



Items 26 – 29

Code Amendments in alignment with Texas 89th Legislative Session

Senate Bill 15 (SB 15)

Senate Bill 840 (SB 840)

SB 15 and SB 840 Overview

- Both State Bills mandates housing options in cities greater than 150,000
- Both effective September 1, 2025
- SB 15 – provides for size and density requirements for residential lots
- SB 840 – provides for mixed-use and multifamily residential development and conversion of commercial buildings to mixed-use and multifamily

Code Alignment – SB 840

- New/Updated Definitions for:
 - Apartment/Multifamily
 - Defined as three or more dwelling units
 - Mixed Use Residential
 - Consists of at least 65% of the total square footage for residential

Code Alignment – SB 840

2 overall components

Component 1 for new apartments/mixed-use residential:

- Height maximum is raised to 45 feet (vs 35 ft)
- Density 145 units per acre
- Requires minimum of one (1) parking space per unit
- These are all by right
 - No Special Permit
 - No Detailed Site Development Plan
 - No Building Scale Plan (Title 21)

Code Alignment – SB 840

Component 2 for conversion to apartments/mixed-use residential:

- Existing buildings being used for office, retail, or warehouse use
 - A minimum of 65% residential use
 - 5 years old or more
- City cannot require:
 - Traffic Impact Analysis, or require development to mitigate traffic effects
 - Additional parking other than those already existing
 - Extension, upgrade, or replacement of utility facility
 - Exception- only when necessary to provide minimum capacity for converted building
 - Impact fee payment (unless land was already subject to impact fee)

Code Alignment – SB 15

For small lots:

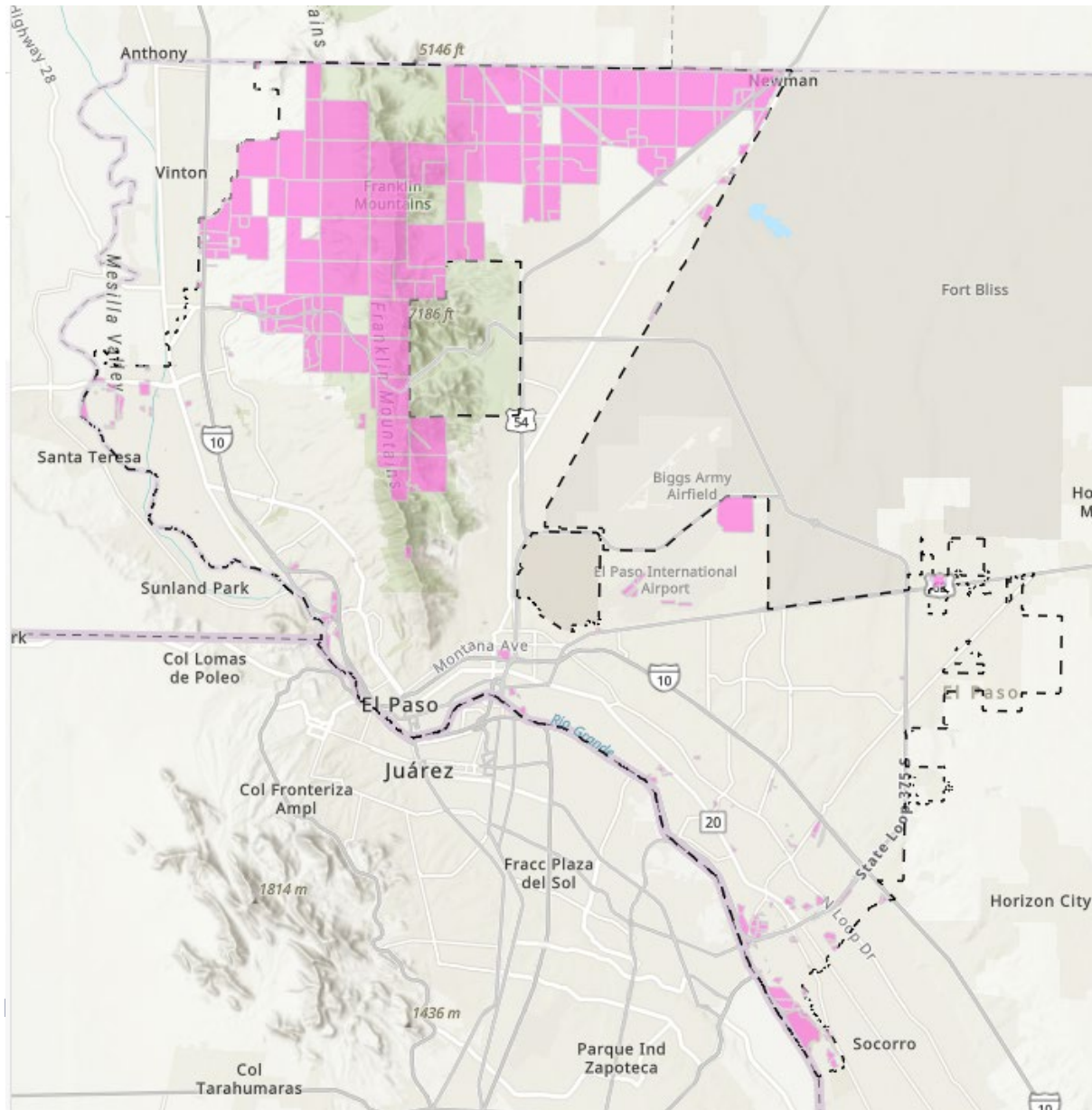
- Applicable:
 - Land to be platted (subdivided)
 - Has no recorded plat
 - Is five acres or more
 - Zoning districts that allow single family dwellings

Code Alignment – SB 15

Small lot standards:

- Single-family residential lot that is 4,000 square feet or less
- Minimum lot area: 2,250 square feet
- Minimum lot width: 30 feet
- Minimum lot depth: 75 feet
- Parking minimum: 1 per unit

Code Alignment – SB 15



 Small lot eligible properties (primarily in NE and West)

Recommendation

Approve the Ordinances amending City Code to align with recently passed State law

MISSION



Deliver exceptional services to support a high quality of life and place for our community.

VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.



VALUES

Integrity, **R**espect, **E**xcellence,
Accountability, **P**eople