

The City Council of the City of Seabrook met in regular session on Tuesday, May 2, 2023 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas, to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

THOM KOLUPSKI	MAYOR
JACKIE RASCO	COUNCIL PLACE NO. 1
ROB HEFNER	COUNCIL PLACE NO. 2
TOM TOLLETT	COUNCIL PLACE NO. 3
MICHAEL GIANROSSO – Ex. Abs.	COUNCIL PLACE NO. 4
BUDDY HAMMANN - video	MAYOR PRO TEM/COUNCIL PLACE NO. 5
JOE MACHOL	COUNCIL PLACE NO. 6
GAYLE COOK	CITY MANAGER
SEAN LANDIS	DEPUTY CITY MANAGER
DAVID OLSON	INTERIM CITY ATTORNEY
ROBIN LENIO	CITY SECRETARY

Mayor Kolupski called the meeting to order at 6:07 p.m. and led the audience in the Pledges of Allegiance.

1. PRESENTATIONS

1.1 Presentation to recognize the Open Space and Trails Committee for their work with City staff to earn the Keep Texas Beautiful Gold Star Award for 2023 by going above and beyond to educate and engage the community, to manage volunteers, and to host Seabrook cleanup and beautification events. *Thom Kolupski, Mayor*

Mayor Kolupski read and presented a Certificate to the Open Space and Trails Committee to recognize their work with City staff to earn the Keep Texas Beautiful Gold Star Award for 2023.

1.2 Presentation to honor the Open Space and Trails Committee for their work with City staff to receive 2nd place recognition in the Governor's Community Achievement Award program for 2023. Keep Texas Beautiful, in partnership with the Texas Department of Transportation (TxDOT), awards Texas communities for their outstanding overall efforts to keep their communities beautiful, and in 2017, the City of Seabrook, with the outstanding help of the Open Space and Trails Committee, won the Governor's Achievement Award and will use the \$160,000.00 prize for a landscaping project along SH146 upon the completion of the highway expansion. Even though there is no money associated with a 2nd place win, it is encouraging that Seabrook continues to be recognized amongst the leaders in the State of Texas for their efforts in Keeping Seabrook Beautiful. *Thom Kolupski, Mayor*

Mayor Kolupski read and presented a Certificate to the Open Space and Trails Committee to honor their work with City staff to receive 2nd place recognition in the Governor's Community Achievement Award program for 2023.

44 **1.3** Presentation of a Proclamation to Recognize April 30 - May 6, 2023 as Small Business
45 Week. *Thom Kolupski, Mayor*
46

47 Mayor Kolupski read and presented a Proclamation to Recognize April 30 - May 6, 2023
48 as Small Business Week. Paul Chavez, Director of Economic Development, thanked City
49 Council, residents, and the Economic Development Corporation for helping to make and grow
50 small businesses in Seabrook. The Evelyn Meador Library has been holding workshop for small
51 business and will hold one on May 1 from 6p-8p on website development. Beginning in 2022, the
52 library met with 17 small businesses that have the 77586 zip code to assist those businesses with
53 getting off the ground and moving toward growth. The Library reports that eight (8) of the 17
54 business have achieved the purpose, for which they sought assistance.
55

56 **1.4** Presentation of a Proclamation to Recognize April 30 - May 6, 2023 as Professional
57 Municipal Clerks Week. *Thom Kolupski, Mayor*
58

59 Mayor Kolupski read and presented a Proclamation to City Secretary, Robin Lenio, to
60 recognize April 30 - May 6, 2023 as Professional Municipal Clerks Week.

61 **1.5** Presentation of a Proclamation to Recognize May 7-13, 2023 as National Travel and Tourism
62 Week. *Thom Kolupski, Mayor*
63

64 Mayor Kolupski read and presented a Proclamation to Director of Public Affairs, LeaAnn
65 Petersen, to recognize May 7-13, 2023 as National Travel and Tourism Week. Ms. Petersen
66 reminded everyone that the kickoff of Travel and Tourism Week starts with the State of the Bay
67 on Wednesday, May 3, at 5:30pm at Okie's Yard House
68

69 **1.6** Presentation of a Proclamation to Recognize May 7-13, 2023 as National Public Service
70 Recognition Week. *Thom Kolupski, Mayor*
71

72 Mayor Kolupski read and presented a Proclamation to Deputy City Manager, Sean Landis,
73 to recognize May 7-13, 2023 as National Public Service Recognition Week.
74

75 **2. PUBLIC COMMENTS AND ANNOUNCEMENTS** 76

77 Paul Robinson, Dickinson, thanked the City Council and staff for their support of the Texas
78 Outlaw Challenge Event. 2023 is the 16th year that this event will take place. The event has been
79 a big success because of the City of Seabrook and organizers are trying to move more of the
80 Outlaw Challenge events to Seabrook and develop more on-shore visibility. Mr. Robinson asked
81 that Council consider passing a resolution again this year to provide for a No Wake Zone on Friday,
82 June 23. The event will take place the weekend after Father's Day.
83

84
85 **THIS SPACE INTENTIONALLY LEFT BLANK**
86
87
88

2.1 Mayor, City Council and/or members of the City staff may make announcements about City/Community events. *City Council*

Councilmember Hefner announced upcoming events, including
State of the Bay – May 3 – 5:30pm – Okie’s Yard House
Keels & Wheels – May 5-6 – Lakewood Yacht Club
Remembering Our Fallen – May 29 – 9:00am-10:00am – Bay Area Veterans Memorial

3. **CONSENT AGENDA**

3.1 Approve the minutes of the April 18, 2023 Regular City Council Meeting. *Robin Lenio, City Secretary*

Motion was made by Councilmember Machol and seconded by Councilmember Tollett to approve the Consent Agenda, as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4. **NEW BUSINESS**

4.1 Hear presentation and consider and take all appropriate action on approval of the FY 2023-2024 City of Seabrook Strategic Plan. *Gayle Cook, City Manager*

Ron Cox, with Ron Cox Consulting, presented the Strategic Plan as shown in Attachment A.

Motion was made by Councilmember Rasco and seconded by Councilmember Machol to approve the FY 2023-2024 City of Seabrook Strategic Plan.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Consider and take all appropriate action on Resolution 2023-1, "EDC Incentives Policy and Incentive Application." This resolution was approved by the Seabrook EDC on April 13, 2023. *Paul Chavez, Director of Economic Development*

Motion was made by Councilmember Rasco and seconded by Councilmember Machol to approve Resolution 2023-1, "EDC Incentives Policy and Incentive Application" on first reading.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Consider and take all appropriate action on a Business Development Incentive Agreement between the Seabrook Economic Development Corporation and the Seabrook Marina, located at 1900 Seabrook Shipyard, for the installation of a natural gas line in an amount not to exceed \$8,520.00. This agreement was approved by the Seabrook EDC on April 13, 2023. *Paul Chavez, Director of Economic Development*

Motion was made by Councilmember Machol and seconded by Councilmember Rasco to approve Business Development Incentive Agreement between the Seabrook Economic Development Corporation and the Seabrook Marina, located at 1900 Seabrook Shipyard, for the installation of a natural gas line in an amount not to exceed \$8,520.00.

MOTION CARRIED BY UNANIMOUS CONSENT

4.4 Consider and take all appropriate action on Resolution 2023-04, "Denial of CenterPoint Distribution Rate Change". *Gayle Cook, City Manager*

A RESOLUTION OF THE CITY OF SEABROOK, TEXAS FINDING THAT CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR PURSUANT TO 16 TEX. ADMIN. CODE § 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

Motion was made by Councilmember Tollett and seconded by Councilmember Machol to approve Resolution 2023-04, "Denial of CenterPoint Distribution Rate Change".

MOTION CARRIED BY UNANIMOUS CONSENT

4.5 Consider and take all appropriate action on Resolution 2023-06, "Opposing HB 2127 and SB 814". *Thom Kolupski, Mayor and Gayle Cook, City Manager*

A RESOLUTION OPPOSING HOUSE BILL 2127 AND ITS COMPANION SENATE BILL 814 AND ANY SIMILAR OR SUBSTITUTE LEGISLATION THAT WOULD PREMPT THE LOCAL REGULATION OF BUSINESSES, AGRICULTURE, FINANCE, INSURANCE, LABOR, NATURAL RESOURCES AND OCCUPATIONS TO THE STATE BY PROHIBITING LOCAL GOVERNMENTS FROM IMPOSING OR ADOPTING CERTAIN RULES, REGULATIONS LICENSES, PERMITS OR REQUIREMENTS, AND ANY ASSOCIATED FEES; THAT WOULD REMOVE EXISTING LOCAL REGULATIONS; OR THAT WOULD LIMIT LOCAL GOVERNMENTS IN MODIFYING OR IMPOSING REGULATIONS THAT BEST FIT THE CITY

Mayor Pro Tem Hammann reminded Councilmembers to write an email to State Representative Dennis Paul and State Senator Mayes Middleton to voice opposition.

Motion was made by Councilmember Hefner and seconded by Councilmember Tollett to approve 2023-06, "Opposing HB 2127 and SB 814".

MOTION CARRIED BY UNANIMOUS CONSENT

179 **4.6** Consider and take all appropriate action on appointment of two (2) Councilmembers to assist
180 Director of Public Affairs with update to the Hotel Occupancy Tax (HOT) Allocation
181 program. *LeaAnn Petersen, Director of Public Affairs*
182

183 *Motion was made by Councilmember Machol and seconded by Councilmember Hefner to appoint*
184 *Councilmember Mike Giangrosso and Councilmember Tom Tollett to assist Director of Public*
185 *Affairs with update to the Hotel Occupancy Tax (HOT) Allocation program.*
186

187 **MOTION CARRIED BY UNANIMOUS CONSENT**
188

189 **4.7** Consider and take all appropriate action on first reading of Ordinance 2023-12, "Amending
190 the regulation of Golf Carts to include Utility Vehicles (UTV) and Recreational Off-Highway
191 Vehicles (ROV)". *Gayle Cook, City Manager*
192

193 AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK, CHAPTER 90
194 "TRAFFIC AND VEHICLES" ARTICLE VII, "REGULATION OF GOLF CARTS," BY
195 ADDING UTILITY VEHICLES AND RECREATIONAL OFF-HIGHWAY VEHICLES, AS
196 DEFINED BY TEXAS TRANSPORTATION CODE SECTION 551A-001(1-D) AND
197 REGULATING THE USE OF SUCH VEHICLES ON PUBLIC STREETS OR HIGHWAYS
198 WITHIN THE CITY LIMITS; PROVIDING FOR A PENALTY IN AN AMOUNT OF NOT
199 MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR VIOLATION OF ANY
200 PROVISIONS HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL
201 ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT
202 HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR NOTICE
203

204 *Motion was made by Councilmember Rasco and seconded by Councilmember Machol to approve*
205 *Ordinance 2023-12, on first reading, , "Amending the regulation of Golf Carts to include Utility*
206 *Vehicles (UTV) and Recreational Off-Highway Vehicles (ROV)".*
207

208 Councilmember Rasco pointed out that City staff have made improvements on the Ed
209 White path with installation of ballards to keep cars and trucks off of the path and updated signage.
210

211 *After some discussion, Councilmember Rasco moved to amend the original motion to add ROV*
212 *and UTV usages on the Ed White Golf Cart path. This amendment was seconded by*
213 *Councilmember Machol.*
214

215 **THE AMENDMENT FAILED BY A 3-3 VOTE WITH COUNCILMEMBERS RASCO, HEFNER,**
216 **AND MACHOL VOTING IN FAVOR OF THE AMENDMENT.**
217

218 **MOTION ON THE ORIGINAL MOTION TO APPROVE ORDINANCES 2023-12 ON FIRST**
219 **READING, AS WRITTEN CARRIED BY A 5-1, WITH COUNCILMEMBER TOLLETT VOTING**
220 **IN OPPOSITION**
221
222
223

224 **5. ROUTINE BUSINESS**

225
226 **5.1** City Manager update and report to City Council on various items that require no action,
227 including Seabrook Boards and Commissions, SH 146 Expansion Projects, Port of Houston Rail
228 Spur, Gulf Coast Protection District, City of Seabrook CIP Projects, Legislative Update, and any
229 City of Seabrook Grant Administration. *Gayle Cook, City Manager*

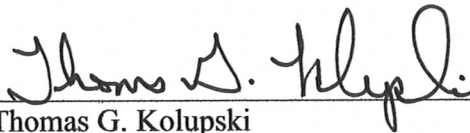
230
231 Gayle Cook, City Manager, updated the Council on various items, as shown in Attachment
232 B.

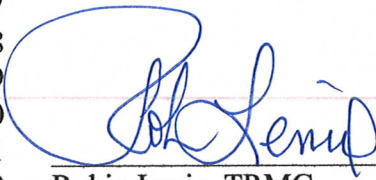
233
234 **5.2** Establish future meeting dates and agenda items. *City Council*

235
236 The next regular City Council meeting will be held on May 16 in Council Chamber at
237 6:00pm.

238 Upon motion duly made and seconded, Mayor Kolupski adjourned the meeting at 7:34pm.

239
240 Approved this 16th day of May, 2023.

241
242
243
244
245
246 
247 Thomas G. Kolupski
248 Mayor

249
250 
251
252 Robin Lenio, TRMC
253 City Secretary



ATTACHMENT A



Council and Staff Planning Session Final Report

May 2, 2023



May 2, 2023

Ron Cox Consulting rcox@roncoxconsulting.com
271.543.0042



Mayor and City Council

- Thom Kolupski,
Mayor
- Jackie Rasco, Position
1
- Rob Hefner, Position 2
- Tom Tollett, Position 3
- Michael Giangrosso,
Position 4
- Buddy Hammann,
Position 5, Mayor Pro
Tem
- Joe Machol, Position 6



City Staff

- Gayle Cook, City Manager
- Sean Landis, Asst City Manager/Director of Community Development
- Nick Kondejewski, Building Official
- Kevin Padgett, Dir of Public Works
- Brian Craig, Asst Dir of Public Works
- Robin Hicks, City Secretary
- Maria Lawler, Deputy City Secretary
- Mike Gibbs, Dir of Finance
- Yesenia Garza, Dir of HR
- Paul Chavez, Dir of Economic Dev
- Sean Wright, Chief of Police
- Bryan Brand, Lieutenant
- Robert Gonzales, Lieutenant
- Jessica Ancira, Court Administrator
- LeaAnn Dearman, Dir of Public Affairs
- Michelle “Mick” Barnabo, Multimedia Producer
- George Szakacs, Dir of IT
- Jimmy Kinatader, Network Administrator
- Brad Goudie, Dir of Emergency Mgmt
- Kevin Rodgers, Asst Emergency Mgmt Coordinator/Fire Marshal



Next Steps

- ✓ Council interviews – October 24, 2022
- ✓ Council Governance Session – November 1, 2022
- ✓ Council/Staff Planning Session – February 10, 2023
- ✓ Staff Implementation Plan Session – March 29, 2023
- Final Report – May 2, 2023



Governance Session

Agenda November 1, 2022

- Governance
- Vision and Mission
- Leadership and Communications
- Roles and Responsibilities
- Major Issues and Challenges



Governance

May 2, 2023

Ron Cox Consulting rcox@roncoxconsulting.com
271.543.0042



Vision Statement

Seabrook is a sustainable, energetic, and beautiful coastal community that embraces environmental stewardship, fosters safe neighborhoods, and promotes tourism and economic diversity.



Vision Elements

- To provide a sustainable tax base.
- Encourage and maintain a good balance of residential and commercial interests.
- To maintain the great quality of life – parks, aesthetics, lifestyle.
- To keep our small-town environment.
- Keep our city safe and secure.
- Ensure transportation accessibility.



Mission Statement

The City of Seabrook is responsive, innovative, and fiscally sound in delivering services that preserve, protect, and enhance quality of life.



Council Governance Model Established

- Effective Leadership
- Meaningful Communication
- Understanding Roles and Fulfilling Expectations
- Visioning and Planning



Planning Session

May 2, 2023

Ron Cox Consulting rcox@roncoxconsulting.com
271.543.0042

11



Council/Staff Planning Session

Agenda February 10, 2023

- Review of Governance Outcomes – November 1, 2022
- Review of Identified Issues and Challenges – November 1, 2022
- Review of Survey results
- Review updated Strategic Plan
- In depth discussion of Issues and Challenges – February 10, 2023
 - Identifying and prioritizing strategies



Council/Staff Planning Session

Key Focus Areas

- Economic Development
- City services
- Infrastructure
- Engagement and Branding
- Quality of Life



2023 Prioritized Strategies

Area of Emphasis 1 - **Economic Development**

Guiding Principle: Economic development strategies need to reflect the diversity, values, interests and desires of individual local communities and its citizenry.

Initiative #1

- Enhance Economic Drivers Regarding Locating a Major Grocery Retailer in Seabrook.

Initiative #2

- Establish a Program for Promoting Existing Businesses

Initiative #3

- Establish a Business Signage Program



2023 Prioritized Strategies

Area of Emphasis 2 - City Services

Guiding Principle: To be the driving force that serves this city and community

Initiative #1

- Improve City Facilities

Initiative #2

- Produce High Quality Services Through Local Government Best Practices, Support and Long-Range Staff Planning

Initiative #3

- Optimize Technology Systems to Meet the Demands of the City Operations, the Community and City's Growing/Changing Population



2023 Prioritized Strategies

Area of Emphasis 3 - Infrastructure

Guiding Principle: To provide for the infrastructure needs of the City of Seabrook

Initiative #1

- Establish Long-Term Planning, Prioritization and Investment Strategies for Future Infrastructure for the City that is Financially Sustainable

Initiative #2

- Supply Excellent Water and Protect and Preserve Our Current and Future Water Resources



2023 Prioritized Strategies

Area of Emphasis 4 - Engagement and Branding

Guiding Principle: To inform and engage citizens, business and visitors by providing and responding with timely, reliable and accurate information.

Initiative #1

- Promotion and Enhancement of City Signage to Support Development and Placemaking Efforts for Tourism

Initiative #2

- Support the Update of the City Website and City Partner Pages to Streamline Access to City Information

Initiative #3

- Enhance Communication with the Public

Initiative #4

- Establish Customer Service Engagement Protocols



2023 Prioritized Strategies

Area of Emphasis 5 - **Quality of Life**

- **Guiding Principle:** To provide the citizens with amenities and services that enhance the quality of life.

Initiative #1

- Plan and Provide for Increased Water Access Opportunities

Initiative #2

- Improve and Enhance Parks, Opens Space and Expand Trail Network and Security

Initiative #3

- Initiate Adaptive Reuse of Wastewater Treatment Plant Site on Main Street

Initiative #4

- Establish a Citywide Beautification Program



Next Steps

- ✓ Council interviews – October 24, 2022
- ✓ Council Governance Session – November 1, 2022
- ✓ Council/Staff Planning Session – February 10, 2023
- ✓ Staff Implementation Plan Session – March 29, 2023
- ✓ Final Report – May 2, 2023



Thank You
Mayor, Council and Staff
For All
You Do



ATTACHMENT B

CITY COUNCIL UPDATE

May 2, 2023



RECAP BOARDS AND COMMISSIONS

PLANNING AND ZONING 5-18-2023

NEXT MEETING

- 5 SPECIFIC PUBLIC HEARINGS:
- REPLAT MIRAMAR CENTER
- REPLAT OF 1002 5TH ST
- MINOR PLAT APPROVAL 1214 TODVILLE

PLANNING AND ZONING 5-18-2023

(continued)

- "OPEN AIR MARKET" CUP
- FINAL PUD FOR RESIDENCES AT HIGHLAND CENTER 3805 AND 3813 NASA PARKWAY

ECONOMIC DEVELOPMENT CORPORATION 5-11-2023

- NEXT MEETING

OPEN SPACE AND TRAILS 5-4-2023

- NEW TRAIL IDEAS
- KEEP TEXAS BEAUTIFUL
- VARIOUS REPORTS AND UPDATES

RECAP BOARDS AND COMMISSIONS

SUBSTATION MITIGATION COMMITTEE 4-26-2023

- APPROVAL OF ITEMS FOR MITIGATION TO ELECTRICAL SUBSTATION TO PRESENT TO COUNCIL 5-16-2023

BOARD OF ADJUSTMENT 4-24-2023

- HEARD APPEAL FOR STEAKS AND CAKES ON BAYPORT
 - APPEAL DENIED

HEARINGS OUT TO PUBLICATION COUNCIL 5-16-2023

- ZONING CHANGE TO 2817 SAMS DRIVE FROM R-1 TO C-1

SH 146



- **December 2023 Completion**
- **South of NASA 1 to Red Bluff. (Phase 3): Construct SH 146 main lanes, northbound entrance/exit ramps, and southbound entrance/exit ramps.**
- **Repsdorph Intersection - 1 to 2 weeks to fully reopen.**
- **Main Lane Traffic Switch - End of May, traffic switch from end of NASA Parkway to Red Bluff, TxDOT plans to coordinate opening several main lanes to switch traffic from frontage to over Red Bluff bypassing the traffic light**

Sidewalk Project

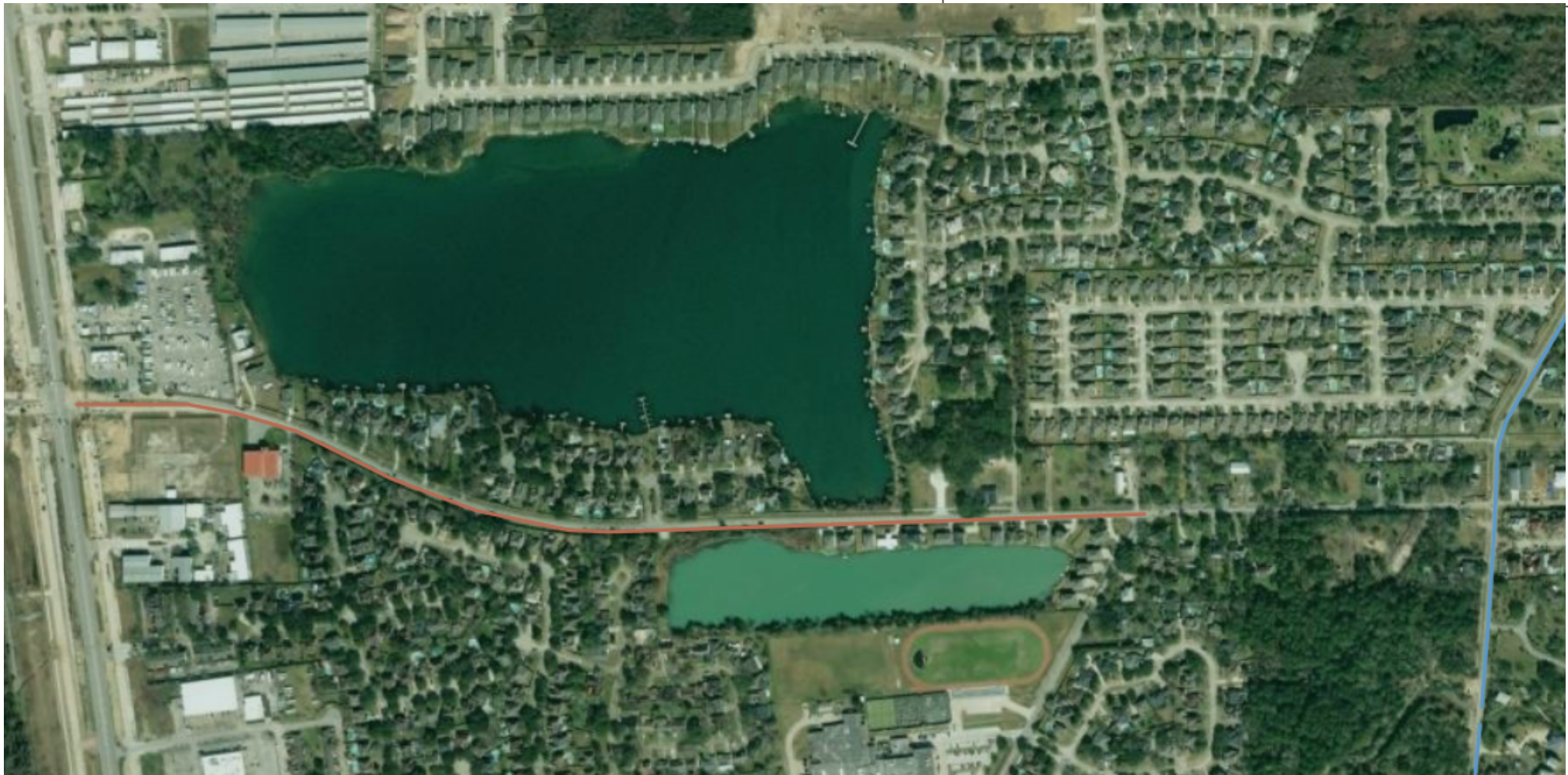
CIP # P2 E. Meyer

- Design and Construction of 6 feet Sidewalks on the North Side of East Meyer Avenue from SH 146 to North Meyer Avenue

Projects Details

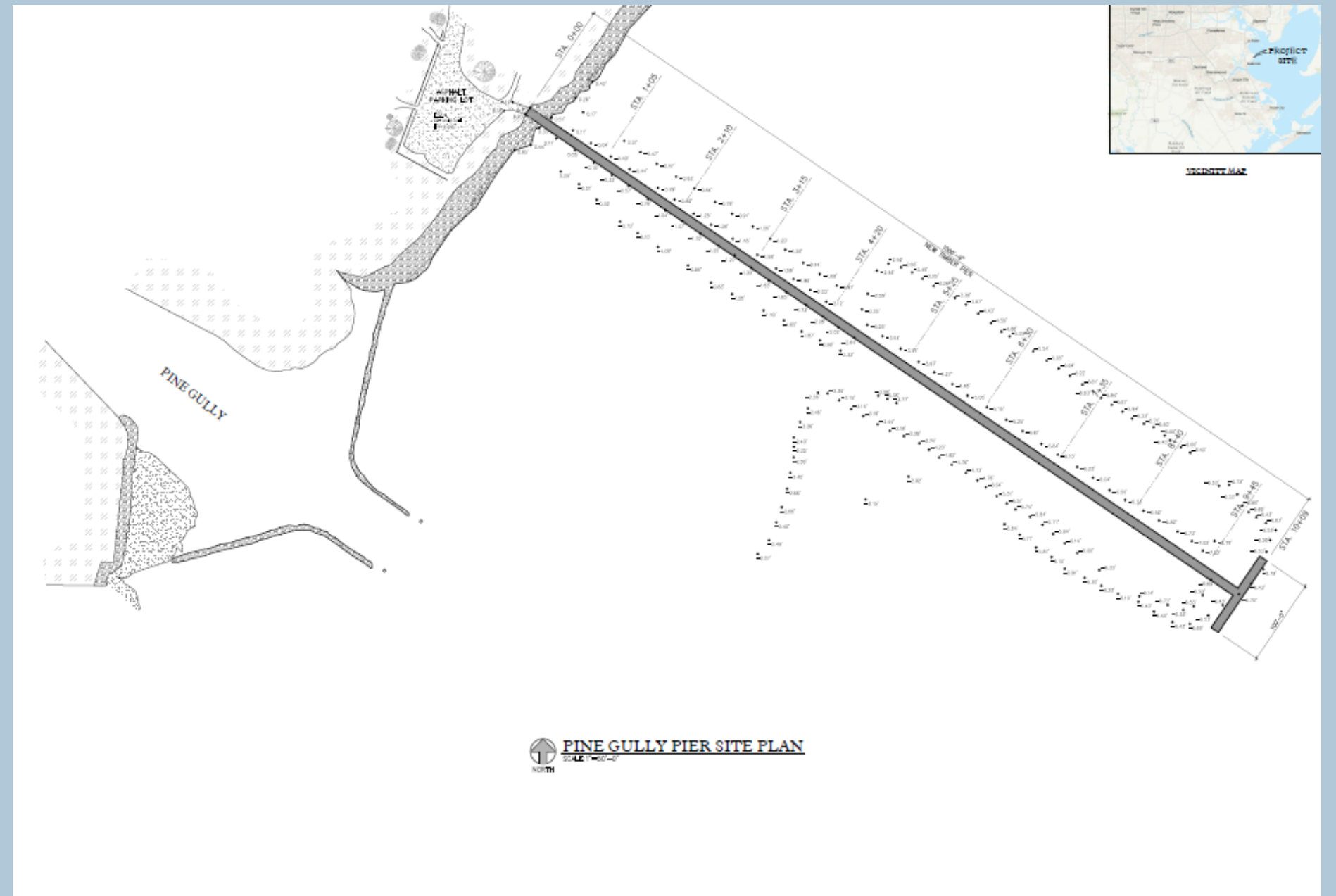
[View on Map](#)

Project Name	Sidewalk - East Meyer Avenue - 2021 - 22102MF2BS01
Description	Design and Construction of 6 feet Sidewalks on the North Side of East Meyer Avenue from SH 146 to North Meyer Avenue
Location	Seabrook
Type of Project	Sidewalk & Trail
Estimated Cost	\$1,018,500
Construction Start	2nd Qtr. 2023
Construction Completion	3rd Qtr. 2023
Current Status	Construction



Park Projects

- CIP #P17 New Friendship Park Playground - **Week of May 8th** new expected delivery



- CIP #P27 Pine Gully Pier - Bid Publication set and opening May 25th

Street Projects

CIP # S25 - Lakewood Yacht Club Drive

Drawings and bid documents complete and in review by Purchasing Department for publication of bid

IT Projects

FAC 31 - Fiber Loop

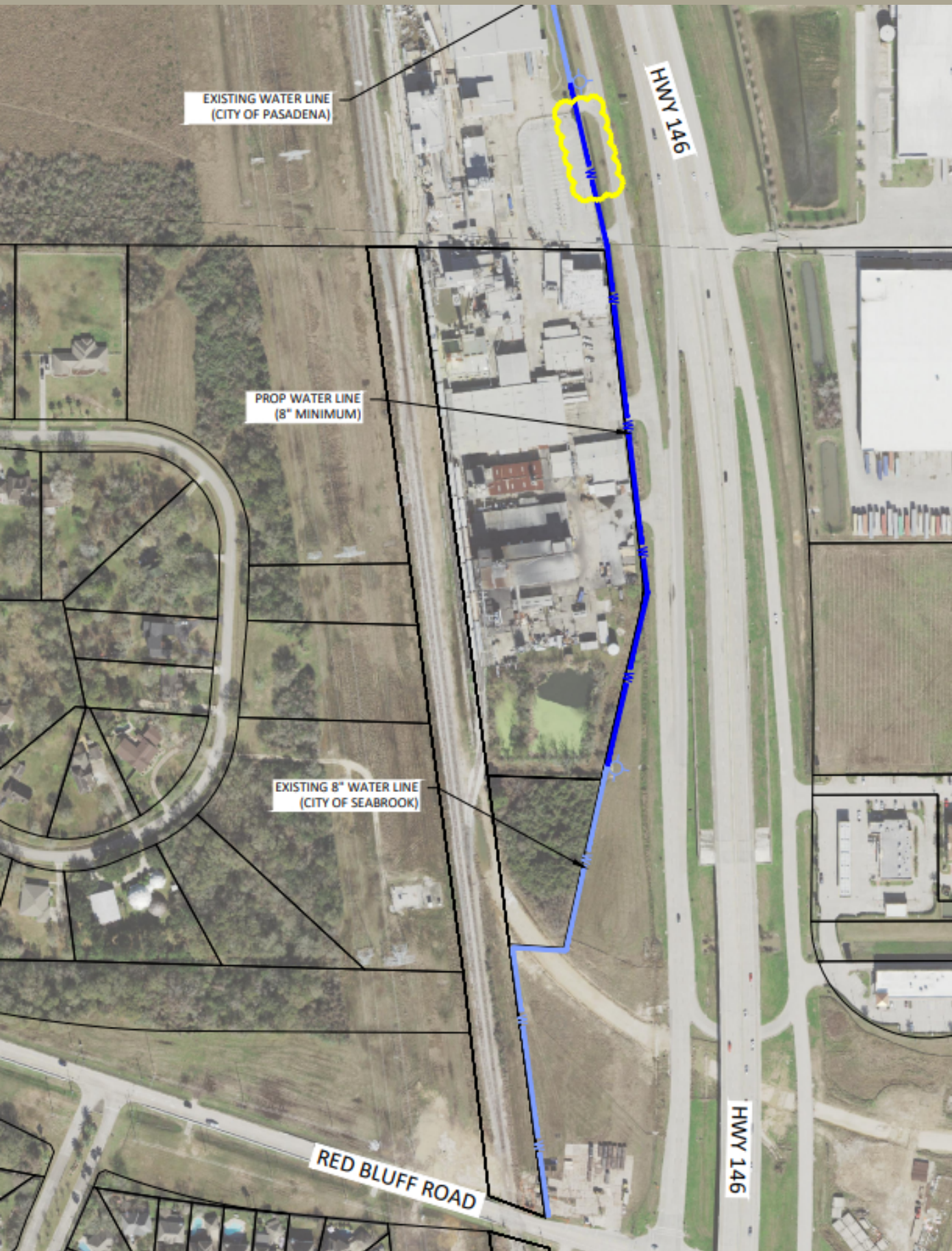
Installation of city fiber on west side of city for connectivity and routing

Water Projects

CIP # W21 Water Line Interconnect along SH 146 -
In Progress - technical pending issues

Scope:

This project is part of the city's CIP and will provide an additional interconnect with the City of Pasadena that provides water to the City of Seabrook allowing for redundancy to the overall city's distribution system. The 8" from NE corner of SH146 and Red Bluff along the SH 146 SB Frontage Road in front of Geon Performance Solutions.



Water Projects

CIP # W5 New Water Line under Taylor Lake - 100% Drawings in Review



WW9 - Wastewater Plant CSA Construction



CAROTHERS

- DRAINAGE AND TOPO STUDIES COMPLETED
- TREE REMOVALS COMPLETED
- IRRIGATION PREPARATIONS
- RFP DESIGN FOR GRADING AND HAULING
- RFP DESIGN FOR CONSTRUCTION OF TRAILS

This project is an improvement to a city owned park called Carothers Coastal Gardens. The current phase updates above reference the East Tract capital improvements for infrastructure and trails.



Bills on the Move

Significant Committee Action

H.B. 5 (Hunter), creating a new economic development program for tax abatement agreements between the owner of a new investment project and a school district. Committee substitute voted from House Ways & Means.

H.B. 1132 (Spiller), increasing the threshold at which competitive bidding is required for city purchases from \$50,000 to \$100,000. TML testified in committee. Voted from House County Affairs.

H.B. 1307 (Toth), authorizing registered voters in a certain area to petition for disannexation of the area in the city limits and the ETJ. TML provided written testimony. Committee substitute voted from House Land & Resource Management.

[H.B. 2232](#) (Spiller), allowing a property located in a portion of the city's ETJ subject to county control over platting may apply to the county commissioner's court for cancellation of certain subdivision plats. Voted from House Land & Resource Management.

[H.B. 2665](#) (Gates), prohibiting a city from adopting or enforcing a local law applicable to short-term rentals. The committee substitute modified the bill to create a task force to study the impact of local short-term rental laws. TML provided [written testimony](#). Voted from House Land & Resource Management.

[H.B. 2714](#) (Thompson), allowing a city to recalculate its no-new-revenue and voter-approval tax rates after receiving the certified appraisal roll. Left pending after hearing in House Ways & Means.

[H.B. 2789](#) (Holland), allowing an accessory dwelling unit (ADU) in a single-family zoning or unzoned areas by right, and prohibits much of a city's ability to regulate an ADU. TML provided [written testimony](#). Committee substitute voted from House Land & Resource Management.

[H.B. 2987](#) (Metcalf), exempting all tangible personal property from the property tax. Left pending after hearing in House Ways & Means.

[H.B. 3699](#) (Wilson), requiring the platting of a subdivision only when the landowner intends to lay out certain areas for public use. TML provided [written testimony](#). Committee substitute voted from House Land & Resource Management.

[H.B. 3921](#) (Goldman), prohibiting a city from requiring a residential lot to be larger than 1,400 square feet, wider than 20 feet, or deeper than 60 feet, and from adopting certain other requirements on small lots. The bill applies to cities in counties with a population of 300,000 or more. TML provided [written testimony](#). Committee substitute voted from House Land & Resource Management.

H.B. 2023 (Muñoz), requiring a city to pay attorney fees if the court determines an ordinance, regulatory decision, denial of an application, or similar measure is unenforceable because it is preempted by the state constitution or state statute. TML provided [written testimony](#). Committee substitute voted from House Land & Resource Management.

S.B. 221 (Bettencourt), setting a process for the Secretary of State to review ballot language in initiative, referendum, and charter elections for home rule cities and waives governmental immunity. TML [testified](#) in committee. Left pending after hearing in House Elections.

S.B. 929 (Parker), requiring a city to provide written notice containing certain information regarding any proposed zoning change that could result in the creation of a nonconforming use. If a nonconforming use is required by a city to cease operation, the owner or lessee of the property is entitled to receive either payment for costs associated with closing the operation or additional time to engage in the nonconforming use. TML provided [written testimony](#). Voted from House Land & Resource Management.

S.B. 976 (Middleton), modifying the definition of “debt” for purposes of the tax rate calculation, repealing the de minimis property tax rate calculations for taxing units, and repealing the provision that a taxing unit that adopts a higher voter approval rate but doesn’t exceed the de minimis rate is not subject to an automatic election but to a petition election. TML provided [written testimony](#). Left pending after hearing in Senate Local Government.

S.B. 977 (Bettencourt), modifying the definition of “debt” for purposes of the tax rate calculation to include only debt approved at an election. TML provided [written testimony](#). Left pending after hearing in Senate Local Government.

S.B. 978 (Bettencourt), repealing the de minimis property tax rate calculation to include cities under 30,000 in population. TML provided [written testimony](#). Left pending after hearing in Senate Local Government.

S.B. 1419 (Birdwell), prohibiting cities from making a loan or grant of public money under a Chapter 380 economic development agreement from the proceeds of property taxes or other city obligations payable from property taxes and adding transparency measures. TML [testified](#) in committee. Committee substitute voted from Senate Natural Resources and Economic Development.

H.B. 276 (Cortez), prohibiting cities from regulating the growing of fruits and vegetables and the raising of six chickens or six rabbits, with exceptions. Passed to third reading in the House.

S.B. 543 (Blanco), allowing a city to transfer real property under a Chapter 380 agreement. Passed the Senate.

S.B. 561 (Sparks), prohibiting a city from issuing debt to purchase or lease tangible personal property if the expected useful life of the property ends before the maturity date of the public security. TML provided [written testimony](#). Passed the Senate.

Thank You

QUESTIONS
