



KAUFMAN COMPREHENSIVE PLAN – EXISTING PLANS REVIEW

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The City of Kaufman

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Purpose Statement

The review of existing plans serves to establish a foundational understanding of prior planning efforts undertaken by the City of Kaufman and to ensure compliance with the requirements of the Texas General Land Office.

The documents examined in this review include:

- The Kaufman County Hazard Mitigation Plan
- The Economic Development Master Plan
- City Ordinances

The documents were provided by the City and will serve as key reference points during the drafting of the comprehensive plan. Building upon these existing plans will help ensure consistency with prior initiatives while supporting a coordinated and forward-looking planning framework.

1.0 Kaufman County Hazard Mitigation Plan

1.0.1 Purpose

The purpose of the Kaufman County Hazard Mitigation Plan is to minimize long-term risks to human life and property by implementing cost-effective mitigation actions to address ten natural hazards. Throughout the plan's development process, Kaufman County and jurisdictional participants aim to:

- Assess any previous mitigation projects and develop unique mitigation strategies to meet future development and risks;
- Encourage improvements in floodplain management, participation in the National Flood Insurance Program (NFIP); and qualifying for FEMA's Community Rating System, thereby reducing flood insurance premiums for citizens;
- Devise solutions to strengthen emergency management by addressing moderate and high-risk natural hazards; and
- Develop and implement a comprehensive Hazard Mitigation Plan for Kaufman County.

1.1 Risk Overview

All the hazards within this report were assessed using the same risk assessment method which considered four general sections including frequency of return, approximate annualized losses, a description of general vulnerability, and a statement of the hazard's impact. The plan then used this risk assessment method for ten natural hazards that included extreme heat, thunderstorm, tornado, hail, hurricane wind, and winter storm.

1.1.1 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 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 "Impact" grade for wildfires is graded as being "Major".

1.1.2 Tornado

The City of Kaufman falls in Wind Zone IV, which indicates that tornado winds can reach 250 MPH. Since 1950, the City of Kaufman has seen 3 tornado events, the worst of which was a magnitude F3 in 1963 that caused \$250,000 in property damage. The City also has critical facilities that would be vulnerable to tornado events which include the police station, fire station, EMS station, hospital, schools, city hall, courthouse, senior living facility, street department, TVEC electric, water treatment plant, and water storage. Based on historic loss and damages from tornadoes between 1950-2020, the City's annual loss estimates amount to \$36,601.

1.1.3 Thunderstorm

Between 1950 and 2013 the City of Kaufman experienced 25 thunderstorm events, which excludes other high wind events like tornadoes. The highest magnitude event reaching wind speeds of 61 knots. The City's critical facilities vulnerable to thunderstorm events include the police station, fire station, EMS station, hospital, schools, city hall, courthouse, hospital, street department, TVEC electric,

sewage plant, and water storage. From 1950 to 2013, the City of Kaufman had an estimated annual loss of \$4,157 in damages.

1.1.4 Flood

The City of Kaufman has flooded 9 times between 1960 and 2020 and lost a total of \$80,608 in property and crop loss (in 2013 dollars), with the most recent event occurring in 2015. Much of West Kaufman and parts of East Kaufman fall into “Flood Zone A” for the Digital Flood Insurance Rate Map (DFIRM), which is based on FEMA’s flood maps. Areas within this flood zone have a 1% chance of flooding annually and a 26% chance of flooding over the course of a 30-year mortgage, and structures located within this zone are required to carry flood insurance. The City of Kaufman is estimated to experience 33 feet or more in terms of flood water depth per flood event, which categorizes it as having a “Major Flood Stage” severity per flood event (which is the most severe on the flooding extent scale). Based on these two metrics, the hazard mitigation plan indicates that Kaufman has a high risk of flooding in the future. Less than 10% of property in the City has been projected to be damaged or destroyed in the event of a flood. One of the best ways the City of Kaufman financially helps home and business owners with flooding costs/damages is by participating in the National Flood Insurance Program (NFIP). By meeting specific flood mitigation and education criteria, the NFIP offers residents flood insurance.

1.1.5 Extreme Heat

According to NOAA, Kaufman is indicated to have a daily heat index of 100-105 degrees Fahrenheit. This level of heat is categorized as “extreme heat” on the heat index which means that sunstroke, muscle cramps, and heat exhaustion are possible under prolonged exposure and/or physical activity. The plan notes that the 3 demographics that are the most at risk are the elderly, children, and those doing strenuous physical labor. Between 1950-2015 Kaufman experienced 8 heat waves, 3 of which led to a total of 4 deaths (3 occurred in 2011) and 5 injuries. The plan concludes that the effects of extreme heat on the County are “limited”.

1.1.6 Drought

Kaufman County has experienced 10 unique drought events between 1950 and 2020, in the years 1975, 1996, 1998, 2000, 2005, 2006, 2011, 2012, and 2013. The last 4 droughts have primarily affected crops and have caused \$937,000 in crop damage. Extended drought periods can have a major impact on the area’s economy as it can directly impact agricultural revenue, which then indirectly impacts other sectors of the economy. The plan also notes that people are vulnerable to droughts as people can only survive a few days without water, and that the elderly, children, and the ill are even more vulnerable.

1.1.7 Hail

Between 1950-2020 the City of Kaufman experienced 19 recorded hailstorms with largest magnitude storm being an H7 on the Hail Intensity and Magnitude index, which is described as “very destructive” with hail the size of golf balls. The City has had \$49,213 in property damage due to hailstorms in that same timeframe. The County estimates that it will hail twice a year on average based on the number of historic events. The City’s critical facilities that are vulnerable during hailstorms include the police station, fire station, EMS station, hospital, schools, city hall, courthouse, hospital, street department, TVEC electric, sewage plant, and water storage. In the event of a hailstorm, these critical facilities are estimated to be out of service for no more than 24 hours, along with the city suffering less than 10% of property being damaged.

1.1.8 Winter Storms

Kaufman County has experienced 43 recorded events from 1950-2020 which include winter storm watches, warnings, freezing rain, sleet, snow, and wind chill. A major impact of winter storms is power outages which lead to increased electricity costs and usage of alternative heating sources. Elderly people are at greater risk of dying from hypothermia, and this risk is exacerbated in rural communities when roads are icy, and people are unable to check on isolated elderly people. Historical records for the County indicate that winter storm events occur approximately once per year.

1.1.9 Hurricane Wind

The most common impact in Kaufman from hurricane winds is through tropical storms or tropical depressions. This occurred five times between 1950-2020 after four hurricanes had been downgraded to tropical depressions, and the most recent one (Hurricane Harvey) had become a tropical storm. Based on this historical data, the City of Kaufman should only prepare for the occurrence of a category 1 hurricane. During this same period, property losses attributed to hurricanes have been negligible.

1.1.10 Dam Failure

The City of Kaufman has two dams within its jurisdiction. These two dams are recorded as being “Fine” in condition, but their “Hazard Potential Classification” is graded as being “Significant” which means that the loss of life in the event of a dam failure is “Probable”.

1.2 Mitigation Strategy

Before the development of jurisdictional mitigation actions, the County developed mitigation goals based on their own objectives. Some notable objectives include maintaining and protecting critical facilities, using cost effective strategies for preventing property damage, building and supporting local partnerships to become better prepared against hazards, and maximizing insurance coverage. The overarching goals and objectives influenced the development of mitigation actions for each jurisdiction.

1.2.1 Mitigation Goals

(1) Protect public health and safety in the County.

1. Protect new and existing properties.
2. Build and support partnerships to enhance mitigation to continuously become less vulnerable to hazards.
3. Leverage outside funds for investment in hazard mitigation.
4. 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

The City of Kaufman utilizes a variety of mitigation actions including education and awareness, local plans and regulations, and structure and infrastructure projects. By implementing these actions, Kaufman citizens will be better prepared for different natural disasters through implementing their own actions, while buildings and infrastructure will also be able to withstand more extreme conditions. The specific Hazard Mitigation Actions are listed out in **Table 1.1** below.

Table 1.1 | 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
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2.0 Economic Development Master Plan

July 2017

Kaufman Economic Development Corporation

2.1 SWOT Analysis

The plan begins with a SWOT analysis to understand the strengths, weaknesses, opportunities, and threats for the City of Kaufman. Below are some of the main observations.

Strengths

- Kaufman Economic Development Corporation (EDC) being a resource for businesses and attracting new businesses
- Construction of new Highway 34 Bypass
- Historic buildings downtown

Weaknesses

- Limited available housing options
- Limited availability of high-speed broadband internet
- No 4-year university in Kaufman County

Opportunities

- Proximity to downtown Dallas
- Potential to bring in small suppliers and service providers that benefit Kaufman's existing manufacturers
- Unmet demand for new residential options in Kaufman (single-family and multi-family homes)

Threats

- Competition for jobs, investment, and residents from other communities (Terrell, Forney, and other DFW area cities)
- Kaufman's appeal as a "retirement community" not aligning well with efforts to attract a younger workforce
- Many local employers report challenges accessing skilled workers

2.2 Economic Development Master Plan Goals

2.2.1 Goal 1. Support the Growth of Existing Employers

The City of Kaufman has four major employers: Kaufman Hospital, KISD, Numo Manufacturing, and Falcon Steel. These three employers are incredibly important to the business retention and expansion (BRE) program as they collectively employ 1,000 residents in Kaufman. This program is a top priority as it is much more difficult to attract new businesses to a city than it is to retain existing businesses.

The US Small Business Administration estimates that 60% of new jobs in a community come from the expansion of existing businesses.

Strategies:

- Continue and expand Kaufman's business visitation program
- Cultivate relationships with company leadership outside of Kaufman

2.2.2 Goal 2. Recruit New Businesses and Investments into the Community

Along with business retention, it is also important to attract new businesses which can be facilitated through a business recruitment program. Many communities comparable to Kaufman have strong business recruitment programs that have led to good results. The City of Kaufman should aim to recruit businesses that align with the City's vision.

Strategies:

- Focus business attractions and marketing efforts on target industries. These include advanced manufacturing, health care; professional services, retail, restaurants, & hotels, and housing development & construction.
- Strengthen recruitment efforts through relationship development and focused marketing channels.
- Continue to capitalize on the Kaufman business park.
- Capitalize on the new infrastructure and available land in the Kings Fort development to attract new businesses into Kaufman.

2.2.3 Goal 3. Invest in Sites and Infrastructure to Meet the Needs of Current and Future Employers

To meet growth needs, it is important to have adequate infrastructure in form of roads, highways, and public transportation, for the movement of goods and people. The City is currently working with TXDOT to construct the Highway 34 bypass which will help foster growth in the area.

Strategies:

- Continue to make strategic infrastructure investments through the EDC to support business expansion and recruitment projects that bring new investment and jobs to the community.
- Establish regular channels of communication between the EDC and the local and regional real estate development community.
- Position Kaufman as the geographic and economic center of the Highway 175 corridor.

2.2.4 Goal 4. Encourage Entrepreneurship and Small Business Growth

Along with recruiting new employers, it is also important to foster entrepreneurship and growth for local businesses. Local and new businesses play a vital role in revitalizing a community.

Strategies:

- Expand networking channels and relationship development among Kaufman-area small businesses.

- Work with real estate developers and downtown property owners to create spaces for entrepreneurs and small businesses.
- Work with KISD and TVCC to integrate more entrepreneurship and business-focused work into their curriculum.

2.2.5 Goal 5. Strengthen Workforce Development and Education Programs

A major factor in business success is access to a skilled workforce. To achieve this, it is important to have opportunities for people to become skilled workers. The City has a community college that is interested in meeting this need (TVCC).

Strategies:

- Work with TVCC and Kaufman Hospital to establish a new technology-focused workforce development and technical training center.
- Work more closely with KISD to align their major investments in new facilities (the new high school) and their programs with the current/future needs of local employers.
- Enhance young professional engagement in the City of Kaufman and across Kaufman County through the Chamber's Leadership Kaufman County program and other efforts.
- Explore the long-term potential for a new four-year university campus in Kaufman County, with the main campus and/or satellite facilities in the City of Kaufman.

2.2.6 Goal 6. Create New Amenities (Including Downtown) for Tourism and Talent Attraction

Another opportunity for economic growth is making Kaufman more tourist friendly and to establish it as a destination. The City has a large stock of historic buildings which can be used for revitalizing the City's downtown. Another opportunity to attract tourists and talent is to create new amenities such as parks, baseball fields, hiking and biking trails, etc.

Strategies:

- Develop new attractions downtown for visitors and residents (restaurants, breweries, and music venues).
- Work with the Kaufman County Historical Commission to position the Kaufman County Poor Farm as a tourist attraction.
- Create new events and festivals, and expand the success of existing festivals (e.g., Scarecrow Festival, Christmas in the Square, and Fourth of July celebration) to attract visitors to the community.
- Invest in new amenities to attract new residents, including parks, playgrounds, trails, and bike paths.
- Pursue sports facilities to draw visitors from the surrounding area.
- Work with the real estate community to recruit one or more new high-quality hotels (3-star level) into the community.
- Capitalize on the regional tourism traffic that passes between Dallas and Cedar Creek Reservoir for fishing and water-based recreation.

2.2.7 Goal 7. Aggressively Pursue New Housing Development

It is also important to have a high-quality, diverse, and growing housing stock to foster economic growth. One way to foster this is by reducing barriers for housing developers.

Strategies:

- Continue cultivating relationships with real estate developers and landowners in Kaufman and the Dallas-Fort Worth metro area.
- Package and promote development opportunities (large-scale and small-scale) in Kaufman. For publicly owned properties (City, KISD, Kaufman County) consider the use of a “development offering” model.
- Work with area real estate developers to explore options for future development of portions of Star Brand Ranch as a major residential community, with a mixture of land uses (e.g., retail, employment, open space).
- Develop an incentive program to kick-start a major new residential development that would provide a significantly expanded amount and quality of new housing for the community.
- Target specific demographics with different housing products in Kaufman.
- Work with Kaufman’s large employers (e.g., Kaufman Hospital, KISD) to launch employee home purchase assistance programs that encourage workers to purchase and invest in homes close to their place of work. This could be pursued in connection with a city-led housing re-investment program (action 7.5.1) or as a separate initiative.
- Capitalize on KISD’s ongoing investments in a new high school complex to market Kaufman to regional real estate developers as a community investing in its future workforce.

2.2.8 Goal 8. Enhance Kaufman’s Economic Development Tools and Resources

The Kaufman Economic Development Corporation (EDC) will continue to support and foster economic development in Kaufman by implementing the previous goals. The EDC needs to use its funding to achieve these goals.

Strategies:

- Maintain a commitment to the Kaufman EDC as the anchor and key driver of Kaufman’s economic development efforts.
- Strengthen and re-focus existing incentive programs.
- Enhance Kaufman’s online presence to market the community’s positive attributes for economic development.

3.0 City Ordinances

3.1 Water Impact Fee Ordinance

Ordinance No. O-28-25

This document outlines the water impact fees new developments must pay to contribute to the costs of new capital improvements. It discusses the amendments related to the ordinance, definitions for the amendments, the fee schedule/rates up until 2030 that developments must pay, and consequences if they are not paid.

3.2 Streets Impact Fee Ordinance

Ordinance No. O-29-25

This document outlines the street impact fees new developments must pay for the costs of new capital improvements. It discusses the amendments related to the ordinance, definitions for the amendments, the fee schedule/rates up until that 2030 developments must pay, and consequences if they are not paid.

3.3 Subdivision Ordinance

Ordinance No. O-05-24

This document outlines the regulations around developments and subdivisions so that land is developed in accordance with existing physical, social, economic, and environmental conditions. The document also outlines the authority of decision makers, the submittal process for developments, ETJ policies and regulations, along with other steps in the development process.

3.4 Zoning Ordinance

Ordinance No. O-02-07

This document outlines the zoning for the City of Kaufman, the regulations, and the character of each zoning district. It also discusses the use regulations and development standards.