



ITEMS 18, 19, and 20

Title 20 Amendments in compliance with Texas 89th Legislative Session

House Bill 2464

Senate Bill 1341

House Bill 24

89th Legislative Session

- House Bill 2464 – Home Occupation Uses
- Senate Bill 1341 – HUD Code Manufactured Home Definition Change
- House Bill 24 – Notice Requirements

HB 2464

House Bill 2464 places limits on a municipality's ability to regulate certain home occupation uses

- Cannot prohibit or regulate “no impact” home occupations:
 - Does not generate on-street parking
 - No operations visible from the street
 - Does not substantially increase noise in the area

Proposed amendment: Amend Title 20.10.270 to note allowance of no-impact home occupations

SB 1341

Senate Bill 1341 is solely an update to definition for HUD-code manufactured home (manufactured home)

- State is aligning definition with the Federal definition
 - Allows State to respond immediately to Federal changes

Proposed amendment: Amend Title 20 to update definition for HUD-code manufactured home (manufactured home)

HB 24

House Bill 24 modifies public notice if changes create more residential development. If changes create more residential development:

- Comprehensive code amendments only require newspaper notice and publication on the City's website;
- If a proposed zoning change has the effect of allowing more residential development than the existing zoning, 60% opposition requirement is necessary and only a simple majority vote of Council is required to approve the change;
- Opposition and supermajority requirement remains the same for zoning changes that do not have the effect of allowing more residential development;
- No legal challenges to code change validity are permitted 60 days after approval if effect of the change allows more residential development

Proposed amendment: Amend Code to align with new notification requirements

Recommendation

- Approve the Ordinance modifications as submitted to comply with recently amended State law
 - Home Occupation Uses
 - HUD Code Manufactured Home Definition Change
 - Notice Requirements

MISSION



Deliver exceptional services to support a high quality of life and place for our community.

VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.



VALUES

Integrity, **R**espect, **E**xcellence,
Accountability, **P**eople