

**AI & IT for JDs:  
Practical and Low-Cost  
Applications of GPT and  
Python in Municipal  
Law**

**DRIPPING SPRINGS  
Texas**

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City of Dripping Springs

TCAA  
**FALL 2025  
CONFERENCE**  
October 30, 2025 \* In Conjunction with  
TEXAS MUNICIPAL LEAGUE  
113th Annual Conference and Exhibition

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**AI! WITH ANIZ AND  
LAURA**

- Tools for Using AI in your role as a City Attorney
- Ethical Implications related to Using AI as a Governmental Entity Representative

**ChatGPT after dealing with  
my questions all day**

DRIPPING SPRINGS  
Texas

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## ANOTHER OBLIGATORY AI PRESENTATION?

- This presentation content will soon be obsolete.
- AI isn't just for politely responding to annoying e-mails.
- ChatGPT might make up facts, but once a programming script works, it's stone cold sober.
- If you can spot the "problem", you don't need to know how to solve it (or how to code).
- Everything in this presentation can be replicated. By anyone. For free.



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## THE PRACTITIONER'S DILEMMA: INFORMATION OVERLOAD



### Why does this matter?

The legislative session creates a deluge of information that far outstrips the capacity of small legal teams.



### Massive Volume

11,503 bills and resolutions filed during the 89th Session.



### Extreme Time Pressure

Committee and hearing notices are often posted in the wee hours of the night with less than 2 days' lead time.



### Significant Operational Risk

A missed hearing or misunderstood floor amendment can have lasting financial and operational consequences.



### Resource Constraints

Small teams face a constant state of near-burnout trying to keep up. (TG4TML!)



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# ORGANIZING DATA

Bill Number	Bill Description	COGS Position	Has Approval Reviewed Yet?	Filing Date	TW Summary	Department	COGS Legislative Priority	State Legislative Bill - Track URL	Last Action	Last Action Date
HB1002	Relating to the disposition of certain election records.	Watch	Yes	2024-11-12	would, among other things, provide that: (1) precinct election records shall be preserved by the authority to whom they are distributed for at least 36 months after election day; (2) for a period of at least 60 days after the date of the election, the voted ballots shall be preserved securely in a locked room in the locked ballot box in which they are delivered to the general custodian of election			<a href="https://capitol.texas.gov/Bills/lookupHistory.aspx?Legises=1098&amp;Bill=HB1002">https://capitol.texas.gov/Bills/lookupHistory.aspx?Legises=1098&amp;Bill=HB1002</a>	Read first time	2025-03-07
HB1005	Relating to the process of canvassing elections.	Oppose	Yes	2024-11-12	would provide that the city council, as the canvassing authority of an election of the city, shall compare the precinct returns with the corresponding tally list.	City Secretary	B1 - Local Control	<a href="https://capitol.texas.gov/Bills/lookupHistory.aspx?Legises=1098&amp;Bill=HB1005">https://capitol.texas.gov/Bills/lookupHistory.aspx?Legises=1098&amp;Bill=HB1005</a>	Read first time	2025-03-07
HB1006	Relating to the amendment of restrictive covenants applicable to certain subdivisions.	Watch	Yes	2024-11-12	Unavailable	Planning/Buildings		<a href="https://capitol.texas.gov/Bills/lookupHistory.aspx?Legises=1098&amp;Bill=HB1006">https://capitol.texas.gov/Bills/lookupHistory.aspx?Legises=1098&amp;Bill=HB1006</a>	1 hr. notice-for reconsider	2025-04-30
HB1007	Relating to the security of election systems.	Watch	Yes	2024-11-12	Unavailable	City Secretary	B1 - Local Control	<a href="https://capitol.texas.gov/Bills/lookupHistory.aspx?Legises=1098&amp;Bill=HB1007">https://capitol.texas.gov/Bills/lookupHistory.aspx?Legises=1098&amp;Bill=HB1007</a>	Read first time	2025-03-07
HB1008	Relating to the systems used in a central counting station.	Watch	Yes	2024-11-12	would provide that an authority operating a central counting station may not purchase or use a ballot scanner unless the ballot scanner can only use a data storage device on which information, once written, is incapable of being modified without rendering the device readable.	City Secretary	B1 - Local Control	<a href="https://capitol.texas.gov/Bills/lookupHistory.aspx?Legises=1098&amp;Bill=HB1008">https://capitol.texas.gov/Bills/lookupHistory.aspx?Legises=1098&amp;Bill=HB1008</a>	Read first time	2025-03-07

Create a shared single source of truth in Microsoft Excel/Google Sheets.  
 Tabs: Bills, Summaries, Calendars, Priorities.  
 Shareable with role-based permissions.



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# LEGISLATIVE PRIORITIES

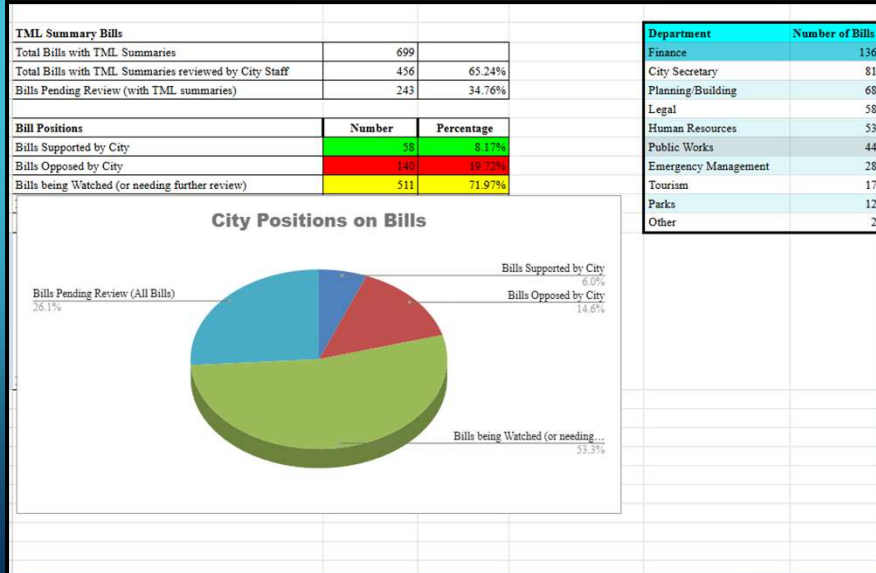
1	Position	Category	Title	Description
10	Support	A9	Sales Tax	The City Council hereby supports legislation that would make beneficial amendments to district or other taxing district sales tax and areas to authorize cities to replace some or all sales taxes in an area with city sales taxes, provided a district or other taxing jurisdiction's existing sales tax debt is proportionately and reasonably provided for in some manner.
11	Support	A10	Signs	The City Council hereby supports legislation that would affirm State and City authority over off-premise and other commercial signs in the city limits and the extraterritorial jurisdiction. The City Council supports legislation that supports Scenic Highways in the Hill Country.
12	Support	A11	Transportation	The City Council supports legislation that would provide direction and funding for future projects within the City Limits and Extraterritorial Jurisdiction of the City of Dripping Springs. The City Council also supports any effort that increases communications with the Texas Department of Transportation and other regional partners related to projects within the City Limits and Extraterritorial Jurisdiction of the City of Dripping Springs.
13	Support	A12	Extraterritorial Jurisdiction	The City Council supports legislation that would protect the extraterritorial jurisdiction and the city's authority to regulate development as it relates to water availability, wastewater availability, impervious cover, drainage, and other beneficial infrastructure.
14	Support	A13	Planning and Zoning Commission	The City Council supports legislation that would make beneficial amendments to clarify and simplify both the zoning and subdivision process for the City and applicants while still allowing for regulation of health and safety issues.
15	Support	A14	Elections	The City Council supports legislation that would make beneficial amendments to simplify the election and related processes for the city secretary's office.
16	Oppose	B1	Local Control	The City Council hereby opposes legislation that erodes local control or weakens the ability of locally-elected leaders to respond to challenges or opportunities unique to the Dripping Springs community or Texas Hill Country region.
17	Oppose	B2	Appraisal and Revenue Caps	The City Council hereby opposes legislation that expands appraisal caps or imposes revenue caps on ad valorem

Classify tracked bills according to council positions.



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# PRETTY(ISH) GRAPHICS\*



Color-coded dashboards and filters enable clarity.

\* This was before Aniz realized that there would be over 11,000 bills to review.



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## TML NEWSLETTER SUMMARIES

- Initial plan was to copy and paste TML summaries as relevant bills were introduced.
- Turns out this is slow, tedious, and susceptible to human error.



April 30. Applications must be submitted online [here](#).

### CITY-RELATED BILLS FILED

(Editor's Note: You will find all of this session's city-related bill summaries online at <https://www.tml.org/DocumentCenter/View/5107/City-Related-Bills-Filed-89th-Session>)

#### LAND USE

**H.B. 1695 (Canales) – Outdoor Signs:** would provide that: (1) if a public construction project by a public improvement district causes a commercial sign use, structure, or permit within a city to not be continued, the owner of the commercial sign is entitled to relocate the use, structure, or permit to another permitted location, including by a special exception to any applicable zoning ordinance, if necessary; (2) if the view and readability of a commercial sign are obstructed under certain circumstances caused by a state agency, the owner of the sign may relocate the sign to another permitted location, including by a special exception to any applicable zoning ordinance, if necessary; and (3) the rights associated with an existing, lawful commercial sign vest in the owner of the commercial sign.

**H.B. 1742 (Hickland) – Zoning Protests:** would provide that: (1) a protest to a proposed change in zoning regulation or boundary must be signed by the owners of at least 50 percent of the area of the lots or land either: (a) covered by the proposed change; or (b) immediately adjoining the area covered by the proposed change and extending 200 feet from the area; and (2) if a proposed change is protested, the affirmative vote of a majority of all members of the governing body is required for its adoption.

#### S.B. 673 (Hughes) – Accessory Dwelling Units: would:

1. define "accessory dwelling unit" (ADU) to mean a residential housing unit that is: (a) located on any lot that is either not zoned or is zoned for single-family or duplex homes; (b) independent or detached from the primary dwelling unit; and (c) a complete and independent living facility for at least one individual;
2. prohibit a city from adopting or enforcing a regulation that: (a) prohibits an owner from building or leasing an ADU; (b) requires owner occupancy of the primary dwelling unit; (c) requires additional parking for ADUs on a lot that: (i) was platted before 1965; (ii) is less than 7,000 square feet; or (iii) is located within 1,320 feet of a public transit line; (d) requires a minimum lot size for an ADU larger than that required for: (i) a single-family home or duplex; or (ii) an ADU on September 1, 2025, if notice of ADU construction is required by the city; (e) requires setbacks larger than five feet for an ADU; (f) prevents an owner from converting an existing structure into an ADU due to the current structure's setbacks; (g) applies the city's growth, density, or bulk limitations to an ADU; (h) limits ADU square footage to either: (i) 50 percent of the square footage of the primary dwelling unit; or (ii) 800 square feet; (i) regulates certain design aspects of the ADU; (j) limits ADU height to 14 feet; (k) charges an impact fee for the ADU unless the ADU requires a: (i) larger meter or connection to serve the primary dwelling unit; or (ii) new meter or connection for the ADU; (l) charges any additional fee or exaction, including a parkland or right-of-way dedication; (m) imposes ADU occupancy restrictions based on age or employment relationship with the primary

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TML NEWSLETTER  
PARSING


information about the PID program [here](https://www.maritime.dot.gov/ports/port-infrastructure-development-program). Applications must be submitted by 10:59 p.m. CT on April 30. Applications must be submitted online [here](https://www.grants.gov). Note: You will find all of this city-related bill summaries online <https://www.tml.org/DocumentCenter/View/5107/City-Related-Bills-Filed-89th-Session>.

**Land Use** (Canales) and **Outdoor Signs** would provide that: (1) if a public construction project by a public improvement district causes a commercial sign use, structure, or permit within a city to not be continued, the owner of the commercial sign is entitled to relocate the use, structure, or permit to another permitted location, including by a special exception to any applicable zoning ordinance, if necessary; (2) if the view and readability of a commercial sign are obstructed under certain circumstances caused by a state agency, the owner of the sign may relocate the sign to another permitted location, including by a special exception to any applicable zoning ordinance, if necessary; and (3) the rights associated with an existing, lawful commercial sign vest in the owner of the commercial sign.

**Hickland** and **Zoning Protests** would provide that: (1) a protest to a proposed change in zoning regulation or boundary must be signed by the owners of at least 50 percent of the area of the lots or land either: (a) covered by the proposed change; or (b) immediately adjoining the area covered by the proposed change and extending 200 feet from the area; and (2) if a proposed change is protested, the affirmative vote of a majority of all members of the governing body is required for its adoption.

**Hughes** and **Accessory Dwelling Units** would: (a) located on any lot that is either not zoned or is zoned for single-family or duplex homes; (b) independent or detached from the primary dwelling unit; and (c) a complete and independent living facility for at least one individual; (d) prohibit a city from adopting or enforcing a regulation that: (a) prohibits an owner from building or leasing an ADU; (b) requires owner occupancy of the primary dwelling unit; (c) requires additional parking for ADUs on a lot that: (i) was platted before 1965; (ii) is less than 7,000 square feet; or (iii) is located within 1,320 feet of a public transit line; (d) requires a minimum lot size for an ADU larger than that required for: (i) a single-family home or duplex; or (ii) an ADU on September 1, 2025, if notice of ADU construction is required by the city; (e) requires setbacks larger than five feet for an ADU; (f) prevents an owner from converting an existing structure into an ADU due to the current structure's setbacks; (g) applies the city's growth, density, or bulk limitations to an ADU; (h) limits ADU square footage to either: (i) 50 percent of the square footage of the primary dwelling unit; or (ii) 800 square feet; (i) regulates certain design aspects of the ADU; (j) limits ADU height to 14 feet; (k) charges an impact fee for the ADU unless the ADU requires: (i) larger meter or connection to serve the primary dwelling unit; or (ii) new meter or connection for the ADU; (l) charges any additional fee or exaction, including a parkland or right-of-way dedication; (m) imposes ADU occupancy restrictions based on age or employment relationship with the primary dwelling unit owner; (n) prohibits construction of an ADU: (i) due to open space or impervious cover restrictions; or (ii) in accordance with the current residential building code; or (o) prohibits an ADU based on its physical orientation on the lot with respect to the primary dwelling if space allows for that orientation; (1) authorize a city to: (a) generally apply its height and front setback limitations, site plan review, and other generally applicable zoning requirements to ADU construction; (b) publish ADU plans, building codes, and design standards; (c) allow ADUs on a lot: (i) containing a historic structure; or (ii) that is located in an area that is used to implement a water conservation plan or subject to a certain Texas Water Development Board standard; (d) apply the city's short term rental regulations to an ADU; (e) prohibit sale of the ADU separately from the primary dwelling unit, except under certain circumstances; (f) apply parking regulations which do not require more than one parking space per ADU or regulate the placement or adequacy of parking;

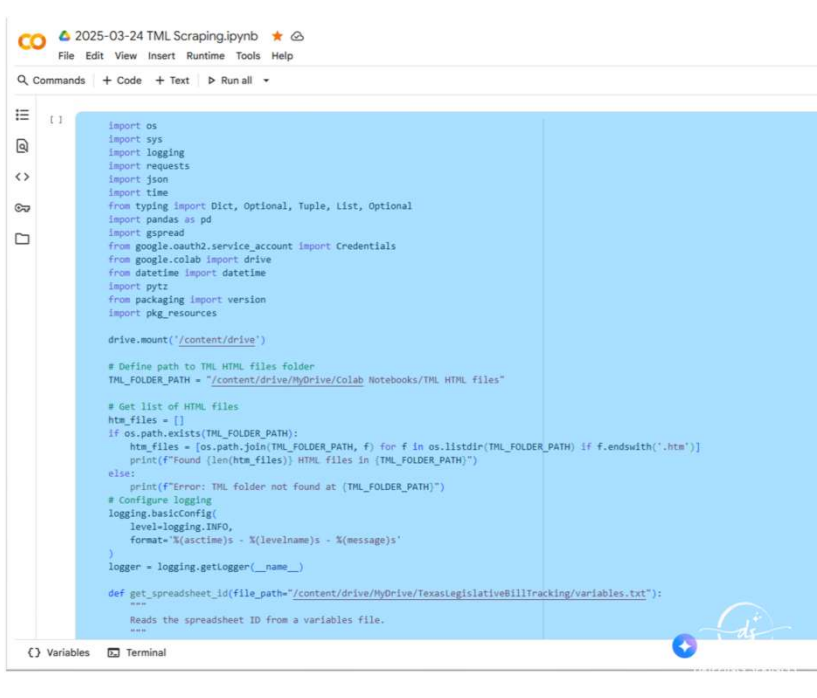
Weekly TML newsletter summaries follow (mostly) consistent format.



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AUTOMATION  
VIA COLAB

- Extracts bill numbers, summaries, categories.
- Turns unstructured HTML into structured data.



2025-03-24 TML Scraping.ipynb

```

import os
import sys
import logging
import requests
import json
import time
from typing import Dict, Optional, Tuple, List, Optional
import pandas as pd
import gspread
from google.oauth2.service_account import Credentials
from google.colab import drive
from datetime import datetime
import pytz
from packaging import version
import pkg_resources


drive.mount('/content/drive')

# Define path to TML HTML files folder
TML_FOLDER_PATH = "/content/drive/MyDrive/Colab Notebooks/TML HTML files"

# Get list of HTML files
html_files = []
if os.path.exists(TML_FOLDER_PATH):
    html_files = [os.path.join(TML_FOLDER_PATH, f) for f in os.listdir(TML_FOLDER_PATH) if f.endswith(".htm")]
    print(f"Found {len(html_files)} HTML files in {TML_FOLDER_PATH}")
else:
    print(f"Error: TML folder not found at {TML_FOLDER_PATH}")

# Configure logging
logging.basicConfig(
    level=logging.INFO,
    format='%(asctime)s - %(levelname)s - %(message)s'
)
logger = logging.getLogger(__name__)

def get_spreadsheet_id(file_path="/content/drive/MyDrive/TexasLegislativeBillTracking/variables.txt"):
    """
    Reads the spreadsheet ID from a variables file.
    """
  
```



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## A FASTER WAY (EVENTUALLY)

TML Category	Bill Number	Bill Sponsor	TML Subcategory	TML Summary
Land Use	HB993	Toth	Building Permit Application Process	days to application; (4) provide that a city may reach a written agreement with an applicant providing for a timeline for granting or denying a building permit that goes beyond the 45 day limit only for a commercial building permit; and (3) prohibit a city from: (a) denying a building permit solely because the city is unable to grant or deny the application within 45 days of the date of application; or (b) requiring an applicant to waive certain requirements.
Land Use	HB1228	Gates	Emergency Repairs to Residential Buildings	would provide, among other things that: (1) a city shall allow an owner of a damaged residential building to immediately begin to repair to the building if: (a) the owner applies for an emergency permit; and (b) the repairs are necessary to protect public safety, prevent further damage to the building, or protect the overall structural integrity of the building; (2) an owner of a residential building may apply for an emergency permit to conduct repairs by filing an application not later than the third business day after the later of the date the repairs commence or the date the city is able to accept the application; (3) the governor may not exempt a city from (1), above, by an executive order related to a declared disaster; (4) an owner of a residential building who is prohibited from conducting repairs by a city in violation of (1), above, may bring an action against the city for damages, including litigation costs and reasonable attorney's fees; and (5) governmental immunity to suit and from liability is waived.
Land Use	HB1322	Hopper	Small Cities Platting Shot Clock	would provide that for cities with populations under 10,000: (1) the municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plat within 90 days after the date the plat is filed; (2) if the city requires a plat be approved by the city council in addition to the planning commission, the city council shall approve, approve with conditions, or disapprove a plat within 90 days after the plat is approved by the planning commission; (3) if the city receives a response following a previous conditional approval or disapproval of a plat, the city shall determine whether to approve or disapprove the plat no later than the 45th day after the date the response was submitted.
Land Use	HB1360	A. Hernandez	Building Materials Exemptions	would, among other things, provide for additional exemptions to the current building materials exemption related to: (1) an energy code adopted by the State Energy Conservation Office for building energy efficiency performance standards; (2) an energy and water conservation design standards established by the State Energy Conservation Office; and (3) a high-performance building standards approved by a board of regents relating to the construction of a building, structure, or other facility owned by an institution of higher education.
Land Use	SB103	Hall	Prohibition Against Real Property Ownership and Contracting with Certain Foreign Entities	would provide, among other things, that: (1) the following entities and individuals may not purchase or otherwise acquire title to real property in Texas: (a) a governmental entity of China, Iran, Russia, or North Korea; (b) a company or entity that is (i) headquartered in China, Iran, Russia, or North Korea; (ii) directly or indirectly under the control of China, Iran, Russia, or North Korea; or (iii) owned or under the control of one or more individuals who are citizens of China, Iran, Russia, or North Korea; (c) a company or other entity that is owned or controlled by a company or entity described in (1)(b), above; or (d) and individual who is a citizen of China, Iran, Russia, or North Korea; (2) a city may not enter a contract payable with public money with: (a) a governmental entity or other entity described in (1), above; or (b) an individual who is a citizen of China, Iran, Russia, or North Korea.
Land Use	SB141	Hall	Limitations on Chicken Regulations	would, among other things, provide that a city: (1) may not adopt or enforce a regulation prohibiting the raising or keeping of six or fewer chickens on a single-family residential lot; (2) may impose reasonable regulations on the raising or keeping of poultry on a single-family residential lot that do not have the effect of prohibiting the activity, including: (a) a limit on the number of chickens that may be raised or kept in excess of six; (b) a prohibition on poultry breeding; (c) a prohibition on keeping roosters; or (d) the minimum distance between a chicken coop and a residential structure.
Land Use	SB210	West	Expedited Permit Review for Affordable Housing Projects	would provide that in cities with a population over 100,000: (1) an application for a building permit for certain affordable housing projects submitted to the city for review must be granted or denied in no more than 50 percent of the time allotted by the city to grant or deny any residential building permit application; and (2) if the city has adopted an accelerated residential building permit review process, an applicant for building permit for certain affordable housing projects shall be allowed to submit the application for review under the accelerated process.
Land Use	SB250	Flores	Annexation of Connecting Railroad Right-of-Way	would, among other things, provide that a city that is annexing an area may also annex an additional area if: (1) the area is adjacent to a right-of-way of a railway line, spur, or other railroad property that is: (a) contiguous and runs parallel to the city's boundaries; and (b) contiguous to the area being annexed; and (2) each owner of the area agrees to the annexation by the municipality.
Land Use	SB291	Schwertner	Eminent Domain Penalties	would provide that an entity that fails to disclose certain appraisal reports in connection with an offer to acquire real property through eminent domain is liable to the property owner for reasonable attorney's fees incurred by the owner in connection with the entity's acquisition of the owner's property.

Through a lot of trial and error, we were eventually able to automate the “copying and pasting” of TML summaries with ~90% accuracy.



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## AUTOMATION VIA COLAB

- Accessible through browser.
- No computer software or server access needed.
- Integrates with Google Drive (and now ChatGPT?)

```

2025-03-06 2132.jpynb
File Edit View Insert Runtime Tools Help
Commands + Code + Text + Run All +

> Cell 1: Authentication and Setup
  Show code
  Mounted at /content/drive
  Successfully connected to spreadsheet: Texas Bill Tracker - 89th Legislature
  Current worksheet: Bills
  Sheet dimensions: 2184 rows x 37 columns

> Cell X: Build bill_json_mapping and Save It
  Show code
  Bill JSON mapping created and saved to: /content/drive/MyDrive/TexasLegislativeBillTracking/bill_json_mapping.pkl

> Ensure bill_json_mapping is Loaded
  Show code
  Bill JSON mapping loaded successfully: 6122 bills available

> Cell 2: Prepare Updates with bill_json_mapping
  Show code
  Show hidden output

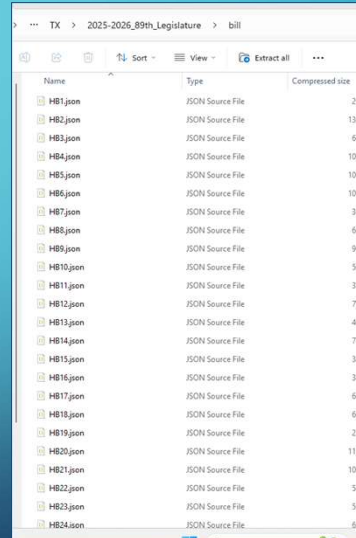
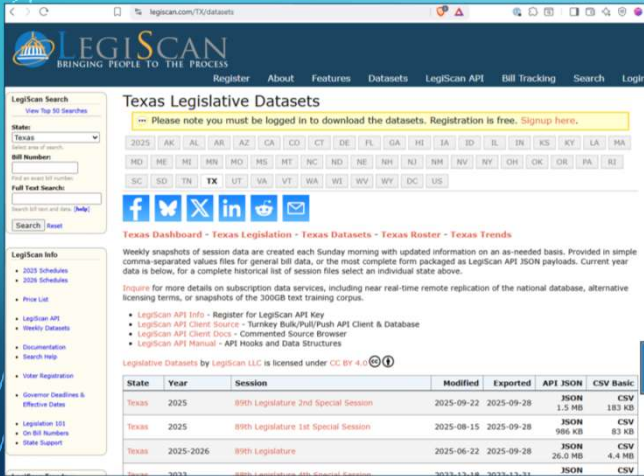
> Cell 3: Fixed Column Range and Index Mapping
  Show code
  verify column indices...
  
```



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# BEHIND THE DATA: LEGISCAN & JSON

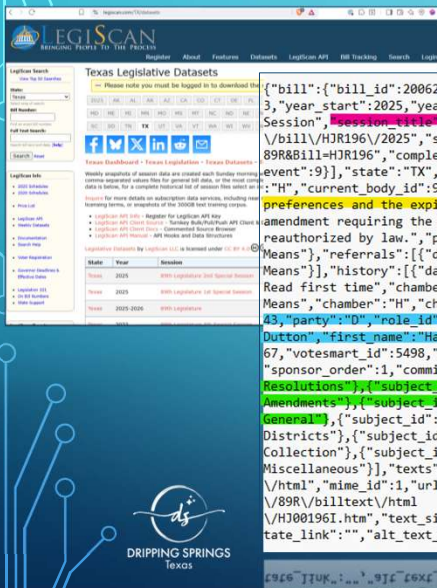
- Complete legislative dataset published weekly.
- Scripts pull structured "real-time" data via API.



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# BEHIND THE DATA: LEGISCAN & JSON

- Complete legislative dataset published weekly.
- Scripts pull structured "real-time" data via API.




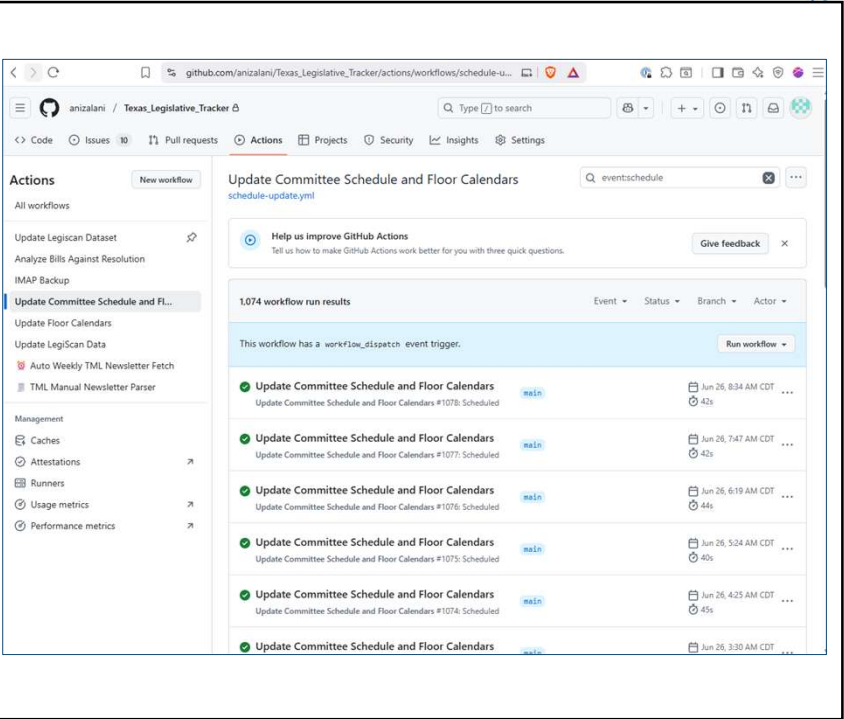
```

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```

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# SCHEDULING VIA GITHUB ACTIONS

- Scripts can be scheduled or manually triggered.
- Free tier includes script processing; or self-host for unlimited script runs


The screenshot shows the GitHub Actions interface for the repository 'anizalani / Texas\_Legislative\_Tracker'. The workflow 'Update Committee Schedule and Floor Calendars' is displayed, showing a list of 1,074 workflow run results. Each run is marked as 'Scheduled' and includes details such as the branch (main), the actor, and the scheduled time (e.g., Jun 26, 8:34 AM CDT).

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# COMMITTEE CALENDAR

#	Hearing	Bill Numbr	Bill Sponsor	Caption	Chamber	Committee	TML Watched	City Watcher	COOS Po	Run Date	Helper C	Normalized C	Last Notified	URL
580	4/3/2025	HB546	Bell, Cecil	Relating to the eligibility of land taken by condemnation for appraisal for ad valorem tax purposes as qualified open-space land.	House	Ways & Means	Yes	Yes	Watch	3/28/2025 15:23:47	TRUE	4/3/2025	05/29/2025 8:55 AM	<a href="https://capitol.texas.gov/Bills/89th/2025/HB/546">https://capitol.texas.gov/Bills/89th/2025/HB/546</a>
581	4/3/2025	HB556	González, Mary et	Relating to a criminal offense for the creation or distribution of certain artificially generated media with the intent to influence the outcome of an election.	House	Elections	No	No	N/A	3/28/2025 15:23:47	TRUE	4/3/2025	04/17/2025 11:59 AM	<a href="https://capitol.texas.gov/Bills/89th/2025/HB/556">https://capitol.texas.gov/Bills/89th/2025/HB/556</a>
582	4/3/2025	HB573	Walle	Relating to a request by a member of the legislature for an unannounced inspection of a concrete batch plant by the Texas Commission on Environmental Quality.	House	Environmental Regulation	No	No	N/A	3/28/2025 15:23:47	TRUE	4/3/2025	04/17/2025 11:59 AM	<a href="https://capitol.texas.gov/Bills/89th/2025/HB/573">https://capitol.texas.gov/Bills/89th/2025/HB/573</a>
583	4/3/2025	HB602	Swanson	Relating to the qualifications for serving as a member of the board of directors of a municipal utility district.	House	Land & Resource Management	Yes	Yes	Support	3/28/2025 15:23:47	TRUE	4/3/2025	05/29/2025 8:55 AM	<a href="https://capitol.texas.gov/Bills/89th/2025/HB/602">https://capitol.texas.gov/Bills/89th/2025/HB/602</a>
584	4/3/2025	HB1135	Oliveron, Rita	Relating to the creation of an environmental product declaration grant program for manufacturers of ready-mixed concrete.	House	Environmental Regulation	No	No	N/A	3/28/2025 15:23:47	TRUE	4/3/2025	04/17/2025 11:59 AM	<a href="https://capitol.texas.gov/Bills/89th/2025/HB/1135">https://capitol.texas.gov/Bills/89th/2025/HB/1135</a>
585	4/3/2025	HB1475	Schofield	Relating to requiring notice to the attorney general in an action under the Election Code seeking a temporary restraining order.	House	Elections	No	No	N/A	3/28/2025 15:23:47	TRUE	4/3/2025	04/17/2025 11:59 AM	<a href="https://capitol.texas.gov/Bills/89th/2025/HB/1475">https://capitol.texas.gov/Bills/89th/2025/HB/1475</a>
586	4/3/2025	HB1489	Oliveron	Relating to prohibiting an officer or employee of this state or of a political subdivision of this state from distributing certain voter registration application forms.	House	Elections	Yes	No	N/A	3/28/2025 15:23:47	TRUE	4/3/2025	05/29/2025 8:55 AM	<a href="https://capitol.texas.gov/Bills/89th/2025/HB/1489">https://capitol.texas.gov/Bills/89th/2025/HB/1489</a>
587	4/3/2025	HB1499	Walle	Relating to the creation of an environmental product declaration grant program for manufacturers of ready-mixed concrete.	House	Environmental Regulation	No	No	N/A	3/28/2025 15:23:47	TRUE	4/3/2025	04/17/2025 11:59 AM	<a href="https://capitol.texas.gov/Bills/89th/2025/HB/1499">https://capitol.texas.gov/Bills/89th/2025/HB/1499</a>

Texas Legislature Online (TLO) Color-coded calendars for hearings and floor schedules.



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# COMMITTEE CALENDARS

**Texas Legislature Online (TLO) uses consistent (i.e., “scrapable” URLs and content format for House, Senate and Joint committee calendars.**

DRIPPING SPRINGS TEXAS

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# FLOOR CALENDARS

**TLO Floor Calendar schedules allowed for “last ditch” effort to lobby elected representatives not on bill committees.**

DRIPPING SPRINGS TEXAS

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# CALENDAR FILTERING

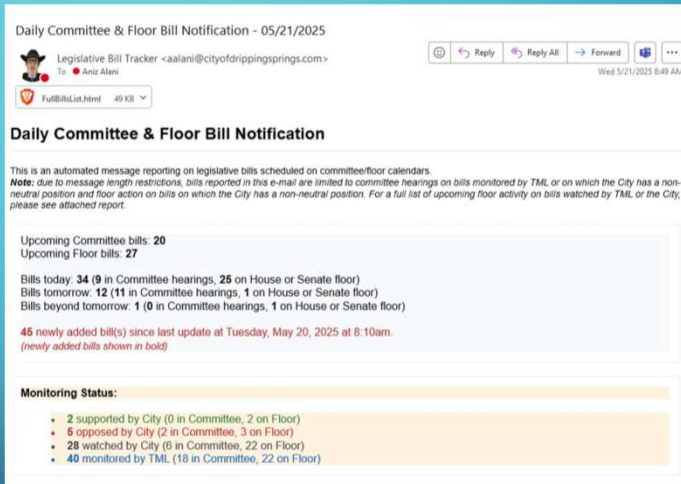
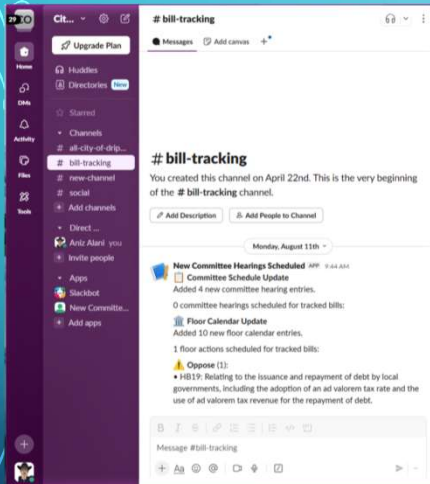


Showing 4410 of 27323 calendar entries

Hearing Date	Bill Number	Bill Sponsor	Bill Title	Chamber	Committee	TML Watched Bill	City Watched Bill	CODS Position
4/2/2025	HB153	Raymond	Veterans to participate in a veterans treatment court program.	House	Corrections	No	No	N/A
4/2/2025	HB199	DeAyala	Relating to the maximum amount of unemployment benefits payable to an individual during a benefit year under the state unemployment insurance program.	House	Trade, Workforce & Economic Development	No	No	N/A
4/2/2025	HB346	Harris Davila	Relating to support for new businesses.	House	State Affairs	Yes	Yes	Oppose
4/2/2025	HB621	Patterson	Relating to the authority of a property owners' association to regulate the assembly, association, and speech of property owners or residents related to governmental officials or candidates for political office.	House	Trade, Workforce & Economic Development	No	Yes	Watch
4/2/2025	HB778	Leach	Relating to required health benefit plan coverage for gender transition adverse effects and reversals.	House	Insurance	No	Yes	Watch
4/2/2025	HB1266	Guillen	Relating to expedited credentialing of certain physician assistants and advanced practice nurses by managed care plan issuers.	House	Insurance	No	No	N/A
4/2/2025	HB1349	Turner	Relating to property owners' associations, including condominium unit owners' associations.	House	Trade, Workforce & Economic Development	No	Yes	Watch
4/2/2025	HB1360	Hernandez	Relating to certain regulations adopted by governmental entities for the construction or alteration of residential or commercial buildings.	House	State Affairs	Yes	Yes	Support
4/2/2025	HB1410	Meza	Relating to prohibiting the confinement of inmates by the Texas Department of Criminal Justice in facilities operated by private vendors.	House	Corrections	No	No	N/A
4/2/2025	HB1461	Frank	Relating to the confinement or detention of certain individuals in a county jail or other facility operated by or for the county and to the compensation to the county for the costs of that confinement or detention.	House	Corrections	No	No	N/A

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# NOTIFICATIONS & ALERTS



Automated Slack and email notifications keep staff informed.



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Daily Committee & Floor Bill Notification - 05/29/2025

Legislative Bill Tracker <aalani@cityofdrippingsprings>  
To: Aniz Alani  
Thu 5/29/2025 8:28 AM

FullBillsList.html 47 KB

					area, shall be repealed.
HB3483	Relating to the authority of a special utility district to issue a public security.	Senate Third Reading, Senate Second Reading	N/A	Yes	would clarify that sections of the Water Code applicable to bonds issued by municipal utility districts that require the Texas Commission on Environmental Quality to review or project oversight do not apply to special utility districts.
SB62	Relating to the reading and marking of a ballot by a person occupying a voting station or by the person's child.	Senate Third Reading, Senate Second Reading	N/A	Yes	would, among other things, provide that: (1) a child under 18 years of age may accompany the child's parent to a voting station, and if the child is under 14 years of age, may read or mark the ballot at the direction of the parent; and (2) reading or marking a ballot under (1), above, does not constitute assisting a voter to vote.
SB284	Relating to the civil penalty for certain signs placed on the right-of-way of a public road.	Senate Third Reading, Senate Second Reading	Support	Yes	would provide for a civil penalty of up to \$5,000 to be collected from a person: (1) who places or commissions the placement of an unauthorized sign on the right-of-way of a public road; or (2) whose commercial advertisement is placed on a sign described in (1), above.
SB854	Relating to municipal regulation of multifamily and mixed-use development on religious land.	Senate Third Reading, Senate Second Reading	Watch	Yes	cities must allow mixed-use and multifamily developments on religious owned land and prohibits a city's ability to regulate the development in certain ways. This bill applies to all cities. TML provided written testimony. Committee substitute voted from Senate Local Government.

SAMPLE E-MAIL SUMMARIES



DRIPPING SPRINGS  
TEXAS

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S.B. 1844:  
A CASE STUDY ON  
RAPID ANALYSIS

A BILL TO BE ENTITLED  
AN ACT

relating to disannexation of certain areas of a municipality for failure to provide services.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS: SECTION 1. Sections 43.141(a), (b), and (f), Local Government Code, are amended to read as follows:

(a) A majority of the qualified voters of an [annexed] area may petition the governing body of the municipality to disannex the area if the municipality fails or refuses to provide services or to cause services to be provided to the area:

(1) if the area was annexed under Subchapter C-1, within the period specified by Section 43.056 or by the service plan prepared for the area under that section; [or]

(2) if the area was annexed under Subchapter C-3, C-4, or C-5, within the period specified by the written agreement under Section 43.0672 or the resolution under Section 43.0682 or 43.0692, as applicable; or

(3) notwithstanding Section 43.0505, if the area did not become part of the municipality in compliance with Subchapter C.

(b) If the governing body fails or refuses to disannex the area within 60 days after the date of the receipt of the petition, any one or more of the signers of the petition may bring a cause of action in a district court of the county in which the area is principally located to request that the area be disannexed. On the filing of an answer by the governing body, and on application of either party, the case shall be advanced and heard without further delay in accordance with rules for expedited actions under the Texas Rules of Civil Procedure. The district court shall enter an order disannexing the area and award attorney's fees to the signers of the petition if the court finds that a valid petition was filed with the municipality and that the municipality failed to:

(1) perform its obligations in accordance with:

(A) the service plan under Section 43.056;

(B) the written agreement entered into under Section 43.0672; or

(C) the resolution adopted under Section 43.0682 or 43.0692, as applicable; [or]


(2) perform in good faith; or

(3) provide any of the services described by Section 43.056(b) to the area, regardless of whether the area was annexed, if any of those services are provided to other areas in the municipality.

Sec. 43.056. PROVISION OF SERVICES TO ANNEXED AREA. (a) This section applies to a service plan under Section 43.065.

(b) The service plan, which must be completed before the annexation, must include a program under which the municipality will provide full municipal services in the annexed area no later than 2-1/2 years after the effective date of the annexation, in accordance with Subsection (e), unless certain services cannot reasonably be provided within that period and the municipality proposes a schedule for providing those services, and must include a list of all services required by this section to be provided under the plan. If the municipality proposes a schedule to extend the period for providing certain services, the schedule must provide for the provision of full municipal services no later than 4-1/2 years after the effective date of the annexation. However, under the program if the municipality provides any of the following services within the corporate boundaries of the municipality before annexation, the municipality must provide those services in the area proposed for annexation on the effective date of the annexation of the area:

- (1) police protection;
- (2) fire protection;
- (3) emergency medical services;
- (4) solid waste collection, except as provided by Subsection (c);
- (5) operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;
- (6) operation and maintenance of roads and streets, including road and street lighting;
- (7) operation and maintenance of parks, playgrounds, and swimming pools; and
- (8) operation and maintenance of any other publicly owned facility, building, or service.



DRIPPING SPRINGS  
TEXAS

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## S.B. 1844: USING PUBLICLY AVAILABLE UTILITY DATA

### 8. Where can I Download PUCT's Water and Sewer CCN Digital Mapping Data?

The PUCT's official CCN digital mapping data (CCN data) includes certificated service areas for retail water and sewer utilities. This CCN data is available for download in a shapefile format in the projection, NAD 83 Texas Statewide Mapping System (TSMS) (Meters) and Texas State Plane Coordinate System (TXSP). The CCN data includes the current boundaries for the certificated service area issued to each CCN holder. Before filing an application, we suggest using this CCN data to remove any overlaps or gaps with existing CCNs and before filing the requested digital mapping data with an application.

Download TSMS CCN Data to use with GIS software:

[PUCT CCN Water Data TSMS \(.zip\)](#) [PUCT CCN Sewer Data TSMS \(.zip\)](#)

Download TXSP CCN Data to use with CAD software:

[PUCT CCN Water Data TXSP \(.zip\)](#) [PUCT CCN Sewer Data TXSP \(.zip\)](#)

Click on [Water and Sewer CCN Viewer](#) to view, search and print existing CCN data

Please email [mapping@puct.texas.gov](mailto:mapping@puct.texas.gov) questions you have regarding CCN maps, the CCN viewer or data files.

Public Utility Commission of Texas  
Water Utility Information

### Find a Water Utility

Q: Find Utilities Q: Address Search

Utility Name:  Utility Type:  Activity Status:

Utility Name:  SEWER UTILITY  ACTIVE

Responsible Party Name:  Ownership Type:

Responsible Party Name:  MUNICIPALITY

CCN or Registration #:  County:

CCN or Registration #:  --Any--

Search

### Search Results

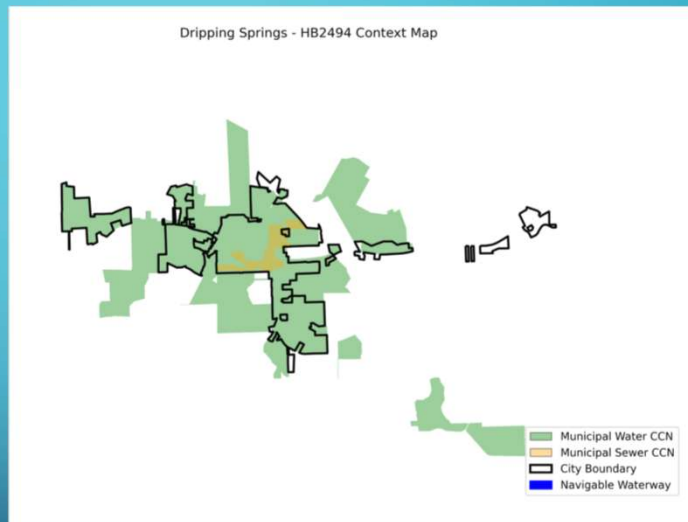
Utility Name	CCN/Region	Responsible Party	Utility Type	Ownership Type	County	Activity Status
CITY OF ADDICKS	2018	CITY OF ADDICKS	SEWER UTILITY	MUNICIPALITY	DALLAS	ACTIVE
CITY OF AGUA DULCE	2024	CITY OF AGUA DULCE	SEWER UTILITY	MUNICIPALITY	NUECES	ACTIVE
CITY OF ALAMO	20461	CITY OF ALAMO	SEWER UTILITY	MUNICIPALITY	HEIDALGO	ACTIVE
CITY OF ALAMO HEIGHTS	20278	CITY OF ALAMO HEIGHTS	SEWER UTILITY	MUNICIPALITY	BEXAR	ACTIVE
CITY OF ALEDO	20102	CITY OF ALEDO	SEWER UTILITY	MUNICIPALITY	PARKER	ACTIVE
CITY OF ALICE	20208	CITY OF ALICE	SEWER UTILITY	MUNICIPALITY	JIM WELLS	ACTIVE
CITY OF ALLEN	20089	CITY OF ALLEN	SEWER UTILITY	MUNICIPALITY	COLLIN	ACTIVE



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## S.B. 1844: VALIDATING DATA WITH MAP VISUALIZATIONS

Python scripts used publicly available Certificate of Convenience and Necessity (CCN) and city limit boundary "shapefiles" to draw maps, mitigating against hallucination risk.



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## S.B. 1844: FINDING SIMILARLY AFFECTED CITIES

Using shapefiles and PUC data, Python script identified all cities in the same boat, enabling mass mobilization effort.



City	City Total Area (m2)	City Total Area (mi2)	Municipal Utility Water Coverage %	Municipal Utility Sewer Coverage %	Water Provider Detail	Sewer Provider Detail
DOUBLE OAK	6,416,109	6.33	4.8	0	CROSS TIMBERS WSC (WATER SUPPLY CORPORATION) 99.58%; TOWN OF FLOWER MOUND (MUNICIPALITY) 4.8%	
DOUGLASSVILLE	16,383,303	8.82	63.32	0	CITY OF DOUGLASSVILLE (MUNICIPALITY) 63.32%; WESTERN CASS WSC (WATER SUPPLY CORPORATION) 36.68%	
DRIPPING SPRINGS	22,831,225	3.59	3.96	9.04	CITY OF DRIPPING SPRINGS (MUNICIPALITY) 3.37%; HAYS COUNTY WCID 1 (DISTRICT \ AUTHORITY) 1.97%; WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (DISTRICT \ AUTHORITY) 0.61%; DRIPPING SPRINGS WSC (WATER SUPPLY CORPORATION) 86.13%; CITY OF DRIPPING SPRINGS (MUNICIPALITY) 0.59%; WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (DISTRICT \ AUTHORITY)	CITY OF DRIPPING SPRINGS (MUNICIPALITY) 9.04%
DUBLIN	9,292,654	5.54	77.86	77.86	CITY OF DUBLIN (SUPPLY CORPORATION)	CITY OF DUBLIN
DUMAS	14,360,021	11.21	89.08	89.12	CITY OF DUMAS (MUNICIPALITY) 0.37%; CITY OF DUMAS (MUNICIPALITY) 0.16%;	CITY OF DUMAS (MUNICIPALITY) 89.12%; (MUNICIPALITY) 99.13%;

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## S.B. 1844: DECODING THE FLOOR AMENDMENT

SECTION 1. Section 43.141, Local Government Code, is amended by amending Subsections (a), (b), (d), and (f) and adding Subsections (g), (h), and (i) to read as follows:

(a) A majority of the property owners [qualified voters] of an [annexed] area, including one or more lots, tracts, or parcels, or a portion of a lot, tract, or parcel, may petition the governing body of the municipality to disannex the area if the municipality fails or refuses to provide the services described under Subsection (b)(1) or (3) or to cause those services to be provided to the area:

(1) if the area was annexed under Subchapter C-1, within the period specified by Section 43.056 or by the service plan prepared for the area under that section; [e]

(2) if the area was annexed under Subchapter C-3, C-4, or C-5, within the period specified by the written agreement under Section 43.0672 or the resolution under Section 43.0682 or 43.0692, as applicable; or

(3) notwithstanding Section 43.0505, if any part of the area is located adjacent to a navigable waterway and the area did not become part of the municipality in compliance with and under Subchapter C.

(b) If the governing body fails or refuses to disannex the area within 60 days after the date of the receipt of the petition, any one or more of the signers of the petition may bring a cause of action in a district court of the county in which the area is principally located to request that the area be disannexed. On the filing of an answer by the governing body, and on application of either party, the case shall be advanced and heard without further delay in accordance with rules for expedited actions under the Texas Rules of Civil Procedure. The district court shall enter an order disannexing the area and award attorney's fees to the signers of the petition if the court finds that a valid petition was filed with the municipality and that the municipality [failed to]:

(1) failed to perform its obligations in accordance with:

- (A) the service plan under Section 43.056;
- (B) the written agreement entered into under

Section 43.0672; or (C) the resolution adopted under Section 43.0682 or 43.0692, as applicable; [e]

(2) failed to perform in good faith; or




(3) for a petition covering an area described by Subsection (a)(3), has not connected the majority of the properties in the area covered by the petition, regardless of whether the area was annexed by the municipality, to the municipality's water and wastewater systems, if any other area in the municipality is connected to the municipality's water and wastewater systems.

Bill bracketed to areas adjacent to "navigable waterway".



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## S.B. 1844: SCOPING THE BRACKETS

City	City Total Area (mi <sup>2</sup> )	Municipal Utility Water Coverage %	Municipal Utility Sewer Coverage %	Water Provider Detail	Sewer Provider Detail	Adjacent to Navigable Waterway	Navigable Waterways	Waterway Types	Map Image
ALVIN	23.80	20.59	21.40	AQUA TEXAS INC (INVESTOR) 0.02%; AQUA TEXAS INC (INVESTOR) 0.1%; UNDINE TEXAS LLC (INVESTOR) 0.0%;	(DISTRICT \ AUTHORITY) 0.0%; CITY OF ALVIN (MUNICIPALITY) 21.26%; UNDINE TEXAS ENVIRONMENTAL	Yes	(Intracoastal Waterway); BASTROP BAYOU (River, creek, thoroughfare, lake)	See list.	
ARANSAS PASS	52.98	16.71	16.71	NUECES COUNTY WCID 4 (DISTRICT \ AUTHORITY) 80.0%; CITY OF INGLESIDE (MUNICIPALITY) 0.0%; CITY OF ARANSAS PASS (MUNICIPALITY) 16.71%; CITY OF ROCKPORT (MUNICIPALITY) 0.54%	CITY OF INGLESIDE (MUNICIPALITY) 0.0%; CITY OF ARANSAS PASS (MUNICIPALITY) 16.71%; NUECES CO WCID 4 (nan) 80.0%	Yes	CORN BROWN HARBOR (Harbor (including harbor channels), Bay); INTRACOASTAL WATERWAY ALT. ROUTE (Intracoastal Waterway); GULF INTRACOASTAL WATERWAY (Intracoastal Waterway); ARANSAS PASS (Channel (not including harbor channels)); ARANSAS CHANNEL (Channel (not including harbor channels)); DAGGER CHANNEL (Channel (not including harbor channels))	See list.	
BAYTOWN	41.83	55.84	55.46	C & H WATER PRODUCTION (INVESTOR) 0.0%; BAYTOWN AREA WATER AUTHORITY (DISTRICT \ AUTHORITY) 91.04%; VILLA UTILITIES (nan) 0.15%; VILLA UTILITIES (nan) 0.0%; UNDINE TEXAS LLC (INVESTOR) 0.0%; THE BAY PLACE POA INC (nan) 0.0%; CITY OF BAYTOWN (MUNICIPALITY) 0.28%; CITY OF BAYTOWN (MUNICIPALITY) 0.28%; AQUA TEXAS INC (INVESTOR) 0.01%; CITY OF BAYTOWN (MUNICIPALITY)	CITY OF BAYTOWN (MUNICIPALITY) 0.28%; CITY OF BAYTOWN (MUNICIPALITY) 0.28%; UNDINE TEXAS ENVIRONMENTAL LLC (INVESTOR) 0.0%; UNDINE TEXAS ENVIRONMENTAL LLC (INVESTOR) 0.0%; UNDINE TEXAS ENVIRONMENTAL LLC (INVESTOR) 0.0%; CITY OF BAYTOWN (MUNICIPALITY) 54.1%; CITY OF	Yes	GOOSE CREEK (Harbor (including harbor channels), Bay); CEDAR BAYOU (Harbor (including harbor channels), Bay)	See list.	

Previous list of cities filtered based on proximity to waterways included in USDOT shapefile.



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## LEGISLATIVE BILL TRACKER 2.0

- Migrating Google Sheets data to “Grist”, a free self-hosted relational database with a spreadsheet-like user interface
- Importing historical and other state/federal legislation for comparison?
- Automated text analysis to identify bills of interest
- Position letters to incorporate elected representatives’ voting history



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## DIY AI/PYTHON TOOLKIT

- Let Google Be Your Friend.
- Google Colab and Google Sheets (create work account – free!).
- Github for storage and version control (free!)
- LegiScan API account (free!)
- Oracle Cloud virtual machine (free!)
- Gemini CLI (free!), OpenAI Codex.
- Read the paper!
- Call me.



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## Texas Disciplinary Rules of Professional Conduct

- Confidentiality – Rule 1.05/Tex. R. of Evid. Rule 5.03
- Truthfulness to the Court – Rule 3.03



<b>TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT</b>	
(Effective March 7, 2025)	
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<a href="#">Terminology</a>	7
<b><u>I. CLIENT-LAWYER RELATIONSHIP</u></b>	
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<a href="#">1.02 Scope and Objectives of Representation</a>	12
<a href="#">1.03 Communication</a>	14
<a href="#">1.04 Fees</a>	16
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<a href="#">1.12 Adjudicatory Official or Law Clerk</a>	45
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<a href="#">1.14 Conflicts - Public Interest Activities</a>	50
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<a href="#">1.16 Declining or Terminating Representation</a>	52
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<a href="#">1.18 Duties to Prospective Clients</a>	57

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### One Way to Treat AI like a smart middle school student



- **Very smart**
- **Slightly untrustworthy**
- **Knows the law (allegedly)**
- **Cannot be trusted to keep items confidential without specific direction**
- **Obsessed with Memes**
- **Working too fast to always ensure accurate and unbiased information**



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### One Way to Treat AI like a middle school student

- **Read everything they create**
- **Verify information they send**
- **Either:**
  - **Do not provide them with client-specific information; or**
  - **Find a system or product that can provide some assurance of confidentiality**
- **Analyze each citation and case that is cited**
- **Check for biases based on popular opinion**
- **Still a useful tool**



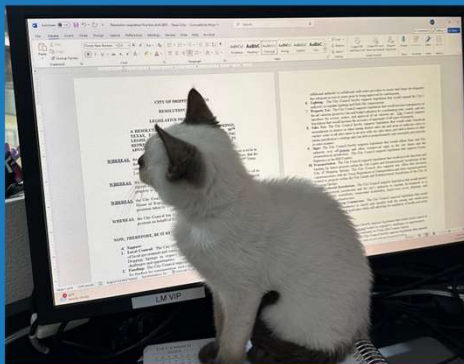
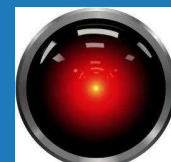
*Looks professional, is a gossip.*



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## Tips and Tricks

1. Listen to your IT Professionals
2. AI Training – DIR or other
3. Cybersecurity Training
4. If you don't know if it's trustworthy, Ask\*.



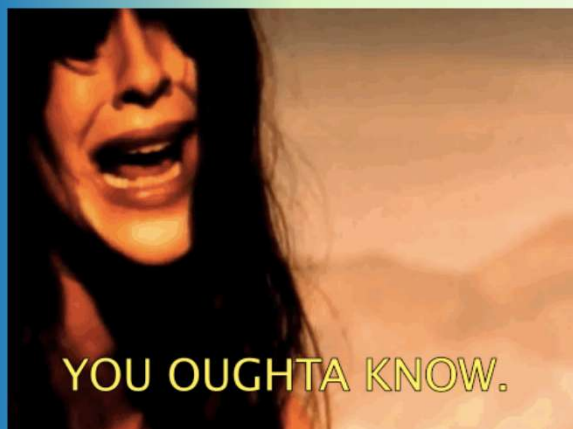
*\* Do not ask the AI if its trustworthy. Ask an experienced human. Otherwise we end up with HAL 9000.*



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## Bills You Might Want to Know About

1. H.B. 149 (Responsible AI Governance Act) - Effective January 1, 2026
2. S.B. 1964 (Public Sector AI Governance) - Effective September 1, 2025
3. H.B. 3112 (Public Information and Cybersecurity)
4. H.B. 150 (Annual AI Training)
5. H.B. 3512 (Annual AI Training) - Effective September 1, 2025



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## H.B. 149: the Texas Responsible Artificial Intelligence Act

**Author:** Capriglione

**Effective:** January 1, 2026

- Establishes mandatory disclosure requirements for government agencies that use AI systems
- Prohibits the development or deployment of an AI system to:
  - incite or encourage certain activities,
  - gather certain biometric data in violation of an individual's rights
  - otherwise impair a person's constitutional rights
  - unlawfully discriminate against a protected class
  - create a social scoring system
  - traffic in child pornography
- Establishes the Texas Artificial Intelligence Council to conduct training programs for state agencies and local governments



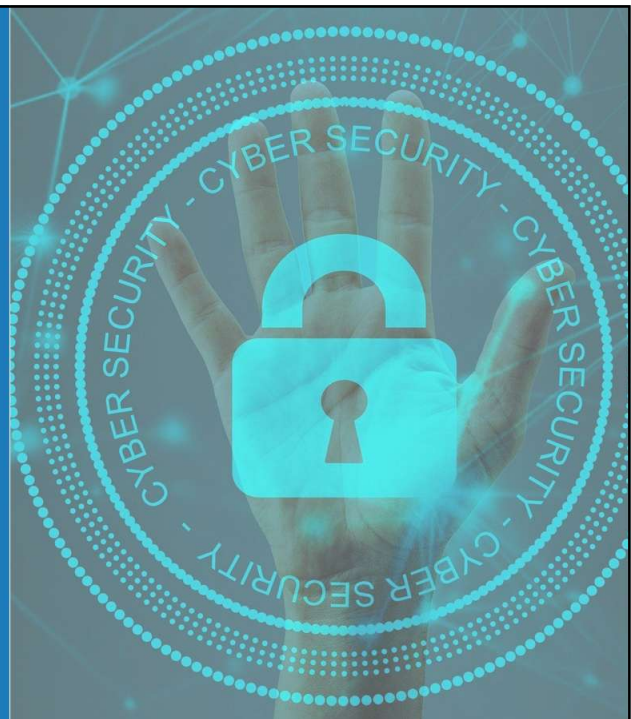
35

## S.B. 1964 (Public Sector AI Governance)

**Author:** Parker

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- Requires Department of Information Resources to:
  - Establish an AI system code of ethics and minimum risk management and governance standards for required use by applicable state agencies and local governments
  - Develop educational and training materials on AI systems for state and local government employees and the general public
- Creates a public sector AI systems advisory board
- Mandates web page for complaining about AI systems
- Requires local governments to conduct review of heightened scrutiny AI systems



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**QUESTIONS?**

