The following are the Planning and Development Related Bills that were passed and became law, as listed on the TML Legislative Report and/or sent to TXAPA

This document is for informational purposes on the status of legislation affecting the planning, development and growth of cities and comes mainly from Texas Municipal League information with periodic checks by TXAPA members on bill status.

Red Highlighted wording are new bills added since the last report. Bold red heading is a bill that has been determined by TXAPA or TML to be detrimental to cities in their regulation of development, has potential to make it out of committee and should be watched closely. Green heading is generally of benefit to cities and should be looked at to support. Other bills listed are still important to cities and should also be reviewed and monitored.

Table of Contents (click on the links below to go to that section)

Contents

AFFORDABLE HOUSING........................................................................................................................................3
AGENDA 21, RELATED “ANTI-PLANNING LEGISLATION”..........................................................................................3
ALCOHOLIC BEVERAGES ........................................................................................................................................3
ANNEXATION, DEVELOPMENT & STRATEGIC PARTNERSHIP AGREEMENTS ......................................................3
BUILDING INSPECTION AND CODES .......................................................................................................................4
CODE ENFORCEMENT................................................................................................................................................4
COMPREHENSIVE PLANS........................................................................................................................................5
COUNTY/RURAL AUTHORITY/OLONIAS ......................................................................................................................5
ECONOMIC DEVELOPMENT/REDEVELOPMENT ........................................................................................................5
EMERGENCY MANAGEMENT/DISASTER RECOVERY ..................................................................................................5
EMINENT DOMAIN..................................................................................................................................................5
EXTRATERRITORIAL JURISDICTION ...........................................................................................................................6
GAMBLING.................................................................................................................................................................6
GRANTS, FUNDING AGENCIES ................................................................................................................................6
GROUP HOMES/HALFWAY HOUSES .........................................................................................................................6
HISTORIC..................................................................................................................................................................6
HOME RULE AUTHORITY .....................................................................................................................................6
HOMEOWNER ASSOCIATIONS (SEE PROPERTY OWNER ASSOCIATIONS)...............................................................6
HOUSING ..................................................................................................................................................................6
IMPACT FEES..........................................................................................................................................................6
MANUFACTURED HOUSING/INDUSTRIALIZED BUILDINGS/RV PARKS ................................................................. 6
MINERAL RIGHTS ........................................................................................................................................ 6
MUNICIPAL UTILITY DISTRICTS .................................................................................................................. 6
OIL, GAS AND PIPELINES, GAS WELLS ...................................................................................................... 6
OPEN MEETINGS/PUBLIC INFORMATION/NOTICE .................................................................................. 7
PAYDAY/AUTO TITLE LENDING ............................................................................................................... 8
PRIVATE PROPERTY RIGHTS (ALSO REGULATORY TAKINGS) ................................................................. 8
PROFESSIONAL SERVICES ....................................................................................................................... 8
PROPERTY OWNERS’ ASSOCIATION ........................................................................................................ 8
PUBLIC IMPROVEMENT DISTRICTS ......................................................................................................... 8
REDEVELOPMENT .................................................................................................................................... 8
RELIGIOUS FREEDOM .............................................................................................................................. 8
RESIDENTIAL DEVELOPMENT ................................................................................................................ 8
SEXUALLY ORIENTED BUSINESSES ................................................................................................... 8
SIGNS ......................................................................................................................................................... 8
SPECIAL DISTRICTS ................................................................................................................................... 8
STORMWATER AND DRAINAGE .............................................................................................................. 9
SUBDIVISION PLATTING .......................................................................................................................... 9
TAX ABATEMENT ....................................................................................................................................... 9
TAX INCREMENT FINANCING .................................................................................................................... 9
TRANSPORTATION ..................................................................................................................................... 9
TRANSPORTATION FUNDING ................................................................................................................... 9
TRANSPORTATION REINVESTMENT ZONES .......................................................................................... 10
TREES .......................................................................................................................................................... 10
UTILITIES .................................................................................................................................................... 10
VESTING ...................................................................................................................................................... 10
WATER DISTRICTS ..................................................................................................................................... 10
ZONING ....................................................................................................................................................... 10
AFFORDABLE HOUSING

S.B. 267 (Perry) – Rental Housing (Effective 9/1/15): would provide that neither a city nor a county may not adopt or enforce an ordinance or regulation that prohibits an owner, lessee, sublessee, assignee, managing agent, or other person having the right to lease, sublease, or rent a housing accommodation from refusing to lease or rent the housing accommodation to a person because of the person’s lawful source of income to pay rent, including a federal housing choice voucher. (Companion bill is H.B. 738 by Larson)

AGENDA 21, RELATED “ANTI-PLANNING LEGISLATION”

ALCOHOLIC BEVERAGES

H.B. 2035 (Raymond) – Alcohol-Related Businesses (Effective 9/1) would authorize a city to regulate, in a manner otherwise provided by law, the location of an establishment that derives 50 percent or more of its gross revenue from the on-premise sale of alcohol and is located in a city not more than 50 miles from an international border.

H.B. 2296 (Smith) – Alcohol in Central Business District (Effective 9/1/15) would: (1) authorize a city to prohibit, by charter or ordinance, the possession of an open container or the public consumption of alcoholic beverages in the central business district of the city upon a finding that such activity poses a health and safety risk; (2) require a city adopting the prohibition described in (1), above, to adopt a map, plat, or diagram showing the central business district that is covered by the prohibition; and (3) prohibit a city charter or ordinance from forbidding the possession of an open container or the consumption of alcoholic beverages in motor vehicles, a building not owned or controlled by the city, residential structures, or a licensed premises located in the area of prohibition described in (2), above.

H.B. 2533 (Goldman) – Alcohol-Related Businesses (Effective 9/1/15) would repeal a state law that prohibits the holder of an alcoholic beverage license or permit to, on premises under his control, maintain or permit a radio, television, amplifier, piano, phonograph, music machine, orchestra, band, singer, speaker, entertainer, or other device or person that produces, amplifies, or projects music or other sound that is loud, vociferous, vulgar, indecent, lewd, or otherwise offensive to persons on or near the licensed premises.

H.B. 2735 (Capriglione) – Wet/Dry Status (Signed by the Governor 6/15/15, effective immediately) would provide that, in a city that has held certain local option elections after January 1, 1985, the governing body of the city may adopt an ordinance authorizing the sale of beer and wine for off-premise consumption in an area annexed by the city in certain circumstances.

S.B. 700 (Eltife) – Alcoholic Beverage Commission (Signed by the Governor 5/19/15, effective 9/1) would: (1) require the Texas Alcoholic Beverage Commission (TABC) to expedite the processing of applications for licenses, permits and certificates by using electronic means, and authorize TABC to charge a reasonable fee to applicants choosing to apply for licenses, permits, and certificates electronically; and (2) provide that electronic signatures on TABC records, documents, and applications have the same force and effect as a manual signature.

ANNEXATION, DEVELOPMENT & STRATEGIC PARTNERSHIP AGREEMENTS

H.B. 1277 (Ashby) – Annexation: (Signed by the Governor 6/17/15, effective immediately) would provide that a general law city may not annex an area in which 50 percent or more of the property in the area to be annexed is primarily used for a commercial or industrial purpose unless the city: (1) is otherwise authorized to annex the area; and (2) obtains the written consent of the owners of a majority of the property in the area to be annexed. (Companion bill is H.B. 665 by K. King.)
**H.B. 1949 (Springer) – Annexation (Signed by the Governor 6/19/15, effective 9/1/15):** would provide that a city that proposes to annex any portion of a county road or territory that abuts a county road must also annex the entire width of the county road and the adjacent right-of-way on both sides of the county road.

**BUILDING INSPECTION AND CODES**

**H.B. 1736 (Villalba) – Energy Codes (Signed by the Governor on 6/16/15, effective immediately):** TML has negotiated on this for hundreds of hours and has come to an agreement with BOAT and the Builders. There will be a committee substitute that TML supports. Change bill sponsor and number to green and add this language in red. would provide that: (1) the State Energy Conservation Office shall establish the Building Energy Efficiency Advisory Committee composed of 13 members who have an interest in the adoption of energy codes, including two building code officials; (2) the committee may submit to the Texas A&M Energy Systems Laboratory and the office: (a) comments on energy codes under consideration for adoption; and (b) recommended energy rating indexes for each climate zone in this state that may be used to measure compliance in a voluntary compliance path recognized by the International Residential Code energy efficiency provisions or the International Energy Conservation Code; (3) the office may amend or establish an energy rating index that is used to measure compliance in a voluntary compliance path of an energy code edition before adopting the edition; (4) the office may adopt an energy rating index for each climate zone in this state; (5) a local amendment may not conflict with the compliance paths established by the office; (6) the office may adopt and substitute the latest published edition of the International Residential Code energy efficiency provisions or the latest published edition of the International Energy Conservation Code, based on written findings from the Texas A&M Energy Systems Laboratory on the stringency of the editions and comments and recommendations from the Building Energy Efficiency Advisory Committee; and (7) the office may not adopt an edition more often than once every six years and shall establish by rule an effective date for an adopted edition that is not earlier than nine months after the date of adoption.

**H.B. 1902 (Howard) – Graywater ((Signed by the Governor on 6/16/15, effective immediately))** would allow the Texas Commission on Environmental Quality to adopt and implement minimum standards for additional domestic uses and reuses of graywater.

**H.B. 3089 (Galindo) – Sprinkler Systems (Effective 9/1/15):** would (1) require a residential high-rise building located in a county with a population of more than 1.5 million in which more than 75 percent of the population resides in a single municipality, to be equipped with a complete fire protection sprinkler system; (2) require a city to adopt a standard for the installation of the system described in (1), above, that complies with the National Fire Protection Association 13 Standard for the Installation of Sprinkler Systems (NFPA Standard); (3) provide that until the city adopts a standard as required in (2), above, the standard is the NFPA Standard; (3) require the owner of a residential high-rise building built before September 1, 2015, to: (a) provide notice to the city of the owner’s intent to comply; and (b) comply with the requirement in (2), above, in phases; and (4) provide for enforcement of the requirement in (2), above, by injunction and criminal penalty.

**S.B. 582 (Kolkhorst/Harless) - Food Handlers (Effective immediately):** requires a local health jurisdiction to accept training from the American National Standards Institute as sufficient to meet any training, testing, or permitting requirements.

**S.B. 1105 (Eltife/Cook) - State Buildings (Effective immediately):** preempts a city’s fire safety authority over any state-owned or state-leased building.

**CODE ENFORCEMENT**

**H.B. 274 (Miles) – Illegal Dumping (Signed by the Governor on 6/17/15, effective 9/1/15) would increase the maximum fine for violation of an illegal dumping ordinance from $2,000 to $4,000.**
S.B. 1552 (West) – Building and Standards Commissions (Signed by the Governor on 5/23, effective immediately) would provide that, in addition to the authority in current law, a panel of a building and standards commission may order action to be taken as necessary to remedy, alleviate, remove, or abate, violations of ordinances relating to animal care and control or water conservation measures, including water restrictions.

S.B. 1766 (Creighton) – Regulation of Honey: (Signed by the Governor on 5/29, effective 9/1) would prohibit a local health department or city from regulating honey production by a small honey production operation.

COMPREHENSIVE PLANS

COUNTY/RURAL AUTHORITY/COLONIAS

ECONOMIC DEVELOPMENT/REDEVELOPMENT

H.B. 1626 (Johnson) – Banking Development Districts (Signed by the Governor on 6/19/15, effective 9/1/15) would: (1) allow a local government, in conjunction with a financial institution, to submit an application to the finance commission for the designation of a banking development district; (2) authorize the finance commission to approve an application establishing a banking development district; (3) authorize the governing body of a local government in which a banking development district has been designated to adopt a resolution designating a financial institution located in the district as a banking district depository, and authorize the local government to deposit funds with a banking district depository; and (4) authorize the governing body of a local government to enter into a tax abatement agreement with a financial institution that owns property within a banking development district.

H.B. 2772 (Martinez) – Economic Development Corporation (Signed by the Governor on 6/17/15, effective immediately) would provide that an authorized project for a Type A or Type B economic development corporation includes the promotion of new or expanded business enterprises through transportation facilities including airports, hangars, railports, rail switching facilities, maintenance and repair facilities, cargo facilities, marine ports, inland ports, mass commuting facilities, parking facilities, and related infrastructure located on or adjacent to an airport or railport facility.

S.B. 100 (Hinojosa) – State Enterprise Zones (Signed by the Governor on 6/16/15, effective 9/1/15): would, among other things, provide that a county may create an enterprise zone within a city provided the county first enters into an interlocal agreement with the city specifying which entity has jurisdiction over the zone.

S.B. 503 (Rodriguez) – Military Preparedness Commission Grants (Signed by the Governor on 5/22, effective immediately) would provide that the Texas Military Preparedness Commission: (1) may provide a loan or financial assistance to a defense community for an economic development project that minimizes the negative effects of a base realignment process that occurred during the year 1995 or later; and (2) the assistance may not be less than $50,000 or more than $5 million. (Companion Bill is HB 3808 by E. Rodriguez)

EMERGENCY MANAGEMENT/DISASTER RECOVERY

EMINENT DOMAIN

S.B. 1812 (Kolkhorst) – Eminent Domain (Signed by the Governor on 6/19/15, effective immediately with the posting of the database mandated for January 1, 2016): would provide that: (1) the state comptroller shall create and make accessible on the Internet a detailed eminent domain database with information regarding public and private entities authorized by the state to exercise the power of eminent domain; (2) the comptroller may consult with the appropriate officer of, or other person representing, each entity to obtain the information necessary to operate and update the eminent domain database; (3) the comptroller shall update information in the eminent domain database regarding eminent domain authority by each entity at least annually; and (4) an entity shall transmit records and other information specified by the bill to the comptroller at least
annually for purposes of providing the comptroller with information to operate and update the eminent domain database. (Companion bill is H.B. 3988 Geren)

EXTRATERRITORIAL JURISDICTION

S.B. 1593 (Lucio) – Fireworks *(Signed by the Governor on 6/19/15, effective 9/1/15)*: would eliminate the authority of a home rule city to prohibit fireworks in the area that extends 5,000 feet beyond the city limits. (Companion bill is H.B. 2529)

GAMBLING

GRANTS, FUNDING AGENCIES

GROUP HOMES/HALFWAY HOUSES

HISTORIC

HOME RULE AUTHORITY

HOMEOWNER ASSOCIATIONS (See Property Owner Associations)

HOUSING

IMPACT FEES

MANUFACTURED HOUSING/INDUSTRIALIZED BUILDINGS/RV PARKS

S.B. 1264 (Eltife) – Industrialized Housing/Buildings *(Signed by the Governor on 5/19, effective 9/1)* would provide that: (1) industrialized housing does not include a residential structure that exceeds four stories or 60 feet in height; and (2) an industrialized building includes a permanent commercial structure and a commercial structure designed to be transported from one commercial site to another commercial site but does not include a commercial structure that exceeds four stories or 60 feet in height. (Note: Prior law limited the definition to structures of three stories or 49 feet in height.) (Companion bill is H.B. 1990 by Kuempel.)

MINERAL RIGHTS

MUNICIPAL UTILITY DISTRICTS

OIL, GAS AND PIPELINES, GAS WELLS

H.B. 40 (Drew Darby, Chair of the House Committee on Energy Resources) Oil and Gas Preemption *(Signed by the Governor on 5/18, effective immediately)*

TML Update - Oil and Gas Preemption Bill Improved by House Committee

A much improved committee substitute to the House version of the oil and gas drilling bill, H.B. 40 by Rep. Drew Darby, was agreed to by both the League and the oil and gas industry. The substitute bill differs from the original bill in three significant ways. The substitute version:

1. explicitly names areas that cities have the authority to regulate, including fire and emergency response, traffic, lights, noise, notice, and reasonable setbacks. The inclusion of setbacks is a key component because the original version of the bill likely prevented them.
2. permits cities to regulate aboveground activity that is “related” to oil and gas operations, as opposed to activities that are “incident” to operations, as in the original version of the bill. The “incident” to language was likely prohibitively restrictive.

3. includes a much better definition of “commercially reasonable,” one of the tests an ordinance must meet to be valid under the bill. The substitute provides that commercially reasonable is based on an objective standard instead of the subjective assessment of a particular oil and gas operator.

4. creates a “prima facie” presumption of commercial reasonableness for certain ordinances that have allowed activity for at least five years. This “safe harbor” is a rolling five-year time period that would permit recent or future ordinances to qualify so long as they haven’t prevented operations for a five-year period.

While the League believes the bill is unnecessary—cities are not obstacles to responsible urban drilling across the state—the substitute is better than the original version and preferable to its Senate companion, S.B. 1165 by Sen. Troy Fraser, which was voted from the Senate Natural Resources and Economic Development Committee last week without any beneficial amendments (Senator Fraser has said he’s open to Senate floor amendments to his bill).

The condition of the agreement by all parties was that no amendments or alterations would be permitted by Chairman Darby unless all parties concur. This stipulation protects the agreement from any negative backsliding towards the originally-filed version, or worse. Many city attorneys and city officials were active in the negotiation process. In the end, however, both cities and industry were given a short timeline to sign on to the substitute as written, with no amendments or alterations made in favor of either party. The League’s legislative and legal teams decided that supporting Chairman Darby’s improved bill, which was based on extensive city input during the committee hearing process, was the prudent course.

The League is now officially neutral on the substitute to H.B. 40, provided the bill receives no harmful amendments as it works its way through the process. TML does say that “Cities should contact their House members now with the following message: while we prefer that no bill pass, we stand by Chairman Darby’s commitment that if a bill must pass it will be the substitute version of H.B. 40 with no amendments. City officials who know Chairman Darby personally should contact him to thank him for committing to a middle ground that protects most city authority.”

**H.B. 497 (Wu) – Saltwater Pipelines (Signed by the Governor on 6/10/15, effective immediately):**

would add to the definition of a “saltwater pipeline facility” in current law a pipeline that contains salt and other substances and is intended to be used in drilling or operating a well-used in the exploration for or production of oil or gas, including an injection well used for enhanced recovery operations. The result of the expanded definition would be to grant such pipeline operators the right to run their pipelines on or across city rights-of-way, subject to certain city restrictions and payment of right-of-way rental fees.

**OPEN MEETINGS/PUBLIC INFORMATION/NOTICE**

**H.B. 283 (Fallon) – Open Meetings (Signed by the Governor on 6/17/15, effective 1/1/16)** would: (1) require a home-rule city with a population of 50,000 or more: (a) to make a video and audio recording of reasonable quality of each regularly scheduled open meeting that is not a work session or a special called meeting, and make available an archived copy of such recording on the Internet; (b) to make the archived recording described in (a), above, available on an existing Internet site, which could be a publicly accessible video-sharing or social networking site; (c) to make available, in a conspicuous manner, on an Internet site that the city maintains the archived recording described in (a), above, or a link to the archived recording; (d) to make the archived recording described in (a), above, available on the Internet not later than seven days after the recording was made and maintain the archived recording on the Internet for not less than two years after the date the recording was first made available; and (e) to comply with the requirements in (b)-(d), above, unless the required recording cannot be made as the result of a catastrophe or technical breakdown, after which the city must make all reasonable efforts to make the required recording available in a timely manner; and (2) authorize a home-rule city with a population of 50,000 or more to broadcast a regularly scheduled open meeting on television.
H.B. 685 (Sheets) – Public Information *(Signed by the Governor on 6/17/15, effective 9/1/15)* would provide that a public information officer complies with the requirement to promptly produce public information by referring a requestor to a publically accessible website maintained by the city if the requested information is identifiable and readily available on that website.

H.B. 2134 (Burkett) – Public Information Request *(Signed by the Governor on 6/10/15, effective 9/1/15)* would provide that if a request for public information is sent by electronic mail, the request may be considered to have been withdrawn if a request from the city for clarification, discussion, or additional information is sent by electronic mail to the address from which the request was sent (or another electronic mail address provided by the requestor) and a response is not received within the period established by state law.

**PAYDAY/AUTO TITLE LENDING**

**PRIVATE PROPERTY RIGHTS (Also Regulatory Takings)**

**PROFESSIONAL SERVICES**

**PROPERTY OWNERS’ ASSOCIATION**

H.B. 745 (Bohac) – Property Owners’ Association *(Effective 6/15)*: would: (1) authorize a property owners’ association (POA) to install a solar-powered light-emitting diode stop sign (See TRANSPORTATION BELOW)

**PUBLIC IMPROVEMENT DISTRICTS**

**REDEVELOPMENT**

**RELIGIOUS FREEDOM**

H.B. 1558 (Parker) – Overnight Shelters *(Signed by the Governor on 6/10/15, effective 9/1/15)*: would: (1) prohibit a city from adopting an ordinance, or enforcing an existing ordinance, that prohibits a church from providing overnight shelter for children 17 years of age and younger; (2) provide that a city ordinance or regulation that relates to the safe and sanitary operation of a homeless shelter for children applies to a church that provides overnight shelter for children; and (3) authorize a city to adopt or enforce an ordinance establishing limits on the number of nights a child may use an overnight shelter provided by a church or on the number of children that can be housed in the shelter per night.

**RESIDENTIAL DEVELOPMENT**

**SEXUALLY ORIENTED BUSINESSES**

**SIGNS**

**SPECIAL DISTRICTS**

H.B. 2883 (Simmons) – Special Districts *(Signed by the Governor on 6/19/15, effective immediately)*: would provide that a city that has created a crime control and prevention district or a fire control, prevention, and emergency medical services district may add territory to the district pursuant to an election called for that purpose.
STORMWATER AND DRAINAGE

H.B. 1662 (Sheets/Perry) - Municipal Drainage Service Charges (Effective immediately): allows a city to exempt property used for cemetery purposes from drainage charges if the cemetery is closed to new interments and does not accept new burials.

SUBDIVISION PLATTING

TAX ABATEMENT

TAX INCREMENT FINANCING

TRANSPORTATION

H.B. 20 (Simmons) – Transportation Planning (Signed by the Governor on 6/03/15, effective immediately): would, among other things: (1) create the Texas Department of Transportation’s state infrastructure advisory committee; (2) require the committee to prepare a report detailing the department's collaboration with state elected officials, local governments, government trade associations, metropolitan planning organizations, regional mobility authorities, and other entities when adopting rules or formulating policies; (3) provide that the Texas Transportation Commission shall establish one or more stakeholder advisory committees to make recommendations to the commission or department before the adoption of a rule, policy, or procedure affecting the stakeholders; (4) mandate that the department work with all local transportation entities in the state to develop and adopt uniform guidelines governing the funding prioritization of the entities' transportation projects; and (5) direct the commission to establish a project selection stakeholders advisory, which would include municipal officials. (Companion bill is H.B. 2685 by Simmons.) (This bill is identical to H.B. 2685.)

H.B. 745 (Bohac) – Property Owners’ Association (Effective 6/10/15) would: (1) authorize a property owners’ association (POA) to install a solar-powered light-emitting diode stop sign on a road, highway, or street in the POA’s jurisdiction if the POA receives the consent of the governing body of the political subdivision that maintains the road, highway, or street and the POA pays for the installation of the sign; and (2) require a property owners’ association that installs a sign described in (1), above, to maintain the sign.

H.B. 1738 (Isaac) – Highway Right-of-Way (Effective 6/18/15): would authorize a city that has received a grant of highway right-of-way from the Texas Department of Transportation (TxDOT) that is subject to a reservation to enter into an agreement with TxDOT under which: (1) TxDOT agrees to recommend to the governor that an instrument releasing the reservation be executed and, if executed, record the instrument in the county deed records; and (2) the city, if the instrument releasing the reservation is executed, agrees to transfer the right-of-way to one or more landowners in exchange for real property that is of equal or greater value to use for public road purposes, and to execute and record in the county deed records a restrictive covenant that grants the real property to the state if the real property ceases to be used for public road purposes.

TRANSPORTATION FUNDING

H.B. 122 (Pickett) – Transportation Funding (Signed by the Governor on 6/10/15, effective immediately): would provide that: (1) debt obligations for state transportation needs may not be issued after January 1, 2015; and (2) the Texas Mobility Fund may be used to repay the principal and interest on bonds that have already been issued for state transportation needs.

S.J.R. 5 (Nichols) – Transportation Funding (Signed in Senate and House on 6/01, filed with Secretary of State on 6/01, this will require a Constitutional Amendment to be voted on by Texas Voters on November 3, 2015) proposes an amendment to the Texas Constitution to provide that: (1) in each state fiscal year, the comptroller shall deposit to the credit of the state highway fund $2.5 billion of the net revenue derived from the imposition of the state’s general sales and use tax that exceeds the first $28 billion of
that revenue coming into the treasury in that state fiscal year (until 2032); (2) in each state fiscal year, the comptroller shall deposit to the credit of the state highway fund an amount equal to 35 percent of the net revenue derived from the motor vehicle sales tax that exceeds the first $5 billion of that revenue coming into the treasury in that state fiscal year (until 2029); (3) money deposited to the credit of the state highway fund under the bill may be appropriated only to construct, maintain, or acquire rights-of-way for public roadways other than toll roads or to repay the principal of and interest on general obligation bonds; (4) the legislature by adoption of a resolution approved by a record vote of two-thirds of the members of each house may direct the comptroller to reduce the amount of money deposited to the credit of the state highway fund under the bill, except that the comptroller may be directed to make that reduction only: (a) in the state fiscal year in which the resolution is adopted, or in either of the following two state fiscal years; and (b) by an amount or percentage that does not result in a reduction of more than 50 percent of the amount that would otherwise be deposited to the fund; and (5) the legislature by adoption of a resolution approved by a record vote of a majority of the members of each house of the legislature may extend the 2032 and 2029 deadlines in (1) and (2), above, in 10-year increments. (See S.B. 5, above.)

TRANSPORTATION REINVESTMENT ZONES

TREES

UTILITIES

S.B. 505 (Perry) – Meteorological Evaluation Utility Towers (Signed by the Governor on 5/19, effective 9/1 - apparently the final wording clarified that it was only “meteorological towers”) provides that: (1) a meteorological evaluation tower as defined by the bill that is at least 50 feet but not more than 200 feet in height above ground level: (a) must be painted in equal alternating bands of aviation orange and white, beginning with orange at the top of the tower; (b) must have aviation orange marker balls installed and displayed in accordance with the certain Federal Aviation Administration requirements; and (c) may not be supported by guy wires unless the guy wires have a seven-foot-long safety sleeve at each anchor point that extends from the anchor point along each guy wire attached to the anchor point and (3) the Texas Department of Transportation shall adopt rules to implement and administer the bill, including rules requiring a person: (a) who owns, operates, or erects a meteorological evaluation tower to provide notice to the department of the existence of or intent to erect a meteorological evaluation tower; and (b) to register the meteorological evaluation tower with the department.

VESTING

WATER DISTRICTS

ZONING

The Texas Legislative Service was founded in 1924 under the motto "Nulla Lex Sine Luce" which translated means "No law without light"……From their website.