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MEMORANDUM

TO: Mayor & City Council

FROM: Luke B. Olson, City Manager

SUBJECT: Weekly FYI

DATE: May 9, 2025

Agenda Items

Staff working on agenda items for the May 22 meeting.

Ace Hardware Groundbreaking

We are working with Ace Hardware to do a groundbreaking ceremony. More information to come.

Road Project Update

Federal funding portion for bridges on Shady Shores are at 90% completed plans. TXDOT will be reviewing before sending up to get approval to move forward. Ideally this project will be out in September, but they are waiting for a couple of utility relocations to happen.

Lake Dallas portion of Hundley and Shady Shores. Road plans are at 80%. Currently working now with utility companies to have them start utility relocations as soon as possible. Also the city needs to acquire an easement for drainage off of Hundley.

Library

Lake Dallas Library staff applied for a grant with Dollar General. The staff received notice they were awarded the grant. We believe we are the only one in the area to receive it.

- May 1: Sip Society
- May 3: Adult Computer classes | Mother's Day Craft
- May 6: New kids art classes start (every other Tuesday)
- May 8: Teen volunteer meeting
- May 13: Teen game night, sponsored by Friends
- May 17: Guitar lessons
- May 22: Be Well, Live Well starts (5-week program for 50+, AgriLife)

- May 24: Summer reading program sign-ups start
- May 27: Joyful Hooves (read to miniature horses)
- May 29: Movie matinees start (every Thursday at 3 this summer)
- May 31: Summer Reading Kick Off event with exotic animals/arts & crafts

All American Dogs

Abandoned Animal (1)
 Animal Bite (5)
 Confined Animal (4)
 Loose Animal (5)
 Patrol (4)
 Special Assignment (2)
 Wildlife (1)

Police

Currently we have 6 applicants in background review. We received 2 additional this week.

The staff is currently reworking some areas in the Police Department to make it more officer friendly as far as training and office space. Also some minor upgrades.

Putting together policies and procedures.

Permitting, Code Compliance & Willow Grove Camping & Keep Lake Dallas Beautiful

PERMITS

- Processed 8 Permits.
- Processed 5 contractor renewals.
- Processed 14 Willow Grove Park passes.
- Processed 3 Open Records Requests.
- Processed 11 4th of July Vendor applications.

CODE CASES

- Currently working 5 cases.
- No Citations were issued.
- No Stop Work Orders were issued.
- 2 Complaint (Report a Concern) were received

WILLOW GROVE PARK

- Occupancy - (Friday, Saturday) RV = 100% and Primitive = 16.6%.
- Lake Level – Currently 524.13 up 1.19 ft from last week at 522.94. (full pool = 522 ft)
 - 10 of 15 primitive sites are flooded and unusable.
- Boat Ramp, Courtesy Dock - CLOSED for business due to flooding.
- Fishing Pier – Open for business.
- Pavilion – Not rented.

- The North Dallas R/C Spring Float Fly is this Saturday from 9am – 3pm.

KEEP LAKE DALLAS BEAUTIFUL

Staff met with members of the local Latter-day Saints church to coordinate a future cleanup project at Willow Grove. They expect 30+ folks to perform a robust litter abatement effort #bottlecapchallenge #cigarettebuttchallenge. More details to follow soon!

Legislative Update from TML

S.B. 1844 (Paxton), this bill relates to disannexation of areas from cities. The bill has evolved at each stage of the legislative process. The committee substitute allowed a property owner to petition for disannexation if the property owner is not connected to the city's water and wastewater systems if any other area in the city is connected to the city's water and wastewater systems. A floor amendment was added that limits its scope further to areas next to a navigable waterway that do not receive either water or wastewater services from the city — but only if the city provides those services to a different area within the city. Passed the Senate.

H.B. 30 (Troxclair), repeals the provision authorizing cities to adopt a property tax rate that exceeds the voter-approval tax rate without holding an election in the year following the year in which a disaster occurs. As amended on the House floor, the bill also modifies the calculation of the voter approval property tax rate for a city impacted by a disaster in order for the city to be able to recoup certain disaster relief costs. Passed the House.

H.B. 111 (Capriglione), amends the Public Information Act (PIA) in various ways including limiting attorney-client privilege standards for governmental entities. Subjects certain nonprofit state associations comprised of local governments, including TML, to the PIA. Passed the House.

H.B. 2149 (Tepper), provides that a city may not require a person to stop a nonconforming use of property under the city's zoning regulations unless the person enters into an agreement with the city to allow it. If the property owner does not enter into an agreement, the nonconforming use cannot be stopped. TML provided [written testimony](#) to the committee. Passed the House.

H.B. 3225 (Alders), prohibits a city library from maintaining sexually explicit material in a physical or electronic collection that a minor can assess and must implement age verification measures to prevent minors from accessing those materials. Requires a city library to annually review its collections to ensure compliance with the bill and document the review process. Imposes a civil penalty of not more than \$10,000 on a city library if found to be in violation of the bill. Passed the House.

H.B. 4215 (Hunter), preempts city regulation of delivery network companies. Passed the House.

S.B. 1008 (Middleton/Harris), preempts certain sound regulations for food establishments and limits a city's ability to require permits, licenses, and certificates for food establishments. TML provided [written testimony](#). Passed the House.

[S.B. 986](#) (Bettencourt), allows the attorney general to impose a \$1000 charge on a city to process a request for an attorney general decision that the attorney general determines was made in bad faith. The bill would also allow a city to expedite responses to open records requests and bypass requesting an opinion from the attorney general's office in certain circumstances if the city's public information officer has met certain training requirements. Passed the Senate.

[S.B. 1025](#) (Bettencourt/Troxclair), requires any ballot proposition that seeks voter approval of the imposition or increase of a tax to include the statement "THIS IS A TAX INCREASE" at the top of the proposition. Passed the House.

[S.B. 2523](#) (Bettencourt), provides that a resident of an area in the city's ETJ may file a petition for the area to be released in the ETJ only if the resident resides in the area subject to the release and property owners may file a petition to be removed but only for land that they own. Would also allow a city's ETJ to be reduced without city council consent if reduced by petition or election of the area residents. Passed the Senate.

[S.B. 2529](#) (Bettencourt), a city may not issue a general obligation bond unless at least 60 percent of city council votes in favor of issuing the bonds. With regard to tax rates, a city may not adopt a tax rate that exceeds the voter-approval rate unless at least 80 percent of city council approves the rate in a tax year in which a proposition to approve a tax rate that exceeded the voter approval rate failed in the previous year. Passed the Senate.

[S.B. 2541](#) (Bettencourt), the committee substitute limits the application of the unused increment rate to the previous two years instead of the previous three years. Passed the Senate.

[S.B. 3016](#) (Creighton), unless expressly authorized by another statute, a city or county may not adopt, enforce, or maintain a land use ordinance, order, or rule regulating conduct in a field of regulation that is occupied by a provision in Chapters 41 through 43 and Chapters 211 through 250 of the Local Government Code. Allows the attorney general to investigate an alleged violation and bring action against the city for adopting or enforcing an ordinance that is preempted under the bill or H.B. 2127 from 2023. Penalties associated with an attorney general lawsuit include withholding sales taxes from the city, and limiting city property tax rates to the no-new-revenue rate . TML provided [written testimony](#) in committee. Passed the Senate.

Significant Committee Action

[H.B. 9](#) (Meyer/Bettencourt), increases the exemption for income-producing tangible personal property from \$2,500 to \$125,000 beginning in the 2025 tax year. Committee substitute voted from Senate Local Government.

[H.B. 762](#) (Leach), limits severance pay for city employees at 20 weeks' pay. Left pending in Senate Local Government.

[H.B. 1227](#) (Gates), prohibits a city from charging a solid waste franchisee a city franchise fee of more than two percent of the franchisee's gross receipts from the sale of service in the city. TML submitted [written testimony](#). Voted from House Environmental Regulation.

[H.B. 2559](#) (Patterson/Bettencourt), limits a city's ability to adopt a development moratorium. Voted from Senate Local Government.

[H.B. 3572 \(Guillen\)](#), requires that the notice that must be mailed to certain property owners prior to a zoning commission hearing on a proposed zoning change must be sent by certified mail. Requires a city to conduct a public hearing to reconsider a zoning regulation or district boundary if, no later than the second anniversary of the date the regulation took effect, the city receives a petition signed by the owners of at least 40 percent of either the area of the lots or are immediately adjoining the area covered by the regulation and extending 200 feet from that area. A reconsidered zoning regulation or boundary must receive the affirmative vote of at least 3/4 of the city council in order to remain in effect. TML provided [written testimony](#). Committee substitute voted from House Land & Resource Management.

[H.B. 4348 \(Capriglione\)](#), among other things, provides that a home-rule city may close a city street or alley only if the city holds a public hearing on the proposed closure, submits request for approval to the Texas Transportation Commission, and receives approval of two-thirds of the city's voters for the closure at an election held for that purpose on a uniform election date. A city may not undertake a roadway project that would reallocate existing street lanes or narrow street lanes for bike lanes, bus/transit lanes, sidewalks, pedestrian island, transit stops, and parking spaces. TML provided [written testimony](#). Voted from House Transportation.

[H.B. 5187 \(Patterson\)](#), if a conversion of a building to mixed-use residential or multifamily residential use meets city land development regulations, the city must approve the permit or other authorization. If a building is at least five years old and is being converted to at least 65% residential, a city is prohibited from regulating the development in certain ways. Applies to cities with a population over 90,000 in a county with a population over 300,000. TML provided [written testimony](#). Committee substitute voted from House Land & Resource Management.

[S.B. 7 \(Perry\)](#), among other things, creates the Texas Water Fund Advisory Committee to oversee the Water Fund structure and amends the eligible uses of the New Water Supply for Texas Fund. Committee substitute from House Natural Resources.

[S.B. 673 \(Hughes\)](#), allows an accessory dwelling unit (ADU) in a single-family-zoned or un-zoned area by right, and prohibits a city's ability to regulate an ADU in certain ways. This bill applies to all cities. TML submitted [written testimony](#). Committee substitute voted from House Land & Resource Management.

[S.B. 840 \(Hughes/Hefner\)](#), allows mixed-use and multifamily developments in non-residential areas and prohibits a city's ability to regulate the development in certain ways. This bill applies to cities with a population greater than 150,000 that is located wholly or partly in a county with a population greater than 300,000. TML provided [written testimony](#). Committee substitute voted from House Land & Resource Management.

[S.B. 1833 \(Bettencourt/Buckley\)](#), imposes pre-notice requirements for impact fees, requires a supermajority vote to approve an impact fee, and prohibits a city from increasing an impact fee within three years of the first date it was adopted or last increased. Voted from House Land & Resource Management.

[S.B. 1927 \(A. Hinojosa/Troxclair\)](#), prevents a city from prohibiting the removal of or imposing a tree mitigation fee for the removal of an Ashe juniper tree on residential property. Voted from House Land & Resource Management.

[S.B. 2063 \(Parker\)](#), provides that in a protest to an appraisal review board or judicial appeal of property value based on unequal appraisal of property, evidence relating to the market value may not be considered. TML submitted [written testimony](#). Committee substitute voted from Senate Local Government.

[S.B. 2215 \(Campbell\)](#), provides that zoning statutes may only be enforced through mandamus or injunctive relief and waives immunity. TML provided written testimony. Left pending in Senate Local Government.

[S.B. 2522 \(Bettencourt\)](#), prohibits cities from extending the application of certain development ordinances, including subdivision ordinances, into the ETJ. A city may not directly or indirectly regulate lot density in the ETJ. TML provided [written testimony](#). Committee substitute voted from Senate Local Government.