



# City of West University Place

*A Neighborhood City*

## **CITY COUNCIL**

Susan Sample, Mayor  
John Barnes, Mayor Pro Tem  
John Bertini, Councilmember  
Clay Brett, Councilmember  
Kalie Rainsberger, Councilmember

## **STAFF**

David Beach, City Manager  
Loren Smith, Olson & Olson, City Attorney  
Tracylynn Garcia, City Secretary

## **City Council Workshop**

Notice is hereby given of a workshop of the West University Place City Council to be held on Tuesday, September 2, 2025, beginning at 9:00 a.m. in the Municipal Building located at 3800 University Boulevard, West University Place, Texas.

The public can attend in-person, by telephone, or via Zoom. **Be advised that the public attending via Zoom will have only the ability to listen to the meeting.**

To attend the meeting via telephonic means, please call [346-248-7799](tel:346-248-7799) or you can join at <https://us02web.zoom.us/j/89161968938>. The Meeting ID Number is 891 6196 8938.

Note: All agenda items are subject to action. The City Council reserves the right to meet in a closed session on any agenda item should the need arise and, if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

Violation of the rules of procedure does not invalidate an action unless a point of order is raised before the end of the next regular meeting.

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### **1. Call Meeting to Order**

### **2. 2026 Proposed Budget**

Matters related to discussion regarding the City's annual budget, to include the City finances for all funds, Capital Improvement Program, tax rates, staffing, fees, and revenue and expenditures for all funds. *Recommended Action: Discuss the annual budget and provide staff with feedback and direction as desired. Mr. Dave Beach, City Manager*

### **3. Adjourn**

In compliance with the Americans with Disabilities Act, if you plan to attend this public meeting and you have a disability that requires special arrangements, please contact City Secretary Tracylynn Garcia at 713.662.5813 at least 3 business days prior to the meeting so that reasonable accommodations can be made to assist in your participation in the meeting. The Council Chambers is accessible by wheelchair from the west entrance and specially marked parking spaces are available in the southwest parking area.

City Council Meeting – September 2, 2025

I certify that this notice and agenda of items to be considered by the West University Place City Council on September 2, 2025, was posted on the Municipal Building bulletin board on August 26, 2025, by 6:30 p.m.

Attest:

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Tracylynn Garcia, TRMC, MMC, CPM  
City Secretary



# AGENDA MEMO

Business of the City Council  
 City of West University Place, Texas

<b>Meeting Date</b>	09.02.2025	<b>Agenda Item</b>	2
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	D. Beach, City Manager
<b>Reviewed by City Attorney</b>	Yes	<b>Department</b>	Administration
<b>Subject</b>	2026 Proposed Budget		
<b>Attachments</b>	Notice of Public hearing on Tax Increase		
<b>Financial Information</b>	Expenditure Required:		Not Applicable
	Amount Budgeted:		Not Applicable
	Account Number:		Not Applicable
	Additional Appropriation Required:		Not Applicable
	Additional Account Number:		Not Applicable

### Executive Summary

This discussion will address matters related to the City’s annual budget. Topics will include an overview of City finances across all funds, the Capital Improvement Program, proposed tax rates, staffing levels, fees, and a review of revenues and expenditures for all funds.

### Recommended Action

Discuss the annual budget and provide staff with feedback and direction as desired.

# NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.229441 per \$100 valuation has been proposed by the governing body of City of West University Place.

PROPOSED TAX RATE	\$0.229441 per \$100
NO-NEW-REVENUE TAX RATE	\$0.229374 per \$100
VOTER-APPROVAL TAX RATE	\$0.229441 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of West University Place from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that City of West University Place may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of West University Place is proposing to increase property taxes for the 2025 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 15, 2025 AT 6:30 PM AT 3800 University Boulevard, West University Place, TX 77005.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of West University Place is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of City of West University Place at their offices or by attending the public hearing mentioned above.

**YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:**

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

<b>FOR the proposal:</b>	Mayor Susan Sample	Mayor Pro Tem John Barnes
	Councilmember John Bertini	Councilmember Clay Brett
	Councilmember Kalie Rainsberger	

**AGAINST the proposal:** N/A

**PRESENT and not voting:** N/A

**ABSENT:** N/A

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax

rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of West University Place last year to the taxes proposed to be imposed on the average residence homestead by City of West University Place this year.

	<b>2024</b>	<b>2025</b>	<b>Change</b>
<b>Total tax rate (per \$100 of value)</b>	\$0.241930	\$0.229441	decrease of -0.012489 per \$100, or -5.16%
<b>Average homestead taxable value</b>	\$1,567,774	\$1,680,556	increase of 7.19%
<b>Tax on average homestead</b>	\$3,792.92	\$3,855.88	increase of 62.96, or 1.66%
<b>Total tax levy on all properties</b>	\$20,554,387	\$20,730,145	increase of 175,758, or 0.86%

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For assistance with tax calculations, please contact the tax assessor for City of West University Place at 713-274-8000 or [Tax.office@tax.hctx.net](mailto:Tax.office@tax.hctx.net), or visit [www.hctx.net](http://www.hctx.net) for more information.