


# The Texas Legislature & Laws Affecting Planning

*Texas Municipal League  
Annual Conference  
October 29, 2025*



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## Presenters

### APATX Legislative Advocacy



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## Agenda

- Welcome from APA Texas
- Texas APA Advocacy Toolkit
- Mechanics of Advocacy
- The Good, the Bad and the Ugly: Planning Related Bills from the 89<sup>th</sup> Session
- Conference Report: Priorities for the 90<sup>th</sup> Session
- Closing Remarks

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# APA-Texas Legislative Advocacy

***Who We Are and What We Do***



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**APA Texas** is an association of over 2,500 public and private sector planners that manage growth and plan for development in Texas. We use our experiences, ideas and expertise to shape livable and sustainable local communities that reflect the character and values of municipalities in Texas.



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## **Our Mission**

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*Creating great communities for all.*

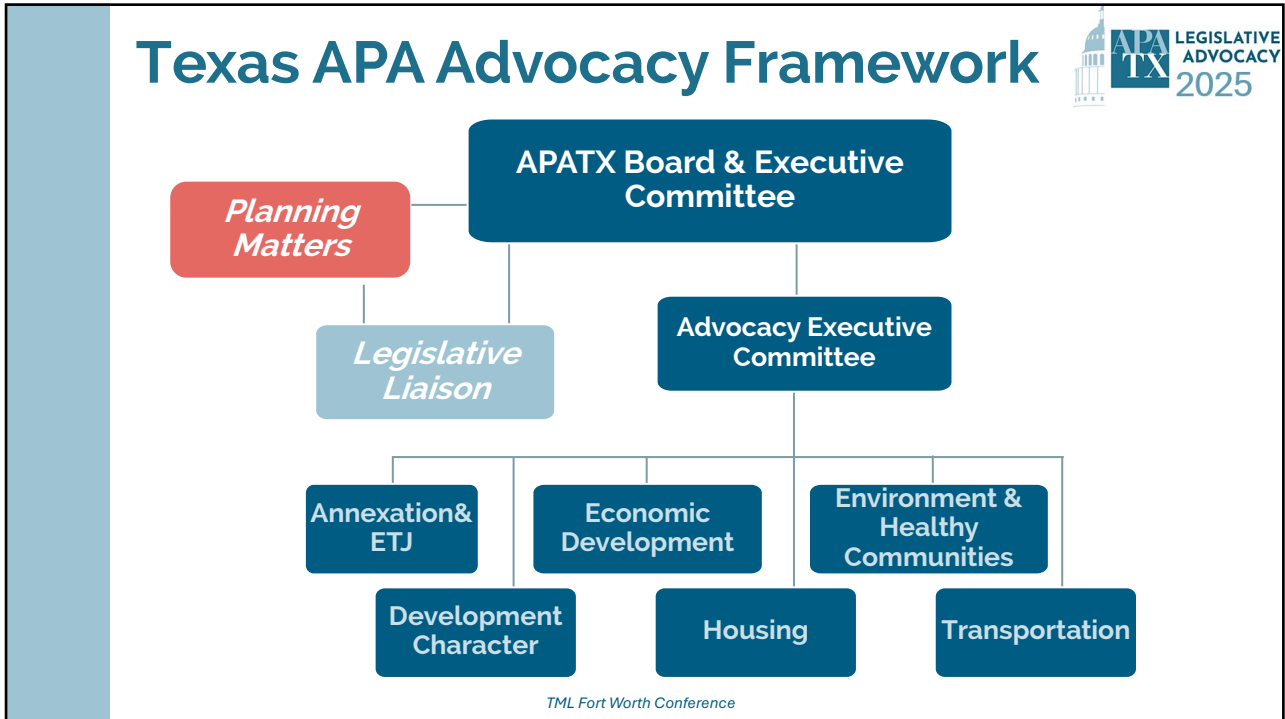
## **Our Core Values**

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- *People-centered*
- *Stimulating learning and growth*
- *Paying it forward*



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# APATX Advocacy Toolkit

- Tool #1: Subject Matter Experts!**
- Tool #2: Publicly Available Bill Tracker**
- Tool #3: Policy and Position Papers**
- Tool #4: Member Alerts and Updates**
- Tool #5: Advocacy Events and Training**



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# Tool #1: Subject Matter Experts!

## Six issue-based subcommittees:

- Annexation/ETJ
- Development Character
- Economic Development
- Environment
- Housing
- Transportation

## Plus...

- Interagency Coordination

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# Tool #2: Member Alerts and Updates

The screenshot shows the top navigation bar of the APA Texas website. On the left is the APA TX logo with the text 'American Planning Association Texas Chapter' and the tagline 'Creating Great Communities for All'. On the right are links for 'About APA', 'Join', 'Log In', and a shopping cart icon. Below the logo is a search bar with the placeholder text 'Enter keyword or phrase' and a 'Search' button. The main navigation menu includes: Membership, News and Knowledge Center, Conferences and Events, AICP Certification, Policy and Advocacy, Career Center and RFPs/RFQs, Community Outreach, and Connect with APA Texas. The current page is 'Legislative Advocacy and Alerts', with a breadcrumb trail: 'Welcome to APA Texas > Policy and Advocacy >'. A sub-menu under 'Policy and Advocacy' is open, showing 'Legislative Advocacy and Alerts' as the selected item.

& outreach efforts such as **Craig's (email) List...**

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# Tool #3: Bill Tracker

Bill #	Author	Caption	De...	Link	Subcommittee	Subcommittee Rec.
4	Bell (R- Montgomery)	Relating to the notice and petition for the creation of a municipal utility district in certain counties.	Dead. Count...	<a href="https://capitol.texas.gov/Search/DocViewer.aspx?...">https://capitol.texas.gov/Search/DocViewer.aspx?...</a>	Annexation & ETJ	Support
5	Cortez (D-San Anto...)	Relating to consent requirements for municipal annexation of an area on request of the landowners.	Dead Annex...	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB003771.pdf#...">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB003771.pdf#...</a>	Annexation & ETJ	Oppose
6	Bell (R-Forney)	Relating to traffic studies before the issuance of certain municipal utility district bonds.	Dead MUDS...	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/html/HB004471.htm">https://capitol.texas.gov/tlodocs/89R/billtext/html/HB004471.htm</a>	Annexation & ETJ	Oppose with Amendments
7	Gervin Hawkins (D-...	Relating to a notarized affidavit requesting a municipal animal control authority to seize and impound a dangero...	Dead Amen...	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB004481.pdf#...">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB004481.pdf#...</a>	Annexation & ETJ	Neutral
8	Patterson (R-Frisco)	Relating to light pollution mitigation for wind turbine generators.	Dead Militar...	<a href="https://capitol.texas.gov/Search/DocViewer.aspx?...">https://capitol.texas.gov/Search/DocViewer.aspx?...</a>	Annexation & ETJ	Support With Amendments
9	Swanson (R-Houston)	Relating to the qualifications for serving as a member of the board of directors of a municipal utility district.	Dead MUD ...	<a href="https://capitol.texas.gov/Search/DocViewer.aspx?...">https://capitol.texas.gov/Search/DocViewer.aspx?...</a>	Annexation & ETJ	Oppose
11	Hayes (R-Denton)	Relating to the provision of municipal services to land annexed by a municipality for full purposes.	Dead Muni...	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB009501.pdf#...">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB009501.pdf#...</a>	Annexation & ETJ	Oppose
11	Guillen (R-Rio Gran...)	Relating to a study on electric unmanned aircraft capable of or designed for vertical take-off and landing and the ...	Dead Militar...	<a href="https://capitol.texas.gov/Search/DocViewer.aspx?...">https://capitol.texas.gov/Search/DocViewer.aspx?...</a>	Annexation & ETJ	Neutral
12	Guillen (R-Rio Gran...)	Certificate of public convenience and necessity to provide water or sewer service in an area incorporated or annexed...	PASSED, EFFEC...	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/odf/HB01318F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/odf/HB01318F.pdf</a>	Annexation & ETJ	No Opinion (N/A)

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# Tool #4: Policy and Position Papers

- Articulate APATX’s stance on key issues
- Provide guidance and strategies for decision-makers and stakeholders
- Serve as foundational tools for education, advocacy, public engagement & outreach efforts
- Guide our engagement, positions and priorities as we engage with legislators



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## Tool #5: Advocacy Events & Training

- **TexasPlans Day in Austin (every other spring – even years)**
  - Technical training
  - Procedures of Texas Legislature
  - Meet your legislators
  - Receive information about legislative priorities
- **Speaker Sessions and Workshops**
  - Chapter/Section conferences for planners (continuing education credits)
- **Planner’s Advocacy Network**
  - APA National provides support for state/chapter advocacy programs

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## The Mechanics of Advocacy

- **Maintaining a two-year cycle**
- **Mobilizing a network of technical experts**
- **Fostering strategic relationships**



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# Timeline

- **June – June** (*off season*)
  1. Engage constituents and report out on new legislation
  2. Set policy priorities for upcoming session
  3. Organize subcommittees
- **July – October** (*ramping up*)
  4. Interim charges
  5. Resource for legislators writing bills
  6. Internal organization
- **November – December** (*ramping up / introducing bills*)
  7. Start tracking bills
  8. Meet with bill authors and work on bill language
  9. Training/prep for advocacy work
- **Jan - June** (*in session*)
  10. **BUSY SEASON:** in person meetings, written letters of testimony, work with staff on language, track bills=DAILY

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# Mobilizing a Network of Experts

- 100% volunteer organization of professional planners
- Most of volunteers are city planning staff or planning consultants serving cities

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## WHAT FORMS OF ADVOCACY DO WE USE?

Tracking and analysis of bills...

+ *Emails and calls to staffers...*

+ *Visit offices at the Capitol...*

+ *Testify at legislative hearings*

+ *Propose bill amendments*

+ *Communicate with membership*

**= Squeaky Wheel that Makes a Difference**

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## Fostering Strategic Relationships

### *Our associations...*



*Also, TCMA, TCAA, TRAPS, Scenic Texas, Texas State Historical Association, others on certain bills*

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# Fostering Strategic Relationships

## *Our associations...*



*Also, TCMA, TCAA, TRAPS, Scenic Texas, Texas State Historical Association, others on certain bills*

## *Have worked with...*



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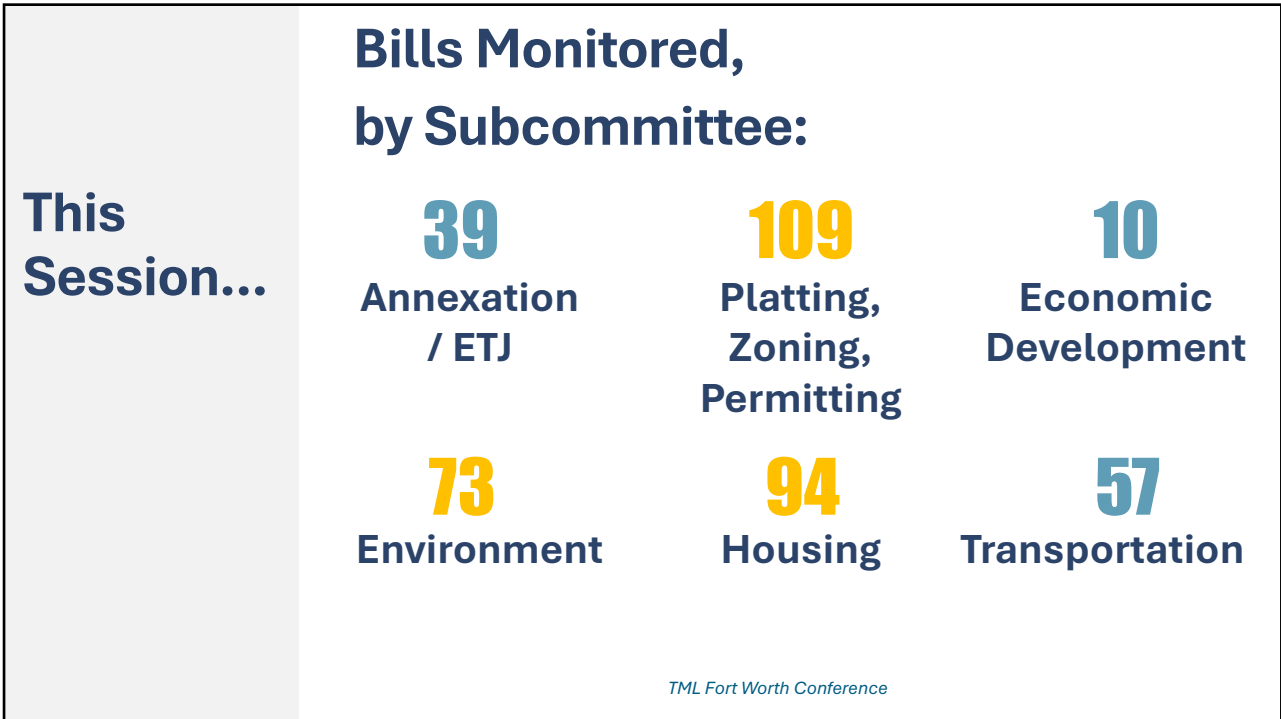
## *The Good, The Bad and The Ugly -*

*The 2025 89<sup>th</sup> Texas Legislative Session\**

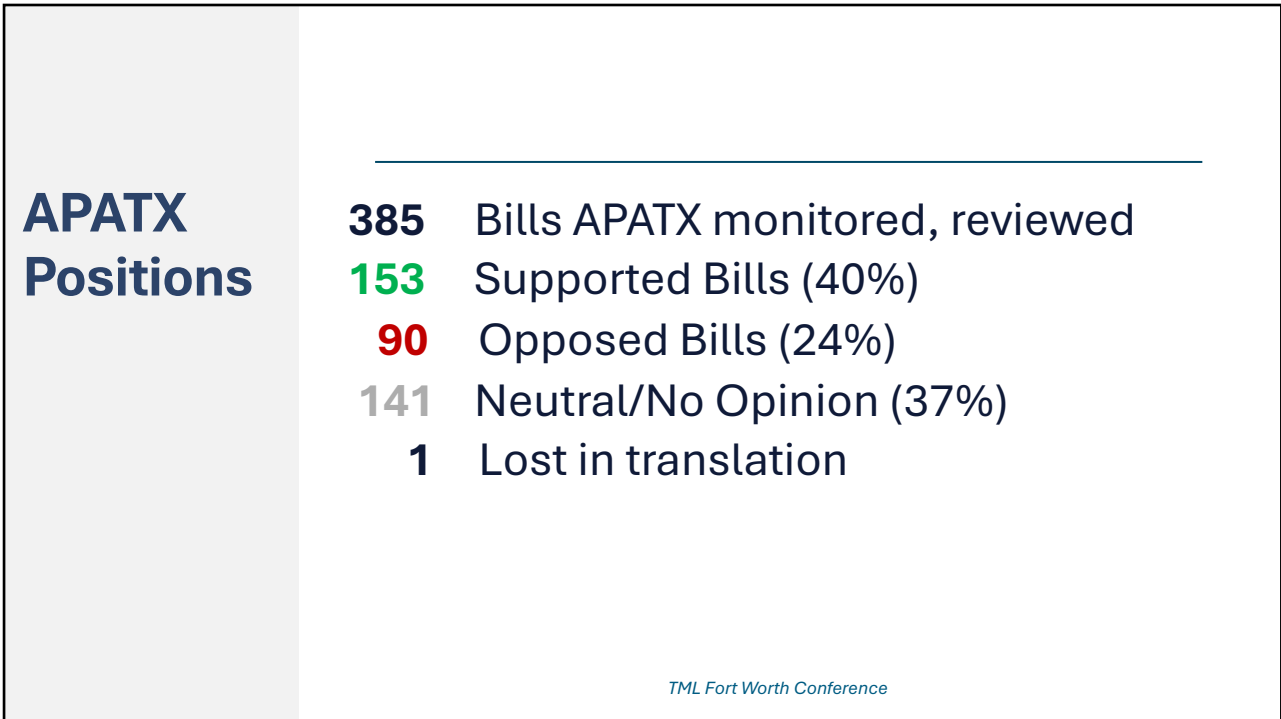
*\*And what is coming at 90R.....*



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## ***Zoning Bills that Passed***

- **SB 840** - (Hughes R-Tyler) **MIXED-USE/MF Residential by right** in office, commercial, etc.\*
- **SB 2477** - (Bettencourt R-Houston) **MXU, MF CONVERSION** of existing office buildings by right\*
- **SB 15** - (Bettencourt R-Houston) **SF MIN LOT SIZE 3,000 sq.ft.**\*

\* Cities over 150K in 300K+ Counties

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## **SB 840**

### ***AUTHOR/ SPONSORS STATEMENT OF INTENT***

This legislation addresses housing supply shortages by permitting mixed-use and residential development on commercial properties by right. Many Texas cities have substantial vacant or underutilized commercial land that could be transformed into much-needed housing. Allowing residential development in these areas helps address the state's growing housing shortage while promoting economic growth and community

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## **SB 840 City Responses**

- Uniform maximum densities-No maximum densities
- Minimum heights- varied, 8,15 stories
- Minimum large unit sizes
- Covered parking, garages
- Enhanced landscaping/buffering
- Enhanced amenities
- Enhanced building design standards
- Special SB 840 Approval process
- SB 840 signage

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## **SB 840 City Responses**

- Increased park fees
- Maximum number of buildings
- Unit mix
- Screening wall requirements between MF and residential uses
- Art
- Frisco-allow Heavy Industrial Uses with SUP
- Decorative paving
- Landscape islands
- Tripartite architecture

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## *Other Zoning Bills that Passed*

- SB 1567 - (Bettencourt R-Houston) **SF UNRELATED OCCUPANT LIMITS** prohibited in cities less than 250K w/University of 20K+
- **SB 785** - (Flores R-Pleasanton) **MANUFACTURED HOMES** allowed/required in all cities

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## *Zoning Bills that Passed, con't*

- HB 24 - **COMPREHENSIVE ZONING/PLAN** (Orr R- Hillsboro)
  - no written notice if increases residential **"opportunities"**
  - Zoning changes in home rule cities: must have **one 24" long x 48" wide** rezoning sign
  - no adjacent owner protest w/ 3/4 Council vote **if increasing residential opportunities**

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### ***Zoning Bills that Passed, con't***

- **HB 2464** - (Hefner R-Mt. Pleasant) **HOME OCCUPATIONS** - can't regulate
- **HB 2844** - (Landgraf R-Odessa) **FOOD TRUCK PREEMPTION** - except for district zoning as an allowed use

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### ***Annexation/ETJ Bills that Passed***

- **SB 250** - (Flores, P -R Pleasanton) **ANNEX NEXT TO RAIL ROW**
- **HB 2512** - (Geren R-Ft. Worth) **ETJ RELEASES**, only residents can petition, landowners allowed to remain

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## Other Bills that Passed

- **HB 1522** (Gerdes - Smithville) **3 BUSINESS DAY AGENDA NOTICE** (3 full business days, not 72 hours)
- **SB 783** (Menendez – D San Antonio) **BLDG CODE MATERIAL PROHIBITIONS** exempted for certain state agencies
- **SB 2835** (Johnson – D Dallas) **MF SINGLE STAIRWAY ACCESS** amends IBC – optional – cities can allow on MF less than 6 floors, 24 units

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## Bills impacting planning...

### Transportation

**HB 3187** transit authorities – cities that want to exit...

**SB 1555** new grant program to fund railroad grade separation projects

### Economic Development

**SB 878** limits flexibility of 380/381 agreements

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# Heading into the 90<sup>th</sup> Session...

*Setting policy priorities for city planning and development management*



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**They may come back...**

### Issues

- More 3<sup>rd</sup> party review language
- More power to counties for development regulation
- Parking requirements
- ADU bills
- Water resources
- Other?

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## *A Question of Priorities...Part One*

1. Water resources
2. Infrastructure for new development
3. Local discretion in matters of development management
4. Affordable housing
5. Housing options
6. Infrastructure funding
7. Transportation Safety
8. Disaster planning
9. Bill clean-up

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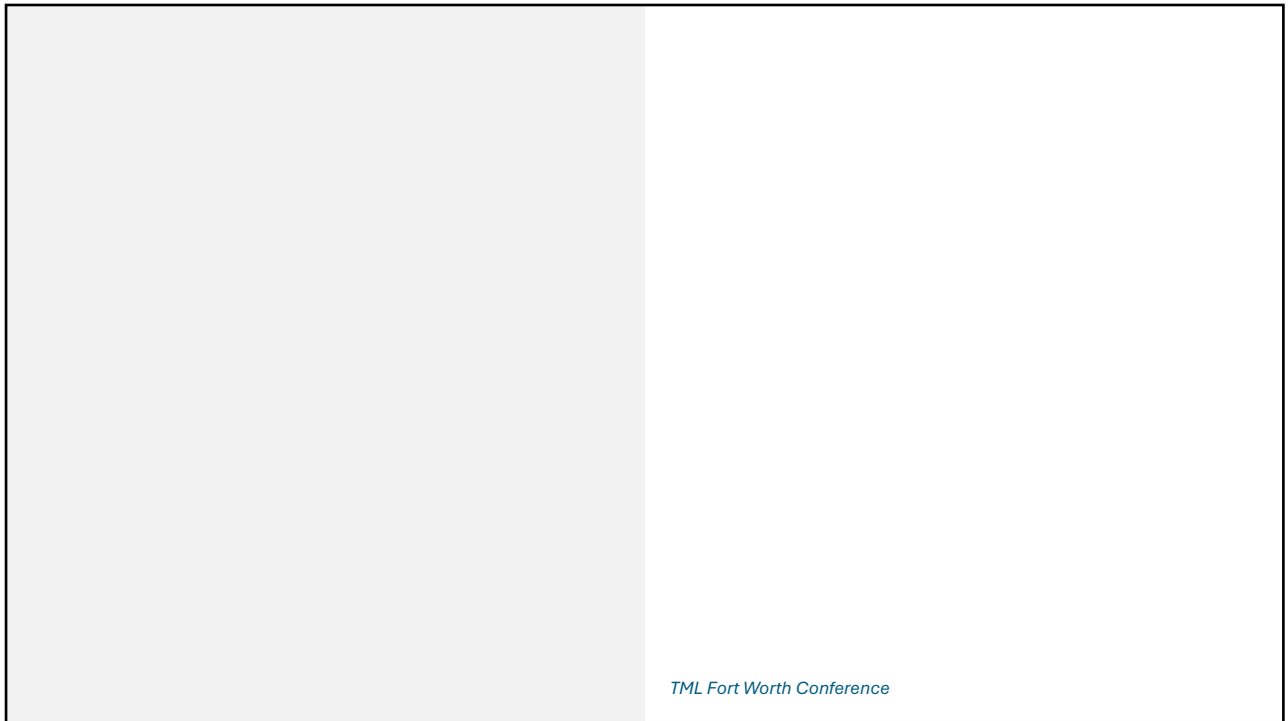
# Questions?

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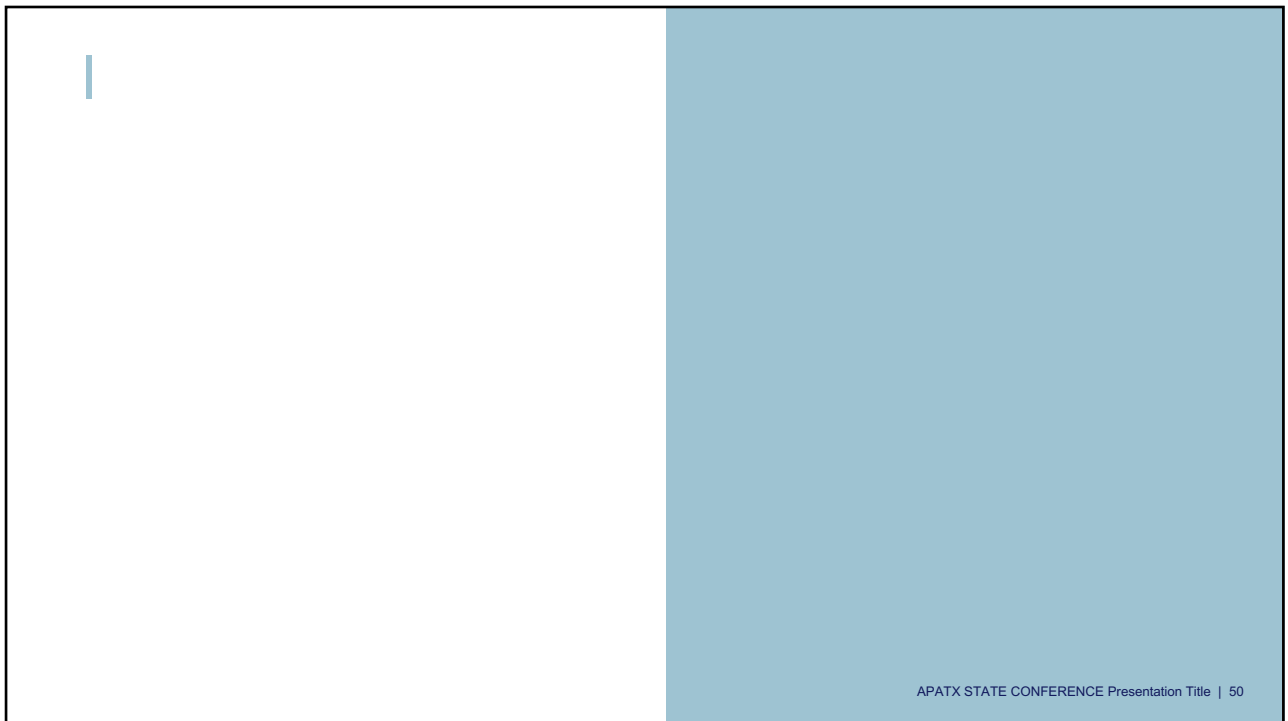
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**APATX 2025 Legislative Session 89R - Bills that Passed -**

**53 Total    19 - APATX Supported (36%)    11 - APATX Opposed (21%)    23 - APATX Neutral (43%)**

<b>Bill #</b>	<b>Author</b>	<b>Caption</b>	<b>Description</b>	<b>Link</b>
<b>HB 21</b>	Gates (R-Richmond)	Relating to housing finance corporations; (HFC's) authorizing a fee.	<b>PASSED, EFFECTIVE IMMEDIATELY, 5.28.25 - Housing Finance Corporations</b> - Addresses HFCs operating outside of their territorial jurisdiction & obtaining tax exemptions anywhere in TX. HFC could only own real property for residential development for an HFC sponsored by a City w/in City boundaries; sponsored by a county w/in the county boundaries; or sponsored by more than one local government, w/in their boundaries. HFC could own property outside those areas if approved by the cities or county it is located. Changes affordability requirement to 50% of units rented by families earning less than 100% (80%) of median income.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB00021F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB00021F.pdf</a>
<b>HB 24</b>	Orr (R-	Procedures for changes to a zoning regulation or district boundary.	<b>PASSED, EFFECTIVE 9-1-25 – (CSHB 24) Zoning Comp Plan Notice</b> - Allows citywide comprehensive plan or zoning amendments w/o written notice, only if it increases "residential opportunities." Requires Home Rule cities to post a sign on non-citywide zoning classification change on a property or on the ROW of multiple properties for city initiated changes. Leaves 3/4 council vote requirement for property owners being rezoned protest but reduces from 3/4 to majority vote for adjacent owner protest.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB00024F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB00024F.pdf</a>
<b>HB 1522</b>	Gerdes	Relating to notice of a meeting held under the open meetings law.	<b>PASSED, EFFECTIVE 9-1-25 – Agenda Notice</b> - he notice of a meeting of a governmental body must be posted in a place readily accessible to the general public at all times for at least three business days {72 hours} before the scheduled date {time} of the meeting, except as provided .....	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB01522F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB01522F.pdf</a>
<b>HB 2464</b>	Hefner (R-Mt. Pleasant)	Relating to the authority of a municipality to regulate a home-based business.	<b>PASSED, EFFECTIVE IMMEDIATELY, 6.12.25 - Home Occupations</b> - Cities cannot prohibit or require permits or licenses for "no-impact home-based business" defined as business w/employees that do not exceed occupancy limit, does not generate on street parking or traffic, is not visible from street, and does not increase noise. Cities may require the HO to be in compliance with federal, state and local laws/codes, compatible with residential use, secondary to primary residential use. Deed restrictions still apply.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB02464F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB02464F.pdf</a>
<b>HB 2512</b>	Gerem (R-Ft. Worth)	Relating to release of an area from a municipality's extraterritorial jurisdiction by petition or election.	<b>PASSED, EFFECTIVE 9-1-25 - ETJ Releases</b> - Amends LGC sec 42.101 requirements for an ETJ release, <b>only residents residing in area</b> can request release election, city must notify all residents & landowners in area, landowner must be allowed to remain in ETJ. Exempts certain areas in Ft Worth ETJ & in certain bracketed counties, changes the distance from 5 miles to 15 miles within a military base, adds areas with development agreements, and adds areas within a City's water CCN.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB02512F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB02512F.pdf</a>
<b>HB 2559</b>	Patterson (R-Frisco)	Relating to the imposition by a municipality of a moratorium on property development in certain circumstances.	<b>PASSED, EFFECTIVE 9-1-25 CSHB 2559 - Development Moratoriums</b> - Promotes housing affordability by limiting moratoriums. Eliminates temporary moratorium pending ord. adoption, Requires 3/4 Council vote to impose. Must publish newspaper notice 30 days before hearings. Eliminates P&Z hearing & adds a 2nd Council public hearing 30 days after 1st hrng. w/certified notice to those requesting it. Requires 2 readings of ord after hearings 28 days apart. Adds res moratoriums to commercial limitation of 90-days w/ one 90-day extension limit (180 day total)	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB02559F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB02559F.pdf</a>
<b>HB 2844</b>	Landgraf (R-Odessa)	Regulation of mobile food truck, vendors; requiring occupational license; imposing fees; authorizing penalty.	<b>PASSED, EFFECTIVE 7-1-25 except Section 437B.004, Health and Safety Code, takes effect 9-1-25 - Small Scale Food Business &amp; Food Trucks</b> - Preempts local authority to prohibit or regulate a small-scale food business, food service establishment, or retail food establishment meeting criteria. Also preempts local authority prohibiting or regulating "mobile food vendors" (food trucks) cannot limit # of licenses, hrs. of operation, background check, fingerprint, etc. Establishes licensing and regulation requirements for mobile food vendors under Health and Human Services Commission (HHSC) and the Department of State Health Services (DSHS). Does say "mobile food vendor shall comply with all state and local laws where ...the mobile food vendor operates, including all fire codes, location restrictions, and zoning codes."	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB02844F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB02844F.pdf</a>
<b>HB 4211</b>	Noble (R-Murphy)	Relating to certain residential property interests controlled by certain entities.	<b>PASSED, EFFECTIVE IMMEDIATELY, 6.20.25</b> - Adds chapter to the property code for " <b>Business-Entity Owned Residential Arrangements</b> ". Requires disclosures and protections for persons who purchase interest in a managing company for use of residential units. Does not apply to timeshares. May apply to housing co-ops. Amends Texas Fair Housing Act to establish that religious organization, private club, and appraisal exemption under that act does not apply to the sale, rental, or occupancy of certain dwellings owned by certain entities	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB04211F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/HB04211F.pdf</a>
<b>SB 15</b>	Bettencourt (R-Houston)	Relating to size and density requirements for residential lots in certain municipalities; authorizing a fee.	<b>PASSED, EFFECTIVE 9-1-25 - CSSB 15 (Gates) - Small lot sizes</b> , bracketed to 150K cities in 300K counties. Must be at least 5 ac, unplatted. Residential lots cannot be required to be larger than 3,000 <del>1,400</del> sq ft, wider than 30 <del>20</del> -ft, deeper than 75 <del>60</del> -ft or a density less than 31.1 du's per acre. Lots less than 4,000 sq ft cannot be required to have setbacks greater than 15 ft front, 10 ft rear and 5 ft side, more than one parking space per unit or covered parking, less than 3 stories in height or building articulation, off-site parking, etc. Cities can still require all subdivisions and small lots to fully mitigate stormwater runoff. No effect on HOAs or deed restrictions. Any person affected or aggrieved, including trade organizations, nonprofits & advocacy groups, by a city's violation of this chapter can sue the city or employee of the city.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB00015F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB00015F.pdf</a>

**APATX 2025 Legislative Session 89R - Bills that Passed -**

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<b>SB 250</b>	Flores, P (R-Pleasanton)	Relating to city annexation of an area adjacent to contiguous or connecting railroad rights-of-way.	<b>PASSED, EFFECTIVE IMMEDIATELY, 5.27.25 - Annex next to Rail ROW-</b> TLGC 43.0157: A city may annex areas adjacent to a right-of-way of a railway line, spur, or other railroad property that is contiguous and runs parallel to the city's boundaries, is contiguous to the area being annexed & each owner agrees to the annexation.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB00250F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB00250F.pdf</a>
<b>SB 783</b>	Menendez (D- San Antonio)	Relating to regulations adopted by governmental entities for the construction or alteration of residential or commercial buildings.	<b>PASSED, EFFECTIVE 9-1-25 - Exemptions to Building Code Material Prohibition</b> - Expands list of exceptions where cities & counties can regulate building product standards, methods, or materials beyond those mandated by state law. <b>Amends Government Code to exempt energy code amendments of the State Energy Conservation Office</b> (SECO); energy & water conservation design stds. established by SECO; high-performance building stds of applicable public institution of higher education. Amends Health & Safety Code to authorize SECO amendments to energy efficiency chapter of International Residential Code & International Energy Conservation Code.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB00783F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB00783F.pdf</a>
<b>SB 785</b>	Flores, P (R-Pleasanton)	Relating to the regulation of new HUD-code manufactured housing	<b>PASSED, EFFECTIVE 9-1-2026 - Manufactured Homes</b> - Amends Texas Manufactured Housing Standards Act, Occupations Code. A City with zoning must permit the installation, by right, of a new HUD-code manufactured home for use as a dwelling in a residential zoning classification; a type of residential zoning district; or a dedicated zoning classification for residential HUD-code manufactured homes. It must ensure at least one of these residential zoning classifications or districts has been adopted and applies to an area of land within the City and show it on the zoning map. (Clarifies existing statute) Prohibits City from requiring a SUP for a new HUD-code manufactured home if it was constructed according to federal/state law & a SUP is not required for other residential property in the same zoning classification	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB00785F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB00785F.pdf</a>
<b>SB 840</b>	Hughes (R-Tyler)	Relating to city & county regulation of multi-family and mixed-use residential development projects & conversion of commercial buildings to mixed-use and MF residential occupancy.	<b>PASSED, EFFECTIVE 9-1-25 - Conversion to Mixed-Use (MXU) and MF Residential</b> - Bracketed to 150K cities in 300K counties. Cities must allow by right MXU & MF uses in office, commercial, retail, warehouse or mixed-use zoning districts (except those with hazardous uses). Imposes density limit of 36 du per acre or highest density allowed; height limit of 45 ft or highest height applying to office, commercial, retail, or warehouse development on the site; setback or buffer less than 25 ft or setback applying to office, commercial, retail, or warehouse development on the site; more than one parking space per du or a multilevel parking structure; plus other limitations. Does not allow cities to collect permit or parkland fees or require a TIA when a building is being converted to MU or MF. Housing org or advocates can also sue.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB00840F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB00840F.pdf</a>
<b>SB 1566</b>	Bettencourt (R-Houston)	Relating to connection of utilities by certain entities in certain subdivisions formerly located in a city's ETJ.	<b>PASSED, EFFECTIVE IMMEDIATELY, 6.20.25 - ETJ Subdivision Utilities</b> - Extends authorization to serve water, sewer, electricity, gas, or other utility service to a plat of land to an authorized entity if the land was released from a Cities ETJ & the entity held a certificate of convenience and necessity to serve the land released from the ETJ. Allows provision of utility service connections without presentation of a platting certificate for properties within removed ERJ, helping eliminate confusion for certain residents and property owners seeking utility connections	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB01566F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB01566F.pdf</a>
<b>SB 1567</b>	Bettencourt (R-Houston)	Relating to the authority of home-rule municipalities to regulate the occupancy of dwelling units.	<b>PASSED, EFFECTIVE 9-1-25 - University - SF Occupancy Limit of Unrelated Individuals</b> - Applies only to home-rule cities with pop of less than 250,000 with 1) an institution of higher education with a student enrollment of more than 20,000; or (2) is adjacent to the campus of an institution so described. City cannot regulate number of people who occupy a du based on age, familial status, occupation, relationship status, or relationship to each other by affinity or consanguinity. Bill authorizes such city to limit occupancy of du to one occupant per sleeping room with a min floor area of 70 sq ft & one additional occupant for each additional 50 sq ft of floor area in the same sleeping room. Prohibits city from requiring a lease or documents to determine number of unrelated occupants. Student or other party can sue.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB01567F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB01567F.pdf</a>
<b>SB 2349</b>	Alvarado (D-Houston)	Notice requirements for a leased dwelling located in a floodplain.	<b>PASSED, EFFECTIVE 9-1-25 - Floodplain Lease Disclosure</b> - Amends Property Code to exempt landlord from requirement to provide notice to a tenant whether the landlord is or is not aware that a du is located in a 100-year floodplain or notice that the du has been damaged by flooding during the 5-years preceding the effective date under a lease of less than 30 days or under a temporary residential tenancy created by a contract for sale not greater than 90 days. The bill includes the inclusion of the notices in a paragraph of the lease or as an addendum to the lease and requires the landlord & tenant to sign the document.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB02349F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB02349F.pdf</a>
<b>SB 2477</b>	Bettencourt (R-Houston)	Relating to city and county regulation of conversion of certain office buildings to mixed-use and multifamily residential occupancy.	<b>PASSED, EFFECTIVE 9-1-25 - MF/MXU CONVERSION of existing Office Bldgs.</b> – Conversion allowed for buildings used primarily for office use, not zoned heavy industrial & constructed at least 5 years prior to conversion. Bracketed to cities of 150k pop in counties over 300K population. Creates new TLGC CH 218. Cities cannot restrict density to less than 36 du's per acre or City's highest allowed residential density; Also cannot require more parking spaces; require design stds. more restrictive than IBC; require TIA's or traffic improvements or require impact fees for water or wastewater unless demand is increased. Cannot require a zoning change or variance prior to allowing conversion; Permits must be approved administratively.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB02477F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB02477F.pdf</a>

**APATX 2025 Legislative Session 89R - Bills that Passed -**

**53 Total    19 - APATX Supported (36%)    11 - APATX Opposed (21%)    23 - APATX Neutral (43%)**

<b>Bill #</b>	<b>Author</b>	<b>Caption</b>	<b>Description</b>	<b>Link</b>
<b>SB 2835</b>	Johnson (D-Dallas)	Regulation of stairway requirements in multifamily residential buildings by political subdivisions.	<b>PASSED, EFFECTIVE 9-1-25 - Single-Stairway Access</b> - Amends IBC to authorize cities to allow single-stairway access to an apartment building up to six stories above grade, with no more than four units per floor & sprinkler systems/exiting requirements. Reduces construction costs of missing, small lot MF housing.	<a href="https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB02835F.pdf">https://capitol.texas.gov/tlodocs/89R/billtext/pdf/SB02835F.pdf</a>
<b>THE FOLLOWING BILLS DID NOT PASS.....but will be back.....</b>				
<b>HB 23 (see HB 2977, SB 2354)</b>	Harris (R-Palestine)	Third-party review of plats, property development plans, permits, & similar documents, inspection of an improvement related to such a document.	<b>Dead</b> , Left Pending in Committee <b>3rd party review of plats</b> - Worst parts of HB 23 moved into SB 1450. Removes the 15-day time period for development reviews and gives applicants the ability to choose a third party reviewer instead. Cities can't ask applicants to waive their right for 3rd party inspection or to obtain additional regulatory approvals.	
<b>HB 1322</b>	Hopper (R-)	Relating to municipal approval of subdivision plans or plats in certain municipalities.	<b>Dead</b> Plats - Extends the approval period from 30 to 90 days for municipalities with populations <b>under 10,000</b> , allowing smaller municipalities additional time to review and approve subdivision plans or plats.	
<b>HB 2265</b>	Isaac (R-Dripping Springs)	Relating to county land use regulatory authority in certain counties;	<b>Dead</b> - <b>Introduces zoning to Comal County</b> , specifically to areas around Guadalupe River and Canyon Lake - residents would need to vote for this in an election	
<b>HB 3172 (See SB 854)</b>	Gates (R-Richmond)	Relating to city regulation of multifamily and mixed-use development on religious land.	<b>Dead</b> - MU and <b>MF development allowed by right on religious land</b> and with standards beyond most cities minimums, regardless of zoning. Does allow cities to apply sewer and water access requirements, stormwater mitigation and building codes.	
<b>HB 3275</b>	Richardson (R-McKinney)	Cities require min. amount of parking spaces for certain commercial buildings.	<b>Dead</b> - <b>No Parking Min. Stds.</b> Prohibits cities from requiring minimum parking standards on commercial building constructed after 9/1/2025. ADA parking still applies.	
<b>SB 673</b>	Hughes (R-Tyler)	Regulation of accessory dwelling units by cities (Talarico-D Austin)	<b>Dead</b> , House didn't vote out ADU's - <b>Allows property owners to bypass municipal zoning regs</b> to build ADUs. Mandates new minimum setbacks and area requirements and is not clear if more than one ADU can be placed on a lot. Cities less than 150k pop have more ability to regulate setbacks, area requirements.	
<b>HB 369</b>	Tepper (R-Lubbock)	City regulate the number of dwellings allowed on certain property.	<b>Dead</b> Prohibits cities from adopting or enforcing ordinances that permit the construction of <b>more than one single-family dwelling</b> on a lot that was zoned for single-family dwellings as of <b>September 1, 2023</b> , and is located in a subdivision with at least one developed lot. ****DRG-Would prohibit ADUs unless written notice is provided to every owner within 200 feet and obtain affidavit of consent from every one of them	
<b>SB 1160</b>	Campbell (R-New Braunfels)	Relating to notice of changes to municipal zoning regulations and boundaries.	<b>Dead</b> - Increases the amount of time needed to notify of a zoning change by 30 days (from 10 to 40 days), increases the notification range from 200 feet to 1,500 feet	
<b>SB 3016</b>	Creighton (R-Conroe)	Relating to state preemption of certain municipal and county regulation.	<b>Dead</b> - Death Star Bill - Preempts TLGC CH's 41,42, 43, CH 211-250 Deviations - Preempts cities, counties from certain activities, adds new LGC Ch 40 preempting CH 41,42, 43 Annexation, ETJ deviations; new CH 250A preempts CH 211-250 regulatory "deviation" from statutes; any person, nonprofit or "trade association" can bring lawsuit for damages from ordinance, rule, etc. adopted in violation; pending action comptroller "shall" w/hold sales tax, state grant funds & not allow prop. tax increases.	