

89th Texas Legislature Bills

2025

ANC June 25, 2025



2025 Lege Bills

Bill	Author	Companion	Filed	Signed by the Governor	Final Bill	Topic
HB24	Orr	SB844	3/4/25	6/20/25	link	Petition Rights
HB327	Bemal	SB 1110	11/12/24			
HB369	Tepper		11/12/24			
HB859	Reynolds		11/12/24			
HB878	Vasut		11/12/24			
HB1742	Hickland		1/6/25			
HB1779	Bucy		1/28/25			
HB2149	Tepper		1/8/25			
HB2265	Isaac		1/30/25			
HB2480	Talarico		2/5/25			
HB2569	Patterson		2/7/25	6/20/25	link	Development Memorandum
HB2687	Guillen		2/7/25			
HB2767	Landgraff	SB1648	2/13/25			
HB2797	Vasut	SB1567	2/13/25	6/20/25	link	Revolving Occupancy
HB2910	Hinjosa	HB 2910	11/21/24			
HB2968	Talarico		2/18/25			
SB3172	Gates	SB854	2/21/25			
HB3404	Heffner	SB 840	2/26/25			
HB3572	Guillen		3/3/25			
HB3919	Gates	SB 15	3/6/25			
HB4165	Bucy		3/10/25			
HB4506	Bonnen		3/12/25			
HB5187	Patterson	SB 2477	3/14/25			
HB27	Goodwin		11/12/24			
Bill	Author	Companion	Filed			Topic
SB15	Bettencourt	HB 3919	3/4/25	6/20/25	link	Subdivision small lots, higher impervious cover
SB208	West	HB 4505	11/12/24			
SB443	Hinjosa	HB 2910	11/21/24			
SB583	West		12/13/24			
SB673	Hughes		12/19/24			
SB840	Hughes	HB 3404	1/17/25	6/20/25	link	Residential on Commercial
SB844	Hughes	HB 24	1/17/25			see HB24
SB854	Middleton	B 3172	1/17/25			
SB1110	Eckhardt		2/5/25			
SB1160	Campbell		2/7/25			
SB1567	Bettencourt	HB2797	2/24/25	6/20/25		Occupancy
SB1648	Hughes	HB 2767	2/26/25			
SB1882	Bettencourt	HB2797	3/4/25			
SB1954	Campbell		3/5/25			
SB2477	Bettencourt		3/13/25			
SB2836	Johnson	HB5148				

Passed Bills

Bill	Author	Companion	Filed	Signed by the Governor	Final Bill	Topic
HB24	Orr	SB844	3/4/25	6/20/25	link	Petition Rights
HB2559	Patterson		2/7/25	6/20/25	link	Development Moratorium
HB4506	Bonnen			6/20/25	link	Non-conforming Uses
SB15	Bettencourt	HB 3919	3/4/25	6/20/25	link	New Subdivision small lots, higher impervious cover
SB506	Bettencourt	HB1783	11/25/24	6/20/25	link	Clarity in Ballot Propositions
SB840	Hughes	HB 3404	1/17/25	6/20/25	link	Residential on Commercial
SB 1567	Bettencourt	HB2797	2/24/25	6/20/25	link	Occupancy
SB2477	Bettencourt	HB5187	3/13/25	6/20/25	link	Commercial Conversion to Mixed Use/Residential
SB2835	Johnson	HB5148	3/14/25	No signature	link	Single Stairs

Neighborhood Change Bills: Density, ADUs

2025



SB15 - Bettencourt

Caption Relating to size and density requirements for residential lots in certain municipalities; authorizing a fee.

Companion Bill HB 3919 Identical

Author:

Bettencourt | Campbell | Creighton | Gutierrez | Hagenbuch | Hughes | Middleton | Nichols | Paxton | West

Coauthor:

Johnson | Kolkhorst | Parker



Sen. Paul Bettencourt
District 7
Houston, TX
Republican

SB15 - Bettencourt

Where it applies: city of at least 150,000 in county of at least 300,000

Cities Against:

- Austin
- Dallas
- Denton
- Flower Mound
- Garland
- Georgetown
- Irving
- Lewisville
- McAllan
- McKinney

- Close to 150,000:
- Mesquite
 - Pasadena
 - McAllan
 - Waco

- | | |
|----------------|---------------|
| Houston | Lubbock |
| San Antonio | Irving |
| Dallas | Garland |
| Fort Worth | Frisco |
| Austin | McKinney |
| El Paso | Grand Prairie |
| Arlington | Brownsville |
| Corpus Christi | Killeen |
| Plano | Denton |

(b) This subchapter does not apply to a one-mile radius from the perimeter of a campus that includes a law enforcement training center in a county that has a population of 2,600,000 or more but less than 2,700,000. (this is in Dallas)

SB15 - Bettencourt

For areas of single family homes (no definition of single family homes)

On new plats on 5 acres of land that has no recording plat or map a municipality may not adopt or enforce an ordinance that a residential lot to be:



- (A) larger than 1,400 square feet;
- (B) wider than 20 feet; or
- (C) deeper than 60 feet; or

(2) if regulating the density of dwelling units on a residential lot, a ratio of dwelling units per acre that results in fewer than 31.1 units per acre.

You can have bigger lots – but they cannot be zoned to be larger than 1,400 square feet

SB15 - Bettencourt

For lots of 4000 square feet or less “small lots”

- Maximum setback required is 5 feet, 
- Height is 3 full stories (each floor can be 10 feet interior)
- Impervious cover is 70% or greater 
- No Floor-Area-ratio (FAR) requirement or articulation requirement

SB15 - Bettencourt

- Sec. 211.057. NO EFFECT ON HOMEOWNERS' ASSOCIATIONS AND OTHER PRIVATE AGREEMENTS. This subchapter does not prohibit property owners from enforcing rules or deed restrictions imposed by a homeowners' association or by other private agreement.
- Sec. 211.058. ACTION. (a) A person adversely affected or aggrieved by a municipality's violation of this subchapter or a housing organization may bring an action against the municipality or an officer or employee of the municipality in the officer's or employee's official capacity for relief described by Subsection

HB24 – Orr

Author: Orr

Caption: Relating to procedures for changes to a zoning regulation or district boundary.

Companion: [SB 844 by Hughes, Identical](#)



[Rep. Angelia Orr](#)

District 13

Hillsboro, Texas

Republican

HB24 – Orr

Sec. 211.0011. DEFINITION. In this subchapter, "proposed comprehensive zoning change" means a municipal proposal to:

(1) change an existing zoning regulation that:

(A) will have the effect of allowing more residential development than the previous regulation;

and

(B) will apply uniformly to each parcel in one or more zoning districts;

(2) adopt a new zoning code or zoning map that will apply to the entire municipality; or

(3) adopt a zoning overlay district that:

(A) will have the effect of allowing more residential development than allowed without the overlay; and

(B) will include an area along a major roadway, highway, or transit corridor.

HB24 – Orr

SECTION 2. Section 211.006(a), Local Government Code, is amended to read as follows:

(a) The governing body of a municipality wishing to exercise the authority relating to zoning regulations and zoning district boundaries shall establish procedures for adopting and enforcing the regulations and boundaries. A regulation or boundary is not effective until after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Before the 15th day before the date of the hearing, notice of the time and place of the hearing must be:

- (1) published in an official newspaper or a newspaper of general circulation in the municipality; and
- (2) if the municipality maintains an Internet website, published on the municipality's Internet website.

FOR COMPREHNSIVE ZONING CHANGES

HB24 – Orr

Sec. 211.0073. NOTICE SIGN REQUIREMENT FOR CERTAIN ZONING CHANGES IN HOME-RULE MUNICIPALITIES. (a) Not later than the 10th day before the date the zoning commission of a home-rule municipality holds a hearing on a proposed change in zoning classification that does not apply to the whole municipality and until the date of a final determination on the proposed change by the governing body of the municipality, the zoning commission shall post a notice sign in accordance with this section on:

- (1) the property affected by the change; or
 - (2) a public right-of-way for a change initiated by the municipality that affects multiple properties.
- (b) The notice sign must be at least 24 inches long by 48 inches wide.

MUST PUT SIGNS UP ON NON-COMPREHENSIVE ZONING CHANGES

HB24 – Orr

(b) A protest of a proposed change to a zoning regulation or district boundary must be written and signed by the owners of:

- (1) at least 20 percent of the area of the lots or land covered by the proposed change;
- (2) except as provided by Subdivision (3), at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area; or
- (3) at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development.

HB24 – Orr

20% of property
covered in the zoning
change

Overcome by $\frac{3}{4}$ vote

20% of property within 200
feet of the zoning change if
it is not for higher density
residential

Overcome by $\frac{3}{4}$ vote

60% of property within 200
feet of the zoning change if
it is for higher residential

Overcome by simple
majority vote

No petition rights for higher density residential zoning change

HB24 – Orr

Sec. 211.0065. PRESUMPTION OF VALIDITY FOR CERTAIN CHANGES TO ZONING REGULATIONS OR DISTRICT BOUNDARIES. A change to a zoning regulation or district boundary that has the effect of allowing more residential development than the previous regulation is conclusively presumed valid and to have occurred in accordance with all applicable statutes and ordinances if an action to annul or invalidate the change has not been filed **before the 60th day after the effective date of the change.**

60 days to file a lawsuit on zoning after the effective date of the change.

SB840 - Hughes

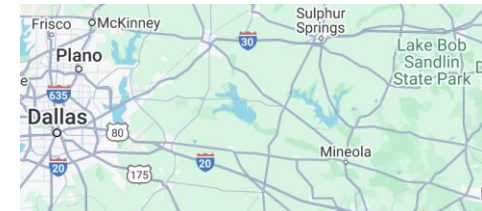
Author: Hughes

Caption: Relating to certain municipal and county regulation of certain multifamily and mixed-use residential development projects and conversion of certain commercial buildings to mixed-use and multifamily residential occupancy.


Companion - [HB 3404](#) [Hefner](#)



Senator Brian Hughes
District 1
Mineola, Texas
Republican



SB840 - Hughes



Sec. 249.002. APPLICABILITY. This chapter applies only to:

a municipality with a population greater than 150,000 that is located in a county with a population greater than 420,000; and

County	2024 Population
Harris	4,888,913
Dallas	2,610,723
Tarrant	2,210,248
Bexar	2,115,167
Travis	1,342,372
Collin	1,231,723
Denton	1,037,646
Fort Bend	944,637
Hidalgo	908,656
El Paso	872,521
Montgomery	743,154
Williamson	722,109
Cameron	428,509
Brazoria	409,642
Bell	398,932
Galveston	366,101

SB840 - Hughes

SUBCHAPTER B. ZONING AND DEVELOPMENT REGULATIONS

Sec. 218.101. MIXED-USE RESIDENTIAL AND MULTIFAMILY RESIDENTIAL USES ALLOWED. (a) **Notwithstanding any other law, a municipality or county shall allow mixed-use residential use and development or multifamily residential use and development in a zoning classification that allows office, commercial, retail, warehouse, or mixed-use use or development as an allowed use under the classification.**

SB840 - Hughes

Sec. 218.102. REGULATION OF MIXED-USE RESIDENTIAL AND MULTIFAMILY RESIDENTIAL USE OR DEVELOPMENT. (a) A municipality or county may not adopt or enforce an ordinance, order, zoning restriction, or other regulation that:

(1) imposes on a mixed-use residential or multifamily residential development:

(A) **a limit on density that is more restrictive than the greater of:**

(i) **the highest residential density allowed in the municipality or county; or**

(ii) **36 units per acre;**

(B) a limit on building height that is more restrictive than the greater of:

(i) **the highest height that would apply to an office, commercial, retail, or warehouse development constructed on the site; or**

(ii) **45 feet; or**

(C) a setback or buffer requirement that is more restrictive than the lesser of:

(i) **a setback or buffer requirement that would apply to an office, commercial, retail, or warehouse development constructed on the site; or**

(ii) **25 feet;**

SB840 - Hughes

- (2) requires a mixed-use residential or multifamily residential development to provide:
 - (A) **more than one parking space per dwelling unit**; or
 - (B) a multi-level parking structure;
- (3) **restricts the ratio of the total building floor area of a mixed-use residential or multifamily residential development in relation to the lot area of the development**; or
- (4) **requires a multifamily residential** development not located in an area zoned for mixed-use residential use **to contain nonresidential uses**.

SB840 - Hughes

b) If a municipal or county authority responsible for approving a building permit or other authorization required for the construction of a mixed-use residential or multifamily residential development determines that a proposed development meets municipal or county land development regulations in accordance with this subchapter the municipal or county authority:

- (1) **shall administratively approve the permit or other authorization; and**
- (2) **may not require further action by the governing body of the municipality or county for the approval to take effect.**

SB840 - Hughes

Sec. 218.203. CERTAIN REGULATIONS PROHIBITED. A municipality or county **may not**, in connection with the use, development construction, or occupancy of a building proposed to be **converted** to mixed-use residential or multifamily residential use, require:

- (1) the preparation of a **traffic impact analysis** or other study relating to the effect the proposed converted building would have on traffic or traffic operations;
- (2) the **construction of improvements or payment of a fee in connection with mitigating traffic effects related to the proposed converted building;**
- (3) the provision of more than one parking space per dwelling unit; or
- (4) **the extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building.**

HB2559- Patterson

Caption Relating to the imposition by a municipality of a moratorium on property development in certain circumstances.

Companion: SB2477 – Bettencourt, identical



Rep. Jared Patterson
District 106
Frisco, TX
Republican

HB2559- Patterson

AN ACT

relating to the imposition by a municipality of a moratorium on property development in certain circumstances.

Makes it very difficult to impose a development moratorium for any reason-

Must notify people by certified mailed 30 days before hearing, and two hearing 30 days apart must be held.

12 days after the second hearing must have two more hearings at least 28 days apart, and moratorium must pass by a $\frac{3}{4}$ vote.

Moratorium must only last 90 days.

SB1567 - Bettencourt

Caption Relating to the authority of home-rule municipalities to regulate the occupancy of dwelling units.

Coauthor Eckhardt



Sen. Paul Bettencourt
District 7
Houston, TX
Republican

Companion:

[HB 2797](#) by Vasut, Identical

SB1567 - Bettencourt

Sec. 211.052. APPLICABILITY. This subchapter applies only to a home-rule municipality with a population of less than 250,000:

- (1) in which the campus of an institution of higher education with a student enrollment of more than 20,000 is located; or
- (2) that is adjacent to the campus of an institution of higher education described by Subdivision (1).

(b) A municipality may impose a limit on the number of occupants of a dwelling unit that is not more restrictive than:

- (1) one occupant per sleeping room with a minimum floor area of 70 square feet; and
- (2) one additional occupant for each additional 50 square feet of floor area in the same sleeping room.

SB2835- Johnson

Caption Relating to municipal regulation of stairway requirements in certain apartment buildings.

Companion: HB5148 -Talarico similar



Rep. Nathan Johnson
District 16
Dallas, TX
Democrat

SB2835- Johnson

(b) A municipality may authorize an apartment building to have a single stairway only if the building:

(1) does not have more than six stories above grade plane and is not a high-rise as defined by the International Building Code, as adopted under Section 214.216;

(2) does not have more than four dwelling units on any floor;

(3) has automatic sprinkler locations in each interior exit stairway, regardless of the type of stairway construction, that comply with the requirements prescribed by National Fire Protection Association Standard 13 for combustible stairways;

SB2835- Johnson

(4) has:

(A) an exterior stairway; or

(B) an interior exit stairway for which the doors:

(i) into the stairway from the interior of the building swing into the stairway regardless of the occupant load served; and

(ii) from the interior exit stairway to the building exterior swing in the direction of exit travel;

(5) has interior exit stairway enclosures that:

(A) have a fire resistance rating of not less than two hours; and

(B) do not contain an elevator opening;

(6) has on each floor a corridor from each dwelling unit entry or exit door to an interior exit stairway, including any related exit passageway, that has a fire resistance rating of at least one hour;

SB2835- Johnson

- (7) does not have more than 20 feet between the entry or exit door of a dwelling unit and an exit stairway;
- (8) does not have more than 125 feet of exit access travel distance;
- (9) has an exit serving the portion of the building that contains two or more dwelling units that does not discharge through a portion of the building with a different occupancy category, including an accessory parking garage;
- (10) has an exit that terminates in an egress court for which the court depth does not exceed the court width, unless it is possible to exit the egress court to the public way in either direction;
- (11) does not have an opening within 10 feet of an unprotected opening into an exit stairway other than a required exit door that has a fire resistance rating of at least one hour;

SB2835- Johnson

Compare to [COA adopted single staircase code](#)

There are 12 rules in Austin's code of about 1 page; state law has 3 legal pages with 24 rules.

Convesrion from Commercial to Multifamily

2025



SB2477 - Bettencourt

Caption Relating to certain municipal regulation of conversion of certain office buildings to mixed-use and multifamily residential occupancy.

Coauthor Adam Hinijosa



Sen. Paul Bettencourt
District 7
Houston, TX
Republican

Companion:

[HB 5187](#) by Patterson, Identical

SB2477 - Bettencourt

Sec. 218.002. APPLICABILITY OF CHAPTER. This chapter applies only to a municipality with a population **greater than 150,000** that is wholly or partly located in a **county with a population greater than 300,000**.

Sec. 218.101. APPLICABILITY. (a) This subchapter applies only to a building or the structural components of a building that:

- (1) is being used primarily for office use;
- (2) is proposed to be converted from primarily office use to mixed-use residential or multifamily residential occupancy for at least 65 percent of the building and at least 65 percent of each floor of the building that is fit for occupancy; and
- (3) was constructed at least five years before the proposed date to start the conversion.

SB2477 - Bettencourt

Sec. 218.102. CERTAIN REGULATIONS PROHIBITED. (a) Notwithstanding any other law, a municipality may not, in connection with the use, development, construction, or occupancy of a building proposed to **be converted to mixed-use residential or multifamily residential use**, require:

- (1) **the preparation of a traffic impact analysis** or other study relating to the effect the proposed converted building would have on traffic or traffic operations;
- (2) the construction of improvements or payment of a fee in connection with mitigating traffic effects related to the proposed converted building;
- (3) the provision of additional parking spaces, other than the parking spaces that already exist on the site of the proposed converted building;
- (4) **the extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity** needed to serve the proposed converted building;
- (5) a **limit on density applicable to the site of the proposed converted building that is more restrictive than the greater of:**
 - (A) **the highest residential density allowed in the municipality; or**
 - (B) **36 units per acre;**

SB2477 - Bettencourt

Sec. 218.104. ADMINISTRATIVE APPROVAL REQUIRED. Notwithstanding any other law, if a municipal authority responsible for approving a building permit or other authorization required for the conversion of a building to mixed-use residential use or multifamily residential use determines that a proposed conversion meets municipal regulations in accordance with this subchapter, the municipal authority:

- (1) shall administratively approve the permit or other authorization; and
- (2) may not require further action by the governing body of the municipality for the approval to take effect.

Non- Conforming Uses

2025



HB4506 - Bonnen

Author: Bonnen

Caption Relating to electronic delivery of notice for certain municipal zoning changes.



[Rep. Greg Bonnen](#)
District 24
League City, Texas
Republican

HB4506 - Bonnen

the governing body of a municipality or a zoning commission, as applicable, shall provide written notice of each public hearing regarding any proposed adoption of or change to a zoning regulation or boundary under which a current conforming use of a property is a nonconforming use if the regulation or boundary is adopted or changed. The notice must:

(1) be mailed by United States mail or delivered electronically to each owner of real or business personal property where the proposed nonconforming use is located as indicated by the most recently approved municipal tax roll and each occupant of

"THE [MUNICIPALITY NAME] IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

Sec. 211.020. ELECTRONIC DELIVERY OF NOTICE. (a) A municipality may deliver notice electronically under this chapter only if the recipient elects to receive notice electronically under Subsection (b).

(c) A municipality may deliver notice electronically by e-mail or text message.

Ballot Propositions

2025



SB506- Bettencourt

Caption Relating to requirements for certain ballot propositions and to related procedures and provisions.

Author: Bettencourt | Huffman | Middleton | Parker | Paxton

Coauthor: Hall

Sponsor: Paul | Toth | Tepper

Companion:

[HB 1783 identical](#)



Sen. Paul Bettencourt
District 7
Houston, TX
Republican

SB506- Bettencourt

SECTION 1. Section 52.072, Election Code, is amended by adding Subsection (g) to read as follows:

(g) A proposition must substantially submit the question with such definiteness, certainty, and facial neutrality that the voters are not misled.

SECTION 2. Chapter 233, Election Code, is amended by adding Section 233.0115 to read as follows:

Sec. 233.0115. BALLOT LANGUAGE MANDAMUS ACTION. If a court orders a new election under Section 233.011, a person may seek from the court a writ of mandamus to compel the governing body of a city to comply with the requirement that a ballot proposition must substantially submit the question with such definiteness, certainty, and facial neutrality that the voters are not misled, as provided by Section 273.102.

SB506- Bettencourt

Sec. 273.101. REVIEW BY SECRETARY OF STATE. (a) Not later than the seventh day after the date on which a home-rule city publishes in the election order ballot proposition language proposing an amendment to the city charter or a voter-initiated initiative or referendum as requested by petition, a registered voter eligible to vote in the election or an authorized representative of a home-rule city may submit the proposition for review by the secretary of state.

(b) The secretary of state shall review the proposition not later than the seventh day after the date the secretary receives the submission to determine whether the proposition is misleading, inaccurate, or prejudicial.

(c) If the secretary of state determines that the proposition is misleading, inaccurate, or prejudicial, the secretary of state shall provide notice to the city of the secretary of state's determination. Not later than the third day after receiving notice from the secretary of state, the city shall draft a proposition to cure the defects and give notice of the new proposition using the method of giving notice prescribed for notice of an election under Section 4.003.