

**RESOLUTIONS & PROPOSALS FOR KAUFMAN PRECINCT
CONVENTION ON BEHALF OF COMMUNITIES WITHIN KAUFMAN
COUNTY PRECINCT**

RESOLUTION TO REFORM SB 840 | HB 2127

A RESOLUTION CALLING FOR REFORM OF TEXAS SENATE BILL 840 AND HOUSE BILL 2127 TO PRESERVE LOCAL AUTHORITY OVER SIGNIFICANTLY DEVIATING RESIDENTIAL DEVELOPMENTS

WHEREAS, Texas Senate Bill 840 and House Bill 2127 limit the ability of municipalities to regulate certain residential developments through zoning and local ordinances; and

WHEREAS, these limitations may prevent cities from maintaining consistency in neighborhood character, infrastructure planning, and property value stability; and

WHEREAS, residential developments that significantly deviate from the average home value within a municipality—defined as exceeding a variance of ten percent (10%) above or below the citywide average—can materially impact surrounding property values, community planning, and municipal services; and

WHEREAS, the development of specialized residential communities, including but not limited to religious or culturally distinct communities, may involve unique planning, infrastructure, and governance considerations that require appropriate local oversight; and

WHEREAS, all residential developments, regardless of their cultural, religious, or organizational characteristics, should operate in compliance with applicable local laws, ordinances, and regulations to ensure fairness, public safety, and community cohesion; and

WHEREAS, local governments are best positioned to evaluate the compatibility of such developments with existing neighborhoods, infrastructure capacity, and long-term planning goals; and

WHEREAS, preserving a balanced housing market requires both the encouragement of development and the protection of existing community standards;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Kaufman Precinct formally calls upon the Texas Legislature to amend Senate Bill 840 and House Bill 2127 to restore and clarify municipal authority over residential developments that significantly deviate from local market norms.
2. Such amendments should require that any proposed residential development in which the projected average home value differs by more than ten percent (10%) from the municipality's average home value must obtain explicit approval from the governing body of the city.

3. This approval process shall apply to all forms of residential development, including specialized or master-planned communities, and shall not be preempted or overridden by state restrictions on zoning or land-use ordinances.
4. All residential developments, including religious, cultural, or otherwise distinct communities, shall be subject to and must comply with all applicable local ordinances, regulations, and laws governing land use, infrastructure, health, safety, and building standards.
5. The Legislature is urged to ensure that cities maintain the authority to apply reasonable standards, conditions, and review processes to such developments in order to protect neighborhood integrity, infrastructure capacity, and long-term economic stability.
6. The Kaufman Republican Precinct directs that copies of this resolution be transmitted to members of the Texas Legislature, the Office of the Governor, and relevant state agencies for consideration and action.

RESOLUTION TO MUD TAXES

Relating to ensuring that developers bear a fair and proportionate share of infrastructure costs associated with growth in areas subject to municipal jurisdiction, including extraterritorial jurisdictions (ETJs).

WHEREAS, The State of Texas continues to experience significant population growth and development, including in areas within municipal extraterritorial jurisdictions (ETJs); and

WHEREAS, Municipalities are tasked with ensuring that adequate infrastructure—such as roads, water, wastewater, and drainage systems—is in place to support such growth; and

WHEREAS, Developers undertaking projects within municipal jurisdiction, including ETJs, directly benefit from access to municipal planning, regulatory authority, and long-term infrastructure systems; and

WHEREAS, In many cases, developers—particularly those who do not reside within or maintain a long-term presence in the community—may not bear the full, lasting financial impact of the infrastructure demands created by their developments; and

WHEREAS, It is inequitable for existing residents to bear increased tax burdens to subsidize infrastructure necessitated by new development; and

WHEREAS, Sound public policy supports the principle that development should be financially responsible for the impacts it creates, ensuring that growth pays for growth; now, therefore, be it

NOW, THEREFORE, BE IT RESOLVED THAT:

1. That the Texas Legislature affirms that developers operating within municipal jurisdiction, including ETJs, shall be required to coordinate with the applicable municipality for the planning, design, and delivery of infrastructure necessary to support their developments; and, be it further
2. That municipalities be encouraged and authorized to require developers to bear a substantial and proportionate share of infrastructure costs associated with their projects, including through

impact fees, direct infrastructure construction, reimbursement agreements, or other lawful mechanisms; and, be it further

3. That special consideration be given to ensuring that developers who do not reside within the local community contribute equitably to the long-term infrastructure needs their developments create, so that the financial responsibility is not shifted to local residents; and, be it further
4. That municipalities should prioritize funding structures that minimize or eliminate the need for increased property tax burdens on existing residents resulting from new development; and, be it further
5. That any supplemental revenue mechanisms associated with development shall be structured to ensure that the primary financial obligation remains with the benefiting development and its developers, rather than the general residential tax base; and, be it further
6. That the Legislature supports the principle that growth must be self-sustaining, and that infrastructure costs attributable to new development should be borne primarily by those who initiate and profit from such development; and, be it further
7. That the appropriate committees of the Texas Legislature examine and recommend statutory enhancements to strengthen municipal authority to enforce developer-funded infrastructure requirements, particularly in ETJs.

RESOLUTION TO TEXAS SAVINGS ACCOUNT & JOBS PROGRAM

Protecting Public School Funding While Establishing Equitable School Choice and Creating a Student Workforce Transition Program

WHEREAS, the State of Texas has a constitutional duty to provide for an efficient system of public free schools; and

WHEREAS, public schools serve the vast majority of Texas students and are foundational to local communities, workforce development, and civic life; and

WHEREAS, school choice initiatives, including education savings accounts or voucher programs, have been proposed to expand educational opportunities; and

WHEREAS, concerns exist that such programs could divert critical funding away from public schools, particularly in rural and underserved areas where private school alternatives are limited or nonexistent; and

WHEREAS, Texas students would benefit from structured pathways into the workforce that provide real-world experience, financial literacy, and career readiness prior to graduation;

NOW, THEREFORE, BE IT RESOLVED THAT:

SECTION 1: PROTECTION OF PUBLIC SCHOOL FUNDING

1. No Diversion of Public School Funds

Any school voucher, education savings account (ESA), or similar program established by the State of Texas shall:

- Be funded through a **separate and dedicated appropriation**, and
 - **Shall not reduce, reallocate, or otherwise divert funding** from the Foundation School Program or any public school funding stream.
2. **Equity for Districts Without Private School Access**
 In any county or school district where:
- No accredited private school exists within a reasonable geographic distance, or
 - Access to such schools is demonstrably limited,

The funds allocated per eligible student for voucher use shall instead be:

- **Redirected to the local public school district**, and
 - Used for **educational enhancements**, including but not limited to:
 - Teacher pay increases
 - Career and technical education (CTE) expansion
 - Transportation improvements
 - Technology and infrastructure upgrades
3. **Local Flexibility Clause**
 Local school boards shall have discretion, within state guidelines, to allocate such redirected funds toward programs that best meet the needs of their students and communities.

SECTION 2: TEXAS STUDENT WORKFORCE TRANSITION PROGRAM

1. **Program Establishment**
 The Texas Legislature shall establish the **Texas Student Workforce Transition Program (TSWTP)** to provide structured employment opportunities for high school juniors and seniors.
2. **Program Objectives**
 The program shall:
- Facilitate the transition from school to workforce or higher education
 - Provide **paid, part-time employment opportunities** aligned with student interests
 - Develop **workplace skills**, including communication, time management, and financial literacy
3. **Public-Private Partnerships**
 The program shall:
- Partner with **local businesses, trade organizations, and industry groups**
 - Encourage participation from small, medium, and large employers across Texas
4. **Employer Incentives**
 Participating employers may receive:
- **Targeted tax incentives or credits** for hiring eligible students
 - Priority consideration for participation in state-supported workforce initiatives

Provided that:

- Employment complies with all state and federal labor laws
 - Students are paid fair wages
5. **School District Coordination**
 School districts shall:

- Coordinate student participation through counseling and career services
 - Allow flexible scheduling where appropriate
 - Integrate work-based learning with existing Career and Technical Education (CTE) programs
6. **Eligibility**
Students eligible for participation shall:
- Be enrolled as juniors or seniors in a Texas public high school
 - Maintain satisfactory academic standing as defined by local district policy
7. **Reporting and Accountability**
The program shall include:
- Annual reporting on student participation, job placement rates, and outcomes
 - Evaluation of workforce readiness metrics and post-graduation success

PROPERTY TAX RESOLUTION

WHEREAS, the current property tax appraisal system imposes increasing financial burdens on homeowners through fluctuating and often speculative valuation methods; and

WHEREAS, long-term residents who have contributed to the development, stability, and infrastructure of their communities should be protected from unpredictable tax increases; and

WHEREAS, the use of a property's most recent bona fide sale price as the primary basis for taxation provides a transparent, objective, and market-based standard; and

WHEREAS, reliance on sale price as the taxable value reduces the need for expansive appraisal district operations, thereby lowering administrative costs and improving government efficiency; and

WHEREAS, allowing properties to retain their assessed value based on prior purchase price benefits homeowners who have invested in and sustained their communities over time; and

WHEREAS, individuals acquiring property at higher market prices should reasonably bear the corresponding increased tax responsibility associated with current infrastructure costs and community demand;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Establishment of Sale-Based Valuation**
Property taxes within the jurisdiction shall be based on the most recent verified arm's-length sale price of the property, which shall serve as the constant taxable value until such time as the property is sold again.
2. **Limitation on Reappraisal Adjustments**
No periodic or speculative reappraisals shall increase the taxable value of a property beyond its recorded sale price, except as otherwise provided herein.
3. **Reduction of Appraisal District Scope**
The role and scope of appraisal districts shall be limited to verification of sales transactions,

maintenance of records, and administration of exemptions, thereby reducing operational costs and taxpayer burden.

4. Protection of Long-Term Property Owners

Property owners shall benefit from valuation stability, ensuring that those who have contributed to local infrastructure over time are not displaced by rising tax obligations disconnected from actual purchase value.

5. Allocation of Infrastructure Cost Burden

New property purchasers shall assume tax responsibility reflective of current market conditions, ensuring that the cost of expanding and maintaining infrastructure is proportionately borne by those entering the market at higher valuations.

6. Exception for Additional Revenue Needs

In the event that a local municipality determines that additional revenue is necessary beyond that generated under this system:

- Any increase in effective tax rates or deviation from sale-based valuation must be approved by a majority vote of the qualified electorate in a duly called public election.
- The municipality must provide clear justification, including specific funding needs and projected impacts, prior to such vote.

7. Transparency and Accountability

All tax calculations, sale records, and any proposed exceptions shall be made publicly accessible to ensure transparency and maintain public trust.

BE IT FURTHER RESOLVED that this policy is intended to promote fairness, predictability, and accountability in property taxation while safeguarding homeowners and encouraging responsible municipal governance.

HEMP RESOLUTION

Relating to the legalization and regulated use of hemp-derived products in the State of Texas

WHEREAS, the State of Texas recognizes the importance of providing safe, regulated alternatives to alcohol and certain prescription medications; and

WHEREAS, hemp-derived products, when properly regulated, may serve as a lower-risk alternative for adults seeking wellness, relaxation, or relief; and

WHEREAS, responsible legalization can reduce reliance on substances with higher risks of addiction, overdose, and adverse health outcomes; and

WHEREAS, it is in the interest of public safety and community standards to ensure that hemp-related businesses operate with appropriate limitations, including maintaining a reasonable distance from schools and youth-centered facilities; and

WHEREAS, local municipalities are best positioned to determine appropriate zoning, permitting, and operational guidelines for such establishments within their jurisdictions; and

WHEREAS, the State of Texas may establish a fair and structured taxation framework for hemp-derived products, with revenues allocated toward public priorities such as education, infrastructure, public health, and community development;

NOW, THEREFORE, BE IT RESOLVED, that the Texas Legislature supports the legalization and regulated sale of hemp-derived products for adult use, subject to the following principles:

1. **Local Control:** Authorization and permitting of hemp-related businesses shall require approval by local municipalities, allowing communities to determine appropriate placement and operation.
2. **Public Safety Protections:** Such businesses must maintain a minimum required distance from schools and other designated youth-sensitive areas.
3. **Regulatory Oversight:** The State shall implement clear standards for product safety, labeling, testing, and distribution to ensure consumer protection.
4. **Taxation and Revenue Allocation:** Hemp-derived products shall be subject to reasonable taxation, with funds directed toward priorities as determined appropriate by the State, including but not limited to education, healthcare, and public safety.
5. **Alternative Use Recognition:** The State acknowledges hemp-derived products as a potential alternative to alcohol and certain prescription medications, when used responsibly by adults.

BE IT FURTHER RESOLVED, that the Texas Legislature encourages continued study, oversight, and adjustment of regulations to ensure public health, safety, and economic benefit to the citizens of Texas.

Jason Eddington
Attendee of the Kaufman Precinct Convention