



TOWN OF TROPHY CLUB

TOWN COUNCIL MEETING

1 Trophy Club Drive
Trophy Club, Texas 76262

AGENDA

July 25, 2025

8:30 AM

EOC Room

BREAKFAST - 8:30 A.M.

CALL TO ORDER - 9:00 A.M.

PUBLIC COMMENT

This is an opportunity for citizens to address the Council on any matter pursuant to Texas Government Code 551.007. The Council is not permitted to discuss or take action on any presentations made concerning matters that are not listed on the agenda. Presentations are limited to matters over which the Council has authority. Speakers have up to three (3) minutes or the time limit determined by the Presiding Officer. Each speaker must have submitted their request to speak by completing the Speaker's Form or may email mayorandcouncil@trophyclub.org

ITEMS

1. Review progress on FY 2025 Business Plan Goals. (Brandon Wright, Town Manager)
2. Discuss and consider prioritized Strategic Plan objectives for the FY 2026 Business Plan. (Brandon Wright, Town Manager)
3. Lunch Break.
4. Continued discussion and consideration of prioritized Strategic Plan objectives for the FY 2026 Business Plan. (Brandon Wright, Town Manager)
5. Discuss legislation introduced and approved during the 89th Texas Legislative Session. (Dean Roggia, Town Attorney)

ADJOURN

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Trophy Club, Texas, in a place convenient and readily accessible to the general public at all times on the following date and time: July 15, 2025, at 11:45 a.m., and said Notice of Meeting was also posted concurrently on the Town's website in accordance with Texas Government Code Ch. 551 at least 72 hours prior to the scheduled time of said meeting.

Tammy Dixon, Town Secretary

If you plan to attend this public meeting and have a disability that requires special needs, please contact the Town Secretary's Office at 6822372900, 48 hours in advance, and reasonable accommodations will be made to assist you.



Town Council Retreat

July 25, 2025



FY 2025 Business Plan Goals Review

FY 2025 Business Plan

Six prioritized goals fully integrated into the organization with specific work plan targets, deadlines, accountability measures, and reporting.



PRIORITIZE PUBLIC SAFETY 	Strengthen emergency management preparedness and education.
PRIORITIZE PUBLIC SAFETY 	Create strategies to address safety needs.
PROMOTE QUALITY OF LIFE 	Create, implement, and maintain a comprehensive master plan for Trophy Club's public parks and spaces with funding strategies.
STRENGTHEN INFRASTRUCTURE 	Develop comprehensive maintenance plans and funding strategies to support long-term infrastructure needs.
UPHOLD HOUSING STANDARDS 	Improve aging in place options for residents.
SUPPORT BUSINESS 	Redevelop and create successful business areas fostering a unique sense of place.



FY 2025 Business Plan Update

PRIORITIZE PUBLIC SAFETY



GOAL ONE

Craft a comprehensive crisis communication handbook and emergency management plan, define the Mayor's emergency communication responsibilities, and formulate an emergency management strategy.

G1 PROGRESS

70%



- **Emergency Support Function Progress:** Drafts and reviews are underway with full document completion on track for Q4, finalizing the last component before submission by September 2025.
- **Recreational Facility Guidance:** Emergency use protocols for parks and outdoor areas were developed in coordination with the Emergency Manager, including defined roles for Parks & Recreation staff.
- **Preparedness and Compliance:** The Fire Chief initiated a review of National Incident Management System (NIMS) certifications across departments to verify compliance.
- **Training Gap Analysis:** Ongoing efforts are focused on identifying and addressing NIMS training gaps to ensure personnel readiness for emergency response.



FY 2025 Business Plan Update

PRIORITIZE PUBLIC SAFETY



GOAL TWO

Enhance public safety on Town property by assessing and addressing traffic, mobility, and pedestrian concerns, with a focus on golf cart and biking safety in crosswalks and sidewalks.

G2 PROGRESS

70%



- **Traffic Safety Assessments:** Field observations and speed surveys were conducted to evaluate golf cart, e-bike, and pedestrian safety, with findings reported to the Police Chief and under analysis to identify safety risks Town-wide.
- **Data-Driven Safety Planning:** The Police Department is reviewing vehicle and pedestrian data to pinpoint high-risk areas, with targeted safety plans set for Q4 implementation and a final report of recommendations in development.
- **Public Awareness Campaign:** A media campaign, developed with the Communications Department, is halfway complete and focuses on safe golf cart use, crosswalk etiquette, and speed awareness, with full rollout expected in Q4.
- **Behavioral Change Initiative:** Campaign messaging, video strategies, and distribution plans are being finalized to align with safety interventions and promote long-term improvements in community traffic safety behavior.



FY 2025 Business Plan Update

PROMOTE
QUALITY OF LIFE



GOAL THREE

Finalize a comprehensive master plan for parks and conduct a thorough inventory of the Town's park assets.

G3 PROGRESS

50%



- **Recreation Program Assessment:** Final analysis of fees, programs, and financials will be submitted to Parkhill for integration into the Comprehensive Master Plan, with initial review set for late September.
- **Master Plan Timeline:** The Comprehensive Master Plan remains on track for presentation and adoption by Town Council in December 2025.
- **Community Engagement Strategy:** Staff are refining the communications approach for public meetings and surveys to ensure effective cross-departmental coordination.
- **Survey Progress:** The initial community survey was completed in June, and the statistically valid survey is set for mid-July distribution with results expected by end of August.



FY 2025 Business Plan Update

STRENGTHEN INFRASTRUCTURE



GOAL FOUR

Develop a 10-year maintenance and replacement plan for the Town's physical assets, setting funding targets, and actively pursue grant opportunities.

G4 PROGRESS

40%



- **GIS Implementation & Data Integration:** Staff launched GIS capabilities via an annual ESRI contract and imported Denton County geospatial data to support asset tracking and layered analysis.
- **Asset Data Collection:** UTA students conducted extensive fieldwork in June–July, documenting condition, age, and location data across infrastructure categories like roadways, sidewalks, drainage, lighting, and facilities.
- **Planning & Consultant Engagement:** Initial discussions began with a third-party consultant to support assessment reporting, gap analysis, and prioritization strategies, with conversations continuing into Q4.
- **Long-Term Maintenance Strategy:** Q4 will initiate development of standard schedules and a 10-year asset maintenance and replacement plan, to be integrated into the Town's Capital Improvement and financing strategies, with final completion by the end of FY 2026.

**2-Year Goal*



FY 2025 Business Plan Update

UPHOLD HOUSING STANDARDS



GOAL FIVE

Establish best practices
for permitting senior
group homes and
boarding homes.

G5 PROGRESS

60%



- **Town Council Presentation:** In April, staff presented policies, procedures, and proposed ordinance amendments covering reasonable accommodation, rental inspections, and group housing regulations.
- **Council Direction:** Council opted to retain ZBA for appeals, add on-street parking regulations, report assisted living facility violations to state agencies, and explore background checks for assisted living facility/group home residents.
- **Ordinance Development:** Staff is drafting ordinance language consistent with Council direction and compliant with State/Federal laws.
- **Board/Public Engagement & Timeline:** A joint ZBA/P&Z meeting is scheduled for late July and a community input session is planned for August. Final recommendations incorporating feedback will be presented to the Town Council in Q4.



FY 2025 Business Plan Update

SUPPORT
BUSINESS

GOAL SIX

Continue redevelopment strategies and themes for the SH 114 corridor and other commercial areas.

G6 PROGRESS

90%



- **Final Draft Review:** The Small Area Plan was presented to the EDC subcommittee and Town staff, with final input currently underway.
- **Approval Timeline:** McAdams will present the plan to the EDC Board in July, with Town Council review anticipated in August pending EDC approval.
- **Implementation Planning:** Upon approvals, incentive plans will be developed to support execution of the Small Area Plan.
- **Future Website & Plan Integration:** A dedicated website will launch in Q1 FY 2026 to showcase the plan, alongside updates to the Comprehensive Land Use Plan, if needed.

**2-Year Goal*



Prioritized Strategic Plan Objectives Consideration of FY 2026 Business Plan



Prioritize Public Safety

Objective: Enhance community policing and public safety engagement.

Initiative: Create a unified voluntary database for elderly, homebound, and special needs residents to enhance fire and police assistance, while promoting community connections and proactive outreach to address public safety needs.

Work Plan:

- Enhance the communication strategy for soliciting participation from elderly, homebound, and special needs residents. Start FY 2026 Q1 | End FY 2026 Q1
- Update police department and fire department residents list to ensure accurate information when responding to calls for assistance. Start FY 2026 Q1 | End FY 2026 Q3
- Explore options for improved synchronization of data housed by the police and fire departments. Start FY 2026 Q3 | End FY 2026 Q4





Prioritize Public Safety

Initiative: Create a unified voluntary database for elderly, homebound, and special needs residents to enhance fire and police assistance, while promoting community connections and proactive outreach to address public safety needs.

- **Funding Needs:**

- Website Modifications, Printing, Advertising | \$6,000 | General Fund | FY 2026
- Shared Software Crosswalks, Compliance Training | \$2,500 | General Fund | FY 2026 & Beyond

- **Anticipated Project Concerns:**

- Low Participation Despite Outreach
- Sustained Maintenance and Staff Capacity
- Evaluation and Metrics
- Potential Integration Challenge





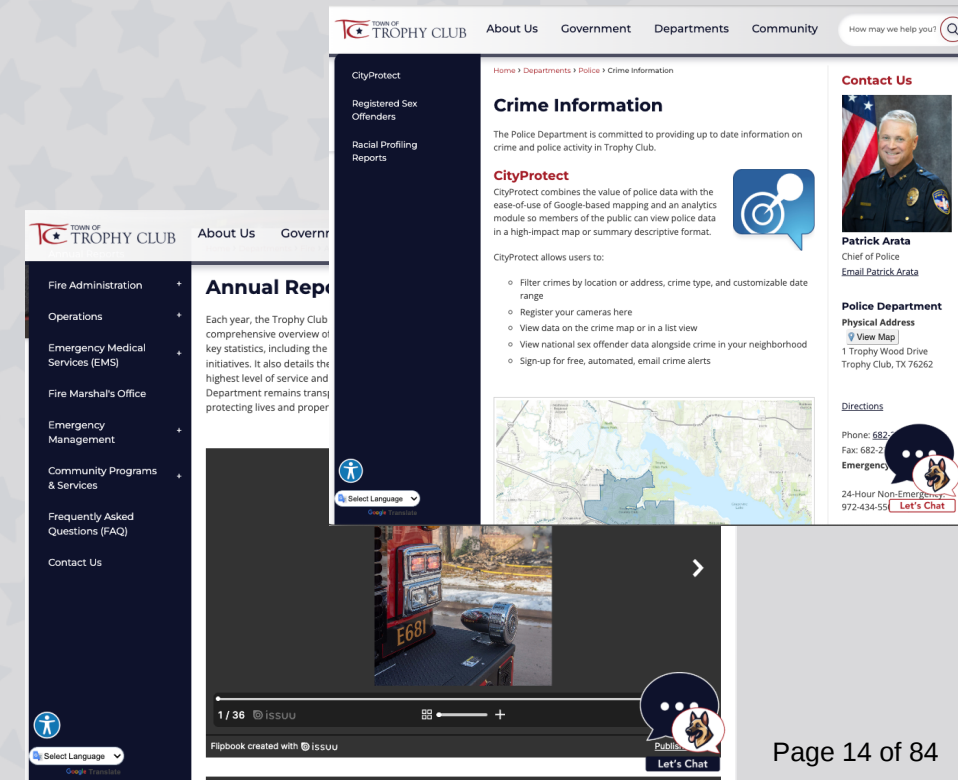
Prioritize Public Safety

Objective: Enhance transparency, accountability, and engagement through communication channels.

Initiative: Develop public safety transparency pages showcasing statistics and policies, and explore integration of transparency tools with public safety departments.

Work Plan:

- Research and implement new software or tools such as dashboards and interactive maps to provide a smooth website experience for transparency. Start FY 2026 Q1 | End FY 2026 Q3
- Assist public safety departments by displaying their collection statistics on crime rates, response times, and other key metrics including establishing a schedule for regular updates. Start FY 2026 Q3 | End FY 2026 Q4
- Work with the communications department to identify key department statistics such as incident types, response times, and public safety trends via the Town's public safety transparency site. Start FY 2026 Q3 | End FY 2026 Q4





Prioritize Public Safety

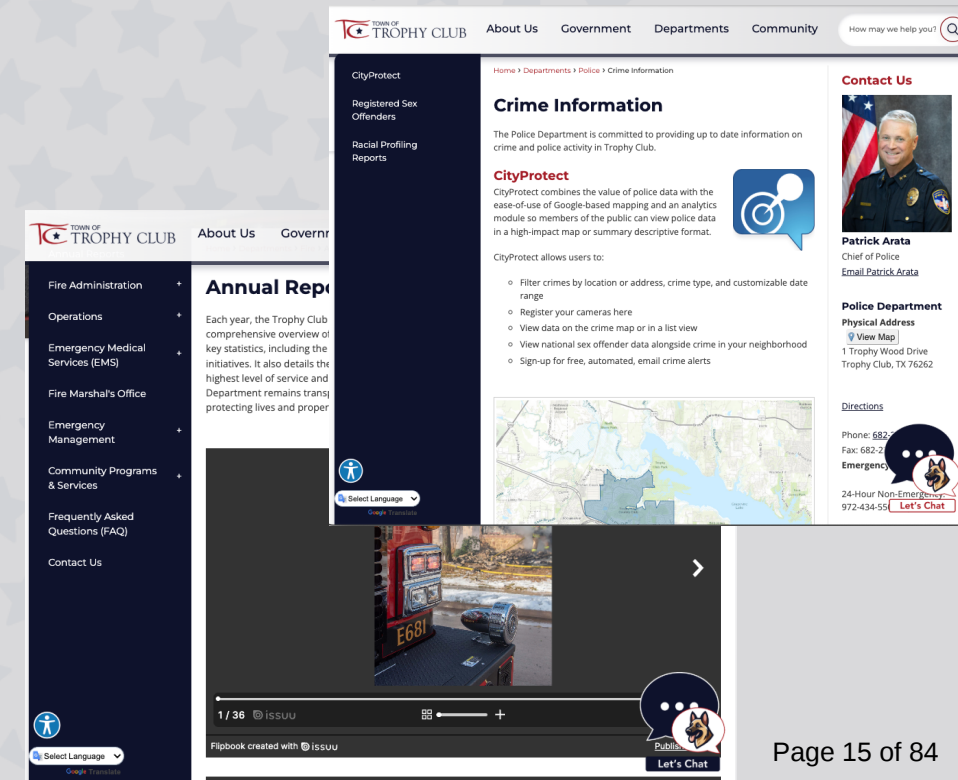
Initiative: Develop public safety transparency pages showcasing statistics and policies, and explore integration of transparency tools with public safety departments.

- **Funding Needs:**

- Departmental Website Redesign | \$3,500 | General Fund | FY 2026
- Dashboard Data Tool | \$6,000 | General Fund | FY 2026 & Beyond

- **Anticipated Project Concerns:**

- Data Security and Liability (HIPPA)
- Technology Integration
- Sustained Maintenance and Staff Capacity





Promote Quality of Life

Objective: Create, implement, and maintain a Comprehensive Master Plan for Trophy Club's parks and spaces with funding strategies

Initiative: Evaluate Town Parks and Trails to Prioritize Inclusive play areas for all ages and abilities

Work Plan:

- Develop a Prioritized list of Park Capital Projects to increase the use of inclusive play areas for all ages and abilities. Start: FY 2025 Q4 | End FY 2026 Q2
- Complete an inclusive play area review as part of the Parks Master Plan process to inventory the Town's park System. Start: FY 2025 Q4 | End FY 2026 Q2
- Adopt a inclusive play capital improvement plan schedule as recommended by the Parks & Recreation Board. Start FY 2026 Q2 | FY 2026 Q3



Promote Quality of Life

Initiative: Evaluate Town Parks and Trails to Prioritize Inclusive play areas for all ages and abilities



Promote Quality of Life

PROMOTE
QUALITY OF LIFE



Examples of inclusive playgrounds and facilities

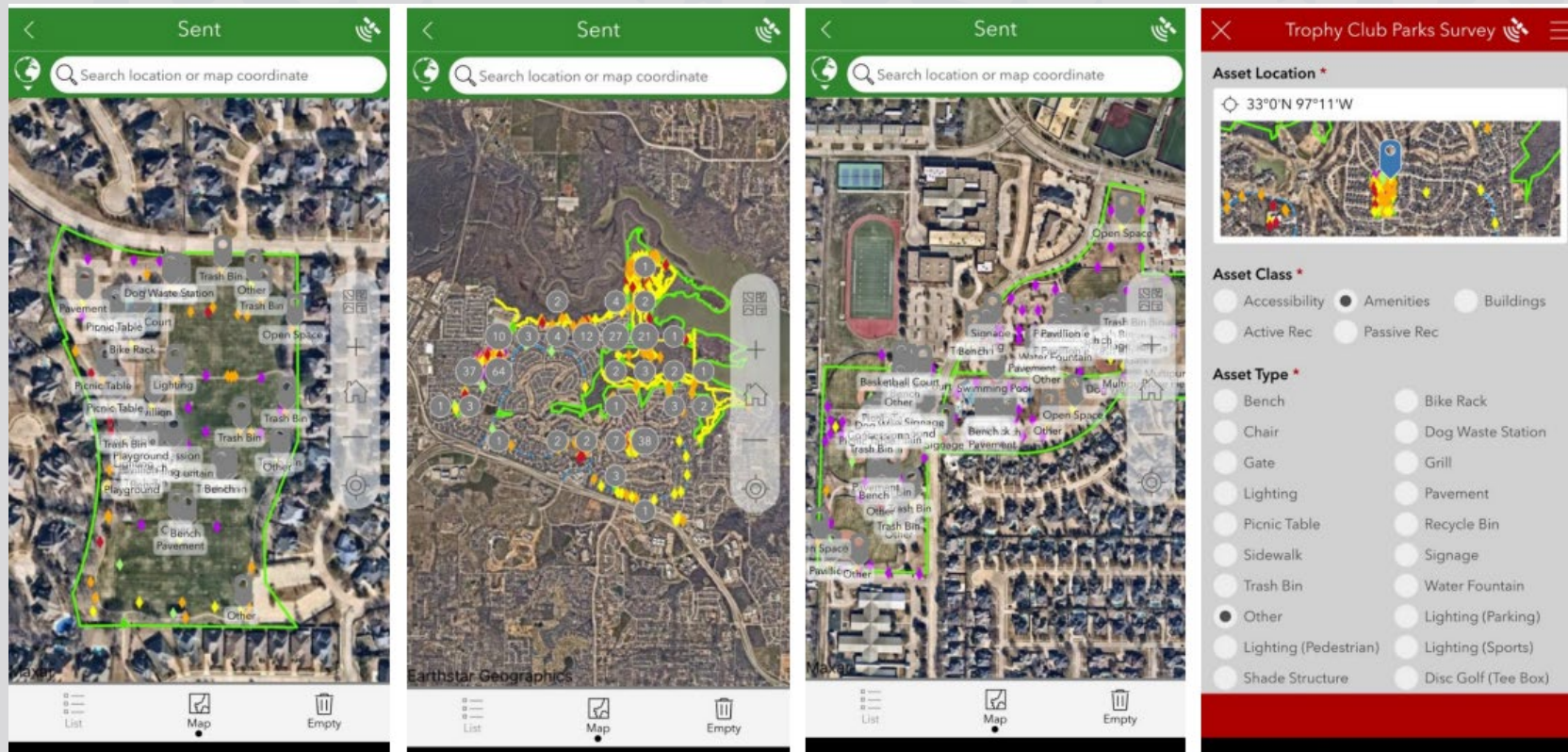


Promote Quality of Life

PROMOTE
QUALITY OF LIFE



Initiative: Evaluate Town Parks and Trails to Prioritize Inclusive play areas for all ages and abilities





Promote Quality of Life

Initiative: Evaluate Town Parks and Trails to Prioritize Inclusive play areas for all ages and abilities

- **Funding Needs:**

- Parks Master Plan Firm | \$250,000 | General Fund | FY 2025 with some amount continuing into FY 2026

- **Anticipated Project Concerns:**

- Once areas are identified, scored, and prioritized, project costs are a concern as playground surfacing is one of the most costly amenities of all-inclusive playgrounds. This can be mitigated through strategic design.



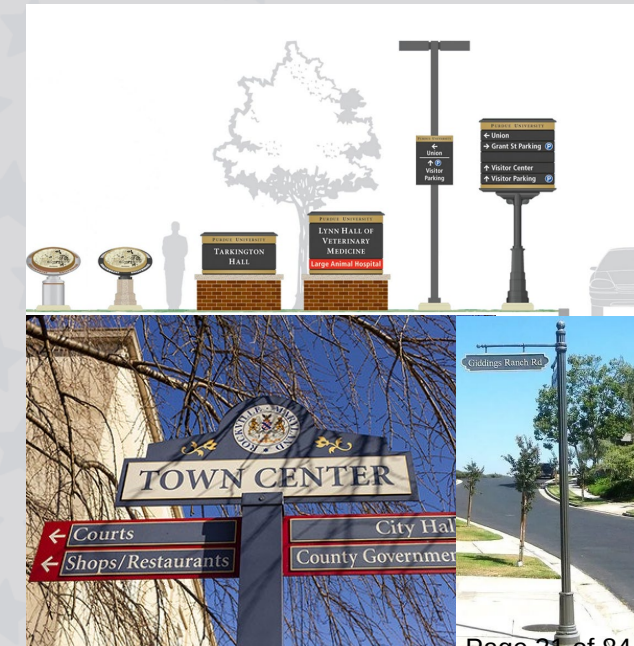
Promote Quality of Life

Objective: Beautify community neighborhood areas and medians through sustainable plantings, tree upkeep, and design elements.

Initiative: Develop a wayfinding directional signage package to enhance the Town's brand image, monumentation, and street signage.

Work Plan:

- Hire a consultant to conduct a needs assessment by studying key locations for wayfinding signage and gathering input from residents, businesses, and visitors on signage needs. Start FY 2025 Q3 | End FY 2026 Q1
- Work with a consultant to design concepts that reflect the Town's brand image, creating visually appealing signage, and ensuring consistency in color, font and style with existing Town branding. Start FY 2026 Q1 | End FY 2026 Q2



Promote Quality of Life

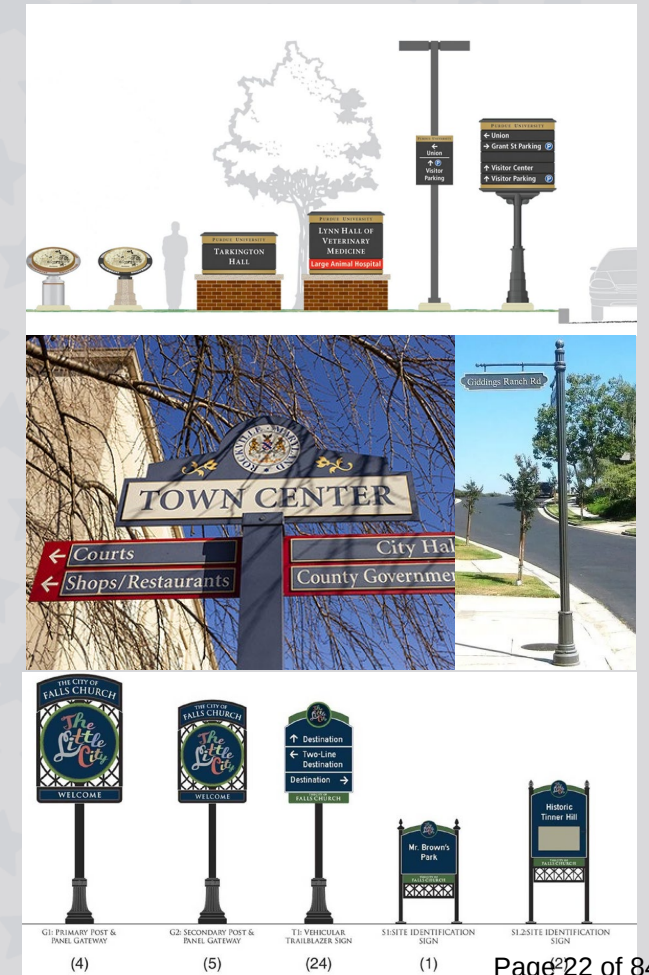
PROMOTE
QUALITY OF LIFE



Initiative: Develop a wayfinding directional signage package to enhance the Town's brand image, monumentation, and street signage.

Work Plan:

- Assist consultant with drafting of a comprehensive signage plan with maps and installation locations, presenting it to Town officials and relevant committees for approval, and securing necessary permits and funding for the project. Start FY 2026 Q2 | End FY 2026 Q3



Promote Quality of Life

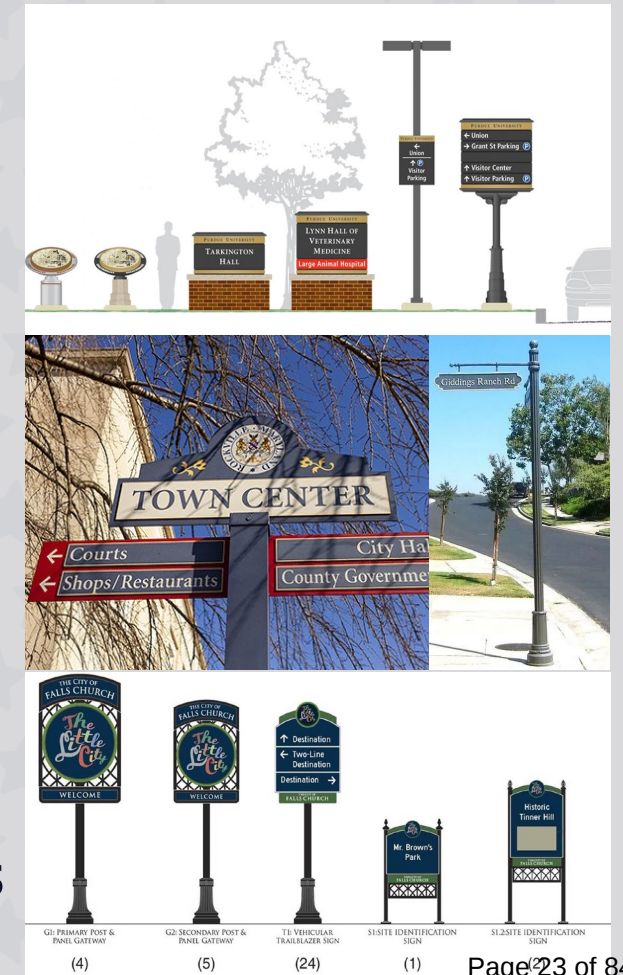
PROMOTE
QUALITY OF LIFE



Initiative: Develop a wayfinding directional signage package to enhance the Town's brand image, monumentation, and street signage.

Work Plan:

- Contract with a signage manufacturer, coordinating with public works for installation, and ensuring compliance with local regulations and standards. Start FY 2026 Q3 | End FY 2027 Q1
- Submit FY 2027 Capital Improvement Plan projects to schedule new signage and maintenance/replace of existing signage. Start FY 2026 Q3 | FY 2026 Q3
- Launch a public awareness campaign to introduce the new signage system, creating informational materials explaining its purpose and benefits. Start FY 2026 Q3 | End FY 2026 Q4



Promote Quality of Life

PROMOTE
QUALITY OF LIFE



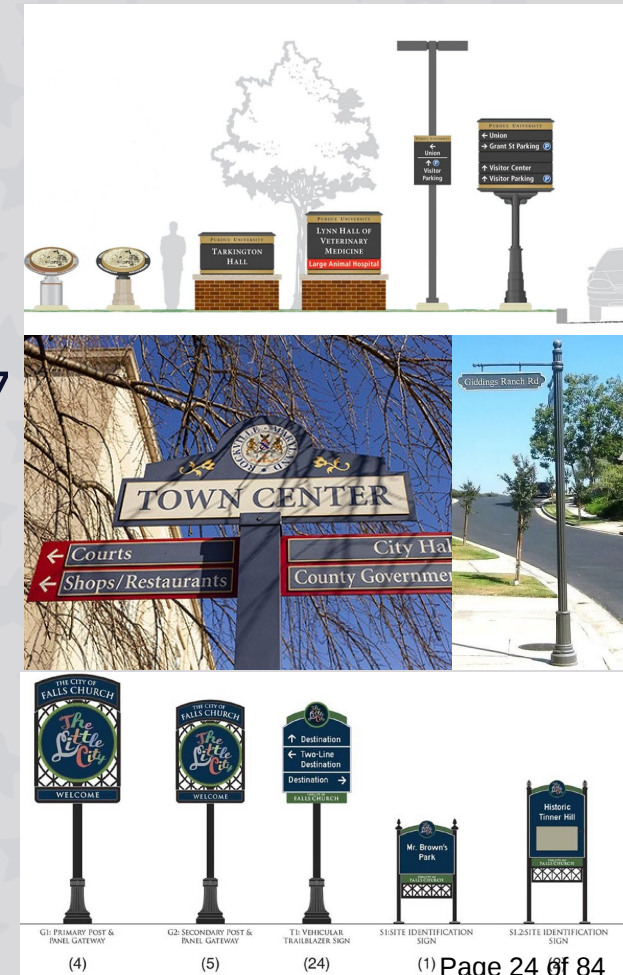
Initiative: Develop a wayfinding directional signage package to enhance the Town's brand image, monumentation, and street signage.

- **Funding Needs:**

- Consultant Contract | \$100,000 | HOT Fund | FY 2026
- Signage Installation/Replacement | \$150,000 | HOT Fund | FY 2027

- **Anticipated Project Concerns:**

- Support from the community and stakeholders. Signage inclusions for ADA-compliant designs. Utilities and right-of-way issues may impact placement, requiring site planning. Durable materials and a maintenance plan help ensure longevity. Integration with digital tools like maps or QR codes enhances usability. Ways to measure impact of the signage.



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(8) Site Identification

(8) Site Identification

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Strengthen Infrastructure

Objective: Develop a comprehensive maintenance plans and funding strategies to support long-term infrastructure needs.

Initiative: Develop a 10-year maintenance and replacement plan for the Town's physical assets, setting funding targets, and actively pursue grant opportunities.

Work Plan:

- Develop GIS mapping layers and assessment report to include location, age, and condition of the Town's physical assets to include roadways, sidewalks, drainage infrastructure, signs, streetlights, park lighting, facilities, fences, sound walls, and irrigation lines. Start FY 2025 Q1 | End FY 2026 Q1 IN PROGRESS
- Utilizing the assessment report and maintenance/replacement schedules, develop a 10-year maintenance and replacement plan for the Town's physical assets. Start FY 2026 Q2 | End FY 2026 Q3
- Prepare funding strategies and schedule the 10-year replacement plan within the Town's Capital Improvement Plan and long-term debt financing schedule. Start FY 2026 Q3 | End FY 2026 Q3



Strengthen Infrastructure

Initiative: Develop a 10-year maintenance and replacement plan for the Town's physical assets, setting funding targets, and actively pursue grant opportunities.

Work Plan:

- Develop standard maintenance and replacement schedules for identified physical assets. Start FY 2026 Q2 | End FY 2026 Q3
- Finalize a 10-year maintenance and replacement plan schedule for posting on the Town's website. Start FY 2026 Q4 | End FY 2026 Q4



Strengthen Infrastructure

Initiative: Develop a 10-year maintenance and replacement plan for the Town's physical assets, setting funding targets, and actively pursue grant opportunities.

- **Funding Needs:**
 - GIS Third Party Services | \$25,000 | General/Streets/Stormwater | FY 2026
 - Mobile Data Equipment | \$4,000 | IT Fund | FY 2026
 - Condition Assessment Services | \$10,000 | General/Stormwater | FY 2026
 - GIS Software Training | \$6,000 | General Fund | FY 2026
- **Anticipated Project Concerns:**
 - Data Gaps and Inconsistencies (requiring manual field verification)
 - Interdepartmental/Interlocal Coordination (Parks, MUD, Denton County)
 - Competing Priorities (CIP street and sidewalk replacement projects, Bobcat/Marshall Creek roundabout, etc.)
 - New level of GIS software utilization and organizational adoption



Uphold Housing Standards

Objective: Protect neighborhoods with targeted rental management.

Initiative: Initiate a short-term rental registration program to include the collection of hotel occupancy tax revenue.

Work Plan:

- Establish the primary goals of the program, such as compliance with state law and hotel occupancy revenue compliance and collection steps. Start FY 2026 Q1 | End FY 2026 Q1
- Investigate how other municipalities have implemented short-term rental programs and collected hotel occupancy tax revenue. Start FY 2026 Q2 | End FY 2026 Q2





Uphold Housing Standards

Initiative: Initiate a short-term rental registration program to include the collection of hotel occupancy tax revenue.

Work Plan:

- Examine relevant local and state regulations regarding short-term rentals and ensure the program complies. Start FY 2026 Q3 | End FY 2026 Q3
- Design the registration program by defining registration requirements, including necessary documentation, fees, and eligibility criteria. Start FY 2026 Q3 | End FY 2026 Q3





Uphold Housing Standards

Initiative: Initiate a short-term rental registration program to include the collection of hotel occupancy tax revenue.

Work Plan:

- Develop a method for collecting hotel occupancy taxes, including the calculation, reporting, and payment processes. Start FY 2026 Q3 | End FY 2026 Q3
- Create detailed procedures for property owners to register their rentals. Online form, in-person application, etc. Explore online portal capabilities. Start FY 2026 Q4 | End FY 2026 Q4





Uphold Housing Standards

Initiative: Initiate a short-term rental registration program to include the collection of hotel occupancy tax revenue.

Work Plan:

- Launch the program through communication channels, community meetings, newsletters, to ensure property owners are aware of the new requirements. Start FY 2027 Q1 | End FY 2027 Q1





Uphold Housing Standards

Initiative: Initiate a short-term rental registration program to include the collection of hotel occupancy tax revenue.

- **Funding Needs:**

- Online software for STR portals and payment collection | \$20,000 | HOT Fund | FY 2026

- **Anticipated Project Concerns:**

- Community confusion in banning vs. regulating. Potential changes in state legislation regarding short-term rentals (STRs) that may affect local authority or regulatory scope. Difficulty in accurately identifying all active STR properties within Town limits. Need for a management solution that does not require hiring additional staff. Possible costs associated with adopting an online platform to register STRs and collect Hotel Occupancy Tax (HOT) payments. Collecting sufficient permit fees to at least break even on online platform/HOT tax collection costs.



Uphold Housing Standards

Objective: Protect neighborhoods with targeted rental management.

Initiative: Analyze and strengthen the rental property code enforcement program to ensure compliance with community standards.

Work Plan:

- Review existing program and ordinance to determine inefficiencies, discrepancies, and compliance requirements. Start FY 2026 Q1 | End FY 2026 Q1
- Gather data from the MUD, Denton County, and Tarrant County to determine addresses that could potentially be rental properties. Start FY 2026 Q2 | End FY 2026 Q2





Uphold Housing Standards

Initiative: Analyze and strengthen the rental property code enforcement program to ensure compliance with community standards.

Work Plan:

- Benchmark against best practices of other municipalities. Start FY 2026 Q2 | End FY 2026 Q2
- Make recommendations for potential changes to the rental program and/or ordinance to create consistency. Start FY 2026 Q3 | End FY 2026 Q3
- Coordinate with the Police Department to establish a way to track and report ordinance violations. Start FY 2026 Q3 | End FY 2026 Q3



Uphold Housing Standards

UPHOLD HOUSING
STANDARDS



Initiative: Analyze and strengthen the rental property code enforcement program to ensure compliance with community standards.

Work Plan:

- Develop clear and thorough inspection protocols to ensure and streamline the process for reporting and documenting violations, ensuring the reports are accurate and complete. Start FY 2026 Q4 | End FY 2026 Q4
- Roll out new program and increase public awareness through communication channels. Start FY 2026 Q4 | End FY 2027 Q1





Uphold Housing Standards

Initiative: Analyze and strengthen the rental property code enforcement program to ensure compliance with community standards.

- **Funding Needs:**
 - Mailings | \$1,600 | General Fund | FY 2026
 - Inspection Contract | +/- \$40,000 | General Fund | FY 2027
- **Anticipated Project Concerns:**
 - Verification from properties needed to determine if renter occupied. Existing staffing levels may not be sufficient to handle enforcement, need third party. Challenges may arise in accurately identifying rental properties that are not currently in compliance, particularly if they are not registered or are intermittently rented. Property owners may resist additional inspections or enforcement measures, particularly if they perceive them as invasive. Any updates must be reviewed to ensure compliance with state regulations to mitigate risk for legal challenges. Additional cost may arise for a data system to track violations, issue notices, and to ensure consistent follow-up.



Uphold Housing Standards

Objective: Protect neighborhoods with targeted rental management.

Initiative: **Develop policies to enhance and enforce property upkeep standards.**

Work Plan:

- Assess current standards and practices by gathering and reviewing current property regulations and standards. Evaluate the enforcement of those regulations and find any gaps or challenges. Start FY 2026 Q1 | End FY 2026 Q2
- Engage stakeholders to collect input about current issues, challenges, and desired improvements. Start FY 2026 Q2 | End FY 2026 Q2

Uphold Housing Standards

UPHOLD HOUSING
STANDARDS



Initiative: Develop policies to enhance and enforce property upkeep standards.

Work Plan:

- Develop policy proposals for property upkeep, develop clear procedures for monitoring, reporting, and enforcing property upkeep standards, propose incentives for compliance and penalties for violations. Start FY 2026 Q2 | End FY 2026 Q3
- Develop an implementation plan and launch public awareness campaign. Start FY 2026 Q3 | End FY 2026 Q4

Uphold Housing Standards

UPHOLD HOUSING
STANDARDS



Initiative: Develop policies to enhance and enforce property upkeep standards.

- **Funding Needs:**
 - No funding needs
- **Anticipated Project Concerns:**
 - Staff capacity (evaluate existing workload and propose phased implementation)
 - Data management (tracking violations and repeat offenders may require improved systems or processes)
 - Legal review and alignment with state nuisance laws vs. property rights



Support Business

Objective: Develop policies that support a positive business environment and enhance Trophy Club's business aesthetics and cohesion.

Initiative: Collaborate with the EDC to promote state-compliant incentive programs for commercial projects and establish clear business area standards.



Work Plan:

- Identify business incentive programs that comply with state laws and could enhance Trophy Club's business areas. Start FY 2026 Q2 | End FY 2026 Q3
- Arrange meetings with the EDC to present potential incentive programs. | Start FY 2026 Q3 / End FY 2026 Q3
- Present incentive program recommendations to the EDC and Town Council for consideration. Start FY 2026 Q4 | End FY 2027 Q1



Support Business

Initiative: Collaborate with the EDC to promote state-compliant incentive programs for commercial projects and establish clear business area standards.

- **Funding Needs:**
 - Incentive Funding | \$TBD | EDC Fund | FY 2027
- **Anticipated Project Concerns:**
 - Navigating evolving state laws for legal compliance of incentives programs. Ongoing engagement from the business community. Achieving consensus between Town leadership, the EDC, and local businesses on incentive priorities and design standards. Budget limitations could restrict the scope or attractiveness of incentive offerings. Community perception regarding the use of public funds or incentives perceived to favor private development. Establishing business area design and operational standards for the area may require ongoing oversight.



Support Business

Objective: Redevelop and create successful business areas fostering a unique sense of place.

Initiative: Continue redevelopment strategies and themes for the SH 114 corridor and other commercial areas.

Work Plan:

- Engage a consultant to develop a small area plan for area surrounding Town-owned property near SH 114 and Trophy Wood Drive. Start FY 2025 Q1 | End FY 2025 Q1 COMPLETE
- Develop a project webpage and video to explain the small area plan project. Start FY 2025 Q1 | End FY 2025 Q1 COMPLETE

Support Business

SUPPORT
BUSINESS



Initiative: Continue redevelopment strategies and themes for the SH 114 corridor and other commercial areas.

Work Plan:

- Conduct a community open house forum and online surveys for public input into desired uses for the small area plan. Start FY 2025 Q1 | End FY 2025 Q2 COMPLETE
- Create a draft small area plan document based on community input to include concept plans and implementation strategies to incentivize redevelopment of the small area plan location. Start FY 2025 Q2 | End FY 2025 Q4 IN PROGRESS

*The Grove
at TC*

Support Business

SUPPORT
BUSINESS



Initiative: Continue redevelopment strategies and themes for the SH 114 corridor and other commercial areas.

Work Plan:

- Conduct a joint workshop of the Economic Development Corporation and Town Council to review the draft small area plan. Start FY 2025 Q3 | End FY 2025 Q3 COMPLETE
- Finalize the small area plan report and obtain approval from the Economic Development Corporation Board and the Town Council. Start FY 2025 Q4 | End FY 2025 Q4 IN PROGRESS

*The Grove
at TC*



Support Business

Initiative: Continue redevelopment strategies and themes for the SH 114 corridor and other commercial areas.

Work Plan:

- Develop a website to house information about the finalized small area plan report. Start FY 2025 Q4 | End FY 2026 Q1
- Develop incentive plans for the development of projects contained in the final small area plan. Start FY 2026 Q1 | End FY 2026 Q2
- Update the Comprehensive Land Use Plan to reflect changes recommended by the small area plan. Start FY 2025 Q4 | End FY 2026 Q1
- Market project availability to prospective developers. Start FY 2026 Q2 | End Ongoing



Support Business

Initiative: Continue redevelopment strategies and themes for the SH 114 corridor and other commercial areas.

- **Funding Needs:**

- Consultant (McAdams) | \$93,000 | EDC Fund | FY 2025
- Project Video | \$5,000 | EDC Fund | FY 2025
- Website | \$7,000 | EDC Fund | FY 2026
- Marketing Consultant Costs | \$40,000 | EDC Fund | FY 2026

- **Anticipated Project Concerns:**

- Evolving state laws and remaining compliant with legal requirements for incentive programs. Consensus for public-sector involvement in potential development. Budget limitations could restrict the scope or attractiveness of incentive offerings. Community perception regarding the use of public funds for private developer. Finding a willing, quality developer will take time (months?, years?)

Time for the Survey!



SCAN ME

**For Use
During
Meeting**

Survey Says...





Review of Survey Results

Finalization of FY 2026 Business Plan Goals



89th Texas Legislative Session Review

TAXING & REVENUE

TAXING & REVENUE - *High Impact*



SB 1883

By: Bettencourt/Buckley

Effective: Sept. 1

Requires audits and supermajority votes for adopting or increasing impact fees and prohibits a city from increasing an impact fee within 3 years of the first date it was adopted or last increased.

Includes hearing and notice requirements.

- Approval of impact fee requires 2/3 majority vote of members of the governing body
- Governing body now has 120 days (previously 60) after receiving *CIAC update* to set public hearing regarding amendment of plan
- For hearings related to land use assumptions, capital improvement plans, or impact fees, plans must be made available at least 60 days (previously on or before) before the first notice of the hearing
- Independent financial audit required before increase or adoption of new impact fee
- Conducted by certified CPA not under contract to provide any other service to the city or related entity of city for previous 12 months
- Repeals Section 395.078 of LGC
- Allows Attorney General to bring action on behalf of property owner to contest or recover refund for impact fee

TAXING & REVENUE - *High Impact*



SB 1883 (cont.)

Independent financial audit required before increase or adoption of new impact fee

- Conducted by certified CPA and not under contract to provide any other service to the city or related entity of city for previous 12 months
- must be submitted to CIAC
- Must hold public hearing on results of independent audit (same notice requirements as public hearing on land use assumptions and capital improvements plan)
- Must make audit available on website at least 30 days before publication and adoption
- City can use money collected from impact fees to fund audit

TAXING & REVENUE - *High Impact*



SB 1453

By: Bettencourt/Meyer

Effective: Jan. 1, 2026

Defines “current debt service” as the minimum dollar amount required to be expended for debt service for the current year for purposes of provisions relating to property tax assessments.

Requires super majority (at least 60% of members) by council to adopt higher than minimum rate.

Only applies to ad valorem taxes for a year beginning on or after effective date

TAXING & REVENUE - *Moderate Impact*



HB 9

By: Meyer/Bettencourt

Effective: Jan 1 on condition of amendment

Increases the property tax exemption for income-producing tangible personal property from \$2,500 to \$125,000 beginning in the 2025 tax year.

- Applies to each separate taxing unit in which a person holds or uses tangible personal property for production of income
- Includes leased properties
- Only takes effect if constitutional amendment authorizing legislature to exempt from ad valorem taxation a portion of market value of tangible personal property a person owns that is held or used for the production of income is approved by the voters

TAXING & REVENUE - *Moderate Impact*



SB 1025

By: Bettencourt/Troxclair

Effective: *Immediately, 5/24/25*

Requires tax increase ballot propositions to include "THIS IS A TAX INCREASE" at top of the proposition in capital typewritten letters of the same font size as the rest of the proposition

SB 1851

By: Harris/Nichols

Effective: Sept. 1

Prohibits cities from exceeding the no-new-revenue tax rate if audits are not completed or financial statements not filed on time

- A person may submit a complaint to the Attorney General of suspected violation
- Attorney General makes final determination

TAXING & REVENUE - *Low Impact*



SB 924

By: Hancock/Geren

Effective: Sept 1

Prohibits cities from charging franchise fees on internet-based video services; existing franchises must still pay cities for use of a public right-of-way

HB 30

By: Troxclair

Effective: Jan 1, 2026

Repeals disaster-related tax rate adoption exceptions and modifies disaster recovery rate calculations

- Provides formula for calculation of disaster relief rate : (disaster relief cost)/(current total value-new property value)
- New definitions of each element

TAXING & REVENUE - *No Impact*



SB 4

By: Bettencourt/Meyer

Effective: *Immediately, 6/16/25*

Amends Tax Code to raise homestead exemption to \$140,000 – School Districts

Ensures school districts receive additional state aid to offset losses caused by the exemption increase

HB 2894

By: Hickland

Effective: Sept 1

Expands eligibility requirements for a city to qualify as a local government for disabled veterans assistance payments from the state

- Previous definitions only allowed for municipalities adjacent to US military installation or counties where same is wholly or partially located
- Now provides eligibility for municipalities and counties experiencing property tax revenue loss due to exemption equal to or greater than 10% of general fund revenue in a fiscal year

ZONING & LAND USE

ZONING & LAND USE - *High Impact*



HB 21

By: Gates

Effective: *Immediately, 5/28/25*

Limits HFCs authority to operate within city/county boundaries of sponsoring entity unless approved by other local governments

- Provides additional requirements for multifamily residential developments to receive property tax exemption and additional audit requirements
- Multifamily residential developments acquired by HFCs before effective date of this Act must file initial audit report by June 1, 2026
- Any residential development owned by HFC on September 1, 2025 and is located outside boundaries of sponsoring authority must receive consent of local government by January 1, 2027 to continue to receive tax exemptions
- Applies Open Meetings Act and Public Information Act to HFCs

ZONING & LAND USE - *High Impact*



SB 1566

By: Bettencourt/Darby

Effective: *Immediately, 6/20/25*

Allows utility connections to land removed from a city's ETJ and the entity holds a CCN to serve the land

HB 2512

By: Geren

Effective: Sept. 1

Expands exemptions from ETJ release to protect city infrastructure investments

- Protects land subject to active development agreements
- Specific to City of Fort Worth - for ETJ of municipality located in 4 or more counties, one of which has a population of 2.1 million or more and is adjacent to a county with population of 2.6 million or more

SB 1567

By: Bettencourt

Effective: Sept. 1

Prohibits occupancy limits in home-rule cities with universities based on certain criteria like familial or relationship status

ZONING & LAND USE - *High Impact*



HB 24

By: Hughes

Effective: Sept. 1

The current 20% zoning protest threshold is increased to 60% of landowners within 200 feet for a zoning change that allows more residential development than currently allowed. Requires approval of majority **of all members** of council to become effective. Other zoning changes remain at 20% protest threshold and requires a $\frac{3}{4}$ supermajority vote. Comprehensive zoning changes allowing more residential development or adopting new zoning code or zoning map do not require mailed written notice. Removes supermajority vote on cases the P&Z denies.

SB 785

By: Flores/Guillen

Effective: Sept. 1, 2026

Prohibits cities from banning HUD-code manufactured homes in all residential zones

ZONING & LAND USE - *Moderate Impact*



HB 2464

By: Hefner

Effective: *Immediately, 6/12/25*

Prohibits cities from regulating “no-impact” home-based businesses unless they cause visible or traffic-related impacts

- No impact home based business defined as:
- Total number of employees/clients/patrons does not exceed occupancy limit for property
- Does not generate on-street parking
- No activities visible from the street
- Does not substantially increase noise

City **cannot** adopt regulations that

- Prohibit operation
- Require owner to obtain license, permit or other approval
- Requires owner to rezone to non residential use

Does not prohibit City from adopting/enforcing STR regulations

ZONING & LAND USE - *Moderate Impact*



HB 2559

By: Patterson/Bettencourt

Effective: Sept. 1

Restricts cities' ability to impose development moratoriums without public hearings and justification
Required 2 public hearings - 2nd PH may not be held before 30th day after first PH

Not later than 30th day before date of PH, City shall

- Publish notice of time and place of hearing
- Send notice via certified mail to any person who has given written notice to secretary requesting notice of hearing within 2 years preceding date of adoption of ordinance or resolution setting the public hearing

Not later than 12th day after 2nd PH, city must give ordinance imposing moratorium at least 2 readings not less than 28 days apart

- Must receive affirmative vote of $\frac{3}{4}$ of all members of governing body on final reading

ZONING & LAND USE - *Moderate Impact*



SB 1844

By: Paxton/Craddick

Effective: Sept. 1

Clarifies process for disannexation petitions for properties lacking city water or wastewater services due to City's failure to provide in accordance with service plans

- Changes qualified voters to property owners
- Allows for petition regardless of whether property was previously annexed

SB 1106

By: Parker

Effective: Jan. 1, 2026

Places additional requirements on cities for publication of public improvement district service plans

- Approval/Amendment/Update of PID service plan must be posted on city website within 7 days
- Submit an assessment roll for each city PID to each appraisal district containing property subject to assessment
- Adds PID information to property tax database

ZONING & LAND USE - *Low Impact*



SB 2965

By: Creighton

Effective: Sept. 1

Imposes requirements on cities if a city annexes land in an emergency service district (ESD), and is capable of being the sole provider of emergency services

- City must send notice to ESD board
- Board must disannex territory from district by resolution if makes determination municipal services will exceed the level of service provided by the district
- If board does not make this determination, cannot disannex territory from district; if city disagrees with determination, can request arbitration

SB 250

By: Flores/Hickland

Effective: Immediately 5/27/25

Allows for consent annexation adjacent to rail road rights-of-way

ZONING & LAND USE - *Low Impact*



HB 4506

By: Bonen/Hagenbuch

Effective: *Immediately 6/20/25*

Allows for electronic delivery (in lieu of notice by mail) of notices under Chapter 211 of the Local Government Code if recipient elects to receive notice electronically

City must establish online portal on website allowing citizens to:

- Elect to receive notices electronically
- Manage preferences for receiving electronic notices

City may deliver via text message or email

City shall request recipient of electronic notice acknowledge receipt of notice. If receipt is not acknowledged, city must deliver notice by mail

ZONING & LAND USE - *No Impact*



All only apply to municipalities with population of 150,000 or greater

SB 2477

By: Bettencourt

Effective: Sept. 1

Guides cities' ability to approve and regulate conversions of a building to mixed-use residential or multifamily residential use if regulations are met

SB 15

By: Bettencourt

Effective: Sept. 1

Caps minimum lot sizes and restricts zoning barriers for small-lot residential development in large cities

SB 840

By: Hughes/Hefner

Effective: Sept. 1

Limits cities' ability to restrict mixed-use and multifamily development in non-residential areas in large cities



PUBLIC SAFETY & CODE ENFORCEMENT

SAFETY & CODE ENF. - *High Impact*



HB 4765

By: Phelan/Zaffrini

Effective: Sept. 1

Code Enforcement Officers – *Expands who can engage in code enf.*

- Permits “Officers in Training” to enforce code under the supervision of a registered officer
- City can enforce code via non-registered individual if exempt from registration
 - Exempt if licensed in another state

HB 4163

By: Guillen

Effective: Sept. 1

Prohibits cities from requiring agricultural landowners or lessees to maintain adjacent public road right-of-way

SAFETY & CODE ENF. - *Moderate Impact*



SB 1008

By: Middleton

Effective: Sept. 1

Limits local regulation of food service industry

- May not collect local food/alcohol fees from single foodservice business
- May not require local fee/permit when already state certified
- Provides injunctive relief as remedy for restaurant industry

HB 2844

By: Langraf/Kolkhorst

Effective: Sept. 1

Establishes statewide licensing program (DSHS) for mobile, small-scale food vendors
Preempts local regulation

SAFETY & CODE ENF. - *Moderate Impact*



SB 1202

By: King/Dean

Effective: Sept. 1

Allows a qualified third-party to review documents and inspect installation for home backup power systems in place of review by the City

Requires city approve w/i two days of rec'vg notice of inspection

SB 1252

By: Schwertner

Effective: Sept. 1

Prohibits cities from regulating residential energy backup system installations

Does NOT limit authority MOU to regulate w/i service area

SAFETY & CODE ENF. - *Low Impact*



HB 75

By: Smithee

Effective: Sept. 1

Requires magistrate enter written findings within 24 hours of making a determination that there is no probable cause



MISC.

PUBLIC INFORMATION ACT – *High Impact*



HB 4219

By: Capriglione/Zaffrini

Effective: Sept.1

Requires City response within 10 business days if no responsive information or subject to previous determination; removes ability to submit blanket 10-day letters

HB 1893

By: Cook/King

Effective: Sept.1

Provides license plate numbers in video recordings maintained by law enforcement agency are not confidential and not required to be redacted

OPEN MEETINGS ACT - *High Impact*



HB 1522

By: Gerdes/Kolkhorst

Effective: Sept. 1

Amends TOMA requirements for notice period & budget-related postings

Notice of meetings: 72 **hours** -> **3 business days before date**

- No specific method to calculate time – likely ongoing question
- How city holidays impact? - TML says look to PIA.
 - Excludes days admin offices closed or operating as nonbusiness day.
Thus, 4 day work week...

Notice of Budget-Related Hearings

- Physical copy of budget (unless online)
- Taxpayer impact statement

ELECTIONS - *High Impact*



SB 506

By: Bettencourt

Effective: Sept. 1

Election Code Amendments

- **Allows the Secretary of State to review local ballot language** to determine whether “misleading, inaccurate, or prejudicial”
 - Requires Sec. to draft the ballot proposition if city inadequately amends

Mandamus Actions

- Court may draft & order city to use specific language
- Waives gov’t immunity

PURCHASING – *High Impact*



SB 1173

By: Perry/Spiller

Effective: Sept. 1

Raises the competitive bidding threshold for cities from \$50,000 to \$100,000

NOTICE - *Moderate Impact*



SB 1062

By: Kolkhorst

Effective: *Immediately 5/19/25*

Allows general public notices to be published in **digital newspapers**
...*if* print newspaper is insufficient

Print newspaper 4 factors:

- (1) 25% general interest columns;
- (2) Published weekly;
- (3) Publishing > 1 year;
- (4) Second-class postage in county

Digital newspaper factors:

- (1) Paid-subscriber base;
- (2) 3+ yrs in business;
- (3) Employ in jurisdiction
- (4/5) Provide general interest news & Rept on local events & gov't activities in juris
- (6) Update weekly

Applies ONLY to general public notices;
Specific notice requirements imposed by law NOT waived

PERSONNEL - *Moderate Impact*



HB 762

By: Leach/Bettencourt

Effective: Sept. 1

Limiting Severance Payments & Regulating Agreements

- Contract must include specific limit on severance (max 20 weeks) & provision prohibiting payment if terminated for misconduct
- Post agreement on Website

PERSONNEL - *Low Impact*



HB 4144

By: Turner

Effective: Sept. 1

Requires cities to provide critical illness benefits to retired firefighters or peace officers if diagnosed with certain cancers, heart attacks, or strokes within three years of retirement

HB 198

By: Bumgarner/Parker

Effective: *Immediately, 6/1/2025*

Requires periodic cancer screenings for firefighters

HB 331

By: Patterson/Hinojosa

Effective: *Immediately, 5/24/25*

Expanding first responder disease presumption establishing that a heart attack or stroke suffered by certain first responders is work related if it occurs within 8 hours after a shift involving strenuous activity.

PERSONNEL – *Low Impact*



HB 4264

By: Hefner

Effective: Sept. 1

Establishes a grant program for peace officer professional development

HB 35

By: Thompson/West

Effective: Sept. 1

Establishes a peer support network for first responders

OTHER – *Low Impact*



HB 150

By: Capriglione/Parker

Effective: Sept. 1

Cyber Training

- Establishes Texas Cyber Command as state agency
- Requires each local government employee who has access to IT to complete annual training
- Local government entity must verify and report on compliance annually



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