



## NEIGHBORHOOD LEGISLATIVE ALERT

The Texas Legislature has bills in this session that can greatly impact life in neighborhood communities. These include:

**SB 1787**  
**HB 3921**

S.B. 1787 Bettencourt Companion H.B. 3921 Goldman

Applies to counties with over 300,000 see map

Municipality cannot require:

- Lot to be over 1,400 square feet, wider than 20 feet or deeper than 60 feet
- Density of dwelling cannot be less than 31.1 unit
- Front setback of greater than 10 feet
- More than 30% permeable cover
- Fewer than 3 full stories

**SB 491**  
**HB 2198**

S.B. 491 Hughes Hefner Companion HB 2198 Hefner

For cities with a population of more than 725,000 (this includes Dallas, Fort Worth, Austin, San Antonio and Houston)

Municipality cannot limit building height on property more than 50 feet from triggering lot (a home) (impacts Austin compatibility standards)

H.B. 2665 Gates

A municipality or county may not adopt or enforce a local law that

- prevents the use of a property as a short term rental
- or regulates the duration or frequency
- or number of occupants

**HB 2665**

**HB 2367**

H.B. 2367 Lozano

A political subdivision may not adopt or enforce an ordinance that

Prohibits or limits the use of a property as a residential amenity rental

**SB 1412**  
**HB 2789**

S.B. 1412 Hughes Companion HB 2789 by Holland

Accessory Dwelling Unit Bill

Municipality cannot Prevent the building of an accessory dwelling unit

- Which can only be limited in size by being smaller than the main unit and can Never be required to be smaller than 1,000 square feet.
- If lot is over 10,000 square feet 2 accessory dwelling units can be built
- Accessory dwelling units are not limited by impervious cover limits

**HB 3135**

H.B. 3135 Stucky

Governing body must review land use regulations and shall repeal or amend a regulation that interferes with the production of new housing or development related to existing housing.

**HB 4637**  
**HB 1514**

H.B. 4637 Sherman resurrection of HB1514 Holland

Valid Petition against rezoning to force a super-majority vote upped from 20% to 50%

**HB 1526**

H.B. 1526 Harris

This bill makes it much more difficult for a city to get parkland from large developments, and disallows dedication from non-residential projects

Follow the links to the Bill History section. The bills can be read under the “text subheading”.

What can you do to protest these bills? Write to your local legislator (send an email to sarah.ekhardt@senate.texas.gov). Write to the chairman and members of the committees. All of the Senate bills go to the **Senate Local Government Committee** and all of the house bills go the **House Land and Resource Committee**.

The members of the **Senate Local Government Committee** are:

Chair Bettencourt: Paul.bettencourt@Senate.texas.gov / Phone: (512) 463-0107  
Vice-Chair Springer: Drew.springer@senate.texas.gov / Phone: (512) 463-0130  
Sen. Eckhardt: Sarah.eckhardt@senate.texas.gov / Phone: (512) 463-0114  
Sen Gutierrez: Roland.gutierrez@senate.texas.gov / Phone: (512) 463-0119  
Sen. Hall: Bob.hall@senate.texas.gov / Phone: (512) 463-0102  
Sen. Nichols: Robert.nichols@senate.texas.gov / Phone: (512) 463-0103  
Sen. Parker: Tan.parker@senate.texas.gov / Phone: (512) 463-0112  
Sen Paxton: Angela.paxton@senate.texas.gov / Phone: (512) 463-0108  
Sen. West: Royce.west@senate.texas.gov / Phone: (512) 463-0123

The members of the **House Land and Resource Committee** are:

Chair DeWayne Burns Dewayne.Burns@house.texas.gov 512-463-0538  
Vice Chair Glenn Rogers glenn.rogers@house.texas.gov 512-463-0656  
Rep. Cecil Bell Cecil.Bell@house.texas.gov 512 463-065  
Rep. Keith Bell keith.bell@house.texas.gov 512-463-0458  
Rep. Brad Buckley brad.buckley@house.texas.gov 512-463-0684  
Rep. Evelina "Lina" Ortega lina.ortega@house.texas.gov 512-463-0638  
Rep. Ron Reynolds ron.reynolds@house.texas.gov 512-463-0494  
Rep. Mike Schofield mike.schofield@house.texas.gov 512-463-0528  
Rep. Carl O. Sherman, Sr. carl.sherman@house.texas.gov 512-463-0953

You can also [SUBMIT A HOUSE PUBLIC COMMENT FORM.](#)

[Read the Austin Independent about these bills](#)

[Read The Austin Chronicle about one of these bills](#)

[Read Texas Monthly about STRs and lege bills](#)

## ***What SB 1787 means to neighborhoods.***

*Any residential lot in Austin can be subdivided into lots that can only by required to be 20 feet wide, 60 feet deep and 1400 square feet. The lots must allow 31 units per acre and 3 full stories. The setback from the street is only required to be 10 feet and the impervious cover can be 70%. Many cities have been testifying at the legislature.*

*One Texas city wrote about these concerns:*

*A twenty foot wide lot with 5 foot setback yields a 10 foot wide house, suitable for a “tiny home” but not family housing.*

*Police, fire and other city services are located and constructed base on existing distribution of housing, changing this can negatively impact a city’s ability to ensure basic needs are met.*

*Storm water systems are engineered for a certain land use densities and lot coverages. Ignoring this disregards the design and risks flooding of homes.*

