.1.4.5 Extreme Heat

According to NOAA, Kaufman regularly experiences a daily heat index between 100- and 105-degrees Fahrenheit. This places the community within the “extreme heat” category, where prolonged exposure or physical exertion can result in heat exhaustion, heat cramps, and in severe cases, heat stroke. The Hazard Mitigation Plan identifies elderly individuals, young children, and people engaged in strenuous outdoor labor as the populations most vulnerable to extreme heat conditions.

Between 1950 and 2015, Kaufman recorded three documented extreme heat events, which resulted in four fatalities and five injuries. More recent data from the NOAA National Centers for Environmental Information indicate that from 2015 to 2025, Kaufman County experienced fourteen extreme heat events. This shift suggests that extreme heat has become more frequent in recent years, occurring considerably more often than the previous historical average of approximately once every five years. The increase in event frequency is reflective of changing climate patterns and underscores the importance of preparedness strategies that protect at-risk populations.

Mitigation (What can be done? What has been done?)

Current Actions

Table 1.6 | Extreme Heat Mitigation Actions for the City of Kaufman

#	Type of Action	Proposed Action	Priority	Jurisdiction	Estimated Cost
1	4. Structural	Partner with communities, businesses and churches to adapt existing structures as cooling centers throughout County area to aid residents during extreme heat conditions	Moderate	County-Wide Action #11	\$100,000
2	2. Education/Awareness	Partner with communities and businesses in order to promote and educate residents on dangers of extreme heat conditions, techniques to mitigate extreme heat, and provide locations of area cooling centers throughout County area	Moderate	County-Wide Action #12	\$10,000
3	2. Education/Awareness	Conduct outreach to students, parents, patients, and faculty to publicize campus buildings to serve as cooling areas during extreme heat conditions.	Moderate	All ISDs and Hospitals Action #2	\$5,000 Annually
4	2. Education/Awareness	Adapt existing structures as cooling centers throughout school and hospital districts to aid residents during extreme heat conditions	Moderate	All ISDs and Hospitals Action #9	\$100,000
5	2. Education/Awareness	Educate residents on dangers of extreme heat conditions, techniques to mitigate extreme heat such as covered benches, and provide locations of area cooling centers throughout County area	Moderate	All ISDs and Hospitals Action #10	\$10,000
6	4. Structural	Retrofit existing campus buildings and development policy to require more stringent building requirements, such as hurricane clips, strapping, water efficient	High	All ISDs and Hospitals Action #11	\$250,000

		plumbing fixtures, and additional insulation to mitigate extreme heat and winter storms			
7	1. Plans/Regulations	Revise building code standard to include more stringent commercial wind code requirements, such as hurricane clips, strapping, water efficient plumbing fixtures and additional insulation to mitigate extreme heat and winter storms	High	City Action #2	\$10,000
8	2. Education/Awareness	Conduct outreach to vulnerable populations, including establishing, promoting, and publicizing accessible locations of cooling areas during extreme heat conditions	Moderate	City Action #6	\$5,000 Annually

Completed Action(s):

1. Install weather service WARNING link as an emergency public warning system and tie it to our social media platforms and conduct outreach to increase public awareness of potential dangers. (2)
2. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)
3. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)
4. Install permanent generators on all critical facilities (4)

City of Kaufman Risk

Frequency of Return: Number of events for Hazard (H)/ Time period of database records(T)

17/75= 0.22, Occasional

Property Damage: \$0

Critical Facilities: police station, fire station, EMS station, hospital, schools, city hall, courthouse, senior living facility, street department, TVEC electric, water treatment plant, and water storage

1.1.4.6 Drought

Between 1950 and 2020, Kaufman County experienced 19 recorded drought events. The four most recent droughts primarily affected agricultural production, resulting in approximately \$937,000 in crop-related losses. Extended drought conditions can significantly impact the local economy, as reductions in agricultural output can lead to financial strain on producers and generate broader economic ripple effects throughout supporting business sectors. The Hazard Mitigation Plan also emphasizes that

drought conditions pose direct risks to public health, as access to clean and sufficient water is essential. Elderly individuals, children, and people with preexisting health conditions are the most vulnerable.

Recent data from the NOAA National Centers for Environmental Information indicate that between 2020 and 2025, Kaufman County experienced 17 drought events. This frequency represents a substantial increase relative to the long-term historical average and aligns with the observed rise in extreme heat conditions. Based on this trend, drought is now classified as highly likely, indicating an elevated need for proactive preparedness strategies.

Mitigation (What can be done? What has been done?)

Current Actions

Table 1.7 | Drought Mitigation Actions for the City of Kaufman

#	Type of Action	Proposed Action	Priority	Jurisdiction	Estimated Cost
1	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with communities	High	County-Wide Action #2	\$5,000
2	2. Education/Awareness	Encourage citizens through public education to take water-saving techniques, such as installing low-flow water saving showerheads and toilets	Moderate	All ISDs and Hospitals Action #1	\$150
3	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with school districts and hospitals.	High	All ISDs and Hospitals Action #4	\$5,000
4	4. Structural	Retrofit existing campus buildings and development policy to require more stringent building requirements, such as hurricane clips, strapping, water efficient plumbing fixtures, and additional insulation to mitigate extreme heat and winter storms	High	All ISDs and Hospitals Action #11	\$250,000
5	1. Plans/Regulations	Revise building code standard to include more stringent commercial wind code requirements, such as hurricane clips, strapping, water efficient plumbing fixtures and additional insulation to	High	City Action #2	\$10,000

		mitigate extreme heat and winter storms			
6	2. Education/Awareness	Conduct and encourage citizens through public education to take water-saving techniques, such as installing low-flow water saving showerheads and toilets	Moderate	City Action #9	\$150

Completed Action(s):

1. Install weather service WARNING link as an emergency public warning system and tie it to our social media platforms and conduct outreach to increase public awareness of potential dangers. (2)
2. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)

City of Kaufman Risk

Frequency of Return: Number of events for Hazard (H)/ Time period of database records(T)

36/75= 0.48, Highly Likely

Property Damage: \$128,760

Crop Damage: \$937,000

Critical Facilities: police station, fire station, EMS station, hospital, schools, city hall, courthouse, senior living facility, street department, TVEC electric, water treatment plant, and water storage

1.1.4.7 Hail

Between 1950 and 2020, the City of Kaufman recorded 19 hailstorm events. The most severe reached a magnitude of H7 on the Hail Intensity and Magnitude Index, classified as very destructive and typically associated with hailstones the size of golf balls. During this period, hail events resulted in approximately \$49,213 in documented property damage within the City. Critical facilities that hail events may impact include the police and fire stations, emergency medical services facility, hospital, schools, city hall, courthouse, street department, electric utility facilities, the wastewater treatment plant, and municipal water storage infrastructure. Although these facilities are considered vulnerable during hailstorms, the duration of service interruption is generally short, typically lasting 24 hours or less. Additionally, less than ten percent of structures in the City are expected to experience significant damage during typical hail events.

More recent data from the NOAA National Centers for Environmental Information indicate that between 2020 and 2025, the City experienced five hail events, resulting in approximately \$100,000 in damages. Based on the data, hailstorms are characterized as occurring occasionally, with an estimated recurrence of approximately once every five years.

Mitigation (What can be done? What has been done?)

Current Actions

Table 1.8 | Hail Mitigation Actions for the City of Kaufman

#	Type of Action	Proposed Action	Priority	Jurisdiction	Estimated Cost
1	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with communities	High	County-Wide Action #2	\$5,000
3	3. Natural Systems Protections	Implement a tree trimming, removal program to eliminate hazard trees on public and private lands	Moderate	County-Wide Action #5	\$10,000 Annually
4	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with school districts and hospitals	High	All ISDs and Hospitals Action #4	\$5,000
5	1. Plans/Regulations	Revise building code standard to include more stringent commercial wind code requirements, such as hurricane clips, strapping, water efficient plumbing fixtures and additional insulation to mitigate extreme heat and winter storms	High	City Action #2	\$10,000
6	4. Structural	Implement tree trimming program and clear critical right of ways (electrical easements, road access, etc.) from overhanging limbs	Moderate	City Action #4	\$25,000 Annually

Completed Action(s):

1. Install weather service WARNING link as an emergency public warning system and tie it to our social media platforms and conduct outreach to increase public awareness of potential dangers. (2)
2. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)
3. Install permanent generators on all critical facilities (4)

City of Kaufman Risk

Frequency of Return: Number of events for Hazard (H)/ Time period of database records(T)

24/75= 0.32, Occasional

Property Damage: \$149,213

Critical Facilities: Police station, fire station, EMS station, hospital, schools, city hall, courthouse, hospital, street department, TVEC electric, sewage plant, and water storage

1.1.4.8 Winter Storm

Between 1950 and 2020, Kaufman County experienced three documented winter storm events, which included periods of freezing rain, sleet, snow, and hazardous wind chill conditions. The most significant

event occurred in 2010, resulting in approximately \$1,000,000 in reported property damage. One of the primary impacts of winter storms is the potential for power outages, which can result in increased energy costs and a reliance on alternative heating sources. These conditions pose heightened risks for elderly residents, particularly in rural areas where icy roadways can limit access to care and delay emergency response.

The recent data from the NOAA National Centers for Environmental Information show that two winter storm events occurred between 2020 and 2025. This brings the total to five events over the course of seventy-five years. Based on this frequency, winter storms are classified as unlikely, as the probability of the hazard happening within the next ten years is low.

Mitigation (What can be done? What has been done?)

Current Actions

Table 1.9 | Winter Storm Mitigation Actions for the City of Kaufman

#	Type of Action	Proposed Action	Priority	Jurisdiction	Estimated Cost
1	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with communities	High	County-Wide Action #2	\$5,000
2	3. Natural Systems Protections	Implement a tree trimming, removal program to eliminate hazard trees on public and private lands	Moderate	County-Wide Action #5	\$10,000 Annually
3	1. Plans/Regulations	Develop mutual aid agreements with communities to aid evacuation by cutting fences, removal, shelter, feeding of livestock during disaster events	High	County-Wide Action #7	\$5,000
4	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with school districts and hospitals	High	All ISDs and Hospitals Action #4	\$5,000
5	4. Structural	Retrofit existing campus buildings and development policy to require more stringent building requirements, such as hurricane clips, strapping, water efficient plumbing fixtures, and additional insulation to mitigate extreme heat and winter storms	High	All ISDs and Hospitals Action #11	\$250,000
6	1. Plans/Regulations	Revise building code standard to include more stringent commercial wind code requirements, such as hurricane clips, strapping, water efficient plumbing	High	City Action #2	\$10,000

		fixtures and additional insulation to mitigate extreme heat and winter storms			
7	4. Structural	Implement tree trimming program and clear critical right of ways (electrical easements, road access, etc.) from overhanging limbs	Moderate	City Action #4	\$25,000 Annually

Completed Action(s):

1. Install weather service WARNING link as an emergency public warning system and tie it to our social media platforms and conduct outreach to increase public awareness of potential dangers. (2)
2. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)
3. Install permanent generators on all critical facilities (4)

City of Kaufman Risk

Frequency of Return: Number of events for Hazard (H)/ Time period of database records(T)

5/75= 0.067, Unlikely

Property Damage: \$1,122,755

Critical Facilities: Police station, fire station, EMS station, hospital, schools, city hall, courthouse, hospital, street department, TVEC electric, sewage plant, and water storage

1.1.4.9 Hurricane

Although the overall risk of direct hurricane impacts in the City of Kaufman is considered unlikely, the community can still experience inland effects from weakened storm systems. Between 1950 and 2025, five tropical systems passed through Kaufman County, with most of them downgraded to tropical depressions upon arrival. The most recent event, Hurricane Harvey, reached the area as a tropical storm.

Based on the historical record, the level of impact expected in Kaufman is generally consistent with conditions associated with a Category 1 hurricane, including heavy rainfall, localized flooding, and periods of high wind. Property damage related to past events has been negligible, reflecting the reduced intensity of storms by the time they reach the region.

Mitigation (What can be done? What has been done?)

Current Actions

Table 1.10 | Hurricane Mitigation Actions for the City of Kaufman

#	Type of Action	Proposed Action	Priority	Jurisdiction	Estimated Cost
1	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with communities	High	County-Wide Action #2	\$5,000

2	3. Natural Systems Protections	Implement a tree trimming, removal program to eliminate hazard trees on public and private lands	Moderate	County-Wide Action #5	\$10,000 Annually
3	1. Plans/Regulations	Develop mutual aid agreements with communities to aid evacuation by cutting fences, removal, shelter, feeding of livestock during disaster events	High	County-Wide Action #7	\$5,000
4	4. Structural	Improve Animal Shelter capability during and following disaster events by identifying animal shelter locations as part of County's Emergency Management Plan.	High	County-Wide Action #13	\$10,000
5	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with school districts and hospitals	High	All ISDs and Hospitals Action #4	\$5,000
6	4. Structural	Retrofit existing campus buildings and development policy to require more stringent building requirements, such as hurricane clips, strapping, water efficient plumbing fixtures, and additional insulation to mitigate extreme heat and winter storms	High	All ISDs and Hospitals Action #11	\$250,000
7	1. Plans/Regulations	Revise building code standard to include more stringent commercial wind code requirements, such as hurricane clips, strapping, water efficient plumbing fixtures and additional insulation to mitigate extreme heat and winter storms	High	City Action #2	\$10,000
8	4. Structural	Construct a safe room on local school campus to protect students and faculty during tornado and hurricane wind events	High	City Action #3	\$2.2 Million
9	1. Plans/Regulations	Implement tree trimming program and clear critical right of ways (electrical easements, road access, etc.) from overhanging limbs	Moderate	City Action #4	\$25,000 Annually

Completed Action(s):

1. Install weather service WARNING link as an emergency public warning system and tie it to our social media platforms and conduct outreach to increase public awareness of potential dangers. (2)
2. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)
3. Implement and participate in the Safe Room Rebate Program for County-wide residential and commercial property owners (1)
4. Promote the Safe Room Rebate Program for area residential and commercial property owners through social media, County website, Community presentations etc. (2)
5. Install permanent generators on all critical facilities (4)

City of Kaufman Risk

Frequency of Return: Number of events for Hazard (H)/ Time period of database records(T)

5/75= 0.067, Unlikely

Property Damage: N/A

Critical Facilities: Police station, fire station, EMS station, hospital, schools, city hall, courthouse, hospital, street department, TVEC electric, sewage plant, and water storage

1.1.4.10 Dam Failure

The City of Kaufman has two dams located within its jurisdiction. Both structures are currently rated in “Fair” condition; however, their Hazard Potential Classification is designated as “Significant.” This classification indicates that, in the event of a dam failure, loss of life and considerable property damage would be probable due to downstream development and population exposure.

Despite this potential consequence, there have been no recorded dam failure events in the past seventy-five years. Based on this historical record, dam failure is considered unlikely under the hazard risk review. Continued monitoring, regular inspection, and adherence to state dam safety standards remain essential to ensure ongoing structural integrity and to reduce risk.

Mitigation (What can be done? What has been done?)

Current Actions

Table 1.11 | Drought Mitigation Actions for the City of Kaufman

#	Type of Action	Proposed Action	Priority	Jurisdiction	Estimated Cost
1	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with communities	High	County-Wide Action #2	\$5,000
2	2. Education/Awareness	Conduct County-wide outreach to educate residents on	Moderate	County-Wide Action #14	\$15,000

		flood hazards, mitigation techniques and promote availability of NFIP flood insurance			
3	1. Plans/Regulations	Develop and implement County-wide pre-disaster debris removal contracts with school districts and hospitals	High	All ISDs and Hospitals Action #4	\$5,000
4	2. Education/Awareness	Develop and conduct public education programs to publicize availability of flood insurance for residents potentially affected by dam breach of Kaufman City Lake Dam 1.	High	City Action #7	\$1,000 Annually
5	1. Plans/Regulations	Develop Mutual Aid Agreements with Kaufman County and other jurisdictions to maximize resources in the event of levee failure from Kaufman City Lake Dam 1	High	City Action #8	\$5,000

Completed Action(s):

1. Install weather service WARNING link as an emergency public warning system and tie it to our social media platforms and conduct outreach to increase public awareness of potential dangers. (2)
2. Purchase and install weather service activation link as an emergency public warning system and conduct outreach to increase public awareness of potential dangers. (2)
3. Implement and participate in the Safe Room Rebate Program for County-wide residential and commercial property owners (1)
4. Promote the Safe Room Rebate Program for area residential and commercial property owners through social media, County website, Community presentations etc. (2)
5. Install permanent generators on all critical facilities. (4)

City of Kaufman Risk

Frequency of Return: Number of events for Hazard (H)/ Time period of database records(T)

0/75= 0.0, Unlikely

Property Damage: N/A

Critical Facilities: Police station, fire station, EMS station, hospital, schools, city hall, courthouse, hospital, street department, TVEC electric, sewage plant, and water storage

1.2 Mitigation Strategy

As described in the purpose of the Hazard Risk Overview, the development of jurisdiction-specific mitigation actions was guided by a set of County-wide mitigation goals and supporting objectives. These

objectives emphasize maintaining and protecting critical facilities, implementing cost-effective strategies to mitigate property damage, strengthening local partnerships to enhance preparedness, and maximizing the utilization of insurance and other financial tools to reduce recovery burdens.

These overarching goals provided a strategic framework for all participating jurisdictions and informed the selection and prioritization of mitigation actions in the plan. Each jurisdiction, including the City of Kaufman, developed its actions to align with these shared objectives while addressing its own unique vulnerabilities and community needs.

1.2.1 Mitigation Goals

1. Protect public health and safety in the County.
2. Protect new and existing properties.
3. Build and support partnerships to enhance mitigation to continuously become less vulnerable to hazards.
4. Leverage outside funds for investment in hazard mitigation.
5. Increase the understanding of residents for the need for mitigation, and steps they can take to protect people and properties.

1.2.2 City of Kaufman Hazard Mitigation Actions

As outlined in the hazard risk review, the City of Kaufman employs a balanced approach to mitigation that includes education and public awareness initiatives, updates to local plans and regulatory tools, and targeted structural and infrastructure improvements. This combination strengthens community resilience by ensuring that residents are informed and prepared to respond to natural hazards, while also improving the durability and performance of the built environment under extreme conditions. Together, these strategies enhance both individual readiness and long-term community protection. The specific hazard mitigation actions for Kaufman are summarized in **Table 1.12** below.

Table 1.12 | City of Kaufman Hazard Mitigation Actions

Proposed Action	Hazard(s) addressed	Implementation Schedule
Install permanent generators on all critical facilities	Winter Storm, Tornado, Hurricane Wind, Flood, Wildfire, Hail, Extreme Heat, Wildfire, Thunderstorm, Dam Failure	2021 - 2025
Revise building code standard to include more stringent commercial wind code requirements, such as hurricane clips, strapping, water efficient plumbing fixtures and additional insulation to mitigate extreme heat and winter storms	Tornado, Hurricane Wind, Thunderstorm, Hail, Winter Storm, Extreme Heat, Drought	2021-2025
Construct a safe room on local school campus to protect students and faculty during tornado and hurricane wind events	Hurricane Wind, Thunderstorm, Tornado	2024-2025
Implement tree trimming program and clear critical right of ways (electrical easements, road access, etc.) from overhanging limbs	Thunderstorm, Hurricane Wind, Wildfire, Hail, Winter Storm, Flood	2021 and ongoing
Conduct public education via website and social media regarding elevating structures above minimum standards and availability of NFIP flood insurance	Flood	2021-2025
Conduct outreach to vulnerable populations, including establishing, promoting, and publicizing accessible locations of cooling areas during extreme heat conditions	Extreme Heat	2021 and ongoing
Develop and conduct public education program to publicize availability of flood insurance for residents potentially affected by dam breach of Kaufman City Lake Dam 1	Dam Failure, Flood	2021 and ongoing
Develop Mutual Aid Agreements with Kaufman County and other jurisdictions to maximize resources in the event of levee failure from Kaufman City Lake Dam 1	Dam Failure	2025
Conduct and encourage citizens through public education to take water-saving techniques, such as installing low-flow water saving showerheads and toilets	Drought	2021-2025

2.0 Population Study

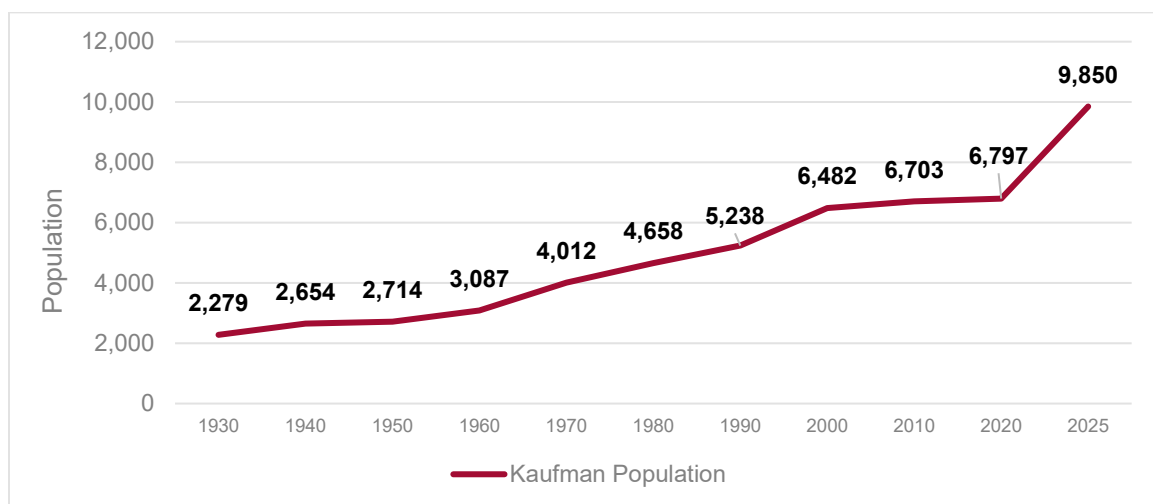
This report presents a comprehensive population study and projection analysis for the City of Kaufman. By examining historical growth patterns, evaluating regional development trends, and modeling future population scenarios through 2045, the study provides a data-driven foundation for informed decision-making. Understanding past dynamics and projected trajectories is essential for designing resilient infrastructure, advancing long-term recovery strategies, and guiding targeted investments in housing, utilities, and public facilities. These projections also serve as a critical tool for ensuring local planning efforts remain aligned with state and federal disaster recovery and mitigation funding priorities.

2.1 Historic Population

Figure 2.1 illustrates the historical population growth of the City of Kaufman. Since the 1930s, Kaufman has demonstrated steady and consistent growth, beginning with a population of 2,279 residents. The most significant decade of growth occurred between 1960 and 1970, when the population increased by 30 percent, rising from 3,087 to 4,012. Following that period, the City maintained growth of more than 12 percent per decade, with the next highest increase recorded between 1990 and 2000, when the population rose from 5,238 to 6,482. During the next two decades, the pace of growth slowed considerably. Between 2000 and 2010, Kaufman grew by only 2.4 percent, and between 2010 and 2020, the growth rate declined further to 1.4 percent. The current population estimate of roughly 9,850 is based on the 2023 American Community Survey figure of 8,010 residents and adjusted to account for two additional years of sustained residential development.

Compared to Kaufman County, the City outpaced County-wide growth until 1970 to 1980, when the County grew by 20.4 percent. From that point forward, Kaufman County consistently grew at a faster rate than the City until 2020-2025, exceeding 33 percent growth in subsequent decades and reaching a substantial 36.3 percent increase from 2020 to 2025. This long-term historical pattern highlights Kaufman's enduring resilience while emphasizing the importance of aligning future projections with broader regional growth dynamics. These historical trends provide a critical foundation for planning future housing needs, infrastructure investments, and economic development strategies.

Figure 2.1 | Historic Population in Kaufman



Source: 1930 – 2025 | Texas Almanac, 1930-1950 | U.S. Decennial Census, 1960-2020 |

2.2 Population Projections

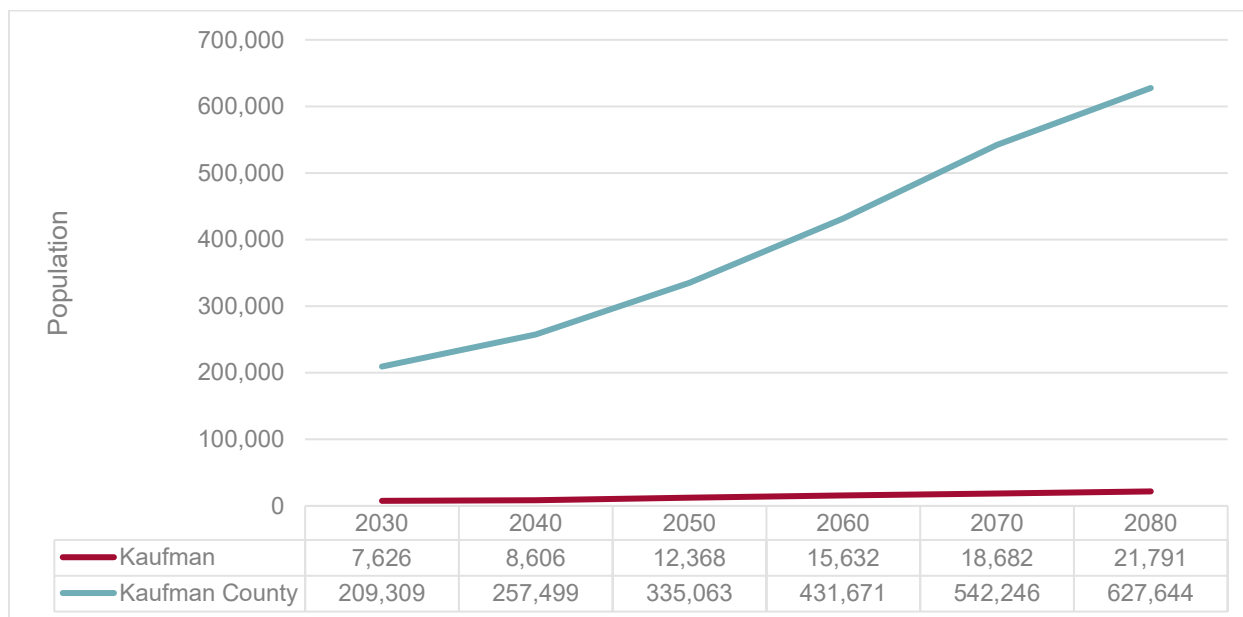
The following section presents population projections for the City of Kaufman to inform long-term planning and to satisfy Texas General Land Office (GLO) grant requirements. These projections provide forward-looking estimates of the City's potential growth and are critical for guiding infrastructure investments, hazard mitigation planning, and community development initiatives. The analysis integrates official forecasts from the Texas Water Development Board (TWDB) and locally calculated estimates using both linear and exponential growth models based on historical population trends. Together, these scenarios create a comprehensive picture of Kaufman's possible future trajectories and support planning processes that are both adaptable and firmly grounded in data.

2.2.1 Texas Water Development Board

The Texas Water Development Board (TWDB) developed population projections that used 2022 data, which were formally adopted in 2023. However, these projections are already outdated at the city level. By 2023, the American Community Survey reported a population of 8,010 for the City of Kaufman, which exceeds the Texas Water Development Board's projection for 2030. This discrepancy reflects the rapid growth occurring within the City, a trend that was not fully captured by earlier regional forecasts. At the county scale, Kaufman County is expected to continue expanding steadily, with its population projected to increase from 185,690 in 2023 to 209,309 in 2030, and then to 627,644 by 2080. While the TWDB anticipated significant countywide growth, the county seat did not as previous decades had shown limited growth for Kaufman. The last five years, however, have demonstrated a clear shift, with the City of Kaufman experiencing accelerated population increases that make county-level projections less applicable to city planning.

The TWDB population trends indicate sustained growth that will directly influence future housing needs, infrastructure capacity, and regional development patterns. The City is well-positioned to accommodate a meaningful share of the county's expanding population. Figure 2.2 illustrates the projected population trajectories for both the City of Kaufman and Kaufman County.

Figure 2.2 | Population Projections for Kaufman vs. Kaufman County



*Source: 2023 Texas Water Development Board Population Projections

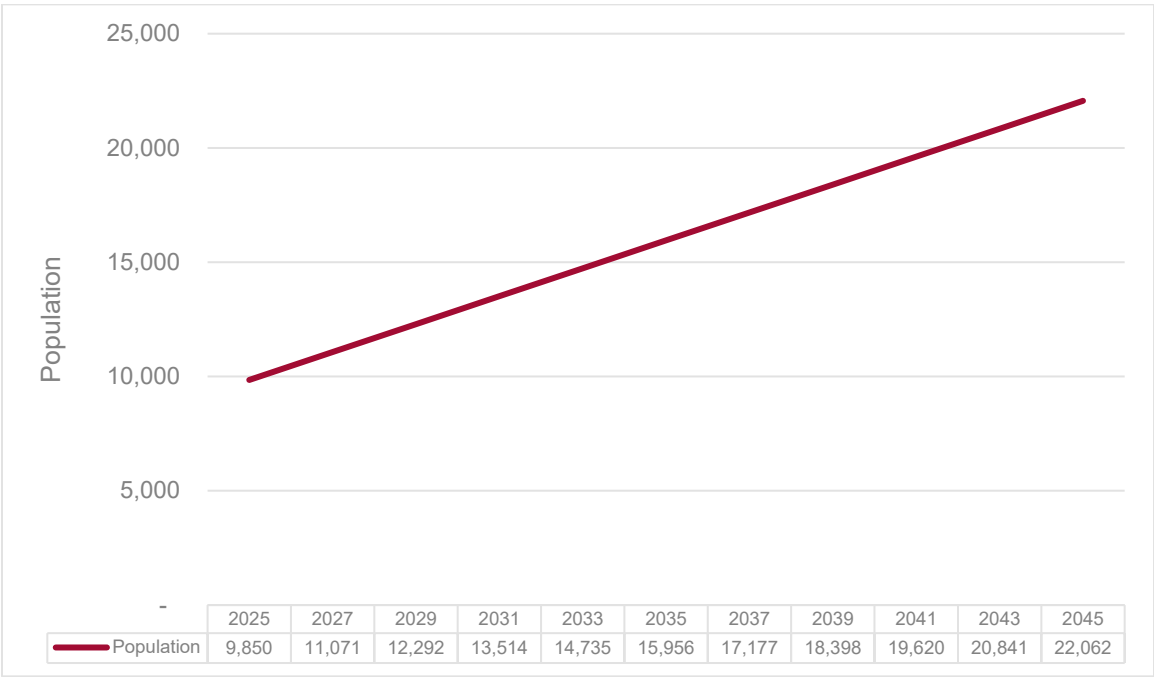
2.2.2 Kaufman Population Projections

In addition to the Texas Water Development Board projections, two alternative scenarios were developed for Kaufman using linear and exponential projection models. The linear model estimates future growth by applying a consistent rate of increase derived from historical population trends, producing a pattern of steady and predictable change over time. The exponential model, by contrast, applies a compounding growth rate in which population increases build upon the expanding base, resulting in a progressively faster growth rate. Together, these approaches present a spectrum of potential outcomes that provide greater flexibility in evaluating future conditions and support data-driven decisions for long-term planning and infrastructure investment.

Linear Growth

Based on the linear growth projection model, Kaufman's population is anticipated to increase gradually from 9,850 residents in 2025 to 22,062 residents by 2045. Figure 2.3 illustrates this projected trend.

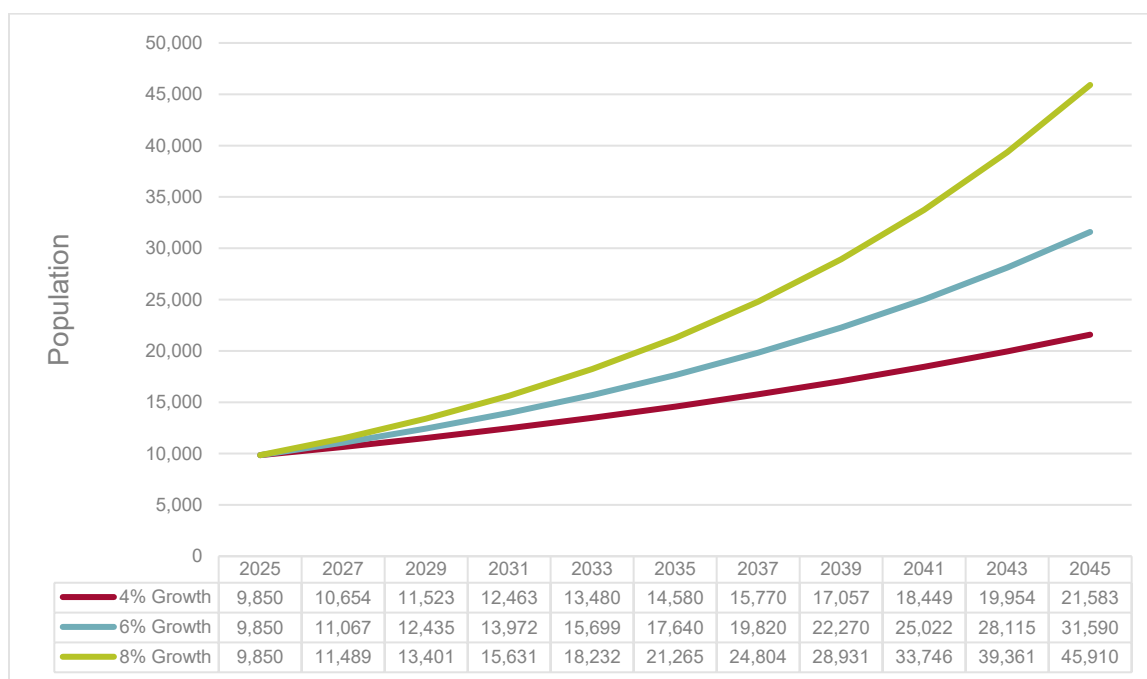
Figure 2.3 | Kaufman Linear Growth Population Projection



Exponential Growth

To evaluate potential future growth, exponential population projections were developed for Kaufman using annual growth rates of 4%, 6%, and 8%. These scenarios illustrate how the City's population could expand over time if growth follows a compounding pattern. The scenario using a 4 percent annual growth rate represents a conservative estimate and yields a projected population of approximately 21,583 by 2045. A moderate scenario using a 6 percent annual rate produces a projection of roughly 31,590 residents by the same year. The high-growth scenario, based on an 8 percent annual rate, aligns closely with Kaufman's recent observed growth rate of 7.7 percent from 2020 to 2025 and results in a projected population of approximately 45,910. Figure 2.4 illustrates the outcomes of these exponential growth scenarios.

Figure 2.4 | Exponential Population Projections for Kaufman



The population projections developed for this study estimate that Kaufman could reach between 21,583 and 45,910 residents by the year 2045. The higher end of this range is derived from the exponential growth model, which reflects the accelerated expansion that Kaufman and Kaufman County has experienced in the last five years. The lower end is the conservative growth rate that is similar to the linear growth projection, which assumes a steadier and more consistent rate of change over time. Ultimately, Kaufman's ability to reach its projected population growth will depend on the City's capacity to support continued development through its supply of available open land, its management of growth within the extraterritorial jurisdiction (ETJ), and its ability to continue to attract new residents from the rapidly expanding Kaufman County.

3.0 Housing Study

As part of the GLO grant funding requirements, this housing study comprehensively evaluates current housing conditions within the City of Kaufman. The analysis examines key factors such as occupancy status, the proportion of renter- and owner-occupied units, the characteristics of the existing housing stock, and the diversity of housing types available in the community. Together, this data provides a comprehensive understanding of the City's housing landscape and helps identify existing gaps and opportunities that can guide long-term growth, investment, and community development strategies.

3.1 Housing

Table 3.1 presents housing statistics for the City of Kaufman and Kaufman County. The two areas exhibit similar proportions of occupied and vacant housing units. The City of Kaufman reports 92.4% of its housing units as occupied and 7.6% as vacant, while Kaufman County reports 93.5% occupied and 6.5 percent vacant. A more notable difference emerges in the distribution of owner- and renter-occupied units. Within the City, 61.5% of housing units are owner-occupied, compared to 80.8% in the County. Conversely, renter-occupied units account for 38.5 percent of housing in the City, double the County's 19.2%. This higher share of rental housing in Kaufman suggests a slightly different housing market, reflecting greater demand for flexible housing options that accommodate a diverse population and workforce.

Table 3.1 | Occupancy Status in Kaufman and Kaufman County

Area	Total Units	Occupied Units	Vacant Units	Owner-Occupied	Owner %	Renter-Occupied	Renter %
Kaufman	2,836	2,620 (92.4%)	216 (7.6%)	1,611	61.5%	1,009	38.5%
Kaufman County	69,001	64,511 (93.5%)	4,490 (6.5%)	52,148	80.8%	12,363	19.2%

**Source: 2025 ESRI Housing Profile*

3.2 Housing Stock

Table 3.2 presents the distribution of housing units by type for the City of Kaufman and Kaufman County in 2023. The most notable difference between the two areas is the proportion of multifamily housing. In Kaufman, multifamily units account for 21.2% of the housing stock, while in the County, they represent only 8.4%. Conversely, Kaufman County contains a larger share of single-family homes (79.9%) than the City (73.2%). The County also has nearly double the proportion of mobile homes, comprising 11.7% of its housing stock compared to 5.6% in Kaufman. This variation reflects differences in land availability and development patterns, as the County's larger geographic area supports more dispersed housing types. In contrast, the City's denser urban environment accommodates more multifamily developments.

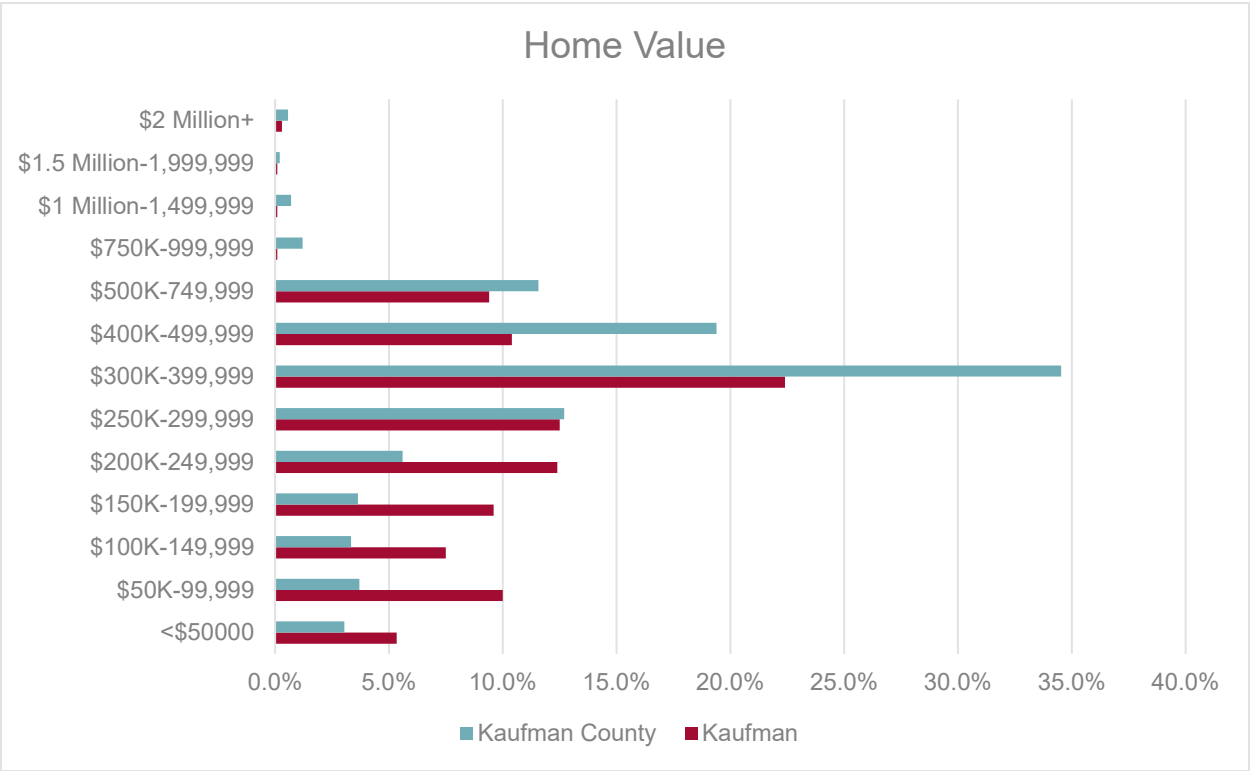
Table 3.2 | Housing Units by Type

Area	Single Family Units	% SF	Multifamily Units	% MF	Mobile Home Units	% MH	Total Units
Kaufman	1,958	73.2%	568	21.2%	149	5.6%	2,675
Kaufman County	41,721	79.9%	4,378	8.4%	6,088	11.7%	52,187

**Source: 2019-2023 ACS 5-Year Estimates*

Figure 3.1 presents the distribution of home values in the City of Kaufman. The median home value in Kaufman is \$290,851, with the largest share of homes (22.4%) falling within the \$300,000 to \$399,000 range. Kaufman County's median home value is higher at \$374,225, with its largest share of homes (34.5%) also in the \$300,000 to \$399,000 range. At the upper end of the market, homes valued over \$1 million represent 0.5% of the housing stock in the City, compared to 1.5% in the County, a threefold difference. Overall, Kaufman contains a greater concentration of homes in lower value ranges, while the County has a higher proportion of homes in the upper value categories. This pattern indicates that Kaufman maintains a relatively more affordable housing market than the broader County, which may support continued residential growth and workforce accessibility.

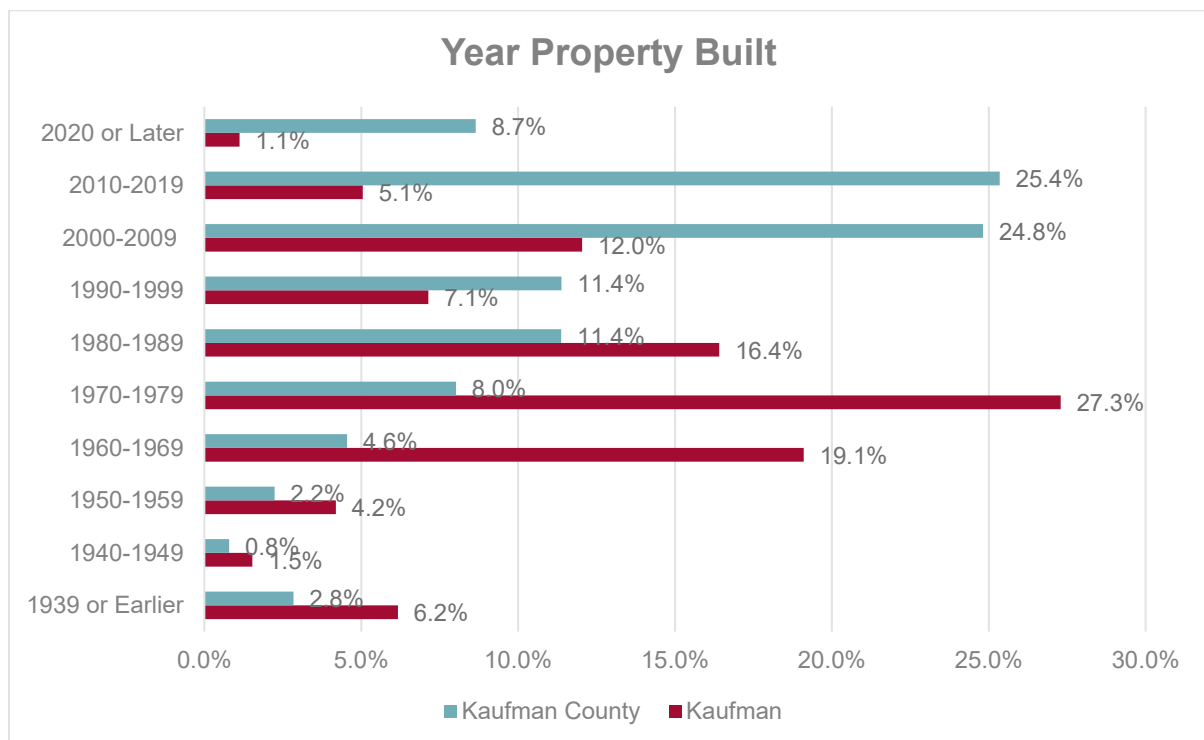
Figure 3.1 | Home Value in Kaufman and Kaufman County



*Source: 2019-2023 ACS 5-Year Estimates

When evaluating housing values, it is essential to consider the housing stock's age. A significant difference exists between the median year of construction in the City of Kaufman and Kaufman County. The median home in Kaufman was built in 1977, while the median home in the County was built in 2004, representing nearly a 30-year difference. Figure 3.2, which illustrates the distribution of housing by year built as of 2023, highlights this contrast. Only 18.2% of Kaufman's housing stock was constructed after 2000, compared to 58.8% in the County. The largest share of homes in Kaufman was built during the 1970s at 27.3%, while the County's peak decade of construction occurred in the 2010s. This indicates that Kaufman's housing stock is generally older and may present opportunities for targeted reinvestment, rehabilitation, and modernization to meet evolving housing needs.

Figure 3.2 | Year Property Built in Kaufman and Kaufman County

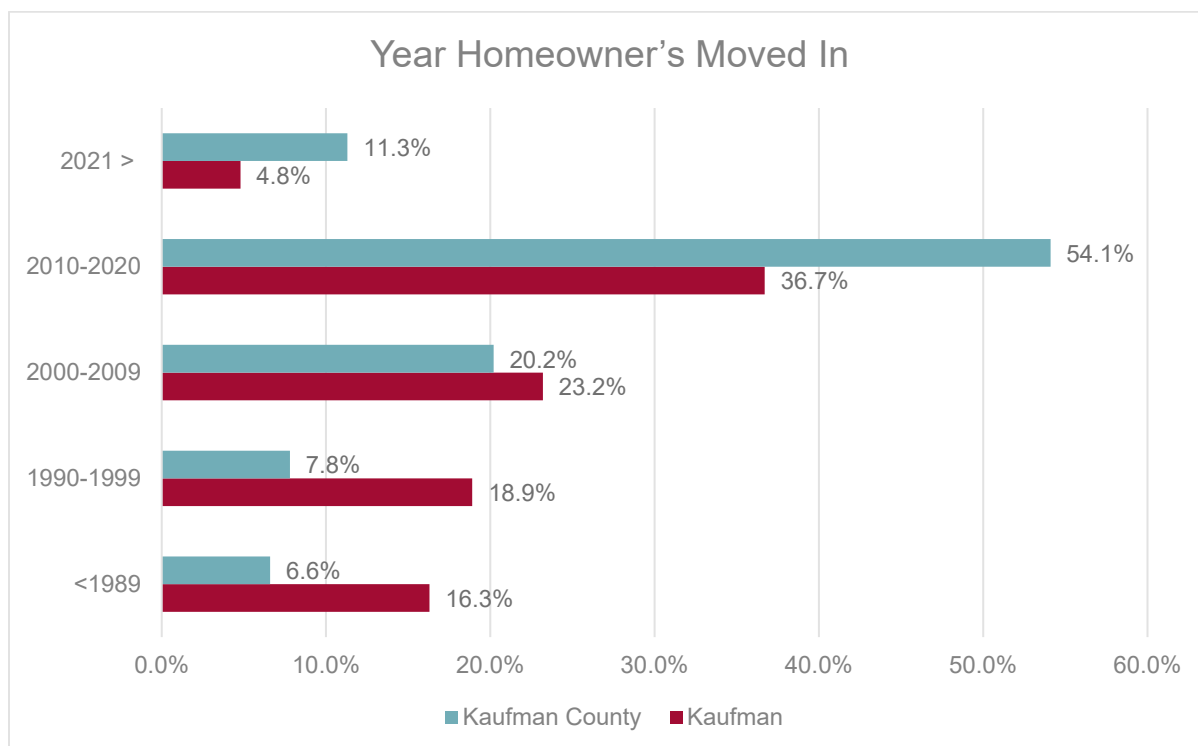


**Source: 2019-2023 ACS 5-Year Estimates*

3.3 Owner-Occupied Housing

Figure 3.3 presents data on the year homeowners moved into their residences as of 2023. For properties with move-in dates from 1989 or earlier and during the 1990s, the City of Kaufman shows nearly double the percentage of homeowners compared to Kaufman County, which aligns with the City's older housing stock discussed previously. In Kaufman, most owner-occupied households moved into their homes during the 2000s and 2010s, with 23.9% moving between 2000 and 2009 and 36.6% between 2010 and 2020. In contrast, Kaufman County saw a much larger share of homeowners move in during that same time period, with 20.2% settling in during the 2000s and a significant 54.1% in the following decade, meaning that more than half of all County homeowners moved into their current homes during the 2010s. Between 2021 and 2023, 4.8% of homeowners in the City of Kaufman moved into their homes compared to 11.3% in the County, indicating a continued rapid residential growth. These patterns show that Kaufman has a higher share of long-term homeowners. At the same time, Kaufman County has experienced more recent housing turnover and expansion, reflecting ongoing suburban and regional growth trends.

Figure 3.3 | Year Homeowner's Moved in in Kaufman and Kaufman County

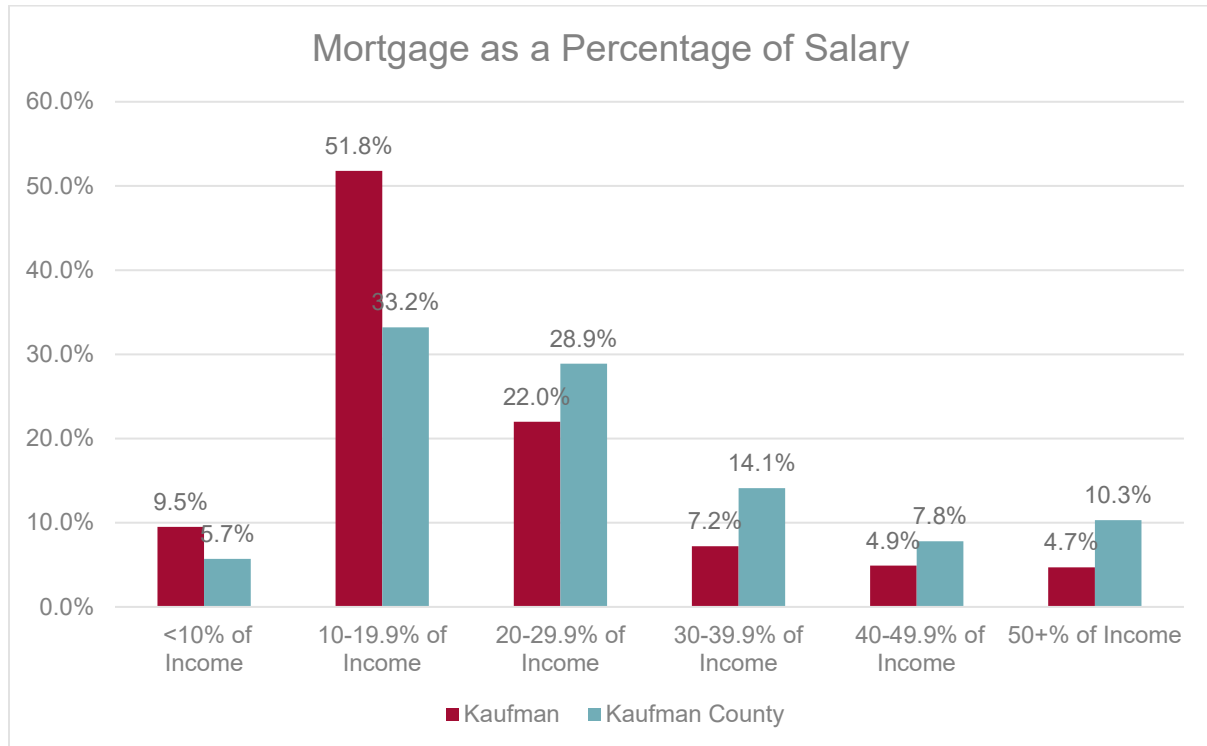


**Source: 2019-2023 ACS 5-Year Estimates*

Figure 3.4 illustrates the share of homeowner mortgage costs as a percentage of household income. In the City of Kaufman, most homeowners maintain affordable housing costs, with 83.3% spending less than 30% of their income on monthly mortgage payments. In Kaufman County, this share is lower at 62.7%, indicating that a larger portion of County residents allocate a higher percentage of their income toward housing. This 20% difference suggests that homeowners in the County are more likely to purchase homes that exceed the generally recommended affordability threshold. Notably, 10.3% of County homeowners spend more than 50% of their income on housing costs, compared to 4.7% in the

City. These findings highlight that Kaufman residents generally experience greater housing affordability than those in the broader County area.

Figure 3.4 | Mortgage as a Percentage of Salary in Kaufman and Kaufman County

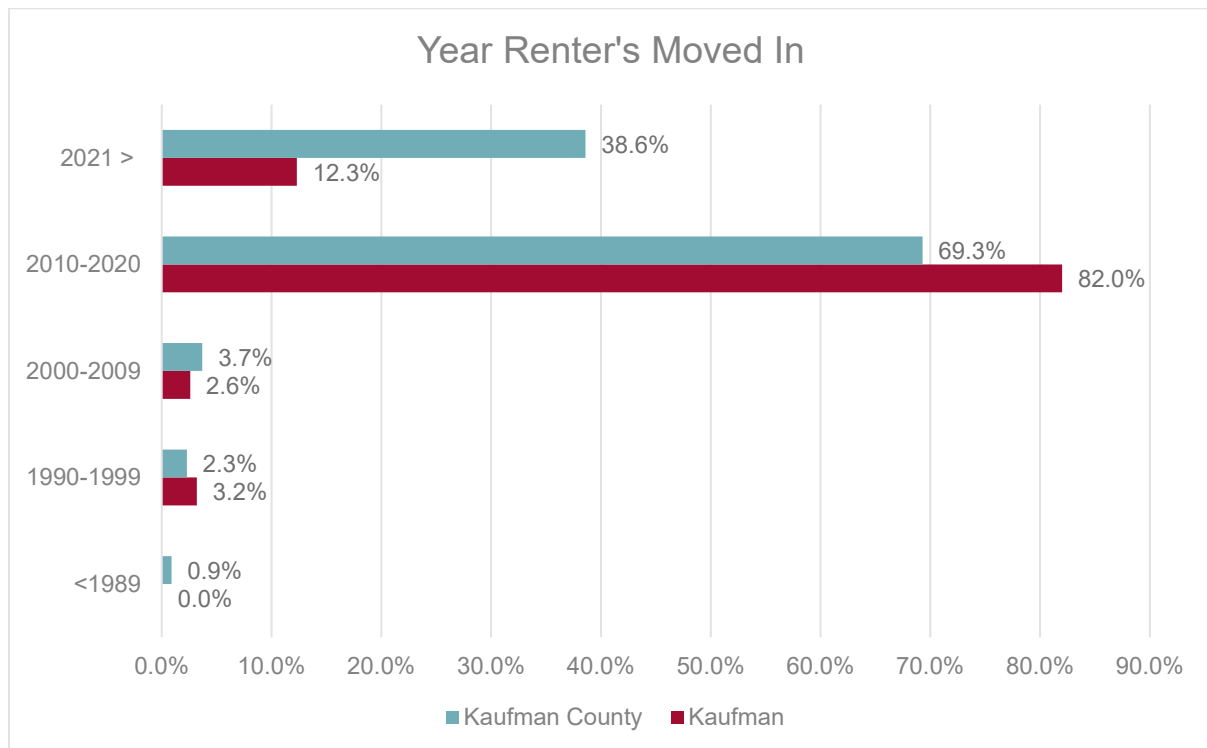


*Source: 2019-2023 ACS 5-Year Estimates

3.4 Renter-Occupied Housing

When examining renter-occupied housing units, it is reasonable to expect fewer long-term renters remaining in the same residence. This trend is reflected in Figure 3.5, which shows that 5.8% of renters in the City of Kaufman have occupied their current units since 2010 or earlier, compared to 6.9% in Kaufman County. The most notable differences appear in more recent years. In the City, 82% of renters moved into their units during the 2010s and 12.3% between 2021 and 2023. In comparison, Kaufman County recorded 69.3% of renters moving in during the 2010s and 38.3% between 2021 and 2023. These figures suggest that a larger share of newer renters are located in the broader County area; likely because of expanded infrastructure and the availability of newly constructed rental properties. This pattern indicates that the City of Kaufman has a more stable and mature rental market than Kaufman County.

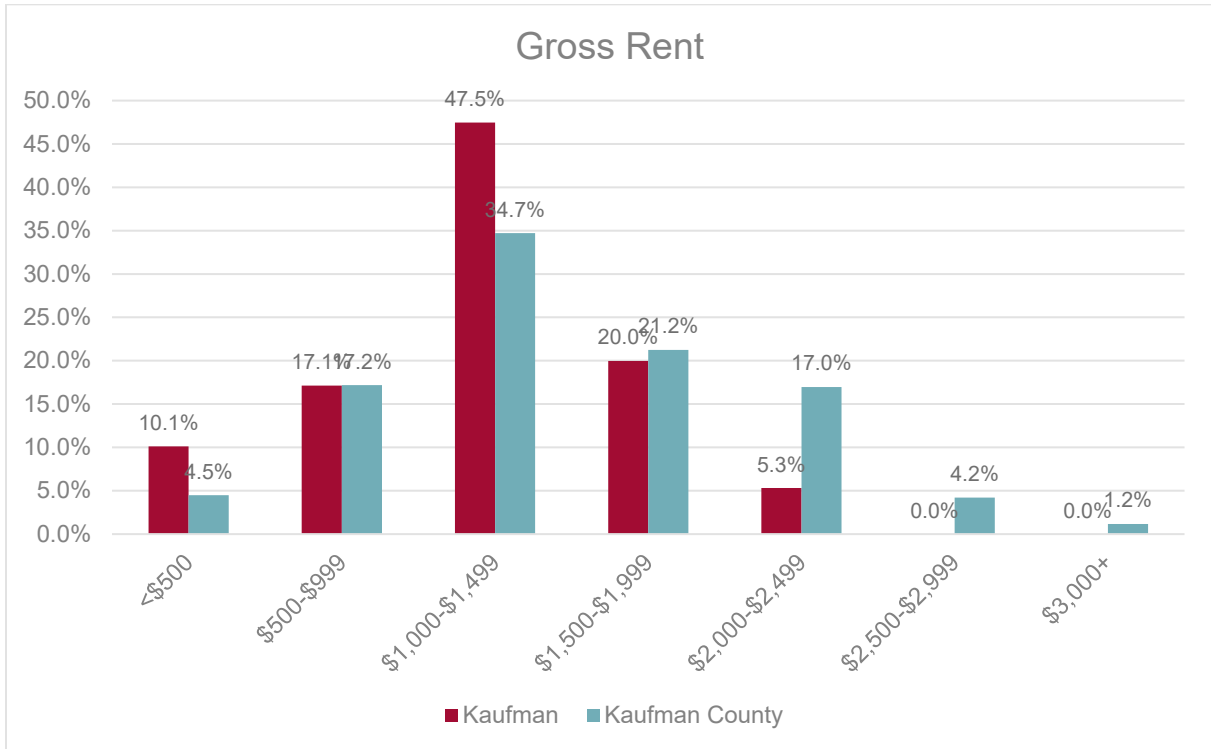
Figure 3.5 | Year Renter's Moved In in Kaufman and Kaufman County



**Source: 2019-2023 ACS 5-Year Estimates*

Figure 3.6 presents the gross rent distribution for the City of Kaufman and Kaufman County as of 2023. Overall, the City of Kaufman reports a lower median gross rent of \$1,315 compared to \$1,408 in Kaufman County. The largest rent category for both areas falls within the \$1,000 to \$1,499 range, accounting for 47.5% of rental units in the City and 34.7% in the County. However, Kaufman County exhibits a broader range of rental prices, with 22.4% of its units renting for more than \$2,000 per month, compared to only 5.3% in the City. Conversely, the City of Kaufman offers a greater share of lower-cost rental options, with 10.1% of units renting for less than \$500 per month, compared to 4.5% in the County. These figures suggest that Kaufman provides more affordable rental opportunities overall. The County's broader rent distribution reflects a more diverse and expansive housing market influenced by newer developments and higher property values.

Figure 3.6 | Gross Rent in Kaufman and Kaufman County



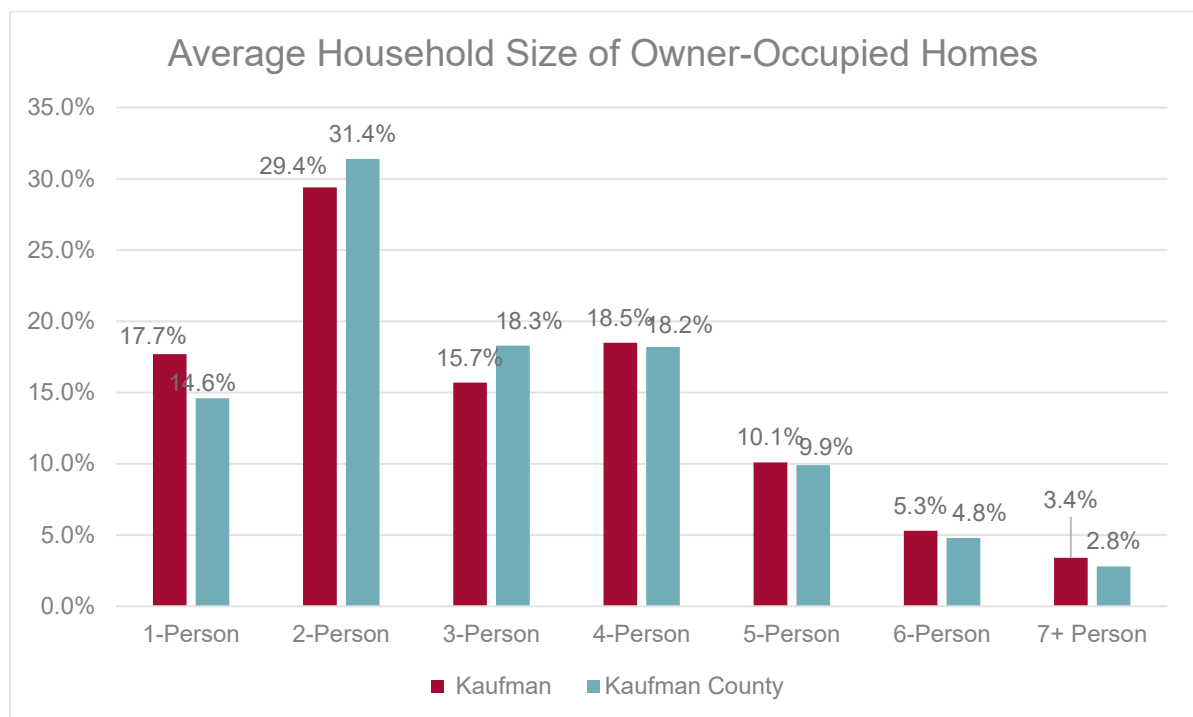
**Source: 2019-2023 ACS 5-Year Estimates*

3.5 Housing Type

Figure 3.7 illustrates that average household sizes in the City of Kaufman and Kaufman County are relatively small, generally ranging from 2 to 3 people per household. According to the 2020 Census, the City of Kaufman had a higher proportion of one-person households than the County, while Kaufman County had larger shares of two- and three-person households. Although Kaufman exhibited a greater percentage of larger households with four to seven members, the predominance of single-person households contributed to a lower overall household size within the City.

By 2025, the average household size in Kaufman was 2.82, compared to 3.04 in Kaufman County. This difference is consistent with the distribution of family households, which comprise 62.5% of all households in Kaufman and 77.1% in the County. Kaufman's smaller average household size may reflect a higher share of young professionals, single adults, and smaller family units living within City limits. In contrast, the County's larger average suggests a greater concentration of traditional family households. These differences highlight the importance of maintaining a balanced mix of housing types to meet the needs of a growing and varied population.

Figure 3.7 | Average Household Size



**Source: Census 2020 Occupied Housing Units by Size*

3.6 Future Housing

The law of supply and demand describes how the availability of a good or service and the desire to obtain it influences its market price. In the housing market, this principle determines the price point at which the number of homes available aligns with the number of buyers or renters seeking them. Supply refers to the total inventory of homes for sale or rent, while demand represents the number of individuals or households looking to purchase or lease a home. Housing demand is influenced by several factors, including population growth, economic conditions, interest rates, and overall consumer confidence. When demand increases faster than supply, home prices and rents tend to rise; conversely, when supply exceeds demand, prices generally stabilize or decline.

- **High Demand, Low Supply:**

- When the demand for real estate is strong but the supply of available properties is limited, prices tend to rise. This dynamic is common in high-growth or desirable areas where population increases, employment opportunities, and quality-of-life factors attract new residents faster than housing can be built. The result is upward pressure on home values and rental rates, often leading to affordability challenges and increased competition among buyers and renters.

- **High Supply, Low Demand:**

- Prices generally decline when the number of available properties exceeds the number of potential buyers or renters. This condition can occur in markets experiencing slower economic activity, job losses, or population decline, where housing supply outpaces demand. In such environments, property owners may lower prices or offer incentives to attract buyers and tenants, stabilizing the market over time.

- **Balanced Market:**

- A balanced housing market occurs when supply and demand are relatively aligned, resulting in stable prices and moderate sales activity. In this environment, neither buyers nor sellers hold a distinct advantage, allowing for sustainable growth, steady property values, and a healthy level of housing affordability.

The population projections discussed earlier in this section include a 20-year outlook through 2045. When examining the 10-year horizon for the housing analysis, the City of Kaufman's population is projected to range between 14,580 and 21,265 residents, with a midpoint estimate of approximately 17,923. According to the ACS 5-Year Estimates, renter-occupied housing in Kaufman has an average household size of 3.02 persons, while owner-occupied housing averages 3.15 persons per household. Assuming the current housing tenure composition remains consistent, the City will need to accommodate this growth by developing approximately 1,576 new single-family units and 1,029 multifamily units over the next decade.

In Kaufman, rapid population growth and expanding regional development have substantially increased housing demand over the past five years. Although new residential projects have added to the local housing inventory, this surge in development has contributed to upward pressure on both home prices and rental rates. Maintaining a sustainable balance between the pace of new housing construction and continued population growth will be critical for preserving long-term housing affordability and ensuring that a wide range of housing options remains available to current and future residents.

4.0 Land Use Study

This Land Use Study provides a comprehensive analysis of existing land use within the City of Kaufman. It evaluates how land throughout the City is currently allocated for residential, commercial, industrial, public, and open space purposes, offering valuable insight into the community's overall development pattern. In addition, the study incorporates the 2013 Future Land Use Map and compares its planned vision to Kaufman today.

4.1 Existing Land Use

Figure 4.1 illustrates the existing land use within the City of Kaufman, while Table 4.1 provides a detailed breakdown by acreage. Agricultural land represents the largest land use category, encompassing approximately 2,525.0 acres or 45.9% of the City's total area. These parcels are primarily located along the City's outer edges, and some extend toward the City's core. The second most prevalent land use is "Vacant," accounting for 875.9 acres or 15.9% of the City. This classification includes parcels with no improvement value and not identified as agricultural by the Kaufman County Appraisal District, indicating significant potential for future development. Single-family represents the third largest category, with approximately 726.4 acres, or 13.2% of the City's total area. Much of this development is concentrated within the City's core, or in new subdivisions that have contributed to the recent growth. The single-family parcels range from larger lots to smaller, denser parcels within established neighborhoods.

The remaining land used each account for less than 10% of the total area. Commercial land occupies about 411.9 acres and is distributed throughout the City, including a mix of larger retail establishments and smaller local businesses. Parks and open space represent 312 acres, or 5.7%, providing residents with valuable recreational and environmental amenities. Industrial uses are primarily located along major transportation corridors, particularly near U.S. Highway 175 and State Highway 34, encompassing approximately 260.4 acres or 4.7% of the City's total land area. Educational uses comprise 3.5% of the total, reflecting the seven school campuses and related facilities. Civic uses, which include municipal and County facilities such as City Hall, the Kaufman County Criminal District Attorney's Office, and the animal adoption center, occupy 86.1 acres or 1.6%. Multifamily housing represents a relatively small portion of the City's total land use, covering approximately 51.2 acres, or 0.9%. These areas consist of apartment complexes and smaller multifamily developments distributed throughout Kaufman. Office uses accounts for about 39 acres and primarily benefits from the Texas Health Presbyterian Hospital. Lastly, utility-related land uses occupy 9.4 acres, or 0.2%, and include essential infrastructure such as water towers, pump stations, and related facilities that support the City's service delivery systems.

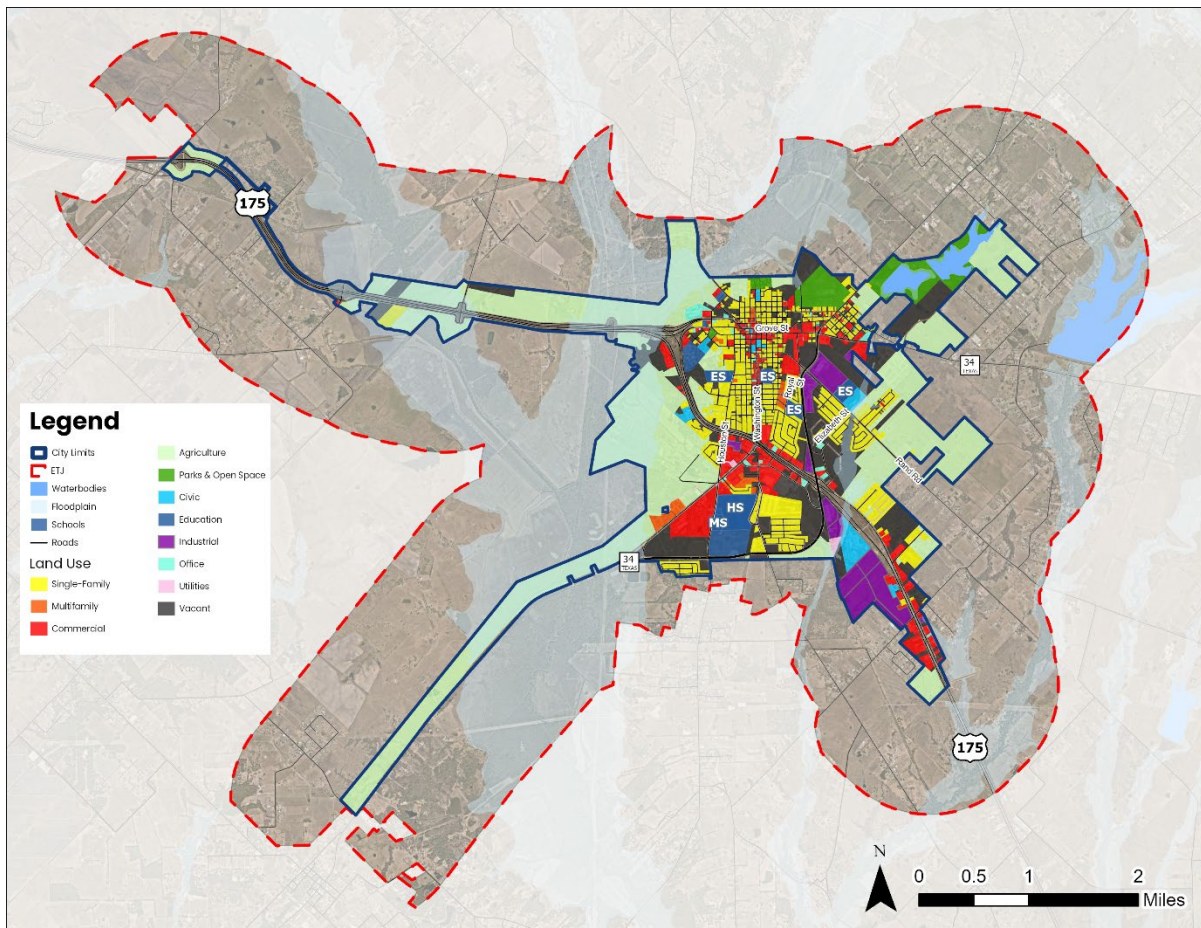
The existing land use analysis provides an understanding of Kaufman's current development patterns and highlights opportunities for future growth and redevelopment with the amount of vacant land use. The assessment establishes a baseline for evaluating land use and identifying areas with potential for new investment or strategic infill. The findings serve as a foundation for future land use planning regarding infrastructure investment and growth management strategies that would align with the population projections.

Table 4.1 | Existing Land Use Acreage

Land Use	Acreage	%
Single-Family	726.4	13.2%
Multifamily	51.2	0.9%
Commercial	411.9	7.5%
Agriculture	2,525.0	45.9%
Parks & Open Space	312.0	5.7%
Education	199.7	3.6%
Industrial	260.4	4.7%
Office	39.0	0.7%
Utilities	9.4	0.2%
Civic	86.1	1.6%
Vacant	875.9	15.9%

*Source: Urban Footprint

Exhibit 4.1 | Kaufman Existing Land Use



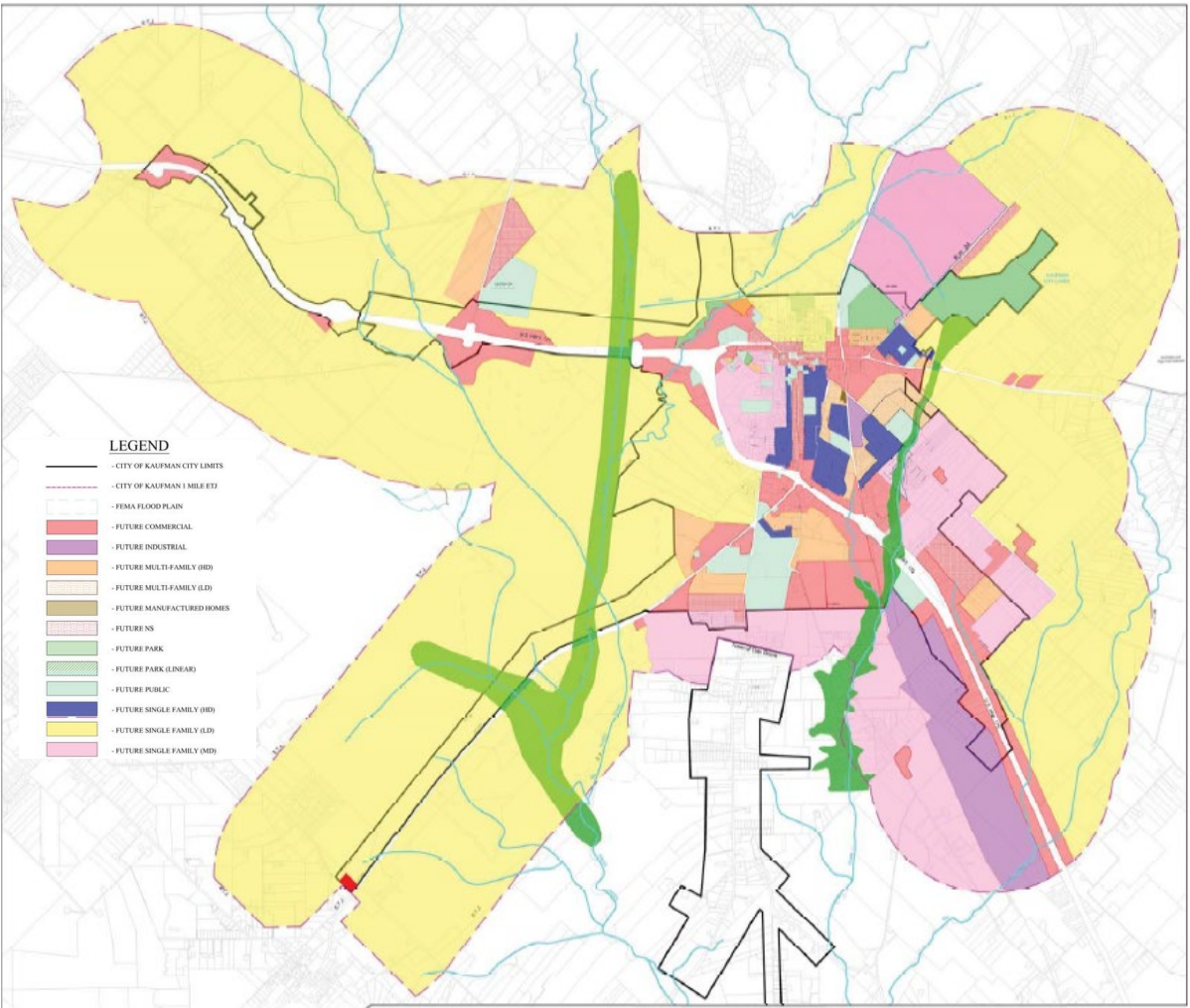
*Source: Urban Footprint

4.2 Future Land Use

The 2013 Future Land Use Plan for the City of Kaufman adopted a housing-first approach, emphasizing traditional residential development patterns characterized by a range of single-family housing densities. Under this plan, the City reclassified all agricultural designations to low-density single-family residential areas, shown in yellow on the map. While agricultural activities were not prohibited, the land use designation indicated that future development in these areas would primarily support low-density residential housing. Medium-density single-family housing was strategically located around higher-intensity land uses such as commercial and industrial areas, serving as a transitional buffer between these uses and lower-density neighborhoods. High-density single-family development was concentrated near the City's core to promote compact residential growth. Multifamily housing areas were positioned adjacent to high-density single-family zones, creating a logical progression of residential intensity. Commercial and industrial uses were primarily concentrated along U.S. Highway 175 to capitalize on the corridor's visibility and accessibility. The plan also placed strong emphasis on public, park, and open space uses, including the introduction of two major linear parks along existing stream corridors and several smaller parks distributed throughout the City's core. Overall, the 2013 Future Land Use Plan reflected a traditional land use framework centered on residential development supported by complementary commercial, industrial, and open space areas.

Now, when looking at it in 2025, much of Kaufman's land remains largely undeveloped, with extensive areas still designated as agricultural or vacant. Industrial development continues to cluster along U.S. Highway 175 and State Highway 34. While development along U.S. Highway 175 is less extensive than envisioned in the 2013 Future Land Use Plan, growth has shifted northward, with increasing industrial activity occurring along State Highway 34. Civic facilities are also along the U.S. Highway 175 corridor, contributing to a developing employment and service area. Retail activity has expanded, particularly in the City's southern portion, reflecting recent commercial growth. Multifamily housing remains limited, while new single-family developments generally align with the medium-density residential patterns proposed in the 2013 plan, featuring smaller lots and compact layouts. The 2013 plan provided a practical framework for guiding growth and establishing residential patterns. However, its age and the City's evolving development trends suggest the need for an updated future land use plan that reflects current market conditions and residents' needs.

Exhibit 4.2 | Kaufman 2013 Future Land Use



5.0 Infrastructure Study

5.0.1 General Overview

The City of Kaufman is placing a strong emphasis on strengthening its essential public infrastructure through a comprehensive plan designed to identify areas that are most vulnerable to natural hazards. The findings of this plan will guide the City in evaluating the current condition of its infrastructure and in planning for future improvements needed to support a growing population while maintaining a high quality of life for residents.

This section of the Base Studies Report provides an overview of existing infrastructure within the Kaufman city limits and its extraterritorial jurisdiction (ETJ). It outlines the key characteristics that define the City's current infrastructure capacity and condition. The base study focuses on four primary systems: water, wastewater, drainage, and streets. Together, these components form the foundation for sustainable growth, community resilience, and long-term service reliability across the City of Kaufman.

5.1 Water Infrastructure System

5.1.2 Water Production

According to the City's Capital Improvements Plan (CIP) and Impact Fee Update for Water 2025-2035, the City of Kaufman purchases surface water from the North Texas Municipal Water District (NTMWD) to meet its municipal water supply needs. Currently, the City purchases up to 3 Million Gallons per Day (MGD) from NTMWD to serve its customers. The City's water distribution system is designed to accommodate up to 4 MGD demand, providing adequate capacity for existing and near-term growth. The system's service area includes approximately 3,330 active service connections. Based on the current estimated population of 9,804 residents, this equates to an average of roughly 2.94 people per service connection.

5.1.2 Water Supply

The current water supply and distribution system of the City of Kaufman features a one million-gallon (MG) capacity ground storage tank, two elevated storage tanks, each with a capacity of 0.25 MG, and a high service pump station that includes four pumps with capacities of 1,000 gallons per minute (GPM), 1,100 gpm, and two at 1,250 gpm. Additionally, it consists of all necessary pipelines, valves, and other equipment required to provide reliable service to its community. Operating as a single pressure plane, the system meets the Texas Commission on Environmental Quality (TCEQ) standards for total storage and elevated storage capacity.

Table 5.1 | TCEQ Minimum System Requirements from CIP 2025

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

5.1.3 Pumping, Transmission, and Storage Facilities

The City of Kaufman operates four pump facilities with a combined capacity of seven million gallons per day (MGD) and a firm pumping capacity of approximately 3,350 gallons per minute (GPM). The City's water distribution network functions as a single pressure plane and meets the Texas Commission on Environmental Quality (TCEQ) standards for both total and elevated storage capacity. Water supplied by the North Texas Municipal Water District (NTMWD) is delivered through a 20-inch transmission line that connects directly to the City's system.

Currently, Kaufman's water infrastructure comprises an estimated 143,669 linear feet of water lines serving both the City and its extraterritorial jurisdiction (ETJ). According to City's CIP, the system provides water service through approximately 3,330 active meters, supporting an estimated population of 9,804 residents. This equates to a rate of approximately 368 gallons per service connection.

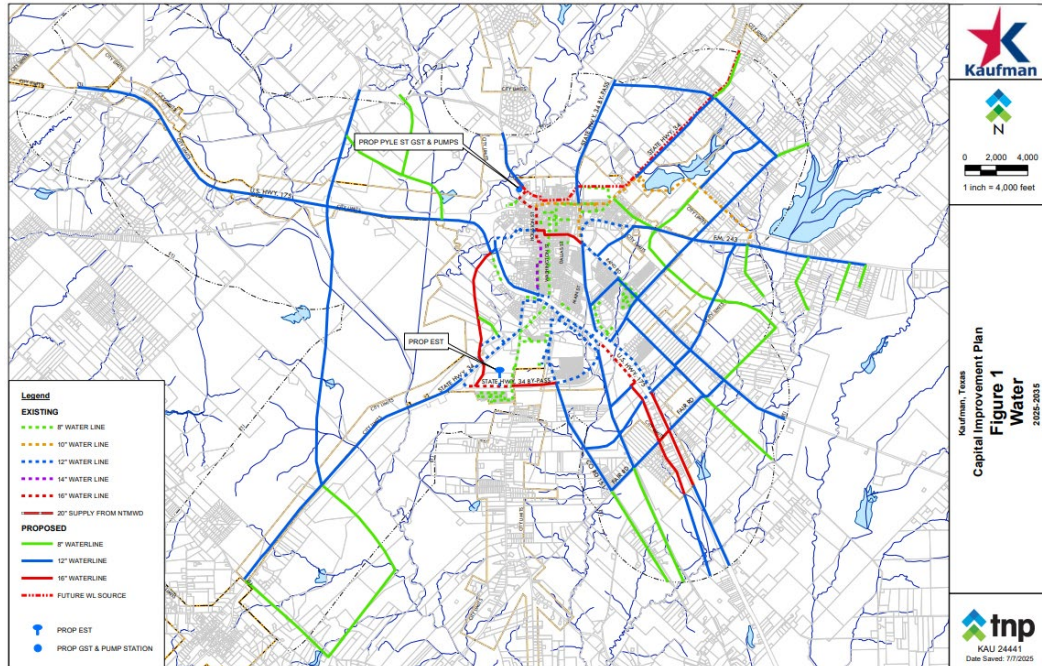
5.1.4 Future Water Infrastructure (Demands, infrastructure, etc.)

To accommodate future development, the City of Kaufman's water system will need to expand its capacity through the construction of additional storage facilities, increased pumping capacity, and the extension of the existing distribution network into new growth areas. Based on the North Central Texas Council of Governments (NCTCOG) population projection of 13,284 residents, and assuming an average density of 2.94 persons per meter, the City will require approximately 4,518 service connections. This represents an increase of about 1,188 meters during the impact fee planning period.

The Water CIP, once fully implemented, is designed to support a population of approximately 30,100 residents within the city limits and its extraterritorial jurisdiction. Using the same assumptions applied in the 2035 Living Unit Equivalent (LUE) projections, a population of 30,100 would correspond to roughly 15,294 LUEs, an increase of about 10,316 from the current 2025 total. The projected addition of 1,807 LUEs over the next 10 years represents approximately 17.5% of the total buildout increase, reflecting a measured pace of infrastructure expansion aligned with anticipated population growth. To

meet this demand, approximately 382,405 linear feet of new water lines are proposed for installation to ensure adequate service coverage across future development areas.

Exhibit 5.1 | Existing Water Infrastructure & Water CIP Projects



5.2 Wastewater Infrastructure System

5.2.1 Gravity Wastewater Collection System Characteristics

The CIP and Impact Fees for Wastewater (2025–2035) outline the City of Kaufman's strategy for maintaining and expanding its wastewater infrastructure to accommodate future growth. The current City's wastewater collection system consists of a combination of gravity sewers and force mains that work together to efficiently carry wastewater to the treatment facility, which is permitted for an average daily capacity of 1.2 million gallons per day (MGD).

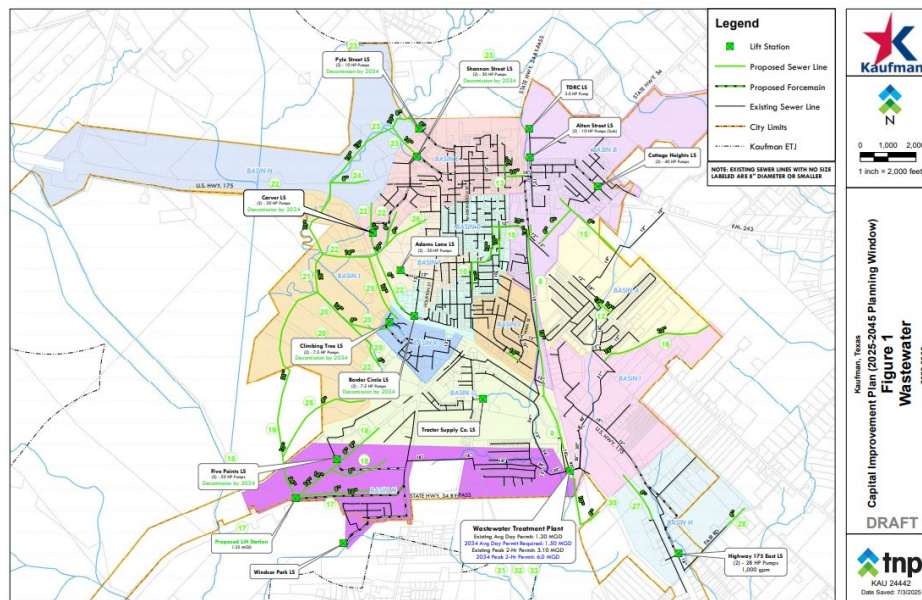
The existing network comprises approximately 50.8 miles of gravity pipelines, ranging in diameter from 6 inches to 42 inches. The gravity system is designed to handle most wastewater flows using natural elevation changes, directing sewage from residential, commercial, and industrial sources toward the treatment plant. The system also includes strategically located manholes that provide maintenance access and inspection points, ensuring reliable operation and timely response to potential maintenance needs.

5.2.2 Lift Stations

In areas where gravity flow is insufficient, force mains are utilized to carry wastewater using lift stations that pump flows uphill or across extended distances. Together, the gravity sewer network and force main system create a reliable and resilient wastewater collection system that effectively serves the community while protecting public health and the environment.

The City of Kaufman operates a total of thirteen lift stations within its wastewater system, all of which are currently operational. These facilities are supported by approximately 4.4 miles of force main pipelines and associated appurtenances that ensure continuous and efficient service delivery. The lift stations play a critical role in carrying wastewater to the treatment facility, where it is processed in accordance with the standards established by the TCEQ.

Figure 5.2 | Existing Wastewater Infrastructure & Wastewater CIP projects



5.2.3 Future Wastewater Infrastructure (Demands, infrastructure, etc.)

Based on the City's CIP population projection of 13,284 residents, wastewater demand was analyzed using Living Unit Equivalents (LUEs) to estimate the required number of service connections. The existing 3,330 meters corresponds to approximately 4,978 LUEs. Assuming the same distribution of meter sizes in 2035 as in the current system, the projected addition of 1,188 meters is equivalent to an increase of approximately 1,807¼ residential meters. To accommodate this growth, the proposed CIP includes the installation of approximately 80,800 linear feet of new sewer lines to expand system capacity and maintain efficient service delivery across future development areas.

Table 5.2 | Proposed Sewer Lines

Pipe Diameter (in)	Linear Footage (LF)
8	31,667
10	8,858
12	12,238
15	7,899
18	10,429
21	8,168
24	1,540

5.3 Stormwater Infrastructure

The City of Kaufman utilizes a system of channelized flow supported by standard drainage ditches, inlets, and culverts to manage stormwater runoff throughout the community. These facilities are essential components of the City's stormwater infrastructure, directing surface water away from roadways, residential areas, and critical facilities to reduce localized flooding and protect public safety. The Public Works Department is responsible for maintaining and improving this drainage network, including routine cleaning, repair, and installation of ditches, inlets, and culverts. These activities ensure that the stormwater system continues to function effectively, particularly during periods of heavy rainfall.

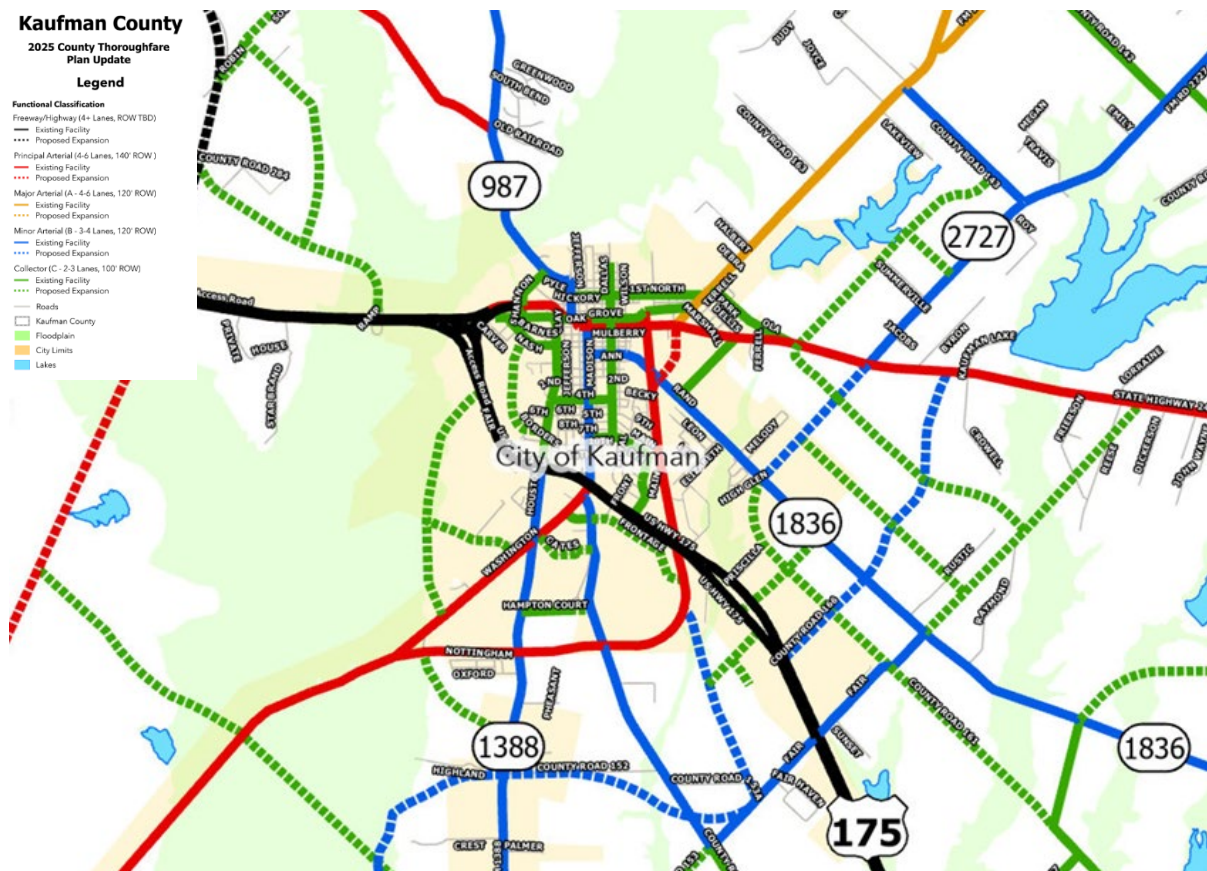
5.4 Roadway Infrastructure

The City of Kaufman maintains a well-balanced transportation network that supports both local mobility and regional connectivity. As the County seat, Kaufman benefits from several major corridors, including U.S. Highway 175 and State Highways 243 and 34, which provide direct access to neighboring cities and the Dallas metropolitan area. Madison Street serves as an essential connector linking the City to FM 987 and providing direct access into the downtown core. Rand Road and FM 1836 further extend this connectivity, strengthening Kaufman's connectivity to surrounding communities and regional destinations.

Within the City, the residential street network plays a key role in ensuring local accessibility and circulation. Specifically, Houston Street, which serves as a primary collector, accommodating both local and regional traffic, and provides access to Kaufman High School, as well as connections to U.S. Highway 175 and State Highway 34.

U.S. Highway 175 and State Highways 243 and 34 serve as major Texas Department of Transportation (TxDOT) corridors carrying significant volumes of commuter and freight traffic through the City. This facility is vital to Kaufman's economic activity, enabling the efficient movement of goods and services while also shaping local development and land use patterns. Although these major highways are managed and maintained by TxDOT, their function and influence are integral to Kaufman's long-term transportation planning and overall community accessibility.

Exhibit 5.3 | Kaufman Master Thoroughfare Plan



5.4.1 Future Roadway Infrastructure

The County's Future Thoroughfare Plan envisions several key improvements within and around the City of Kaufman to enhance overall connectivity and traffic circulation. The plan includes the addition of multiple collector roadways designed to strengthen connections between neighborhoods, major corridors, and community destinations. FM 2578 is proposed for expansion, extending beyond Kaufman toward Scurry and functioning as a principal arterial that supports regional mobility. Additionally, new minor arterials are planned to enhance connections between FM 1836 and State Highway 243, thereby helping to alleviate congestion, improve travel efficiency, and support ongoing economic development across the City and its surrounding areas.

The City's CIP and Impact Fee Update for Water and Streets (2025–2035) project a population increase of approximately 3,205 residents and the development of an additional 54 acres of land. This anticipated growth will require both capacity enhancements and network expansion within the City's roadway system to ensure adequate mobility and connectivity. The roadway projects identified in the plan were initially developed as part of the 2014 study update and were coordinated with revisions to the City's land use assumptions. Since the 2019 update, City Staff have documented projects that have been either partially or fully completed, contributing to the ongoing advancement of the CIP program.

The total cost of the proposed street improvements necessary to achieve full system buildout is estimated at approximately \$620.7 million in 2030 dollars. When evaluated alongside the Kaufman County Thoroughfare Plan, the CIP demonstrates strong alignment with regional transportation

priorities, emphasizing coordinated planning and strategic infrastructure investment to accommodate future growth and development.

Exhibit 5.2 | Existing Street Infrastructure and Streets CIP Projects

