

**CITY OF SEVEN POINTS
MINUTES
SEVEN POINTS SPECIAL CALLED MEETING, JULY 31ST 2026 AT 6:00 P.M.
SEVEN POINTS CITY HALL**

1. Call to order and Roll Call: Mayor Raymond Wennerstrom, Mayor Pro Tem Valerie Bahm, Council Members LaJohnna Wells, Lance Vernon, and Mary Wennerstrom. (Quorum of 4 council members present/not present)

Mayor Raymond Wennerstrom called the special council meeting to order and did roll call. Mayor Wennerstrom, Mayor Pro Tem Valerie Bahm, Council Member LaJohnna Wells, Council Member Lance Vernon, and Council Member Mary Wennerstrom are all present. Quorum was established.

2. Invocation and Pledge of Allegiance to the Flag.
Mayor Wennerstrom gave the invocation and led the Pledge of Allegiance to the Flag.

3. **CONSENT ITEMS:**

- A. Approve minutes for Regular meeting July 23rd, 2026, at 7:00 p.m.
Motion was made by Mary Wennerstrom to approve minutes for July 23rd, 2026, Regular meeting second (2nd) by Lance Vernon. The vote was four (4) for, zero (0) opposed. Motion carried.

DISCUSSION/ACTION ITEMS:

4. Discuss, consider, and/or take action on replat property located at 421 Kelly Lane for 4 lots.
Motion was made by Lance Vernon to approve to replat property located at 421 Kelly Lane for Ronald Reed for 4 lots second (2nd) by LaJohnna Wells. The vote was four (4) for, zero (0) opposed. Motion carried.
5. Discuss, consider, and/or take action on approving Waste Collection Franchise Contract.
Motion was made by Mary Wennerstrom to take item into executive session to consult with City Attorney and (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried.
6. Discuss, consider, and/or take action on approving sound equipment for live video feeds.
Motion was made by Mary Wennerstrom to allow Mayor Wennerstrom to take all items presented by him and Council Member Lance Vernon and get with GforGov to make sure

that the suggested items would work for live video streaming and/or recording purposes and to order the items to be used for live video feeds and (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed. Motion carried.

7. Discuss new City logo.

No Action taken. Council will come up with idea and bring it to the next meeting.

During the course of this meeting covered by this notice, the City Council should determine that a closed or executive session of the City Council or consultation with the City Attorney is legally permissible and should be held or is required, then such closed or executive session shall be held concerning any items on the agenda which are permissible pursuant to the Texas Open Meetings Act including, but not limited to, the following purposes:

Texas Government Code: Section 551.071 – consultation with attorney.

8. **EXECUTIVE SESSION:**

The City Council shall convene into Executive Session pursuant to Texas Government Code, Section 551.071 consultation with attorney.

9. **RECONVENE INTO OPEN SESSION:**

Consider and take appropriate action, if any, on matters discussed in Executive Session, Council went into executive session at 6:18 p.m. and reconvened into open session at 6:33 p.m.

Motion was made by Mary Wennerstron to reject all RFP and continue with the current provider Waste Connections second (2nd) by LaJohnna Wells. The vote was four (4) for, zero (0) opposed. Motion was carried.

10. **PUBLIC COMMENTS:**

Pursuant to Texas Government Code section 551.007, members of the public may speak on an agenda item during the public comments section of the meeting or at the time the agenda item is called for discussion by the mayor. Speakers shall be given three (3) minutes to speak and must address their comments to the mayor rather than to individual council members or staff. Speakers making impertinent, profane, or slanderous remarks may be removed from the meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, clapping, and similar demonstrations will not be permitted. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. The Council may refer the item to city staff for research and resolution or refer the matter to a future meeting.

11. **AGENDA ITEM SUGGESTIONS FOR NEXT MEETING.**

Council member Valerie Bahm requested audit and street updates to the next agenda. Council member Mary Wennerstrom requested to add the Budget public hearing to the agenda.

12. **ADJOURN.**

Motion was made by LaJohnna Wells to adjourn; second (2nd) by Valerie Bahm. The vote was four (4) for, zero (0) opposed, Motion carried.

ATTEST:

Jennifer Thompson, City Secretary

APPROVED:

Raymond Wennerstrom, Mayor

SPECIAL CALLED MEETING MINUTES

**The City Council of Seven Points, Texas will meet for a Special Called Meeting, Wednesday, August 12thth, 2026, at 6:00 p.m.
located in the Seven Points Temporary City Hall at 715 S. Seven Points Blvd., Seven Points, TX 75143**

1. Call to order and Roll Call: Mayor Raymond Wennerstrom, Mayor Pro Tem Valerie Bahm, Council Members LaJohnna Wells, Lance Vernon, and Mary Wennerstrom. (Quorum of 4 council members present/not present)

Mayor Wennerstrom, Mayor Pro Tem Valerie Bahm, Council Member LaJohnna Wells, Council Member Lance Vernon, and Council Member Mary Wennerstrom are all present. Quorum was established.

2. Invocation and Pledge of Allegiance to the Flag.
Mayor Wennerstrom gave the invocation and pledge of Allegiance to the Flag.

DISCUSSION/ACTION ITEMS:

3. Discuss, consider and/or take action on approving the new contract with Waste Connections.
Montion was made by Valerie Bahm to allow the City Attorney and Mayor Raymond Wennerstrom to negotiate and sign approved contract; (2nd) by LaJohnna Wells. The vote was four (4) for, zero opposed. Motion was carried.

4. **ADJOURN.**

_Motion made by LaJohnna Wells to adjourn, second (2nd) by Mary Wennerstrom. The vote was four (4) for, zero (0) opposed. Motion carried.

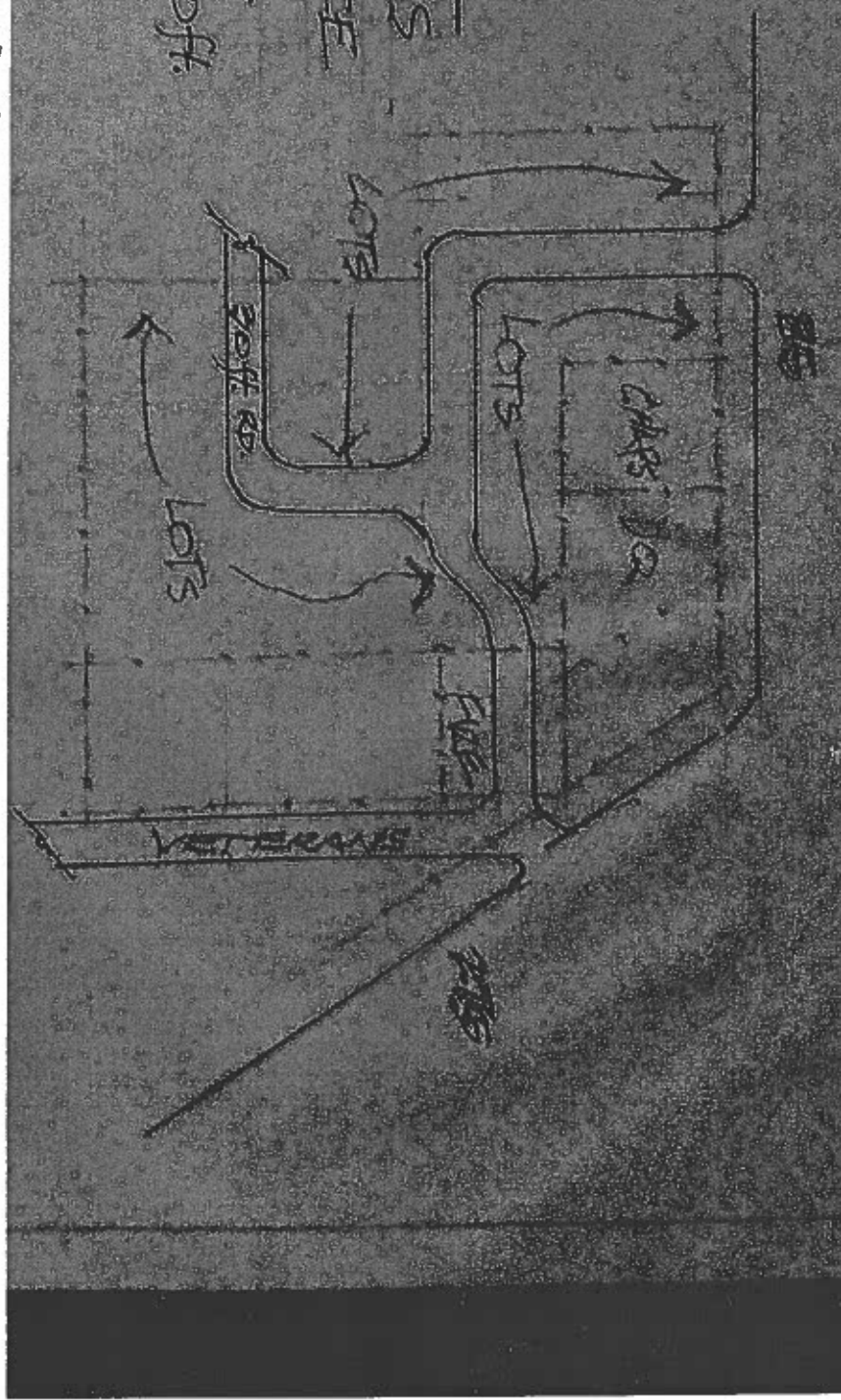
ATTEST:

Jennifer Thompson, Interim City Secretary

APPROVED:

Raymond Wennerstrom, Mayor

VETERANS
COMMERCE
PARK
 1" = 200 ft.



120 West Cedar Creek Parkway

**FY 2027 BUDGET REQUEST
MUNICIPAL COURT
CITY OF SEVEN POINTS
SPECIAL FUNDS – TECHNOLOGY FEE**

Friday, July 24, 2026

Dear Mayor and Council,

The Municipal Court is currently undergoing change without having an active Police Department. You recently approved the FTA Interlocal agreement with DPS and the Court appreciates your action on this request. As you know, the Seven Points Municipal Court has set some organizational goals.

One of the main goals is to obtain an up-to-date software package that will work with the Municipal Court's needs. The Municipal Court has submitted requests to multiple court software management companies to comply with the City's policy. The quotes for different software programs are attached to this notice.

The Municipal Court is requesting to use its special fund, specifically the Municipal Court Technology Fund, to fund the transition to i3 Verticals. I3 Verticals is a multiple package in one deal: web payments, court software and an active collection agency. The reasons the Municipal Court chose this particular program are because of funding, familiarity and the ability to meet all the needs of the Seven Points Municipal Court.

Please consider approval of this as you discuss the 2027 Fiscal Year budget. The Municipal Court's personnel appreciate your review, discussion and, hopefully, approval. Thank you for your time.

Respectfully,


Grace Wallace
Municipal Judge
City of Seven Points





INVESTMENT SUMMARY

City of Seven Points Municipal Court

Description	QTY	PRICE	TOTAL
ICON Municipal Court Case Management	1		Waived
GovRec, online plea & pay	1		Waived
GHS Collections Interface	1		Waived
iTicket Interface	1		Waived
Credit Card Interface	1		Waived
Data Conversion- Cardinal	1	\$5,000.00	\$5,000.00
RH-1000 Encryption VPN device	1	\$2,000.00	\$2,000.00
Online Training	24	\$75.00	\$1,800.00
Credit Card Reader	1	\$750.00	\$750.00
TOTAL INITIAL COST/SETUP			<u>\$9,550.00</u>

Date Issued: 07/17/26

Taylor Diamond • (469) 534-8918 • tdiamond@i3verticals.com

Annual Maintenance & Support/Hosting Services:

Services/benefits to City of Seven Points:

- Yearly software updates
- Phone/Electronic/Online customer support
- Secure storage of data and images
- Nightly Data & Image backups
- Disaster Recovery: Data will be securely stored in a redundant offsite facility.
- Significant reduction in customer IT support needed.
- Security: Data transmission made via FIPS 140-2 VPN

ANNUAL MAINTENANCE AND SUPPORT/HOSTING	PRICE	TOTAL
Municipal Court Case Management (ICON/GovRec, GHS)	\$6,850.00	\$ 6,850.00
RH-1000 Encryption VPN device	\$650.00	\$ 650.00
	TOTAL ANNUAL MAINTENANCE:	\$ 7,500.00

OPTIONAL ITEMS	QTY	PRICE	TOTAL
			\$
			\$

The proposed above pricing is for a term of 5 years. Pricing for subsequent years will not exceed a 5% increase.

i3:

Client:

By: _____
Signature

By: _____
Signature

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

All pricing and costs included are valid for 90 days from the proposal date unless extended in writing by i3.



Billing Address:

Quoted By John Hardin
Quote Expiration 12/31/26
Quote Name City of Seven Points TX -
Municipal Justice

Tyler Annual Software – SaaS		Annual
Description		
Municipal Justice		
Municipal Justice Suite		
Standard Court/Police Third-Party Interface (Import or Export of Citations/Warrants/Dispositions)		\$ 3,537
Court Payment Import Interface		\$ 1,608
Case Manager		\$ 2,829
Standard Collection Agency Export Interface		\$ 707
Municipal Justice 10 Suite		
Standard Jury Data Import		\$ 1,126
Municipal Jury Manager		\$ 1,769
Tyler One		
Content Manager Suite		
Municipal Justice Content Manager Core		\$ 1,126

Third Party Software & Hardware				
Description	Quantity	Unit Price	Extended Price	Annual
Tyler One				
Payments				
Payments EMV Card Reader Purchase	1	\$ 529	\$ 529	\$ 0
PCI Service Fee (Per Device)	1	\$ 180	\$ 0	\$ 180
Tyler Third Party				
Hardware				
Topaz Signature Pad TL462 USB with Serial Emulation TLBK462 BSB	1	\$ 525	\$ 525	\$ 105
TOTAL:			\$ 1,054	\$ 285

Services			
Description	Hours/Units	Extended Price	
Municipal Justice Suite			
Professional Services	88	\$ 10,560	
Data Conversion Services		\$ 11,000	
Municipal Justice Project Management	1	\$ 1,250	
Municipal Justice 10 Suite			
Professional Services	40	\$ 4,800	
Project Management	1	\$ 1,250	
Content Manager Suite			
Professional Services	32	\$ 3,840	
Project Management	1	\$ 875	
Cashiering			
Professional Services	12	\$ 1,440	
TOTAL:			\$ 35,015

Summary	One Time Fees	Recurring Fees
Total SaaS		\$ 13,010
Total Third Party Hardware, Software, Services	\$ 1,054	\$ 285
Total Tyler Services	\$ 35,015	
Summary Total	\$ 36,069	\$ 13,295

Comments

Work will be delivered remotely unless otherwise noted in this agreement.
SaaS is considered a term of one year unless otherwise indicated.

Case Manager

Includes Cash Collections and Tyler University

Court Case Resolution Bundle

Court Case Resolution Bundle includes: Court Defendant Access, Court IVR and Notifications for Court. A fee is paid by the defendant for each transaction processed through Court Defendant Access or Court IVR: \$1.00 for payments under \$100, \$2.50 for payments over \$100, and \$3.50 for advanced online transactions. A \$0.20 fee is paid by the client for each violation for which a phone notification is attempted. Text message notifications are free of charge provided the client 1) enables the standard campaigns that include a link to Court Defendant Access, and 2) enables advanced online transactions that are currently available or defendants at the counter or by mail. This contract replaces existing Court Defendant Access annual fees.

Miscellaneous Payments

Miscellaneous Payments Component allows clients to setup payment forms for misc. payments with a fixed, calculated or open payment amount. The payments are sent from the website to the cash collection/Cashiering application and then posted to the GL application.
NOTE: There is a per transaction fee associated with the Miscellaneous Payments that will be paid by client unless Tyler is instructed by the client to pass along to the user at time of payment.

Case Management Data Conversion

Court Case Management conversion includes Name Information (Address, phone, name notes), Vehicle Information, Officer Information, Offense Code Information, Case Information (violation date, comments, citation), Witness Information, Disposition Information

INVOICE

INVOICE # 265701
Created Date: 01/07/2026



BILL TO:

Seven Points Police Department

428 E Cedar Creek Parkway,
Seven Points, TX 75143

END2END Public Safety

Dept 4278
PO Box 830949
Birmingham AL 35283

DEPARTMENT PO:

DESCRIPTION	AMOUNT
Support and Maintenance for CARD-BADGE (8 Licenses) Contract Start Date: 03/01/2026 Contract End Date: 02/28/2027 Support and maintenance expires: 02/28/2026	\$2000.00
TOTAL	\$2000.00

Payments due NET 45 from Contract Start Date

Payment Options:

- **Check:** Remit To: End2End Public Safety, Dept 4278, PO Box 830949, Birmingham AL 35283
- **ACH Payments:** Email accounting@arms.com or 800-776-6783 for details
- **Credit Card:** Email accounting@arms.com or 800-776-6783 for details. Please note credit card processing fee of 3% of 'Total Amount' will be assessed.

If you have any questions concerning this invoice, need updated W-9's or ACH information, contact Customer Service at 1-800-776-6783

Email: accounting@arms.com

Thank you for your Business!



CITY OF

Cedar
Creek
Lake

SEVEN POINTS
TEXAS

CITY OF



SEVEN POINTS





CITY OF

SEVEN POINTS

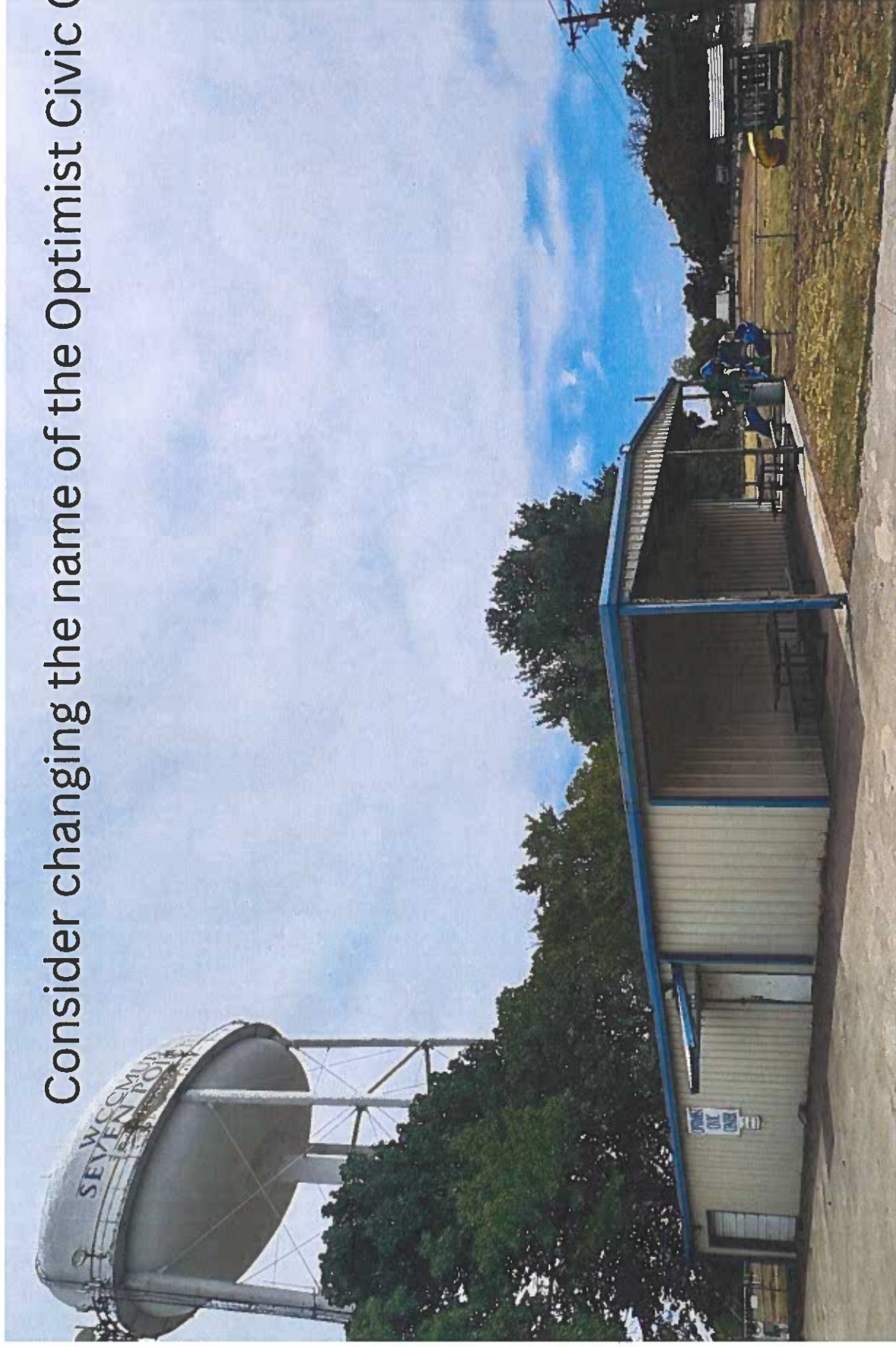
TEXAS



CITY OF
SEVEN POINTS
— T E X A S —

Val

Consider changing the name of the Optimist Civic Center





Henderson County Appraisal District

BOARD OF DIRECTORS

Greg Wyatt, Chairman
Jess Laird, Vice-Chairman
Adam Davis, Secretary
Charles Tidmore
Pat Wallace
David Monk
Randy Perry
Greg Figueroa
Peggy Goodall, Henderson Co. Tax A/C

CHIEF APPRAISER

Bill Jackson, CTA/RPA

July 25, 2026

I, Bill Jackson, Chief Appraiser for the Henderson County Appraisal District, do hereby certify the 2026 value for CITY OF SEVEN POINTS as follows:

Certified Appraisal Roll Totals

Market Value:	\$155,252,210
Taxable Value:	\$118,074,995

Value of Property Under Protest (Please Subtract 50% Possible Loss from Certified Totals)

	Value under Protest	50% Possible Loss
Market Value:	\$2,025,219	\$1,012,610
Taxable Value:	\$1,603,867	\$801,934

The above certified totals were submitted to the Tax Collector/Assessor on July 27, 2026.

Bill Jackson
Chief Appraiser
Henderson County Appraisal District

LOW SWINNEY EVANS & JAMES
PLLC

July 16, 2026

Ms. Linda Moncada
Henderson County Appraisal District
lindam@hcadtx.org

Re: Value Resolutions regarding tax year 2025

Dear Ms. Moncada:

Several lawsuits affecting the tax year 2025 value of property in Henderson County have been resolved. For some cases, the resolution resulted in the changing of the account's final appraised value as follows:

Matter Name	Docket #	PID(s)	Certified Value	Final Disposition	Final Certified Value	Value Loss
Brian Webster & Marilyn Webster	CV25-0487-3	226502	\$858,886	Nonsuit	\$858,886	\$0
		298307	\$1,327,914		\$1,327,914	\$0
Richard A Hosley II & Marguerite C Hosley	CV25-0484-173	316626	\$1,881,884	Agreed Judgment	\$1,673,683	\$208,201
B&B Pointe, LLC	CV25-0568-3	290626	\$401,505	Agreed Judgment	\$209,750	\$191,755
Cedar Creek Lotco LLC	CV25-0535-392	200003991	\$984,000	Agreed Judgment	\$937,000	\$47,000
B&G Trust	CV25-0489-3	246566	\$1,911,223	Agreed Judgment	\$1,275,000	\$636,223
Brown Family Trust	CV25-0501-392	275710	\$97,200	Nonsuit	\$97,200	\$0
Ben Abbott	CV25-0488-3	311198	\$3,000,000	Agreed Judgment	\$2,855,883	\$144,117

Sooner Than Later LLC	CV25-0486-3	287686	\$1,508,279	Agreed Judgment	\$1,268,169	\$240,110
Douglas H Robison & Lisa M Robison	CV25-0485-173	312637	\$4,801,360	Agreed Judgment	\$4,664,075	\$137,285
Turner Home LLC	CV25-0490-173	288146	\$1,821,940	Agreed Judgment	\$1,610,410	\$211,530
Rajchandra LLC	CV25-0494-392	3414	\$1,994,845	Nonsuit	\$1,994,845	\$0
JHW Management Trust	CV25-0524-173	310116	\$6,280,277	Agreed Judgment	\$4,395,000	\$1,885,277
Iasion, LLC	CV25-0516-173	4738	\$55,728	Agreed Judgment	\$55,728	\$0
		1933	\$1,958,969	Agreed Judgment	\$1,500,000	\$458,969
DP Sea Island, LLC	CV25-0505-173	313373	\$6,593,597	Agreed Judgment	\$5,195,000	\$1,398,597
Toby W. Burke and Rebecca A. Burke	CV25-0482-392	306934	\$775,000	Agreed Judgment	\$750,000	\$25,000
Ryan Holdings Texas LLC (Henderson - Land)	CV25-0471-392	215203	\$435,861	Agreed Judgment	\$435,861	\$0
		215204	\$44,863		\$44,863	\$0
		215205	\$119,667		\$119,667	\$0
		215206	\$3,721,036		\$2,851,654	\$869,382
		215207	\$7,347		\$7,347	\$0
		296374	\$9,522		\$9,522	\$0
		304174	\$31,086		\$31,086	\$0
Bluescape Holdings LLC	CV25-0386-392	311082	\$2,800,000	Agreed Judgment	\$2,607,175	\$192,825
		314199	\$12,574,109		\$10,288,625	\$2,285,484
John D. Jordan and Heidi A. Jordan	CV25-0359-392	238795	\$3,000,404	Agreed Judgment	\$2,330,000	\$670,404

Mark Francis and Amanda Francis (13380 Waterside Dr)	CV24-0599-173	310145/33 84.0001.03 13.68	\$7,487,500	Agreed Judgment	\$4,700,000	\$2,787,500
		TOTALS:	\$66,484,002		\$54,094,343	\$12,389,659

Please let me know if I may be of further assistance.

Sincerely,


Ryan L. James

2026 CERTIFIED TOTALS

Property Count: 1,174

SP - CITY OF SEVEN POINTS

Grand Totals

7/25/2026

5:10:08PM

Land		Value			
Homesite:		16,260,448			
Non Homesite:		39,725,611			
Ag Market:		1,336,658			
Timber Market:		0	Total Land	(+)	57,322,717
Improvement		Value			
Homesite:		36,425,548			
Non Homesite:		58,467,718	Total Improvements	(+)	94,893,266
Non Real		Count	Value		
Personal Property:	20		3,036,227		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					3,036,227
					155,252,210
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,336,658		0		
Ag Use:	18,399		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	1,318,259		0		153,933,951
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					131,464,908
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	13,389,913
				Net Taxable	=
					118,074,995

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
OV65	18,202,191	15,693,139	35,182.92	37,155.22	144		
Total	18,202,191	15,693,139	35,182.92	37,155.22	144	Freeze Taxable	(-)
Tax Rate	0.2400000						15,693,139
						Freeze Adjusted Taxable	=
							102,381,856

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
280,899.37 = 102,381,856 * (0.2400000 / 100) + 35,182.92

Certified Estimate of Market Value: 154,212,939
Certified Estimate of Taxable Value: 117,457,076

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2026 CERTIFIED TOTALS

Property Count: 1,174

SP - CITY OF SEVEN POINTS

Grand Totals

7/25/2026

5:11:59PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	16	0	889,094	889,094
145D	1	0	589	589
DP	36	235,859	0	235,859
DV1	2	0	9,429	9,429
DV2	1	0	5,954	5,954
DV4	15	0	129,595	129,595
DVHS	12	0	2,701,471	2,701,471
DVHSS	1	0	313,290	313,290
EX	2	0	337,975	337,975
EX-XT	1	0	68,433	68,433
EX-XV	48	0	5,265,379	5,265,379
HS	323	1,515,532	0	1,515,532
HT	36	711,382	0	711,382
OV65	147	1,205,931	0	1,205,931
Totals		3,668,704	9,721,209	13,389,913

2026 CERTIFIED TOTALS

SP - CITY OF SEVEN POINTS

Property Count: 1,174

Grand Totals

7/25/2026

5:11:59PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	569	281.4822	\$2,588,788	\$78,291,226	\$56,031,757
B	MULTIFAMILY RESIDENCE	2	5.0000	\$0	\$1,618,410	\$1,300,385
C1	VACANT LOTS AND LAND TRACTS	240	73.3559	\$0	\$4,428,502	\$3,317,548
D1	QUALIFIED OPEN-SPACE LAND	22	158.1168	\$0	\$1,336,658	\$18,399
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$16,193	\$16,193
E	RURAL LAND, NON QUALIFIED OPE	131	300.1419	\$262,080	\$23,956,311	\$20,505,776
F1	COMMERCIAL REAL PROPERTY	129	220.9806	\$98,272	\$35,481,466	\$33,390,994
J7	CABLE TELEVISION COMPANY	1		\$0	\$2,990	\$2,990
L1	COMMERCIAL PERSONAL PROPE	18		\$0	\$3,033,237	\$2,143,554
M1	TANGIBLE OTHER PERSONAL, MOB	25		\$20,870	\$1,415,430	\$1,347,399
S	SPECIAL INVENTORY TAX	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	51	28.1658	\$0	\$5,671,787	\$0
Totals			1,067.2432	\$2,970,010	\$155,252,210	\$118,074,995

2026 CERTIFIED TOTALS

SP - CITY OF SEVEN POINTS

Property Count: 1,174

Effective Rate Assumption

7/25/2026

5:11:59PM

New Value

TOTAL NEW VALUE MARKET:	\$2,970,010
TOTAL NEW VALUE TAXABLE:	\$2,891,350

New Exemptions

Exemption	Description	Count	2025 Market Value	
EX-XV	Other Exemptions (including public property, r	2		\$979,925
ABSOLUTE EXEMPTIONS VALUE LOSS				\$979,925

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	16	\$889,094
145D	11.145 (d) Multiple Situs, Leases	1	\$589
DP	Disability	3	\$10,000
DV1	Disabled Veterans 10% - 29%	1	\$4,429
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	2	\$201,779
HS	Homestead	15	\$68,734
OV65	Over 65	4	\$30,000
PARTIAL EXEMPTIONS VALUE LOSS		43	\$1,216,625
NEW EXEMPTIONS VALUE LOSS			\$2,196,550

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$2,196,550

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
318	\$156,697	\$42,429	\$114,268

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
275	\$148,357	\$40,927	\$107,430

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
318	\$102,729	\$6,291	\$96,438

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
275	\$94,249	\$5,704	\$88,545

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
4	\$2,025,219	\$985,948

2026 CERTIFIED TOTALS
SP - CITY OF SEVEN POINTS

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2026 CERTIFIED TOTALS

Property Count: 4

SP - CITY OF SEVEN POINTS
Under ARB Review Totals

7/25/2026

5:10:08PM

Land			Value		
Homesite:			0		
Non Homesite:			933,397		
Ag Market			0		
Timber Market			0	Total Land	(+) 933,397
Improvement			Value		
Homesite:			0		
Non Homesite:			1,091,822	Total Improvements	(+) 1,091,822
Non Real		Count	Value		
Personal Property:		0	0		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 0
				Market Value	= 2,025,219
Ag	Non Exempt		Exempt		
Total Productivity Market:		0	0		
Ag Use:		0	0	Productivity Loss	(-) 0
Timber Use:		0	0	Appraised Value	= 2,025,219
Productivity Loss:		0	0		
				Homestead Cap	(-) 0
				23.231 Cap	(-) 390,102
				Assessed Value	= 1,635,117
				Total Exemptions Amount (Breakdown on Next Page)	(-) 31,250
				Net Taxable	= 1,603,867

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
3,849.28 = 1,603,867 * (0.240000 / 100)

Certified Estimate of Market Value:	985,948
Certified Estimate of Taxable Value:	985,948
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

HENDERSON County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 4

SP - CITY OF SEVEN POINTS
Under ARB Review Totals

7/25/2026

5:11:59PM

Exemption Breakdown

Exemption	Count	Local	State	Total
HT	1	31,250	0	31,250
	Totals	31,250	0	31,250

HENDERSON County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 4

SP - CITY OF SEVEN POINTS
Under ARB Review Totals

7/25/2026

5:11:59PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3	0.5070	\$0	\$1,473,602	\$1,052,250
F1	COMMERCIAL REAL PROPERTY	1	0.4590	\$0	\$551,617	\$551,617
Totals			0.9660	\$0	\$2,025,219	\$1,603,867

2026 FREEZE TOTALS

SP - CITY OF SEVEN POINTS

Property Count: 144

Grand Totals

7/25/2026

5:13:51PM

Land		Value			
Homesite:		9,049,793			
Non Homesite:		33,818			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	9,083,611
Improvement		Value			
Homesite:		16,746,980			
Non Homesite:		443,311	Total Improvements	(+)	17,190,291
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					0
					26,273,902
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0		0
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					18,679,320
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	2,509,052
				Net Taxable	=
					16,170,268

Freeze	Assessed	Taxable	Actual Tax	Celling	Count			
OV65	18,202,191	15,693,139	35,182.92	37,155.22	144			
Total	18,202,191	15,693,139	35,182.92	37,155.22	144	Freeze Taxable	(-)	15,693,139
Tax Rate	0.2400000							
						Freeze Adjusted Taxable	=	477,129

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 36,328.03 = 477,129 * (0.2400000 / 100) + 35,182.92

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

HENDERSON County

2026 FREEZE TOTALS

SP - CITY OF SEVEN POINTS

Property Count: 144

Grand Totals

7/25/2026

5:14:27PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	7	0	81,754	81,754
DVHSS	1	0	313,290	313,290
HS	144	742,756	0	742,756
HT	12	195,321	0	195,321
OV65	144	1,175,931	0	1,175,931
Totals		2,114,008	395,044	2,509,052

HENDERSON County

2026 FREEZE TOTALS

SP - CITY OF SEVEN POINTS

Property Count: 144

Grand Totals

7/25/2026

5:14:27PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	122	53.4199	\$41,637	\$21,563,244	\$12,684,327
E	RURAL LAND, NON QUALIFIED OPE	20	32.3559	\$81,781	\$4,563,513	\$3,382,710
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$147,145	\$103,231
Totals			85.7758	\$123,418	\$26,273,902	\$16,170,268

2026 FREEZE TOTALS

SP - CITY OF SEVEN POINTS

Effective Rate Assumption

7/25/2026

5:14:27PM

New Value

TOTAL NEW VALUE MARKET:

TOTAL NEW VALUE TAXABLE:

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$0

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 CERTIFIED TOTALS

SP - CITY OF SEVEN POINTS

Property Count: 1,159

Grand Totals

7/25/2026

1:17:59PM

Land		Value			
Homesite:		13,582,276			
Non Homesite:		33,809,670			
Ag Market:		1,331,385			
Timber Market:		0	Total Land	(+)	48,723,331
Improvement		Value			
Homesite:		35,853,647			
Non Homesite:		55,455,537	Total Improvements	(+)	91,309,184
Non Real		Count	Value		
Personal Property:	11		2,619,416		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					2,619,416
					142,651,931
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,331,385	0			
Ag Use:	18,399	0	Productivity Loss	(-)	1,312,986
Timber Use:	0	0	Appraised Value	=	141,338,945
Productivity Loss:	1,312,986	0			
			Homestead Cap	(-)	11,649,517
			23.231 Cap	(-)	8,775,449
			Assessed Value	=	120,913,979
			Total Exemptions Amount (Breakdown on Next Page)	(-)	10,897,259
			Net Taxable	=	110,016,720

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
OV65	16,461,874	14,114,484	33,359.08	37,486.08	147		
Total	16,461,874	14,114,484	33,359.08	37,486.08	147	Freeze Taxable	(-) 14,114,484
Tax Rate	0.2400000						
						Freeze Adjusted Taxable	= 95,902,236

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 263,524.45 = 95,902,236 * (0.2400000 / 100) + 33,359.08

Certified Estimate of Market Value: 142,651,931
 Certified Estimate of Taxable Value: 110,016,720

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2025 CERTIFIED TOTALS

Property Count: 1,159

SP - CITY OF SEVEN POINTS

Grand Totals

7/25/2026

1:18:48PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	34	235,000	0	235,000
DV1	2	0	17,000	17,000
DV2	1	0	5,954	5,954
DV4	14	0	117,579	117,579
DVHS	10	0	2,385,865	2,385,865
DVHSS	1	0	313,290	313,290
EX	2	0	337,975	337,975
EX-XT	1	0	79,473	79,473
EX-XV	47	0	4,598,625	4,598,625
EX366	2	0	1,030	1,030
HS	330	1,505,687	0	1,505,687
HT	1	25,000	0	25,000
OV65	155	1,274,781	0	1,274,781
Totals		3,040,468	7,856,791	10,897,259

2025 CERTIFIED TOTALS

Property Count: 1,159

SP - CITY OF SEVEN POINTS

Grand Totals

7/25/2026

1:18:48PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	565	276.5843	\$1,842,479	\$72,587,575	\$51,343,757
B	MULTIFAMILY RESIDENCE	2	5.0000	\$0	\$1,162,398	\$1,162,398
C1	VACANT LOTS AND LAND TRACTS	277	132.0394	\$0	\$6,288,651	\$5,420,657
D1	QUALIFIED OPEN-SPACE LAND	22	158.1168	\$0	\$1,331,385	\$18,399
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$16,193	\$16,193
E	RURAL LAND, NON QUALIFIED OPE	92	240.9712	\$146,811	\$18,703,556	\$16,412,232
F1	COMMERCIAL REAL PROPERTY	120	230.6374	\$378,871	\$33,427,710	\$31,727,147
J7	CABLE TELEVISION COMPANY	1		\$0	\$5,050	\$5,050
L1	COMMERCIAL PERSONAL PROPE	8		\$0	\$2,613,336	\$2,613,336
M1	TANGIBLE OTHER PERSONAL, MOB	24		\$270,485	\$1,394,888	\$1,297,551
X	TOTALLY EXEMPT PROPERTY	52	24.5690	\$0	\$5,121,189	\$0
Totals			1,067.9181	\$2,638,646	\$142,651,931	\$110,016,720

2025 CERTIFIED TOTALS

Property Count: 1,159

SP - CITY OF SEVEN POINTS
Effective Rate Assumption

7/25/2026

1:18:48PM

New Value

TOTAL NEW VALUE MARKET:	\$2,638,646
TOTAL NEW VALUE TAXABLE:	\$2,521,680

New Exemptions

Exemption	Description	Count	2024 Market Value	
EX-XV	Other Exemptions (including public property, r	6		\$3,002,167
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,002,167

Exemption	Description	Count	Exemption Amount
DP	Disability	4	\$25,000
DV4	Disabled Veterans 70% - 100%	2	\$23,825
HS	Homestead	330	\$1,505,687
OV65	Over 65	8	\$65,000
PARTIAL EXEMPTIONS VALUE LOSS		344	\$1,619,512
NEW EXEMPTIONS VALUE LOSS			\$4,621,679

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$4,621,679
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New Ag / Timber Exemptions

New Annexations

New Deannexations

Count	Market Value	Taxable Value
3	\$657,254	\$644,147

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
325	\$147,404	\$40,288	\$107,116

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
282	\$139,946	\$40,379	\$99,567

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
325	\$101,247	\$7,919	\$93,328

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
282	\$93,866	\$7,579	\$86,287

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2025 CERTIFIED TOTALS

**SP - CITY OF SEVEN POINTS
Uncontested Value**

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 147

SP - CITY OF SEVEN POINTS

Grand Totals

7/25/2026

1:20:31PM

Land		Value			
Homesite:		7,508,020			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	7,508,020
Improvement		Value			
Homesite:		16,496,402			
Non Homesite:		349,721	Total Improvements	(+)	16,846,123
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					0
					24,354,143
Ag	Non Exempt		Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0		0
				Homestead Cap	(-)
				23.231 Cap	(-)
					0
				Assessed Value	=
					16,811,595
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	2,347,390
				Net Taxable	=
					14,464,205
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	16,461,874	14,114,484	33,359.08	37,486.08	147
Total	16,461,874	14,114,484	33,359.08	37,486.08	147
Tax Rate	0.2400000				
				Freeze Taxable	(-)
					14,114,484
				Freeze Adjusted Taxable	=
					349,721

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 34,198.41 = 349,721 * (0.2400000 / 100) + 33,359.08

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2025 FREEZE TOTALS

Property Count: 147

SP - CITY OF SEVEN POINTS

Grand Totals

7/25/2026

1:20:54PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	1	0	12,000	12,000
DV4	6	0	69,754	69,754
DVHSS	1	0	313,290	313,290
HS	147	717,565	0	717,565
HT	1	25,000	0	25,000
OV65	147	1,209,781	0	1,209,781
Totals		1,952,346	395,044	2,347,390

HENDERSON County

2025 FREEZE TOTALS

As of Supplement 54

Property Count: 147

SP - CITY OF SEVEN POINTS

Grand Totals

7/25/2026

1:20:54PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	126	55.5159	\$75,706	\$20,282,149	\$11,321,969
E	RURAL LAND, NON QUALIFIED OPE	19	27.8820	\$43,243	\$3,924,849	\$3,049,191
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$147,145	\$93,045
Totals			83.3979	\$118,949	\$24,354,143	\$14,464,205

2025 FREEZE TOTALS

SP - CITY OF SEVEN POINTS

Effective Rate Assumption

7/25/2026

1:20:54PM

New Value

TOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$0

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2026 City of Seven Points_Properties Under Protest
50% Possible Value Loss

YEAR	PROPERTY ID	GEO ID#	ENTITY	MARKET VALUE	MARKET 50% LOSS	TAXABLE VALUE	TAXABLE 50% LOSS
2026	275635	3805.0000.0490.89	CAD , HC , HE , HR , KE , SP , TV	\$ 444,364	\$ 222,182	\$ 371,593	\$ 185,797
2026	275638	3805.0000.0510.89	CAD , HC , HE , HR , KE , SP , TV	\$ 381,331	\$ 190,666	\$ 136,770	\$ 68,385
2026	275639	3805.0000.0520.89	CAD , HC , HE , HR , KE , SP , TV	\$ 647,907	\$ 323,954	\$ 575,137	\$ 287,569
			TOTALS	\$ 1,473,602	\$ 736,802	\$ 1,083,500	\$ 541,751

2026 Certification Value Loss Due to Appeal 2025 City of Seven Points

Matter Name	Docket #	Tax Years at Issue	Property In Lawsuit	GeolD	Entities	Certified Value (ARB Market Value)	Final Disposition	Final Certified (Market) Value	Value Loss
Brown Family Trust	CV25-0501-392	2025	275710	3805.0000.1590.89	KE, SP, HE, HC, HR, TV	\$97,200	Nonsuit	\$97,200	\$0

Top 10 Taxpayer Report

HENDERSON COUNTY APPRAISAL DISTRICT

Page 15

For Entity : CITY OF SEVEN POINTS

Year: 2026

Owner ID	Taxpayer Name	Market Value	Taxable Value
583574	BSL CEDAR CREEK LP	\$3,621,605	\$3,349,062
403303	BROOKSHIRE GROCERY CO	\$2,816,158	\$2,816,158
2238809	REZA MONICA & GABRIEL LANDA HERNANDEZ	\$1,886,412	\$1,886,412
417017	BROOKSHIRE GROCERY COMPANY	\$1,914,271	\$1,789,271
563562	SCHMOLDT CARY P	\$1,469,799	\$1,385,454
567527	PIERCE BRIAN & HEATHER	\$1,666,316	\$1,303,874
591256	WAITGO INC	\$1,227,814	\$1,227,814
2230495	COMMUNICATIONS HARDWARE INVESTMENTS	\$1,186,304	\$1,186,304
578702	DOXIE BOYS LLC	\$1,124,196	\$1,124,196
2237365	PRYOR MIKE JR	\$1,096,786	\$1,042,846

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.229482 /\$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

Voter-approval tax rate. \$ 0.342993 /\$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. \$ 0.722148 /\$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.³⁹

print
here

Mary Wennerstrom

Printed Name of Taxing Unit Representative

sign
here

Mary Wennerstrom

Taxing Unit Representative

8/7/2026

Date

³⁹ Tex. Tax Code §26.04(c-2) and (d-2)

CITY OF SEVEN POINTS – SCHEDULE OF FEES

Adopted 03/09/2023 Amended 02/08/2024

COMMERCIAL PERMIT FOR NEW CONSTRUCTION AND ADDITIONS					
Institutional	\$ 0.32 / Sq Ft	Restaurant	\$1.50 / Sq Ft	Shell Building	80% of Fee
Industrial	\$ 0.27 / Sq Ft	Medical	\$1.40 / Sq Ft	Tenant Finish	80% of Fee
Retail/Commercial	\$ 0.34 / Sq Ft	Apartments	\$.040 / Sq Ft (Carports Not Included)		
GENERAL PERMITS BASED ON VALUE OF CONSTRUCTION					
To be used for accessory buildings, demolition, fire sprinkler systems, fire suppression systems, foundations, minor additions, minor alterations, minor repairs, retaining walls, roof, screening walls, sidewalks and all others that are not residential.					
\$0.00 to \$2000 = \$80.00		\$25,000 to \$50,000 = \$391.25 for the first \$25000.00 + \$10.10 for each additional \$1000.00 or part thereof			
\$2,000.01 to \$10,000.00 = \$100.00		\$50,000.01 TO \$100,000.00 = \$643.75 for the first \$50,000.00 + \$7.00 for each \$1000.00 or part thereof			
\$10,000.01 to \$25,000.00 = \$100.00 for the first \$10,000.00 + \$14.00.00 for each additional \$1000.00 or part thereof		\$100,000.01 or more = \$993.75 for the first \$100,000.00 + \$5.60 for each additional \$1000.00 or part thereof			
ADDITIONAL FEES IN CONJUNCTION WITH COMMERCIAL AND GENERAL PERMITS					
Plan Review	80% of the commercial and general permit fees		Electrical	\$100.00 + \$.03 per Sq Ft over 1500 Sq Ft	
Mechanical	\$100.00 + \$.03 per Sq Ft over 1500 Sq Ft		Plumbing	\$100.00 + \$.03 per Sq Ft over 1500 Sq Ft	
ADDITIONAL COMMERCIAL BUILDING PERMIT FEES					
\$80	Certificate of Occupancy				
\$35	Sign Investigation				
NEW RESIDENTIAL (Single Family Homes, Duplexes, Triplexes and Quadruplexes)					
	0 – 1500 Sq Ft	1,501 Sq Ft to 10,000 Sq Ft	Over 10,000 Sq Ft		
New Residential (Permit and Inspections)	\$925.00 / Unit	\$925.00 / Unit + \$.30 /Sq Ft over 1,500 Sq Ft	\$3475.00 / Unit + \$.10 / Sq Ft over 10,001 Sq Ft		
Plan Review	\$800.00	\$800.00	\$800.00		
Mechanical/Electrical/Plumbing	No Additional Charges	No Additional Charges	No Additional Charges		
RESIDENTIAL REMODEL (PERMIT, PLAN REVIEW and INSPECTIONS)					
Permit for remodeling whole house or additions	\$620.00 / unit	This permit covers building, electrical, mechanical, plumbing, roofing, foundation, etc			
Plan review for remodeling whole house or additions	\$496.00 / unit	This permit covers building, electrical, mechanical, plumbing, roofing, foundation, etc			
Permits for minor remodeling or repairs	\$155.00 / unit / trade	Building, electrical, mechanical, plumbing, roofing, foundation, and/or driveways			
Plan review for minor remodeling or repairs	80% of above fee	Building, electrical, mechanical, plumbing, roofing, foundation, and/or driveways			
ADDITIONAL RESIDENTIAL BUILDING PERMIT FEES					
\$80.00	Demolition (Except Manufactured Homes), Exterior Doors, Exterior Windows, Foundation, Patio Covers, Roof Repair/Replacement, Sidewalk (per lot), Miscellaneous Work and All Re-inspections (these fees have no plan reviews and inspections are done in-house)				
\$144.00	Carports and Accessory Buildings (Includes \$80.00 permit fee and \$64 Plan Review Fee (Add \$80 more for electric)				
\$80.00	Above ground Pools (Includes pool permit, plot plan review and inspection) Fence permit extra if fence must be installed				
MISCELLANEOUS FEES FOR ALL RESIDENTIAL AND COMMERCIAL PROJECTS					
\$80.00	Backflow Device, Construction Trailer, Drive Approach (per approach), Electric Service, Electric Temporary Pole, Fence, Gas Inspection, Tent, Moving a Building and Water Heater				
\$530.00	Solar Panels (Includes Permit Fee \$250.00, Plan Review \$200.00 and Electrical Permit \$80.00)				

ZONING APPLICATIONS		<5 Acres	5 - <20 Acres	20+ Acres
Zoning Change		\$300 + \$.20/acre	\$400 + \$.20/acre	\$500 + \$.20/acre
Planned Development		\$300 + \$.20/acre	\$500 + \$.20/acre	\$600 + \$.20/acre
Land Use Plan Amendments		\$300 + \$.20/acre	\$400 + \$.20/acre	\$500 + \$.20/acre
Site Plan		\$300	\$400	\$500
Code Amendments		\$250	\$250	\$250
Specific Use Permit		\$300 + \$20.00/acre		
Board of Adjustments		\$250/address		
Zoning Verification Letter		\$5/letter		
PLATTING APPLICATIONS		<5 Acres	5 - <20 Acres	20+ Acres
Preliminary Plat	Residential	\$150 + \$10 per lot	\$200 + \$10 per lot	\$300 + \$10 per lot
	Commercial	\$150 + \$10 per acre	\$200 + \$10 per acre	\$300 + \$10 per acre
Final Plat	Residential	\$200 + \$10 per lot	\$300 + \$10 per lot	\$400 + \$10 per lot
	Commercial	\$200 + \$10 per acre	\$300 + \$10 per acre	\$400 + \$10 per acre
Development Plat, Minor Plat & Vacating Plat		\$100 + \$10 per lot		
Replat		\$300 + \$10 per lot		
Amended Plat		\$150 + \$10 per lot		
Traffic Impact Analysis		\$1,000 (required under Sections 3.1(c)(3) and 3.1(f) of the Kaufman Subdivision Ord.		
Civil Construction Plans & Flood Study Review		Actual cost of the review by the City contracted engineering company		
Street name change after plat recording		\$200 plus cost of signage		
Subdivision name change after plat recording		\$500		
Subdivision Regulations waiver		\$250		
STAFF WORK REIMBURSEMENT				
EQUIPMENT			EQUIPMENT FEE	STAFF FEE
Grass Mowing Tractor (Requires 1 staff member to operate)			\$75.00 / Hr min 2 Hrs	\$25/Hr Min 2 Hrs
Caterpillar Tractor (Requires 1-2 staff members depending on job)			\$150.00/Hr min 2 Hrs	\$45.00/Hr/Emp Min 2 Hrs
14' Utility Trailer (Requires 1 staff member and truck)			\$150.00/Hr min 2 Hrs	\$25.00/Hr Min 2 Hrs
Physical Labor (In addition to the 16' Utility Trailer)			-	\$75.00/Hr Min 2 Hrs
Dump Truck			\$75.00 / Hr min 2 Hrs	\$25.00 Min 2 Hrs
Administrative and Filing Fees (Liens and other actions)				\$200.00
Interest on Liens Filed				See Texas Law

SEVEN POINTS, TEXAS
ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS. ESTABLISHING AN ORDINANCE AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES BY HOLDERS OF A MIXED BEVERAGE LATE HOURS PERMIT UNTIL 2:00 A.M. ON ANY DAY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Seven Points, Texas finds it to be in the best interest of the citizens of the City to re-establish the requirements for Late Night Hours Permits for the sale of alcoholic beverages.

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

SECTION 1. Definitions.

Alcoholic beverages. Any spirits, wine, beer, ales, or other liquid containing more than one-half of one percent of alcohol by volume, which is fit for beverage purposes.

Late night hours permit. Any permit, license or other authorization issued by the state that grants the holder thereof a privilege to sell and offer for sale alcoholic beverages between midnight and 2:00 a.m. on any day.

Late night hours. For purposes of this Ordinance, shall mean the time between the hours of midnight and 2:00 a.m. on any day.

SECTION 2. Late night hours sales.

The holder of a late hours permit may sell and offer for sale alcoholic beverages between midnight and 2:00 a.m. on any day, provided that the holder complies with the Texas Alcoholic Beverage Code, as it exists or may be amended.

SECTION 3. Late night hours permit.

Late night hours permits will be issued by the City following the passage of this Ordinance.

SECTION 4. Security staffing requirements.

For a TABC late-hours certificate holder, security shall be provided as set forth herein. Security personnel shall be a licensed peace officer or commissioned security officer as defined under Texas Occupations Code Chapter 1702. Security personnel shall be present from midnight

until at least 30 minutes after the close of business or conclusion of any special event being held at the establishment. The total number of security personnel shall be one per every 75 patrons. All security personnel must be present at all times and properly identifiable.

SECTION 5. That all provisions of the Ordinances of the City of Seven Points, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and that all other provisions of the Ordinances of the City of Seven Points not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 7. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Ordinances of the City of Seven Points, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 8. That any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Seven Points, as heretofore amended and upon conviction shall be punished by a fine not exceeding Five Hundred Dollars (\$500.00) for each offense.

SECTION 9. This ordinance is effective immediately upon its passage and approval.

IT IS ACCORDINGLY SO ORDAINED.

DULY PASSED AND APPROVED by the City Council of the City of Seven Points, Texas, on this the _____ day of _____ 2026.

APPROVED BY:

Raymond Wennerstrom, Mayor

ATTEST:

Jennifer Thompson, City Secretary
(08-20-2026: 4899-3622-6236, v. 1)

**CITY OF SEVEN POINTS, TEXAS
ORDINANCE NO. O 2026-_____**

AN ORDINANCE OF THE CITY OF SEVEN POINTS, TEXAS, ESTABLISHING “SHORT-TERM RENTAL REGULATIONS”; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council recognizes the growth of short-term rental properties within the City of Seven Points; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City of Seven Points to establish reasonable regulations for the operation of short-term rentals to protect neighborhood integrity, ensure public safety, and maintain compliance with applicable health, building, and taxation codes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS, THAT:

SHORT-TERM RENTAL REGULATIONS

Section 1. Purpose.

This Ordinance is adopted to promote the public health, safety, and general welfare within the City by providing neighborhood sustainability and preserving property values. Having current and reliable information about the Owners of short-term rentals will allow the City to provide those Owners with timely information on the condition of their properties and emergency contact information, to protect the health and safety of guests of short-term rentals and to aid in enforcement of applicable ordinances and laws. By requiring the registration of short-term rental properties, the City Council seeks to protect property values and to prevent property damage within the City limits.

Section 2. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings described in this section. Where terms are not defined in this section, and are defined in other adopted ordinances, such terms shall have the meaning as described to them as in those ordinances. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings as the context implies.

City Administrator

When the term City Administrator is used in this Ordinance it shall reference the City Administrator. In absence of a City Administrator, it shall mean the Mayor or the Mayor’s designee.

Director or designee

The director of the department(s) or division(s) of the City designated by the City Administrator to administer and/or enforce the provisions of this article and any person or persons designated by such department or division directors) to represent the department or division for said purpose.

Guest

A person contracting with an Owner, either directly or through a Short-term rental listing service, for use of a residential dwelling or premises as a short-term rental and such person's invitees occupying the short-term rental. "Guest" includes any individual person living, sleeping, or possessing a short-term rental premises, or portion thereof for any portion of the time during which the rental agreement for the STR authorizes such possession. A person is not required to be paying rent, providing in-kind services, or named in any lease, contract, or other legal document to be considered a guest.

Operate

To do any of the following for an STR: rent or lease; offer, advertise, or market to rent or lease; or enter into an agreement to rent or lease.

Owner

Any person, agent, operator, firm, trust, corporation, partnership, or any other legal entity who has a legal or equitable interest in the property; or who is recorded in the official records of the county as holding title to the property; or who otherwise has control of the property, including the guardian of the estate of any such person, and the executor of the estate of such person if ordered to take possession of real property by a court. The term "Owner" does not include the holder of a non-possessory security interest in real property.

Person

One or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, fiduciaries and any other organization or entity of whatever character.

Premises

The property, a lot, plot, or parcel of land, including any structures or portions of structures thereon.

Short-term rental or STR

A dwelling that is (a) used or designed to be used as place where a Person may reside, including a single-family dwelling, garage apartment, guest house or a unit in a multi-unit building, including an apartment, condominium, cooperative or timeshare; and (b) rented wholly or partly for a fee and for a period of less than 30 consecutive days. The term "short-term rental" does not include a premises that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space or event center purpose or another similar use, or a bed-and-breakfast or hotel as defined in the Zoning Ordinance, as amended.

Short-term rental listing service

A Person that participates in the short-term rental business by facilitating and/or collecting a fee for booking services through which an Owner may offer short-term rentals to potential guests. Short-term rental listing services usually, though not necessarily, provide booking services through an online platform that allows an Owner to advertise the premises through a website or mobile application provided by the Short-term rental listing service and the Short-term rental listing service conducts a transaction by which potential guests arrange their use and their payment, whether the potential guest pays rent directly to the Owner or to the Short-term rental listing service.

Section 3. Registration required.

- (a) No short-term rental shall operate within the City without a current, valid short-term rental registration certificate. All individual units having cooking, sleeping, and bathing facilities within common buildings, regardless of ownership, shall require a separate, individual registration certificate for each unit intended to be used as a short-term rental. A short-term rental registration certificate is nontransferable and may not be assigned to another Person or premises, including, but not limited to, any successor in title to ownership of the STR or upon lease of the STR to a Person for a period longer than 30 days.
- (b) A Person who desires to Operate an STR shall submit a written application for a short-term rental registration to the Director on a form available from the City or through the City's on-line registration portal. Each application for short-term rental registration shall be accompanied by a non-refundable registration fee in the amount set forth in the Master Fee Schedule, and shall include the following information:
 - (1) A list of all Owners, operators, and agents (if applicable) of the STR and the owner of the premises on which the STR is to be Operated, including names, addresses and current email addresses and telephone numbers of each such Person; if a partnership, the name of all partners and the principal business address and telephone number of each partner; if a corporation, the Person registering must state whether it is organized under the laws of the state or is a foreign corporation, and must show the mailing address, business location, telephone number, name of the main individual in charge of the local office of such corporation, if any, and the names of all officers and directors or trustees of such corporation, and, if a foreign corporation, the place of incorporation;
 - (2) The name, address, email address and 24-hour telephone number of a contact Person who is the Owner, operator, or Owner's designated agent relating to ownership and/or operation of the STR, and the designated local responsible party who shall be responsible and authorized to respond to complaints concerning the STR within one hour or less;

- (3) An acknowledgement that any registration granted under this article does not supersede any property-specific restrictions against short-term rentals that may exist under law, agreement, lease, covenant, or deed restriction;
 - (4) A depiction of the floor plan that identifies sleeping areas, evacuation routes and location of all fire extinguishers and smoke detectors;
 - (5) The guest safety information containing the information required by Section 5;
 - (6) A sworn statement that the Owner has met and will continue to comply with all requirements of this article;
 - (7) A list of all Short-term rental listing services that the applicant will use to advertise the STR, and a link to each listing for the STR on a Short-term rental listing service; and
 - (8) Other information as may be required by the Director.
- (c) An application shall be considered complete when all documentation required by this article has been provided and the registration fee has been paid. Incomplete applications will not be accepted. Not later than 30 days after receipt of the registration application, the Director shall either issue a certificate of registration or notify the applicant that the application does not comply with the requirements of this article.
- (d) The Owner shall update the City within seventy-two (72) hours of any material changes to the registration information described in Section 5.
- (e) Unless earlier suspended or revoked by the Director pursuant to this article, a short-term rental registration certificate expires on the last day of the calendar year in which the certificate is issued. A registration certificate holder shall apply for renewal prior to the expiration of the registration certificate on a form provided by the Director. The registration certificate holder shall update the information contained in the original registration application or any subsequent renewal application if any of the information has changed. The registration certificate holder shall sign a statement affirming there is either no change in the information contained on the original registration application and any subsequent renewal applications, or that any information that has been updated, is accurate and complete. A complete application for renewal received after the expiration of a current registration certificate shall be treated as an application for a new registration. The application for renewal of a registration shall be accompanied by a non-refundable registration fee established by resolution of the City Council from time to time.

- (f) Upon receipt of a complete application for renewal of a short-term rental registration, the Director may deny the renewal of a short-term rental registration if it is determined that the registration certificate was issued in error or based on incorrect or false information supplied by the applicant, or if there are grounds for suspension or revocation as provided for in this article.
- (g) There is no property right in an STR registration and it is issued at the City's discretion and subject to revocation or denial in accordance with the terms of this article. The Owner and/or operator of a STR that has had a registration certificate revoked for a premises is ineligible to apply for a short-term rental registration for such premises for a period of one year from the date of such revocation. A premises for which a registration certificate has been revoked is ineligible for registration regardless of the Owner or operator of the STR at such premises for a period of one year from the date of such revocation.

Section 4. Designation of local responsible party.

- (a) An Owner must designate the name and contact information of a local responsible party who can be contacted regarding immediate concerns and complaints from the public about a short-term rental. Said individual must be available to be reached in person, or by phone at all times while guests are on the premises of a short-term rental. If called, a local responsible party must be able to and shall be present at the premises within one hour of a phone call from the Director. The local responsible party must be authorized to respond to complaints concerning the STR and make decisions regarding the premises and its occupants within one hour or less.
- (b) The Owner shall update the City within seventy-two (72) hours of any changes to the name, address and 24-hour telephone number of the contact Person who is the Owner, operator, or designated agent responsible and authorized to respond to complaints concerning the short-term rental within one hour or less. Should a law enforcement officer or code enforcement official respond to the premises of a short-term rental and issue a citation or notice of violation for any violation of this Code or other law, such responsible person may be contacted by the officer or designee. The responsible person shall attempt to contact the occupants within one hour of any contact from the City to address the occupants about the complaints.

Section 5. Guest safety notification and minimum requirements.

- (a) Each Owner of a short-term rental shall provide to guests a brochure and post in a conspicuous location in the short-term rental the following minimum information:
 - (1) The Owner, operator, the designated agent's name and 24-hour contact telephone number of the designated local responsible party under this article;

- (2) Pertinent neighborhood information including, but not limited to, parking restrictions, noise restrictions, trash collection schedules and location of required off-street parking, other available parking, and prohibition of parking in the yard and on unapproved surfaces;
- (3) Information to assist guests in the case of an emergency posing threats to personal safety or damage to property, including emergency and non-emergency telephone numbers for police, fire and emergency medical services and instructions for obtaining severe weather, natural or manmade disaster alerts and updates;
- (4) Depiction of the floor plan of the STR identifying evacuation routes, including the dwelling's exits, primary evacuation routes and secondary evacuation routes placed near the front door of the dwelling; and
- (5) A copy of the current and valid registration certificate.

Section 6. Authority of the Director.

The Director shall implement and enforce this article and may by written order establish such procedures as the Director determines are necessary to discharge any duty under this article and are not inconsistent with this article or other City ordinances, rules or regulations, or any county, state, or federal laws or regulations.

Section 7. Hotel Occupancy Tax.

- (a) An Owner who Operates an STR shall ensure that all hotel occupancy taxes required under State law are properly collected and remitted to the City. Each Owner is required to file a report with the City Treasurer setting forth the taxes collected for each quarter period.
- (b) If a Short-term rental listing service collects hotel occupancy taxes on behalf of the Owner, the Owner shall remain responsible for ensuring that such taxes are properly remitted to the City in accordance with State law.

Section 8. Revocation of registration certificate with notice.

- (a) Grounds for Revocation. Any registration certificate issued hereunder may be revoked by the Director, in their discretion, if:
 - (1) Two or more convictions for violations of this article, or any other provision of this Code, have occurred on the STR Premises within the preceding 12-month period, and such violations constitute evidence of a habitual nuisance condition and repeated failure to operate in compliance with City regulations; or

- (2) One or more incidents occur on the STR Premises within the preceding 12-month period that substantially interfere with the use or enjoyment of private or public property and are reasonably likely to induce fear in persons of ordinary sensibilities, including but not limited to conduct involving child abuse, sexual offenses, unlawful discharge of firearms, incidents resulting in serious bodily injury or death, or conduct creating an immediate hazard to the health, safety, or welfare of the public; or
 - (3) Owner knowingly made a false statement in the registration application;
 - (4) Owner fails to notify the Director in writing of any material change in the registration information within seventy-two (72) hours of the change;
 - (5) Owner fails to remit hotel occupancy tax as required under this article;
 - (6) The local responsible party fails to meet the requirements of Section 4 during all periods of Guest occupancy, including nights and weekends, to facilitate compliance with this article; or
 - (7) In the opinion of the City, the premises cannot be legally used as a STR by other law, private contract or property covenant, including but not limited to deed restrictions, HOA rules, or leases. The City, however, is not responsible for interpreting or enforcing property covenants or private contracts.
- (b) Notice of Director Determination. Notice of the Director's determination of revocation shall be given to the Owner in writing, with the reasons for the revocation. Such notice of determination shall be served either by personal service or by certified United States mail to the Owner's last known address. The revocation shall become effective the day following personal service, or, if mailed, five (5) business days from the date of mailing.
- (c) One-year Revocation. In the event an Owner's STR registration is revoked by the Director and the Owner does not successfully appeal the decision pursuant to Section 9 and Section 10, no new, renewed, or additional registration shall be issued for any STR on the Premises where the registration was revoked for a period of one (1) year from the date of revocation.

Section 9. Initial repeal of revocation.

- (a) To contest the Director's revocation of a registration certificate after notice is given pursuant to section Section 8(b), the Owner shall file a written request for

a hearing with the Director within ten (10) business days following service of such notice. If no written request for hearing is filed within ten (10) business days, the revocation shall be final.

- (b) A request for hearing shall stay the revocation of the registration unless the Director determines an immediate revocation is necessary because of urgent concern for physical safety.
- (c) The Director shall give notice of the date and time of the hearing to the appellant Owner and conduct the hearing within twenty (20) business days of the date on which the notice of appeal was filed with the Director, unless otherwise agreed by the parties.
- (d) Based upon the evidence presented at such hearing, the Director shall sustain, modify or rescind the determination by written decision supported by reasoning and findings of fact.
- (e) The Director's written decision after the hearing is final, unless appeal is timely filed with the City Administrator per Section 10.

Section 10. Final appeal to city administrator.

- (a) An Owner may appeal a decision under Section 9(d) to the City Administrator. All appeals to the City Administrator shall be made in writing and received no less than ten (10) business days after any final decision made by the Director in accordance with the sections above.
- (b) The City Administrator shall give notice of and conduct a hearing within twenty (20) business days from receipt of the Owner's appeal request, unless otherwise agreed by the parties.
- (c) An appeal shall stay the suspension or revocation of the registration unless the City Administrator determines an immediate denial, suspension or revocation is necessary because of urgent concern for physical safety.
- (d) Based upon the evidence presented at such hearing, the City Administrator shall sustain, modify or rescind the determination by written decision supported by reasoning and findings of fact.
- (e) After the hearing, the City Administrator's decision shall be furnished to the Owner by personal service or by certified mail, return receipt requested.
- (f) If sustained, the decision issued must state that the registration certificate is immediately revoked, and the Owner is not eligible to receive a new permit for a STR on the premises sooner than one year after the date of the order.

- (g) If a determination of suspension or revocation is reversed, the registration shall be reinstated immediately.
- (h) The decision of the City Administrator shall be final on the date the written decision is signed.
- (i) For purposes of this section, City Administrator includes their designee.

Section 11. Offenses.

- (a) It shall be unlawful for an Owner or other Person to Operate an STR without a valid registration certificate as required by this article.
- (b) It shall be unlawful for an Owner or other Person to Operate an STR and fail to pay registration fees as required in this article.
- (c) It shall be unlawful for an Owner to Operate an STR and fail to provide and post the information as required in Section 4.
- (d) It shall be unlawful for an Owner or other Person to advertise, promote, or allow the use of an STR that is not in compliance with the STR this article or other law. The Owner is presumed to have allowed an advertisement or promotion on a Short-term rental listing service identified pursuant to Section 3(b)(7).
- (e) It shall be unlawful for an Owner or Guest of an STR to allow, permit, or make any noise that would be in violation of the City's noise ordinance under chapter 8, article 8.04 of this Code.
- (f) It shall be unlawful for the Owner or Guest of an STR to allow, permit, or cause any garbage on the Premises at any time.
- (g) It shall be unlawful for an Owner or other Person to Operate an STR using a registration certificate not assigned to the Owner, or to a different address, or to a different dwelling unit.
- (h) It shall be unlawful for an Owner or other Person who Operates an STR to fail to pay hotel occupancy taxes as required under State law.
- (i) It shall be unlawful for an Owner or other Person who Operates an STR to fail to provide within thirty (30) days following a request by the Director an accounting of payment of hotel occupancy taxes and history of Guests as required in this article.
- (j) It shall be unlawful for an Owner to fail to ensure the local responsible contact(s) is/are available and authorized to act as described in Section 4 above during all periods of guest occupancy, including nights and weekends, to facilitate compliance with this article.

- (k) It shall be unlawful for an Owner to fail to provide complete and accurate information in an application for registration or renewal of registration of an STR.
- (l) It shall be unlawful for Owner to fail to notify the Director within seventy-two (72) hours after information in an application or approved STR registration becomes inaccurate.
- (m) It shall be unlawful for an Owner or other Person to Operate an STR and intentionally, knowingly, or recklessly allow the use of the STR:
 - (1) To promote or engage in an illegal activity;
 - (2) By one or more Persons in violation of Registration Requirements in V.T.C.A., Code of Criminal Procedure Ch. 62;
 - (3) To promote or engage in illegal distribution or possession with intent to distribute marijuana, a dangerous drug, or any controlled substance, as defined by the Texas Health and Safety Code;
 - (4) To promote or engage in selling alcohol or another activity that requires a permit or license under the Texas Alcoholic Beverage Code; or
 - (5) To operate as a sexually oriented business.

Section 12. Enforcement.

- (a) If the definition of an offense under this article does not prescribe a culpable mental state, then a culpable mental state is not required. Any violation of this article is punishable by a fine not to exceed five hundred dollars (\$500.00) for each offense. Every day a violation continues shall constitute a separate offense.
- (b) Nothing in this article prohibits the City from using civil and criminal enforcement

SECTION 13. That all provisions of the ordinances of the City of Seven Points in conflict with the provisions of this ordinance be, and the same are hereby repealed and that all other provisions of the ordinances of the City of Seven Points not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 14. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Ordinances of the City of Seven Points, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 15. That if any article, paragraph, subdivision, clause or provision of this ordinance as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid or unconstitutional.

SECTION 16. That any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Seven Points, as heretofore amended and upon conviction shall be punished by a fine not exceeding five hundred dollars (\$500.00) for each offense.

SECTION 17. That this ordinance shall take effect immediately from and after its passage.

IT IS ACCORDINGLY SO ORDAINED.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS ON THIS THE _____ DAY OF _____, 2026.

APPROVED BY:

Raymond Wennerstrom, Mayor

ATTEST:

Jennifer Thompson, City Secretary
(08-21-2026: 4907-3190-6505, v. 1)

Monthly Log

Code Enforcement

Month	Verbal	Warning	Final Warning
August	7	42	5
September			
October			
November			
December			
January			
February			
March			
April			
Total	7	42	5