HONDO

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REGULAR CITY COUNCIL MEETING
August 10, 2026, at 6:00 PM
City Council Chambers
1600 Avenue M, Hondo, TX

AGENDA

Notice is hereby given that a Regular City Council Meeting of the governing body of the City of Hondo will be held August 10, 2026, at 6:00 p.m. in the City Council Chambers, City Hall at 1600 Avenue M, Hondo, Texas, for the purpose of discussing matters incident and related to the City of Hondo.

The public may also access the meeting remotely through video/conference from your computer, tablet or smartphone at: https://boxcast.tv/channel/aetaajdf64jalxx20o9a
Persons may submit questions or comments about items on the agenda by email to: jschneider@hondo-tx.org. Questions or comments submitted by email must be received by the city at least 1 hour prior to the scheduled start of the meeting in order to be presented to the City Council during the meeting.

The following items will be discussed, to-wit:

1. **CALL TO ORDER.**

2. **QUORUM CHECK.**

3. **INVOCATION.**

4. **PLEDGE OF ALLEGIANCE.**

5. **CITIZENS'/PUBLIC COMMENTS**
Persons who desire to address the City of Hondo City Council will be received at this time. Those persons wishing to speak should complete a Public Comment Form and submit it to the City Secretary prior to the meeting. If the speaker wishes to comment on a particular agenda item, then the speaker should indicate such item(s) on the form. Public comment is limited to 3 minutes per speaker. Speakers must conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City of Hondo City Council cannot deliberate or take action on items not listed on the meeting agenda.

CONSENT

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Council Member.

6. CONSIDERATION AND APPROVAL OF THE JULY 27, 2026, REGULAR CITY COUNCIL MINUTES. (JULIE SCHNEIDER, CITY SECRETARY)

7. CONSIDERATION AND APPROVAL OF THE REAPPOINTMENT OF LYNDA HOOK TO THE PLANNING AND ZONING COMMISSION FOR A 3-YEAR TERM. (MAYOR MCANELLY)

8. CONSIDERATION AND APPROVAL OF THE REAPPOINTMENT OF THERESA RIVERA TO THE PLANNING AND ZONING COMMISSION FOR A 3-YEAR TERM. (MAYOR MCANELLY)

9. CONSIDERATION AND APPROVAL TO APPOINT MICHELE MECHLER TO THE BOARD OF ADJUSTMENTS FOR A 2-YEAR TERM. (MAYOR MCANELLY)

OTHER BUSINESS

10. DISCUSS AND CONSIDER APPROVING THE PROPOSED PROPERTY TAX RATE AND SET PUBLIC HEARING DATE, TIME AND LOCATION. (JOHN NARON, CITY MANAGER AND CHRIS HILL, CFO)

11. DISCUSSION AND POSSIBLE DIRECTION TO STAFF REGARDING PROPOSED TAX ABATEMENT GUIDELINES AND CRITERIA AND AN ORDINANCE ELECTING TO PARTICIPATE IN TAX ABATEMENTS UNDER CHAPTER 312 OF THE TEXAS TAX CODE. (JOHN NARON, CITY MANAGER)

12. DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE AMENDING CHAPTER 4 – BUILDING REGULATIONS TO AMEND PROCEDURES FOR ABATEMENT OF SUBSTANDARD BUILDINGS OR STRUCTURES. (JOHN NARON, CITY MANAGER)

13. ADJOURN

I hereby certify that the above Notice of Regular City Council Meeting of the governing body of the City of Hondo was posted on the bulletin board in City Hall, 1600 Avenue M, Hondo, Texas, at a place convenient and readily accessible to the general public at all times on August 4, 20269 at 5:00 PM.

ATTEST:

Julie Schneider

Julie Schneider
City Secretary

CITY OF HONDO
HONDO, TEXAS

The City Council of the City of Hondo reserves the right to convene in Executive Session in accordance with the Texas Open Meetings Act, Texas Government Code: Section 551.071 (Consultations with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), or Section 551.087 (Deliberations Regarding Economic Development Negotiations) on any of the above items.

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MINUTES

1. **CALL TO ORDER.**

Mayor McAnelly called the meeting to order at 6:00PM

2. **QUORUM CHECK.**

All Council members were present.

3. **INVOCATION.**

The invocation was given by Beverly Kelling, St. Paul Lutheran Church

4. **PLEDGE OF ALLEGIANCE.**

5. **CITIZENS'IPUBLICCOMMENTS**

Chavel Lopez
George Adams

PROCLAMATION

6. **PROCLAMATION RECOGNIZING JULY 2026 AS PARKS AND RECREATION MONTH IN THECITY OF HONDO. (MAYOR MCANELLY)**

Several Parks and Recreation supervisors and employees were present for the reading of the proclamation by Mayor McAnelly.

CONSENT

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Council Member.

A motion was made to approve the consent agenda items 7-9 by Council member Williams; seconded by council member Ramirez. The vote was unanimous.

7. **CONSIDERATION AND APPROVAL OF THE JULY 13, 2026, REGULAR CITY COUNCIL MINUTES.**

8. **CONSIDERATION AND APPROVAL TOAPPOINT ERNEST GARZA TO THE PLANNING AND ZONING COMMISSION FORA3-YEAR TERM. (MAYORMCANELLY)**

9. **CONSIDERATION AND APPROVAL TO APPOINT BRENDA VAVRICEK TO THE BOARD OF ADJUSTMENTS FOR A 2-YEAR TERM. (MAYOR MCANELLY)**

OTHER BUSINESS

10. **DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 484-26 OF THE CITY COUNCIL OF THE CITY OF HONDO AUTHORIZING THE EXECUTION OF AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE HONDO 2025 TRANSPORTATION ALTERNATIVES (TA) SIDEWALK IMPROVEMENTS PROJECT (CSJ 0915-45-064) (JOHN NARON, CITY MANAGER)**

- City Manager, John Naron explains the process of selecting the project and the potential for making changes to the scope with the approval of the Texas Department of Transportation.
- Councilman Ytuarte expresses concerns about the lack of input from the city council in selecting the streets for the project and the potential cost involved.
- Councilman Williams supports the resolution, emphasizing the benefits of receiving over $3 million for the project.

A motion was made by councilman McCollum to approve Resolution No. 484-26, seconded by councilwoman Lange. Vote: 4 Aye, 1 Nay

11. **DISCUSSION AND POSSIBLE ACTION TO APPROVE THE TRADE-IN OF A CITY-OWNED DEVELOPMENT SERVICES DEPARTMENT VEHICLE AND AUTHORIZE THE PURCHASE OF A REPLACEMENT VEHICLE IN ACCORDANCE WITH THE CITY'S PURCHASING POLICIES AND APPROVED BUDGET.**

A motion was made by council member Ytuarte to approve the trade-in of the 2016 Ford Taurus and authorize the purchase of a Ford Ranger XL replacement vehicle from Cecil Ford Fleet Development Services in the amount of $23,029.20; seconded by council member Ramirez. Motion carried.

12. **ADJOURN.**

With there being no further business, council member Ytuarte made a motion to adjourn, seconded by council member Williams. Meeting adjourned at 6:30 PM

ATTEST:

Julie Schneider
City Secretary

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City Council Communication

Title: CONSIDERATION AND APPROVAL OF THE REAPPOINTMENT OF LYNDA HOOK TO THE PLANNING AND ZONING COMMISSION FOR A 3-YEAR TERM. (MAYOR MCANELLY)
Date: August 10, 2026 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

None

STAFF CONTACTS:

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City Council Communication

Title: CONSIDERATION AND APPROVAL OF THE REAPPOINTMENT OF THERESA RIVERA TO THE PLANNING AND ZONING COMMISSION FOR A 3-YEAR TERM. (MAYOR MCANELLY)	
Date: August 10, 2026	***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:
None

STAFF CONTACTS:

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City Council Communication

Title: CONSIDERATION AND APPROVAL TO APPOINT MICHELE MECHLER TO THE BOARD OF ADJUSTMENTS FOR A 2-YEAR TERM. (MAYOR MCANELLY)
Date: August 10, 2026 ***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:
None

STAFF CONTACTS:

HONDO

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City Council Communication

Title: DISCUSS AND CONSIDER APPROVING THE PROPOSED PROPERTY TAX RATE AND SET PUBLIC HEARING DATE, TIME AND LOCATION. (JOHN NARON, CITY MANAGER AND CHRIS HILL, CFO)
Date: August 10, 2026 ***From:*** Chris Hill, Chief Finance Officer

INFORMATION:

- Budget Workshops were held on July 28 and 29 to review the FY 2026/2027 Budget and Property Tax Rate. The proposed budget has a proposed property tax rate of $0.4800 (no change in rate). The rate is in between the No-new-revenue rate of $.4722 and the voter-approval tax rate of $.4900. The rate is given per $100 property value.
- The Hondo Proposed Property Tax Rate of $0.48 is the same as last year and lower than most of the comparable cities and taxing authorities in the area.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

City Staff recommends city council approve the budget plan for property tax rate at $0.48 and set a public hearing on September 14, 2026 at 6PM as part of the regular city council agenda in the City Hall Chambers.

MOTION:

Take a Roll Call Vote on the proposed property tax rate of $0.48 and set a public hearing on September 14, 2026 at 6PM in the City Hall Chambers.

ATTACHMENTS:

1. CHO WORKSHEETS 2026

STAFF CONTACTS:

Chris Hill
Chief Finance Officer
chill@hondo-tx.org

John Naron
City Manager
jnaron@hondo-tx.org

2026 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Hondo	830-426-3378
Taxing Unit Name	Phone *(area code and number)*
1600 AVE M, HONDO, TX 78861	www.hondo-tx.org
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]	$ 526,066,364
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]	$ 0
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 526,066,364
4.	**Prior year total adopted tax rate.**	$ 0.4800 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** **A. Original prior year ARB values:** .... $ 0 **B. Prior year values resulting from final court decisions:** .... - $ 0 **C. Prior year value loss.** Subtract B from A.[4]	$ 0

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.**		
	A. Prior year ARB certified value:	$ 0	
	B. Prior year disputed value:	- $ 0	
	C. Prior year undisputed value. Subtract B from A. [5]		$ 0
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.		$ 0
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.		$ 526,066,364
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.** Enter the prior year value of property in deannexed territory. [6]		$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value.		
	A. Absolute exemptions. Use prior year market value:	$ 0	
	B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value:	+ $ 10,391,254	
	C. Value loss. Add A and B. [7]		$ 10,391,254
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year.		
	A. Prior year market value:	$ 0	
	B. Current year productivity or special appraised value:	- $ 0	
	C. Value loss. Subtract B from A. [8]		$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.		$ 10,391,254
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [9] If the taxing unit has no captured appraised value in line 18D, enter 0.		$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.		$ 515,675,110
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.		$ 2,475,240
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [10]		$ 7,420
17.	**Adjusted prior year levy with refunds.** Add Lines 15 and 16. [11]		$ 2,482,660

[5] Tex. Tax Code §26.012(13)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.012(15)
[9] Tex. Tax Code §26.03(c)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [12]		
	A. Certified values:	$ 548,166,324	
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office:	+ $ 0	
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	- $ 0	
	D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [13] Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.[14] Enter the total from Form 50-110	- $ 0	
	E. Total current year value. Add A and B, then subtract C and D.		$ 548,166,324
19.	**Total value of properties under protest or not included on certified appraisal roll.** [15]		
	A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [16]	$ 15,824,954	
	B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [17]	+ $ 0	
	C. Total value under protest or not certified. Add A and B.		$ 15,824,954
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[18]		$ 0
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [19] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[20] If completing this line, the taxing unit must include supporting documentation in Section 9.[21] Taxing units that are not affected, enter 0.		$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[22]		$ 563,991,278
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [23]		$ 0
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [24]		$ 38,270,170

[12] Tex. Tax Code §§26.012(6) and 26.04(c-2)
[13] Tex. Tax Code §26.03(c)
[14] Tex. Tax Code §26.03(e)
[15] Tex. Tax Code §26.01(c) and (d)
[16] Tex. Tax Code §26.01(c)
[17] Tex. Tax Code §26.01(d)
[18] Tex. Tax Code §26.012(6)(B)
[19] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[20] Tex. Tax Code §26.012(1-a)
[21] Tex. Tax Code §26.04(d-3)
[22] Tex. Tax Code §26.012(6)
[23] Tex. Tax Code §26.012(17)
[24] Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 38,270,170
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 525,721,108
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [25]	$ 0.4722 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [26]	$ ______ /$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing units' overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.[27] This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.3122 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 526,066,364
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.	$ 1,642,379
32.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year. + $ 5,144	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 0	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ 5,144	
	E. Add Line 31 to 32D.	$ 1,647,523
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 525,721,108
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.	$ 0.3133 /$100

[25] Tex. Tax Code §26.04(c)
[26] Tex. Tax Code §26.04(d)
[27] Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
35.	**Rate adjustment for state criminal justice mandate.** [28]		
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	$ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.0000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.0000/$100
36.	**Rate adjustment for indigent health care expenditures.** [29]		
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose..	$ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.0000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.0000/$100
37.	**Rate adjustment for county indigent defense compensation.** [30]		
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose..	$ 0	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.0000/$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100..	$ 0.0000/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.		$ 0.0000/$100
38.	**Rate adjustment for county hospital expenditures.** [31]		
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year.	$ 0	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.0000/$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100..	$ 0.0000/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.		$ 0.0000/$100

[28] Tex. Tax Code §26.044
[29] Tex. Tax Code §26.0441
[30] Tex. Tax Code §26.0442
[31] Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.		
	A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year.	$ 0	
	B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100	$ 0.0000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.0000 /$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.		$ 0.3133 /$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.		
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent	$ 0	
	B. Divide Line 41A by Line 33 and multiply by $100	$ 0.0000 /$100	
	C. Add Line 41B to Line 40.		$ 0.3133 /$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.		$ 0.3242 /$100
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** [32] If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of:		
	A. The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 [33]	$ 0.0000 /$100	
	- or -		
	B. The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. [34] Complete Section 5 through Line 68 to complete D42(B).		
	a. Enter the **disaster relief cost.**	$ 0	
	b. **Disaster relief rate**. Divide Line D42(B)(a) by Line 26 and multiply by 100	$ 0.0000 /$100	
	c. Add Line D42(B)(b) to Line 42.	$ 0.0000 /$100	
	d. Enter the **current year unused increment rate** from Line 68	$ 0.0000 /$100	
	e Add Line D42(c) to Line D42(d). The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred.	$ 0.0000 /$100	
	C. Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). [35] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).		$ 0.0000 /$100

[32] Tex. Tax Code §26.042
[33] Tex. Tax Code §26.042(a-2)(1)
[34] Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)
[35] Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A.** **Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [36] Enter debt amount .... $ 884,070 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... – $ 0 **D.** Subtract **amount paid** from other resources .... – $ 0 **E.** **Adjusted debt.** Subtract B, C and D from A.	$ 884,070
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [37]	$ 0
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 884,070
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [38] .... 100.00 % **B.** Enter the prior year actual collection rate. .... 95.00 % **C.** Enter the 2024 actual collection rate. .... 96.45 % **D.** Enter the 2023 actual collection rate. .... 96.66 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [39]	100.00 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 884,070
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 563,991,278
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.1567 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.4809 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	$ 0.0000 /$100
51.	**COUNTIES ONLY.** Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	$ ______ /$100

[36] Tex. Tax Code §26.012(7)
[37] Tex. Tax Code §§26.012(10) and 26.04(b)
[38] Tex. Tax Code §26.04(b))
[39] Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters.[40] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[41] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.[42] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 563,991,278
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.0000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[43] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.4722 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.4722 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[44] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *M&O and Debt Tax Rate Worksheet*.	$ 0.4809 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.4809 /$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ.[45] The taxing unit shall provide its tax assessor-collector with a copy of the letter.[46]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 563,991,278
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.0000 /$100
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.4809 /$100

[40] Tex. Tax Code §26.041(d)
[41] Tex. Tax Code §26.041(i)
[42] Tex. Tax Code §26.041(d)
[43] Tex. Tax Code §26.04(c)
[44] Tex. Tax Code §26.04(c)
[45] Tex. Tax Code §26.045(d)
[46] Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [47] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [48]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [49]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [50] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [51]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [52]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value**	
	A. Voter-approval tax rate (Line 69)	$ 0.5337/$100
	B. Unused increment rate (Line 68)	$ 0.0452/$100
	C. Subtract B from A	$ 0.4885/$100
	D. Adopted Tax Rate	$ 0.4800/$100
	E. Subtract D from C	$ 0.0085/$100
	F. 2025 Total Taxable Value (Line 61)	$ 525,960,782
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 44,706
65.	**Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.4948/$100
	B. Unused increment rate (Line 67)	$ 0.0471/$100
	C. Subtract B from A	$ 0.4477/$100
	D. Adopted Tax Rate	$ 0.4800/$100
	E. Subtract D from C	$ -0.0323/$100
	F. 2024 Total Taxable Value (Line 60)	$ 505,250,527
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.4385/$100
	B. Unused increment rate (Line 66)	$ 0.0000/$100
	C. Subtract B from A	$ 0.4385/$100
	D. Adopted Tax Rate	$ 0.4370/$100
	E. Subtract D from C	$ 0.0015/$100
	F. 2023 Total Taxable Value (Line 60)	$ 467,685,346
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 7,015
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 51,721
68.	**2026 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.0091/$100
69.	**Total 2026 voter-approval tax rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.4900/$100

[47] Tex. Tax Code §26.013(b)
[48] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[49] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[50] Tex. Tax Code §26.0501(a) and (c)
[51] Tex. Local Gov't Code §120.007(d)
[52] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [53]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [54]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.3133 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 563,991,278
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.0886 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.1567 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.5586 /$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. [55]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2025 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.4800 /$100
76.	**Adjusted 2025 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [56] If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [57] Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	$ 0.0000 /$100
77.	**Increase in 2025 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.0000 /$100
78.	**Adjusted 2025 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 515,675,110
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 0
80.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 525,721,108
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [58]	$ 0.0000 /$100
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.4900 /$100

[53] Tex. Tax Code §26.012(8-a)
[54] Tex. Tax Code §26.063(a)(1)
[55] Tex. Tax Code §26.042(b)
[56] Tex. Tax Code §26.042(c)
[57] Tex. Tax Code §26.042(b)
[58] Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.4722 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27.000

Voter-approval tax rate........ $ 0.4900 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69

De minimis rate......... $ 0.5586 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here ▶ ______________________
Printed Name of Taxing Unit Representative

sign here ▶ ______________________ ______________________
Taxing Unit Representative Date

[59] Tex. Tax Code §26.04(c-2) and (d-2)

HONDO

THIS IS GOD'S COUNTRY

City Council Communication

Title: DISCUSSION AND POSSIBLE DIRECTION TO STAFF REGARDING PROPOSED TAX ABATEMENT GUIDELINES AND CRITERIA AND AN ORDINANCE ELECTING TO PARTICIPATE IN TAX ABATEMENTS UNDER CHAPTER 312 OF THE TEXAS TAX CODE. (JOHN NARON, CITY MANAGER)
Date: August 10, 2026 ***From:***

INFORMATION:

This item is presented for informational purposes only. The City has received interest from several companies considering locating in Hondo, and staff believes the City would be well served by having clear, agreed-upon guidelines for tax abatements in place. Before proceeding through the steps required to bring a formal policy forward for adoption, staff is requesting direction from Council.

Attached are the draft ordinance adopting the City's election to participate in tax abatements under Chapter 312 and the revised Tax Abatement Guidelines and Criteria. Track changes are still reflected in the document from the earlier Stella discussions. I noticed those edits were already included in the version you sent me, so I left them intact and incorporated the additional revisions requested for the current draft. Please review and let me know if you would like any additional changes or if you would like to discuss any of the provisions further.

Before the ordinance can be adopted, the City must hold a public hearing on the proposed Guidelines. Chapter 312 requires a public hearing but does not appear to require separate newspaper publication for adoption of the Guidelines. After adoption, the City will need to post the Guidelines on its website and remove any prior versions that may still be posted.

The Guidelines will remain effective for two years from adoption and may be reauthorized before expiration if the City wishes to continue utilizing the Chapter 312 program.

Adoption of the Guidelines does not authorize a tax abatement by itself. The Guidelines simply establish the criteria the City may use when evaluating future tax abatement requests. Before any tax abatement agreement can be considered, the City must first designate the project area as a Chapter 312 reinvestment zone. That process requires publication of notice of a public hearing, written notice to the presiding officers of any other taxing entities with jurisdiction over the property, a public hearing to determine whether the area qualifies as a reinvestment zone, and adoption of an ordinance establishing the zone.

Once a reinvestment zone is established, the City must provide the required notices before considering a tax abatement agreement, approve the agreement at a public meeting, and submit the required filings to the Texas Comptroller.

The City may adopt the Guidelines now so they are available for future economic development projects. The City is not required to establish a reinvestment zone at the same time the Guidelines are adopted and may wait until a specific project is identified before completing the remaining Chapter 312 requirements. Alternatively, if the City wishes to proactively encourage development in a particular area, it may designate a reinvestment zone in advance and have that framework in place for future projects.

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. DOCS1-#355195-v2-ORD_Hondo_Tax_Abatment_312
2. DOCS1-#358400-v1-2026_Hondo_Tax_Abatment_Gudilines_

STAFF CONTACTS:

John Naron
City Manager
jnaron@hondo-tx.org

ORDINANCE NO. ______

AN ORDINANCE OF THE CITY OF HONDO, TEXAS ADOPTING GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENTS PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE; ESTABLISHING THE CITY'S ELECTION TO PARTICIPATE IN TAX ABATEMENTS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 312 of the Texas Tax Code authorizes municipalities to enter into tax abatement agreements only if the governing body adopts guidelines and criteria governing tax abatements; and

WHEREAS, Section 312.002(c) of the Texas Tax Code provides that such guidelines and criteria are effective for a period of two (2) years from the date of adoption and may be amended or repealed during that period only by a three-fourths vote of the governing body; and

WHEREAS, the Hondo City Council previously adopted tax abatement guidelines on September 25, 2017 (Ordinance No. 1137-09-17) and December 9, 2019 (Ordinance No. 1213-12-19), which by operation of state law have since expired; and

WHEREAS, prior to adoption of these Guidelines and Criteria, the City Council conducted a public hearing as required by Section 312.002(c-1) of the Texas Tax Code, at which interested persons were afforded an opportunity to appear and be heard regarding the proposed Guidelines and Criteria; and

WHEREAS, the City Council desires to adopt updated guidelines and criteria to establish a current tax abatement program for the City of Hondo in accordance with Chapter 312; and

WHEREAS, the City recognizes that responsible tax abatements can promote economic development, attract new and expanded business enterprises, encourage capital investment, support job creation, and strengthen and diversify the City's tax base; and

WHEREAS, adoption of guidelines and criteria does not obligate the City of Hondo to approve any specific tax abatement application, and each request shall be evaluated on its own merits and considered on a case-by-case basis; and

WHEREAS, the City Council finds that adoption of updated guidelines and criteria will provide transparency, consistency, and accountability in the consideration of tax abatement requests and is in the best interest of the citizens of Hondo;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HONDO, TEXAS:

SECTION 1. ADOPTION OF GUIDELINES AND CRITERIA; ELECTION TO PARTICIPATE. The City Council hereby formally elects to participate in tax abatements pursuant to Chapter 312 of the Texas Tax Code and hereby adopts the "City of Hondo Tax Abatement Guidelines and Criteria," attached hereto as **Exhibit A** and incorporated herein for all purposes. These Guidelines and Criteria are adopted in accordance with Section 312.002(a) of the Texas Tax Code and shall govern consideration of tax abatement agreements within the City of Hondo and its extraterritorial jurisdiction.

SECTION 2. INCORPORATION OF RECITALS. The recitals set forth above are hereby found to be true and correct and are adopted as findings of fact and as part of this Ordinance for all purposes.

SECTION 3. REPEAL OF CONFLICTING PROVISIONS. All ordinances, resolutions, or parts thereof that are in conflict or inconsistent with this Ordinance are hereby repealed to the extent of such conflict. In the event of any conflict between this Ordinance and any other ordinance or resolution of the City, the provisions of this Ordinance shall control.

SECTION 4. SEVERABILITY. If any section, subsection, clause, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect, and the City Council declares that it would have adopted this Ordinance and each section, subsection, clause, and provision regardless of the invalidity of any part.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon passage and approval by the City Council.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Hondo, Texas, on this ____ day of ___________________, 2026.

CITY OF HONDO

____
John McAnelly, Mayor

ATTEST:

____
Julie Schneider, City Secretary

EXHBIT A

GUIDELINES AND CRITERIA
CITY OF HONDO TAX ABATEMENT POLICY

PROGRAM GOALS

The City of Hondo is committed to the promotion and development of new business and seeks to offer programs that will attract investment into the City thereby improving the quality of life for its citizens. In an effort to enhance the City's tax base and expand the local economy, the City will give consideration to tax abatements of real property and personal property for certain new construction and building renovations located within a designated reinvestment zone. The abatements are designed to benefit the City by encouraging and supporting economic investment and job growth and to apply to both new facilities and the expansion of or modernizing present facilities in the City.

The abatements are governed by Chapter 312 of the Texas Tax Code Property Redevelopment and Tax Abatement Act. The City is prohibited from entering into a tax abatement agreement unless the City has established guidelines and criteria governing tax abatements.

DEFINITIONS

(a) "*Abatement*" means the full or partial exemption from ad valorem taxes of eligible properties in a reinvestment zone designated as such for economic development purposes in accordance with Chapter 312 of the Texas Tax Code.

(b) "*Eligible Jurisdiction*" means the City of Hondo, Medina County, Texas and any other local taxing jurisdictions eligible to abate taxes according to Texas law, the majority of which is located in the City of Hondo that levies ad valorem taxes and provides services to a reinvestment zone designated by the City Council.

(c) "*Agreement*" means a contractual agreement between a property owner and/or lessee and the City of Hondo for the purpose of providing a tax abatement.

(d) "*Base Year Value*" means the assessed value of eligible property in a designated reinvestment zone on January 1 preceding the execution of an abatement Agreement plus the agreed upon value of eligible property improvements made after January 1 but before the execution of the Agreement.

(e) "*Deferred Maintenance*" means the improvements necessary for continued operations, which do not improve productivity or alter the process technology.

(f) "*Distribution Center Facility*" means buildings and structures, including machinery and equipment, used or to be used primarily to receive, store, service or distribute goods or materials owned by the facility operator where a majority of the goods or services are distributed to points at least fifty (50) miles from its location in the City of Hondo.

(g) "*Expansion*" means the addition of buildings, structures, machinery or equipment for purposes of increasing production capacity.

(h) "*Facility*" means property improvements completed or in the process of construction which together comprise an integral whole.

(I) "*Industrial Logistics, Transportation, and Energy Infrastructure Facilities*" means buildings, structures, fixed machinery, equipment, and improvements used or to be used primarily for the receipt, handling, processing, storage, transfer, or distribution of industrial or energy-related commodities or materials, where a majority of such commodities or materials are transported to or from markets outside the City of Hondo.

(j) "*Manufacturing Facility*" means buildings and structures, including machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.

(k) "*Modernization*" means the replacement and upgrading of existing facilities which increases the productive input or output, updates the technology or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing or repairing.

(l) "*New Facility*" means a property previously undeveloped, which is placed into service by means other than or in conjunction with expansion or modernization.

(m) "*Other Basic Industry*" means buildings and structures including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services, which serve a market primarily outside the City of Hondo.

(n) "*PILOT*" means a negotiated payment by the applicant to the City made in lieu of a portion of annual ad valorem taxes otherwise owed during the term of the abatement.

(o) "*Research Facility*" means buildings and structures, including machinery and equipment, used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes thereto.

(p) "*Economic Development*" means participation in or support of an organized program or entity which, for the purpose of its mission, engages in activities designed to encourage employment opportunities, development commercial and manufacturing business/industry to locate and/or expand in the City of Hondo, thus expanding and diversifying the tax base as well as increasing the economic strength and stability of the City of Hondo.

(q) "*Reinvestment Zone*" means an area designated as such for the purpose of a tax abatement as authorized by the City in accordance with Chapter 312 of the Texas Tax Code.

GENERAL CRITERIA

The City may provide tax abatements through a schedule of tax phase-in incentives for eligible projects. Except as otherwise approved by the City Council pursuant to these Guidelines, the minimum investment for which a tax abatement may be considered is $1,000,000 in new taxable value. Eligible projects must create at least ten (10) full-time positions with an average annual wage of at least $40,000 or more including benefits. The maximum tax abatement available, together with the applicable term of the abatement, shall be determined in accordance with the Tax Abatement Schedule attached hereto as Exhibit A.

Only the increases in the value of the property over its base value shall be subject of an abatement or incentives. The "base value" of the property as carried on the rolls of the Medina County Tax Office on January 1, in the year immediately preceding the effective date of the abatement agreement. Generally, such base value should be stated as a part of any abatement agreement in order to avoid any misunderstanding.

Notwithstanding any provision in these Guidelines and Criteria, the City Council retains sole and absolute discretion to determine whether to approve, deny, modify, or condition any tax abatement or PILOT proposal. The Council may waive, adjust, or deviate from minimum investment levels, job creation requirements, incentive schedules, or other criteria set forth herein upon a finding that a project provides a substantial economic benefit, enhances or diversifies the City's tax base, advances industrial or logistical infrastructure, serves markets primarily outside the City of Hondo, or otherwise promotes the City's long-term economic development goals.

PILOT (Payment in Lieu of Taxes). In addition to percentage-based tax abatement schedules, the City may, at its sole discretion, authorize the use of a Payment in Lieu of Taxes ("PILOT") as part of a tax abatement agreement. The following conditions apply:

1. **Authorization Required.**
A PILOT may be approved only if it is specifically authorized in the tax abatement agreement and is consistent with these Guidelines and Chapter 312 of the Texas Tax Code.

2. **Annual Structure.**
Any PILOT shall be structured on an **annual basis** and applied to each tax year during the abatement term. The appraisal district shall continue to appraise the eligible property annually, and the PILOT shall apply only to the portion of taxes abated under the agreement.

3. **Valuation Not Frozen.**
A PILOT shall not eliminate or replace annual appraisal district valuation. The City may not authorize a PILOT that permanently fixes, freezes, or predetermines the taxable value of property for the duration of the abatement term.

4. **Additional Improvements.**
Any new improvements or tangible personal property added after the execution of the agreement shall remain subject to annual valuation and may be subject to additional PILOT or abatement calculations as set forth in the agreement.

5. **Negotiated Amount.**
The PILOT amount shall be negotiated based on:

    a) the projected taxable value of the eligible property;

b) the economic benefit to the City; and
c) the level of investment and job creation or retention.

The City retains full discretion to determine the PILOT amount.

6. **Term.**
A PILOT may only be approved for a term not to exceed **ten (10) years**, consistent with Tax Code §312.204.

7. **Recapture.**
Any PILOT agreement must include recapture provisions consistent with §312.205 of the Texas Tax Code, including repayment of abated taxes in the event of default or early termination.

8. **No Obligation.**
Nothing in these Guidelines shall obligate the City Council to offer or approve a PILOT for any project. All PILOT proposals shall be considered on a case-by-case basis.

Ineligible Property. Property that is not eligible for abatement or incentives include: animals, aircraft, vehicles, marine vessels, housing or residential property, hotels/motels, retail facilities. Tax abatements will be considered but not limited to the following: (1) manufacturing facilities; (2) distribution facilities; (3) corporate offices; (4) research parks; and (5) Industrial Logistics, Transportation, and Energy Infrastructure Facilities.

Application Process. A facility is eligible for the abatements or incentives if it has submitted an application to the City **before construction begins**. No application will be accepted once constructions has commenced. Application shall be made by filing a written request with the City Manager. The written request shall consist of a general description of the proposed use and the general nature and extent of the modernization, expansion, or new improvements which will be a part of the facility; a map and property description; and, a time schedule for undertaking and completing the planned improvements. In the case of modernizing, a statement of the assessed value of the facility separately stated for real and personal property shall be given for the tax year immediately preceding the application. The application form shall require such financial and other information as the City of Hondo deems appropriate for evaluating the financial capacity and other factors of the applicant. The written application must be accompanied by the required application fee to assist the City in covering its legal costs in preparing the necessary abatement documents

Upon receipt of a written request for creation of a reinvestment zone or an application for an abatement, the City Manager, or his or her designee, together with the City's Economic Development Director, shall consider the feasibility and the impact of the proposed tax abatement. The review of feasibility shall include, but not be limited to, an estimate of the economic effect of the abatement of taxes, the benefit to the eligible jurisdictions, and the property to be covered by such an abatement. Upon the completion of the feasibility review, such application may be presented to and considered by the City Council. If accepted, the business or facility receiving the abatements or incentive will be required to provide a sworn statement and documents, verifying compliance each year. Failure to do so will result in termination of the abatement or incentive agreement. All abatement applications must meet the following general criteria before being considered for tax abatement:

- The project expands the local tax base.
- The project creates permanent full time employment opportunities.
- The project would not otherwise be developed without an abatement.
- The project makes a contribution to enhancing further economic development.
- The project has not been started and no construction by the applicant has commenced at the time the application is received or at the time that an Abatement Agreement is approved.

The adoption of these guidelines and criteria does not limit the discretion of the City Council to decide whether to enter into a specific tax abatement agreement.

The guideline and criteria adopted hereby are effective for two years from the date adopted and may be amended or repealed *only* by a vote of three fourths of the numbers of the City Council. Any agreement entered into pursuant to these guidelines and criteria shall not be affected by the amendment, repeal, or expiration of these guidelines and criteria.

Information provided to the City in connection with an application or request for tax abatement or incentive and which describes the specific processes or business activities to be conducted or the equipment or other property to be located at the facility for which the abatement is sought is confidential and not subject to public disclosure pursuant to Section 312.003 of the Texas Tax Code.

Before acting upon the application, the City shall through public hearings afford the applicant an opportunity to show cause why the abatement should be granted. Notice of the public hearing shall be clearly identified on an agenda of the City Council receiving such application and shall be posted at least 10 days prior to the public hearing. At least seven (7) days prior to the public hearing the City must send written notice to the presiding officers of all taxing units with jurisdiction over the property for which an abatement is sought and must publish notice of the hearing time, place and subject in the local newspaper.

No abatement agreement shall be authorized if it is determined that:

1. There would be a substantial adverse effect on the provision of a government service or tax base of the City.

2. The applicant has insufficient financial capacity.

3. Planned or potential use of the property violates the laws of the United States, State of Texas, ordinances of the City of Hondo, or orders of Medina County.

4. Planned or potential use of the property would constitute a hazard to the public safety, health or morals.

Agreement. After a public hearing in accordance with Chapter 312, the City Council of the City of Hondo shall approve the application and authorize the negotiation and execution of a mutually acceptable agreement with the owner of the property and/or lessee as required, which shall include:

1. The base year amount;

2. The proposed investment;

3. The percent of value to be abated each year;

4. The commencement date and the termination date of the abatement;

5. The proposed use of the facility including the nature of construction, time schedule, map of the proposed improvements, property description, and improvement list as provided in the Application;

6. Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture, administration and assignment;

7. The amount of the proposed investment and average number of jobs to be created or retained for the period of an abatement; and

8. A provision that the Property Owner or Lessee shall annually provide any information necessary for the City's evaluation of the Property Owner's or Lessee's compliance with the terms and conditions of the tax abatement agreement.

RECAPTURE

In the event that the facility is completed and begins producing product or service, but subsequently discontinues producing product or service for any reason excepting fire, explosion or other casualty or accident or natural disaster for a period of more than six (6) months during the abatement period, then the agreement shall terminate and so shall the abatement of taxes for the calendar year during which the facility no longer produces. The taxes otherwise abated for that calendar year shall be paid to the affected jurisdiction within sixty (60) days from the date of termination.

Should the City establishing a tax abatement agreement determine that a company or individual is in default according to the terms and conditions of its agreement, the City shall notify the Company or individual in writing at the address stated in the agreement, and if such is not cured within sixty (60) days from the date of such notice ("Cure Period"), then the agreement shall be terminated; provided, however, if such failure cannot be cured within such sixty (60) day period and the company or individual has commenced remedial action to cure such failure (and continued to diligently and timely pursue the completion of such remedial action), the company or individual shall be entitled to a total of one hundred eighty (180) days after receipt of notice within which to cure such default. In the event that the company or individual allows its ad valorem taxes owed the City or an affected jurisdiction to become delinquent after all applicable notice and cure periods and fails to timely and properly follow the legal procedures for their protest and/or contest; or violates any of the terms and conditions of the abatement agreement and fails to cure same during the Cure Period, the agreement may then be terminated **and all taxes previously abated by virtue of the agreement will be recaptured and paid within sixty (60) days of the termination**.

ASSIGNMENT

Abatement may be transferred and assigned by the holder to a new owner of the same facility upon the approval by resolution of the City, subject to the financial capacity of the assignee and provided that all conditions and obligations in the abatement agreement are guaranteed by the execution of a new contractual agreement with the City. The contractual agreement with the new owner shall not exceed the termination date of the abatement agreement with the original owner. No assignment or transfer shall be approved if the parties to the existing agreement are liable to the City for outstanding taxes or other obligations.

EXHIBIT A

TAX ABATEMENT SCHEDULE

The following schedule establishes the maximum tax abatement percentages and terms available for eligible projects under these Guidelines and Criteria.

Capital Investment (New Taxable Value)	Full-Time Jobs Created	Maximum Tax Abatement	Maximum Term
$1,000,000 - $3,000,000	10-15	40%	4 Years
$3,000,001 - $5,000,000	16-20	50%	5 Years
$5,000,001 - $10,000,000	21-25	60%	6 Years
$10,000,001 and above	26+	70%	Up to 7 Years

HONDO

THIS IS GOD'S COUNTRY

City Council Communication

Title: DISCUSSION AND POSSIBLE ACTION REGARDING AN ORDINANCE AMENDING CHAPTER 4 – BUILDING REGULATIONS TO AMEND PROCEDURES FOR ABATEMENT OF SUBSTANDARD BUILDINGS OR STRUCTURES. (JOHN NARON, CITY MANAGER)
Date: August 10, 2026 ***From:***

INFORMATION:

Chapter 4 "building regulations" to replace the existing article 4.05 "substandard buildings or structures" to update and revise regulations for substandard, unsecured or dangerous buildings or structures; providing for civil jurisdiction for the municipal court to administer this ordinance; providing for repealed and savings; providing a penalty; establishing an effective date.

FINANCIAL IMPACT:

The ordinance authorizes the Municipal Court to exercise civil jurisdiction for the administration of substandard building cases, which is expected to improve enforcement efficiency while utilizing existing City staff and court resources.

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:

1. DOCS1-#359172-v1-Substandard_Building_Ord_(Hondo)(2026)
2. DOCS1-#359187-v1-Notice_of_Hearing_-_Substandard_Bldg_(Hondo)(2026)
3. DOCS1-#359189-v1-Substandard_Bldg_-_Template_Order_(Hondo)

STAFF CONTACTS:

John Naron
City Manager
jnaron@hondo-tx.org

ORDINANCE NO. _____________

AN ORDINANCE OF THE CITY OF HONDO, TEXAS, AMENDING CHAPTER 4 "BUILDING REGULATIONS" TO REPLACE THE EXISTING ARTICLE 4.05 "SUBSTANDARD BUILDINGS OR STRUCTURES" TO UPDATE AND REVISE REGULATIONS FOR SUBSTANDARD, UNSECURED OR DANGEROUS BUILDINGS OR STRUCTURES; PROVIDING FOR CIVIL JURISDICTION FOR THE MUNICIPAL COURT TO ADMINSITER THIS ORDINANCE; PROVIDING FOR REPEALER AND SAVINGS; PROVIDING A PENALTY; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Hondo ("City Council") seeks to promote the health, safety and general welfare of the community by preventing death, injuries and property damage within the City of Hondo ("City") limits; and

WHEREAS, the City Council seeks to protect property values within the City limits; and

WHEREAS, the City Council finds that substandard buildings or structures pose aesthetic and economic harm to the City; and

WHEREAS, the City Council finds that substandard buildings or structures are health and fire hazards, create a public nuisance, and often attract vermin and insects; and

WHEREAS, pursuant to Texas Local Government Code section 214.001, the City Council has authority to regulate substandard buildings or structures; and

WHEREAS, pursuant to Texas Government Code section 29.003, the City Council has authority to provide that the City's Municipal Court shall have civil jurisdiction for the purpose of enforcing this Ordinance, and has determined that the Municipal Court Judge is the most appropriate City Official to oversee and administer the duties and procedures set forth herein, in coordination with other relevant City Officials including the City Manager, City Secretary, Building Official and/or their designee(s); and

WHEREAS, pursuant to Texas Local Government Code section 214.002, the City Council has authority to order the repair, removal or demolition of a substandard building or structure and to repair, remove, or demolish a substandard structure and assess such costs against the property.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HONDO, TEXAS:

SECTION ONE. The City's Code of Ordinances, Chapter 4 - *Building Regulations* is hereby amended by replacing the existing Article 4.05 – *Substandard Buildings or Structures* in its entirety, so that said Article 4.05 - *Substandard Buildings or Structures* shall hereafter read as follows:

Chapter 4 ***Building Regulations***

…

Article 4.05 - ***Substandard Buildings or Structures***

Sec. 4.05.001. PURPOSE AND SCOPE

(A) *Purpose*. It is the purpose of this Article to provide a just, equitable, and practical method, to be cumulative with and in addition to any other remedy provided by the City's Building Code (inclusive of adopted model codes such as Electrical Code, Fire Code, Mechanical Code, Plumbing Code, etc., as amended), Chapter 214 of the Local Government Code, or otherwise available at law, whereby buildings, as defined herein, which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants and may be required, following due process, to be repaired, vacated, demolished, removed or secured. The purpose of this Article is also to provide minimum standards for the continued use and occupancy of all structures to safeguard life, limb, health, property, and public welfare.

(B) *Scope*. The provisions of this Article shall apply to all buildings which are hereinafter defined as dangerous or substandard buildings whether now in existence or which may hereafter become dangerous.

Sec. 4.05.002. DEFINITIONS

For the purpose of this Article the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Building means any building, fence, awning, canopy, sign, shed, garage, house, tent or other manmade structure whatsoever, and the enumeration of specific types of structures shall not be deemed to exclude other types of structures to which the sense and meaning of the provisions hereof in context reasonably have application.

Building Code means the national or international model codes, as adopted and amended by the City, and shall include all other laws or regulations relating thereto.

Building Official means the person designated by the City Manager to enforce this Article, and said person may an employee of the City or a person engaged by the City to render services pursuant to a contract.

Judge means the presiding judge for the City's Municipal Court, who shall perform the duties set forth herein in coordination with the City Manager.

Sec. 4.05.003. ENFORCEMENT

(A) *General.*

(1) *Administration*. The Building Official is hereby authorized to enforce the provisions of this Article in coordination with the City Manager and relevant City staff, including the Fire Marshal and Code Enforcement Officer. The Building Official shall have the power to render interpretations of this Article and related provisions of the City's Building Code, and to make recommendations to the City Council regarding the adoption and enforcement of rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Article.

(2) *Inspections.* The Building Official or his/her designee to make such inspections and take such actions as may be required to enforce the provisions of this Article.

(3) *Right of entry*. When it is necessary to make an inspection to enforce the provisions of this Article, or when the Building Official or his/her designee has a reasonable cause to believe that there exists in a building or upon a premise a condition which is contrary to or in violation of this Article which makes the building or premises unsafe, dangerous, or hazardous, the Building Official or his/her designee may enter the building or premises at reasonable times to inspect or perform the duties imposed by this Article, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises is unoccupied, the Building Official or his/her designee shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry, including application for an administrative search warrant.

(B) *Abatement of dangerous or substandard buildings.* All buildings or portions thereof which are determined after inspection by the Building Official to be dangerous or substandard as defined by this Article are hereby declared to be public nuisances and shall be abated by repair, vacation, demolition, removal, or securing in accordance with the procedures specified in this Article.

(C) *Unlawful to violate this Article*. It shall be unlawful for any person, firm, or corporation to erect, construct or use, occupy or maintain any building that is deemed to be a nuisance or cause or permit the same to be done in violation of this Article.

(D) *Inspection authorized*. All buildings within the scope of this Chapter and all construction or work for which a permit is required shall be subject to inspection by the Building Official.

Sec. 4.05.004. SUBSTANDARD BUILDINGS DECLARED

(A) For the purposes of this Article, any building, regardless of the date of its construction, which has any or all of the conditions or defects hereinafter described shall be deemed to be a substandard building and a nuisance:

(1) Whenever any building is dilapidated, deteriorated, decayed, damaged, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare in

the opinion of the Building Official.

(2) Whenever a building, regardless of its structural condition, is unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children.

(3) Whenever any building is boarded up, fenced or otherwise secured in any manner if:

(a) The building constitutes a danger to the public even though secured from entry; or

(b) The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described in Section 4.05.004 (A)(2) above.

(4) Whenever any building because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus or other cause is determined by the Building Official or Fire Marshal to be a fire hazard.

(5) Whenever any building is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.

(6) Whenever any portion of a building remains on a site after the demolition or destruction of the building.

(7) Whenever any building is abandoned so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

(8) Any building constructed and still existing in violation of any provision the Building Code to the extent that the life, health or safety of the public or any occupant is endangered.

(B) For the purposes of this Article, any building, regardless of the date of its construction, which has any or all of the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building and a nuisance:

(1) Whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

(2) Whenever the walking surface of any aisle, passageway, stairway, or other means of exit is so warped, worn, loose, torn, or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

(3) Whenever the stress in any materials or members, or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

(4) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

(5) Whenever any portion or member or appurtenance thereof is likely to fail or to become detached or dislodged or to collapse and thereby injure persons or damage property.

(6) Whenever any portion of a building or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability or is not so anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of one-half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

(7) Whenever any portion thereof has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

(8) Whenever the building, or any portion thereof, is likely to partially or completely collapse because of:

(a) Dilapidation, deterioration, or decay;

(b) Faulty construction;

(c) The removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building;

(d) The deterioration, decay, or inadequacy of its foundation; or

(e) Any other cause.

(9) Whenever, for any reason, the building, or any portion thereof is manifestly unsafe for the purpose for which it is being used.

(10) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.

(11) Whenever the building, exclusive of the foundation, shows 33% or more damage or deterioration of its supporting member or members, or 50% or more damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

(12) Whenever the building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become:

(a) An attractive nuisance to children; or

(b) A harbor for vagrants or criminals.

(13) Whenever any building has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of the City, as specified in the Building Code, or of any law or ordinance of this state or City relating to the condition, location or structure of buildings.

(14) Whenever any building which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50%, or in any supporting part, member or portion less than 66% of the:

(a) Structural integrity;

(b) Fire-resisting qualities or characteristics; or

(c) Weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

(15) Whenever a building, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease for reasons including, but not limited to, the following:

(a) Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.

(b) Lack of, or improper water closets, lavatories and bathtubs or showers per number of guests in a hotel.

(c) Lack of, or improper kitchen sink in a dwelling unit.

(d) Lack of hot and cold running water to plumbing fixtures in a hotel.

(e) Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.

(f) Lack of adequate heating facilities.

(g) Lack of, or improper operation of, required ventilating equipment.

(h) Lack of minimum amounts of natural light and ventilation required by this or other applicable codes and ordinances of the city.

(i) Room and space dimensions less than required by the Building Code.

(j) Lack of required electrical lighting.

(k) Dampness of habitable rooms.

(l) Infestation of insects, vermin, or rodents.

(m) General dilapidation or improper maintenance.

(n) Lack of connection to required sewage disposal system.

(o) Lack of adequate garbage and rubbish storage and removal facilities.

Sec. 4.05.005. DETERMINATION BY BUILDING OFFICIAL

When the Building Official has inspected or caused to be inspected any building that he/she has reason to believe may constitute a substandard building and has found and determined that the building is substandard, the Building Official may take any or all of the following actions, as he or she deems appropriate:

(A) Issue notice to the record owner that the building is substandard and must be repaired or demolished; or

(B) Issue citation(s) for violation(s) of this Article; or

(C) Secure the building if permitted by this Article or other law; or

(D) Commence abatement proceedings pursuant to the procedures set forth in this Article.

Sec. 4.05.006. PUBLIC HEARING FOR ABATEMENT OF SUBSTANDARD BUILDINGS.

(A) *Commencement of proceedings*. Inspection and/or abatement proceedings authorized under this Article may be commenced by the Building Official on their own initiative or at the request of another authorized City official, including a Code Enforcement Officer. When the Building Official has found and determined that a building is a substandard building, the Building Official shall commence proceedings to cause the repair, relocation of occupants, removal, demolition, or securing of the building. To commence abatement proceedings under this Article, the Building Official shall submit a report to the City Secretary, who shall submit a request in writing for the Municipal Court Judge to hold a public hearing and act in accordance with this Article.

(B) *Public hearing to be held*. Except when the Judge finds that a building is likely to immediately endanger persons or property, a public hearing before the Judge shall be held to determine whether a building complies with the standards set out in Section 4.05.004. Notwithstanding other provisions of this Article, if the Judge determines that the building constitutes an immediate danger to persons or property, the Judge may direct the City Manager to take any necessary step required to immediately secure and/or vacate the structure according to the summary abatement procedures provided herein, which may be subject to judicial review, in addition to normal abatement procedures set forth herein.

(C) *Notice*. Not less than ten (10) days prior to the date on which the hearing is set, the City Secretary shall issue a notice of the public hearing directed to the record owner of the building, and to all mortgagees and lienholders. The city shall use diligent efforts to determine the identity and address of any owner, lienholder, or mortgagee of the building through searching the county real property records of the county in which the building is located; appraisal district records of the appraisal district in which the building is located; records of the Secretary of State; assumed name records of the county in which the building is located; tax records of the city; and utility records of the city. The notice shall contain:

(1) The name and address of the record owner;

(2) The street address and a legal description sufficient for identification of the premises upon which the building is located;

(3) A statement that the Building Official has found the building to be substandard or dangerous, with a description of the conditions found to render the building dangerous or substandard under the provisions of Section 4.05.004;

(4) A statement that the owner, lienholder or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with this Article and the time it will take to reasonably perform the work;

(5) Notice of the time and place of the public hearing; and

(6) A statement that if the building is found to be in violation of this Article, the Judge may order that the building be vacated, secured, repaired, removed, or demolished within a reasonable time.

(D) *Additional notice of public hearing*. Prior to the public hearing, the city may file a copy of the notice mailed pursuant to Section 4.05.006 (C) above in the official public records of real property in the county in which the property is located. If such notice is not filed of record, each identified mortgagee and lienholder must be notified of any abatement order issued by the Judge following the public hearing, prior to any remedial action being taken by the city.

(E) *Burden of proof*. At the public hearing the owner, lienholder or mortgagee has the burden of proof to demonstrate the scope of any work that may be required to comply with this Article and the time it will take to reasonably perform the work.

(F) *Conduct of public hearing*. At the public hearing, the owner of the building and all other interested persons may make their appearance and be heard. Any evidence may be received and considered by the Judge. The hearing may be adjourned from day to day or continued as needed at the discretion of the Judge.

Sec. 4.05.007. ORDER OF THE JUDGE.

(A) *Authority of Judge*. The Judge shall be responsible for conducting public hearings, making necessary findings and determinations, and issuing orders for nuisance abatement as provided by this Article, pursuant to statutory authority granted to the City by Chapter 214 of the Texas Local Government Code.

(B) *Findings of the Judge*. If the Judge finds, upon evidence presented at the public hearing, that the building is in violation of standards set out in Section 4.05.004, the Judge may order that the building be repaired, vacated, removed or demolished, secured or the occupants relocated by the owner, mortgagee or lienholder within a reasonable time as provided herein.

(C) *Time allowed to complete work.*

(1) The order must require the owner of the building to within 30 days, and the lienholder or mortgagee to within an additional 30 days if the owner does not comply:

(a) Secure the building from unauthorized entry; and/or

(b) Repair, remove or demolish the building unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within 30 days.

(2) If the Judge allows the owner, lienholder, or mortgagee more than 30 days to repair, remove or demolish the building, the Judge shall establish specific time schedules for the commencement and performance of the work and shall require the owner, lienholder or mortgagee to secure the property in a reasonable manner from unauthorized entry while the work is being performed, as determined by the Judge.

(3) The Judge may not allow the owner, lienholder or mortgagee more than 90 days to repair, remove or demolish the building or fully perform all work required to comply with the order unless the owner, lienholder or mortgagee:

(a) Submits a detailed plan and time schedule for the work at the hearing;

(b) Said detailed plan has been reviewed by the Building Official and deemed adequate to abate the nuisance, hazard or otherwise bring about compliance with all applicable codes and ordinances; and

(c) Establishes at the hearing that the work cannot be reasonably completed within 90 days because of the scope and complexity of the work.

(4) If the Judge allows the owner, lienholder or mortgagee more than 90 days to complete any part of the work required to repair, remove or demolish the building, the Judge shall require the owner, lienholder, or mortgagee to regularly submit progress reports to the Building Official to demonstrate that the owner, lienholder, or mortgagee has complied with the time schedules established for the commencement and performance of the work. The order may require that the owner, lienholder, or mortgagee appear before the Judge or the Building Official to:

(a) Demonstrate compliance with time schedules; and

(b) If the owner, lienholder, or mortgagee owns the property, including structures and improvements on property within the city's boundaries that exceeds $100,000, to post cash or surety bond or letter of credit or third party guaranty in an amount sufficient to cover the cost of the work ordered by the Judge in the event that the owner fails to complete the work as ordered by the Judge.

(5) All orders of the Judge must allow a lienholder or mortgagee at least 30 additional days to complete the ordered work in the event the owner fails to comply with the order within the time provided for action by owner, prior to remedial action by the city.

(D) *Contents of order*. The order of the Judge must contain at minimum:

(1) An identification, which is not required to be a legal description, of the building and the property on which it is located; and

(2) A description of the violation of minimum standards present in the building; and

(3) A description of the ordered actions, including a statement that the owner may repair, if feasible or demolish or remove at his option; and

(4) A statement that the city will vacate, secure, remove or demolish the building or relocate the occupants of the building if the ordered action is not taken within the time allowed, and charge the costs to the property; and

(5) If the Judge has determined that the building will endanger persons or property and that the building is a dwelling with ten or fewer dwelling units, a statement that the city may repair the building and charge the costs to the property if the ordered action is not taken within the time allowed, provide such repairs made by the city do not improve the building to an extent that exceeds minimum housing standards and compliance with the City Building Code.

Sec. 4.05.008. NOTICE OF ORDER OF THE JUDGE.

(A) *Order shall be mailed*. After the public hearing, the Building Official shall promptly mail, by certified mail, return receipt requested, a copy of the order to the record owner of the building, and each identified lienholder and mortgagee of the building.

(B) *Order shall be filed with City Secretary*. Within ten (10) days after the date that the order is issued by the Judge, the Building Official shall file a copy of the order in the office of the City Secretary.

(C) *Order shall be published*. Within ten (10) days after the date the order is issued by the Judge, the Building Official shall publish in a newspaper of general circulation within the city a notice containing:

(1) The street address or legal description of the property; and

(2) The date the hearing was held; and

(3) A brief statement indicating the results of the order; and

(4) Instructions stating where a complete copy of the order may be obtained.

(D) *Filing of order*. The order may be filed in the official public records of real property in the county in which the property is located.

Sec. 4.05.009. ENFORCEMENT OF THE ORDER OF THE JUDGE.

(A) *If order not complied with, city may take action*. If the building is not vacated, secured, repaired, removed, or demolished within the time specified by the order, the city may vacate, secure, repair, remove or demolish the building or relocate the occupants and recover all costs, provided, however:

(1) The city may not act to remove or demolish a building until after the Judge has found:

(a) That such defects or conditions exist to the extent that the life, health, property or safety of the public or the occupants of the building are endangered; and

(i) The building is infeasible of repair; or

(ii) There is no reasonable probability that the building will be repaired within a reasonable period of time if additional time is given.

(2) The city may only repair a building as provided herein to the extent necessary to correct the conditions which render the building dangerous, and may not act to repair a building unless:

(a) The Judge has made a determination that the building is likely to endanger person or property; and

(b) The building is a residential dwelling with ten or fewer dwelling units.

(3) In the event there are mortgagors or lienholders, the city may only repair, remove or demolish the building after allowing the lienholder or mortgagee an additional 30 days after the time prescribed in the order has expired to complete the required work.

(4) Remedial action by the city does not limit the ability of the city to collect on a bond or other financial guarantee that may be required by this Article.

(B) *Posting of notice to vacate building*. If the order requires vacation or if compliance is not had with the order within the time specified therein, the Building Official is authorized to require that the building be vacated. Notice to vacate shall be mailed by certified mail, return receipt requested to the occupant of the building and it shall be posted at or upon each entrance to the building and shall be in substantially the following form:

SUBSTANDARD BUILDING
DO NOT ENTER
UNSAFE TO OCCUPY
It is a misdemeanor to occupy this building
or to remove or deface this notice.

____

Building Official
City of Hondo

(C) *Remedial action by city*. Any repair work or demolition work, or securing of the building shall be accomplished and the cost thereof paid and recovered in manner hereinafter provided. Any surplus realized from the sale of such building, or from the demolition thereof, over and above the cost of demolition and cleaning of the lot, shall be paid over to the person or persons lawfully entitled thereto.

(D) *Failure to obey order*. Any person to whom an order issued under this Article is directed who fails, neglects, or refuses to comply with such order shall be guilty of a misdemeanor and may be prosecuted in municipal court in addition to any other remedies available to the city provided herein or by law or equity.

(E) *Interference prohibited*. No person shall obstruct, impede or interfere with any officer, employee, contractor, or authorized representative of the city or with any person who owns or holds any estate or interest in the building which has been ordered, repaired, vacated, demolished, removed or secured under the provisions of this Article; or with any person to whom such building has been lawfully sold pursuant to the provisions of this Article, whenever such officer, employee, contractor or authorized representative of the city, person having an interest or estate in such building, or purchaser is engaged in the work of repairing, vacating and repairing or demolishing, removing or securing any such building pursuant to the provisions of this Article, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this Article.

(F) *Permit required*. Any work of closure, repair, removal or demolition by the property owner or any lienholder or mortgagee or their agents must be performed pursuant to valid unexpired permits issued by the city. All permits issued pursuant to the order of the Judge shall expire upon expiration of the time for compliance set forth in the order.

Sec. 4.05.010. PERFORMANCE OF WORK BY THE CITY.

(A) *Procedure*. When any work of repair, removal, demolition, or securing is to be performed by the city pursuant to the provisions of any order of the Judge, the work may be accomplished by city personnel or by private contract as may be deemed necessary. Rubble and debris shall be removed from any premises and the lot cleaned if removal or demolition is ordered. The building or building materials may be sold if removal or demolition is ordered and the proceeds shall be used to offset other costs of the work.

(B) *Costs*. The cost of such work shall be paid from city funds and shall constitute a special assessment and a lien shall be duly filed as provided in Section 4.05.011 against such property to secure payment thereof, together with 10% interest per year on such amount from the date of the assessment.

(C) *Repair to minimum standards only*. In the event repair by the city is permitted by this Article, the city may repair the building at its own expense and assess the expenses on the land on which the building stands or is attached to only to the extent necessary to bring the building into compliance with minimum standards.

Sec. 4.05.011. RECOVERY OF COST OF SECURING, REPAIR, REMOVAL OR DEMOLITION.

(A) *Itemized account and notice of lien*. The Building Official shall keep an itemized account of the expenses incurred by the city in the securing, repair, removal, or demolition of any building pursuant to this Article. Upon completion of the work, the Building Official shall prepare and file with the City Secretary a sworn account and Notice of Lien containing the following information:

(1) The name and address of the owner if that information can be determined with a reasonable effort;

(2) A legal description of the real property on which the building is or was located;

(3) The type of work performed; and

(4) The amount of expenses incurred by the city in performing the work and the balance due.

(B) *Notice filed in county records*. The City Secretary shall file the Notice of Lien along with a copy of the order of abatement issued by the Judge in the deed records of the county in which the premises are located.

(C) *Personal obligation of property owner*. The expenses incurred by the city as set forth in the sworn account of the Building Official shall be a personal obligation of the property owner in addition to a priority lien upon the property. The City Attorney may bring an action in any court of proper jurisdiction against the owner or property to recover the costs incurred by the city.

(1) *Homesteads*. If the property is properly deemed to be a homestead, the city shall not place a lien against the property. In lieu of a lien, the City Attorney may be directed to obtain an Abstract of Judgement in an amount equal to expenses incurred by the city, which shall be applicable to any property owned by the same owner of the property that is subject to proceedings under this Article and which is located within the same county or an adjacent county that includes any portion of the municipality.

(D) *Lien shall be valid and privileged*. Upon filing of the Notice of Lien in the Deed Records of the appropriate county, the lien shall be valid against the property so assessed. The lien shall be privileged and subordinate only to tax liens, existing special assessment liens and shall be paramount to all other liens. The lien shall continue until the assessment and all interest due and payable thereon has been paid.

(E) *Assessment must be paid*. No utility service, building permit or certificate of occupancy shall be allowed on such property until the assessment is paid and such lien is released by the city.

(F) *Release of lien*. After the expenses incurred by the city, as set forth in the sworn account of the Building Official, have been fully paid with interest of 10% per annum from the date the expenses were assessed against the property, the Building Official shall execute a release of lien which shall be filed in the Deed Records of the appropriate county.

Sec. 4.05.012. ADDITIONAL AUTHORITY TO SECURE CERTAIN SUBSTANDARD BUILDINGS PRIOR TO PUBLIC HEARING AND SECURE, DEMOLISH, REPAIR OR REMOVE CERTAIN DANGEROUS BUILDINGS.

(A) *Securing of unoccupied substandard building*. Notwithstanding any other provisions of this Article the city may secure a building if the Building Official determines:

(l) That the building violates the minimum standards set forth in Section 4.05.004; and

(2) That the building is unoccupied or is occupied only by persons who do not have the right of possession to the building.

(B) *If building creates immediate danger*. Notwithstanding any other provisions of this Article, if the Judge finds that a building is likely to immediately endanger persons or property the Judge may:

(1) Order the owner of the building, the owner's agent, or the owner or occupant of the property on which the structure is located to repair, remove or demolish the structure, or the dangerous part of the structure, within a specified time; or

(2) Repair, remove or demolish the structure, or the dangerous part of the structure, at the expense of the municipality, on behalf of the owner of the structure or the owner of the property on which the structure is located, and assess the repair, removal or demolition expenses on the property on which the structure was located.

(C) *Notice of action*. Before the eleventh (11^{th}) day after the date the building is secured, or action is ordered, or the building is repaired, removed or demolished pursuant to this Article, the Building Official shall give notice to the owner by:

(1) Personally serving the owner with written notice; or

(2) Depositing the notice in the United States mail addressed to the owner at the owner's post office address; or

(3) Publishing the notice at least twice within a ten (10) day period in a newspaper of general circulation in the county in which the building is located, if personal service cannot be obtained and the owner's post office address is unknown; or

(4) Posting the notice on or near the front door of the building if personal service cannot be obtained and the owner's post office address is unknown; and

(5) In addition to the above, depositing notice in the United States mail to all lienholders and mortgagees who can be determined from a reasonable search of instruments on file in the office of the County Clerk.

(D) *Content of notice*. The notice must contain:

(1) An identification, which is not required to be a legal description, of the building and the property on which it is located;

(2) A description of the violation of the minimum standards present in the building;

(3) A statement that the city will secure or has seemed. as the case may be. the building or that the city has taken or will take the action ordered pursuant to Section this Article, as appropriate.

(4) An explanation of the owner's entitlement to request a hearing about any matter relating to the city's securing, removing, demolishing or repairing of the building.

(E) *Hearing*. The Judge shall conduct a hearing at which the owner may testify or present witnesses or written information about any matter relating to the city's securing, repairing, removing or demolishing of the building, if, within 30 days after the date the city has taken action pursuant to this Article, the owner files with the city a written request for the hearing. The hearing shall be conducted within 20 days after the date the request is filed.

(F) *Lien*. If the city incurs expenses under this Article, such expenses incurred shall be a personal obligation of the property owner in addition to a priority lien upon the property and costs shall be recovered as provided by this Article or pursuant to other law, including Chapter

54 of the Texas Local Government Code.

(G) *Violation*. It shall be unlawful to fail to comply with an order issued pursuant to this Article.

Sec. 4.05.013. CIVIL PENALTY.

(A) *Civil penalty authorized*. In addition to any other enforcement authority provided for by law, the Judge may, by order, at an administrative hearing assess a civil penalty against a property owner as provided for herein for failure to comply with an order issued by the Judge pursuant to this Article.

(B) *Showing required*. The civil penalty may be assessed if it is shown at the administrative hearing that:

(1) The property owner was notified of the contents of the order issued pursuant to this Article; and

(2) The property owner committed an act in violation of the order or failed to take an action necessary for compliance with the order.

(C) *Amount of penalty*. The civil penalty may be assessed in an amount not to exceed $500 a day for each violation or, if the owner shows that the property is the owner's lawful homestead, in an amount not to exceed $10 a day for each violation.

(D) *Notice of administrative hearing*. Not less than ten (10) days prior to the date on which the administrative hearing is set, the property owner shall be sent a notice of the hearing by certified mail/return receipt requested. The notice shall contain:

(1) A copy of the order issued by the Judge pursuant to Section 4.05.007;

(2) A statement that the Building Official has determined that the property owner committed an act in violation of that order, or failed to take an action necessary for compliance with that order, after being properly notified of the order;

(3) A statement that at the administrative hearing the City Council may assess a civil penalty not to exceed $1,000.00 a day for each violation or, if the owner shows that the property is the owner's lawful homestead, in an amount not to exceed $10 a day for each violation; and

(4) Notice of the time and place of the hearing.

(E) *Copy of order filed with district clerk*. After the civil penalty is assessed, the City Secretary shall file with the district clerk for the appropriate county a certified copy of the order assessing the civil penalty stating the amount and duration of the penalty.

(F) *Enforcement*. The civil penalty may be enforced by the city in a suit brought by the city in a court of competent jurisdiction for a final judgment in accordance with the assessed penalty. A civil penalty under this section is final and binding and constitutes prima facie evidence of the penalty in any suit.

SECTION TWO. AUTHORIZATION. Notwithstanding all other provisions of this

Ordinance, nothing herein shall be deemed a limitation on the duty of the city to summarily order that a building or structure be demolished, removed, secured or vacated where it is apparent that the immediate demolition of such building or structure is necessary for the protection of life, property or the general welfare of the people in the city.

SECTION THREE. LIABILITY. Neither the City nor any authorized agent acting under the terms of this Ordinance shall be liable or have any liability by reason of orders issued or work done in compliance with the terms of this Ordinance.

SECTION FOUR. REPEALER. The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent that such inconsistency is apparent.

SECTION FIVE. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of the Ordinance. The City Council of the City of Hondo hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION SIX. MUNICIPAL COURT JURISDICTION. Upon the effective date of this ordinance, the City's Municipal Court shall have civil jurisdiction for the purpose of enforcing this Ordinance. The Judge of the Municipal Court is hereby designated by the City Council to oversee and administer the duties and procedures set forth herein, in coordination with other relevant City Officials including the City Manager, City Secretary, Building Official and/or their designee(s), as necessary and appropriate.

SECTION SEVEN. EFFECTIVE DATE. This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

PASSED AND APPROVED this _____day of _______________, 2026.

CITY OF HONDO , TEXAS:

____
John McAnelly, Mayor

ATTEST:

____
John Naron, City Manager

NOTICE OF PUBLIC HEARING

Per Article 4.05 – Substandard Buildings
City of Hondo, Texas

Date

Sent by CMRRR
Name
Address

RE: Notice of Hearing for Substandard Building - §4.05.006, City Code of Ordinances

SUBJECT PROPERTY:	STREET ADDRESS BRIEF LEGAL DESCRIPTION
OWNER(S):	OWNER NAME(S)
DATE/TIME OF HEARING: **LOCATION OF HEARING:**	DATE/TIME LOCATION

Dear Property Owner:

Based upon records of the Nueces County Tax Assessor-Collector, you have been identified as the owner of certain real property located at [ADDRESS] ("Property"). The building official for the City of Hondo, Texas ("City") has inspected the Property and determined that a building located on the Property constitutes a substandard structure, as defined by §4.05.004 of the City's Code of Ordinances ("City Code"). Specifically, during an inspection of the Property on DATE, the City's building official identified the following defects:

1) E.G., ABANDONED (§4.05.004(A)(7), City Code)
2)
…

Pursuant to §4.05.006(B) of the City Code, based upon the findings of the building official, the City's municipal court hereby orders you and/or your authorized representative to appear at a public hearing before the court and show cause why the building cited herein should not be declared to be a substandard structure and why you should not be ordered to vacate, repair, secure or demolish such building. You, as the owner, lien holder, or mortgagee will be required to submit proof of the scope of any work that may be required to comply with the City's Ordinances and the time it will take to reasonably perform the work.

The court has scheduled a public hearing regarding this matter, to be held at TIME on DATE at LOCATION. At the hearing, you or your legal representative will have the burden of proof to the court to demonstrate the scope of any work that may be required to comply with this Article 4.05, City Code. Any person having an interest in the Property shall have the opportunity to appear at the hearing, in person or by attorney, to present any relevant facts as to the condition of the premises and hear the reports of any city personnel or any other persons which may be present. The building official shall present to the court any reports, pictures and/or any additional documentation or witnesses necessary to establish the building cited herein as substandard. **If you or your legal representative fail to appear at the hearing as ordered herein, the hearing shall be conducted as if you or your legal representative had personally appeared. *See*, §4.05.006(F), City Code.**

At the conclusion of the hearing, the court shall determine whether the Property contains a building or structure that constitutes a substandard structure. If the court determines that the Property contains a substandard structure, within ten (10) days the court will direct the City Secretary to issue a written Notice to Abate Substandard Structure to the owner and/or occupant or mortgagee to abate the defect(s) identified by the court as causing the building or structure to be substandard within a specified time period, not to exceed thirty (30) days, as ordered by the court. Please be advised that failure of the owner and/or lienholder or mortgagee to take the ordered action may result in the city taking the ordered action and filing a lien against the property.

Please do not hesitate to contact the municipal court clerk should you have any additional questions, comments or concerns relative to the above.

Respectfully,

____

NAME
Municipal Court Clerk

ORDER NO.____________

CITY OF HONDO, TEXAS	§	IN THE MUNICIPAL COURT
	§	
v.	§	OF
	§	
______________, OWNER	§	THE CITY OF HONDO, TEXAS

AN ORDER OF THE COURT FOR THE CITY OF HONDO REGARDING ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURE LOCATED AT **[ADDRESS], ("SUBJECT PROPERTY"), LEGAL DESCRIPTION BEING: [INSERT LEGAL DESCRIPTION].**

The Court for the City of Hondo conducted a public hearing on **DATE**, in accordance with § 4.05.006 of the City's Code of Ordinances and Chapter 214, Texas Local Government Code, regarding the structure located at the Subject Property**,** at which time all owners and/or other parties with interest in the Subject Property were afforded an opportunity to appear, and after hearing arguments and presentation of evidence, the Court determined that the Subject Property includes an unsafe/dangerous building containing dilapidated and substandard conditions that pose a threat or potential threat to life, health, property, or human safety, and is in violation of applicable City ordinances.

The Court specifically finds that all proper notices have been sent consistent with City Ordinances; and based upon the evidence presented, the Court finds that the Subject Property remains in violation of the ordinances relative to substandard structures, to wit: § 4.05.004 of the City's Code of Ordinances; and finds that the interior of the structure contains nuisance conditions that constitute a hazard to the health, safety, and welfare of the citizen and likely to endanger persons and property. The Court, having considered all evidence presented at hearing, including the issuance of notices, now incorporates the same into the body of this Order for all purposes, and now finds that the Subject Property remains in violation of the ordinance because the primary structure thereon is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE COURT OF CITY OF HONDO THAT:

1. No person or entity may occupy the structure until such time as a final inspection is conducted to determine whether all terms and conditions of this Order have been satisfied;
2. The owner, lien holder, and/or mortgagee is hereby required to DEMOLISH AND REMOVE the substandard structure located upon the Subject Property, and such work shall be completed within 30 days of the date on which this Order was issued.
3. If the required work is not completed within the time period specified herein, the Court may order the City to perform the required work at the owner's expense. If owner fails to reimburse City for its actual expenses, the City through its City Attorney may file a lien against the Subject Property to recover actual costs incurred by the City plus attorney's fees and interest, as applicable.

Within 10 days of the date of this order: (1) a copy of this order shall be filed with the City Secretary; (2) notice of the order shall be published in a newspaper of general circulation that includes the street address/legal description of the Subject Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order may be reviewed and/or obtained during regular business hours in the office of the City Secretary; and (3) notice of this order shall be mailed to each owner, lienholder or mortgagee by certified mail, return receipt requested.

ORDERED THIS ______DAY OF _________________, 20____

____

NAME
Municipal Court Judge, City of Hondo

HONDO

THIS IS GOD'S COUNTRY

City Council Communication

Title: ADJOURN	
Date: August 10, 2026	***From:***

INFORMATION:

FINANCIAL IMPACT:

STAFF RECOMMENDATION:

MOTION:

ATTACHMENTS:
None

STAFF CONTACTS: