



North Texas Chapter International Code Council



Region X Legislative Committee June 22, 2026

The following information is provided as an overview to enhance understanding of topics that may be discussed during the Texas House of Representatives Land and Resource Management Committee Public Hearing scheduled for July 20, 2026 (see attached Notice of Public Hearing). The opinions, perspectives, and narratives referenced herein were gathered from various media and public sources and do not represent the official position of ICC Region 10 or NTC ICC. The discussions are expected to focus on issues that could influence or expand existing Texas legislation during the 2026–2027 legislative cycle.

Texas SB 840 reduces municipal control over zoning for qualifying projects, allowing developers to build or convert properties more efficiently. It encourages the development of multifamily housing in commercial corridors, potentially increasing housing availability in high-demand urban areas. Municipalities must adjust comprehensive plans and infrastructure planning to accommodate this new regulatory framework

Texas SB 840 represents a significant shift in Texas land-use policy, prioritizing streamlined approvals and by-right development to support urban housing growth.

By-Right Development: Municipalities must allow multifamily projects with three or more units and mixed-use residential projects with at least 65% of floor area devoted to residential use in districts permitting office, commercial, retail, warehouse, or mixed-use uses without requiring rezoning, variances, or discretionary approvals.

Texas SB 1567 aims to regulate the occupancy of dwelling units in home-rule municipalities, particularly those near university campuses, by prohibiting occupancy limits based on personal relationships and other subjective criteria.

Key Provisions of SB 1567

Objective Regulation: The bill restricts home-rule municipalities from enforcing occupancy limits based on age, familial status, occupation, or relationship status. Instead, it allows regulations based solely on objective, space-based criteria, such as square footage per occupant

Occupancy Standards: Municipalities can set limits like one occupant per sleeping room of at least 70 square feet, with one additional occupant allowed for every extra 50 square feet

Gary Cowley
President
City of Highland
Village

Michael Sizemore
Vice President
City of Sachse

Dylan Whitehead
Secretary
City of Burleson

Nathan Gonzales
Treasurer
City of Crowley

CJ Jarecki
Director at Large
Town of Sunnyvale

Loren Brown
Simpson Strong Tie
Professional Officer

Wayne Snell
Past President
City of Irving

This aims to standardize occupancy regulations and prevent discriminatory practices that could limit housing access for students and other residents.

Health and Safety Concerns: While the bill limits subjective occupancy regulations, it preserves the authority of municipalities to impose occupancy limits rooted in health and safety concerns, such as building and fire codes

SB 1567 represents a shift in local control, aiming to protect individual housing rights and ensure that occupancy regulations are fair and based on safety rather than personal characteristics. This legislation is particularly relevant for university towns, where housing dynamics can significantly impact students' living situations and affordability

In summary, Texas SB 1567 seeks to create a more equitable framework for regulating residential occupancy in home-rule municipalities, particularly benefiting students and addressing housing challenges in college towns.

Texas Senate Bill 15 is legislation aimed at modifying municipal zoning powers in cities with populations over 150,000 located in counties exceeding 300,000 residents

The bill seeks to encourage higher-density residential development by limiting local ordinances that restrict lot sizes, setbacks, building requirements, and density for undeveloped land

It is part of a broader effort to expand housing supply and affordability in Texas's rapidly growing urban areas With Key Provisions:

Lot Size and Density Limits: Municipalities cannot enforce zoning rules requiring residential lots to exceed 1,400 square feet, be wider than 20 feet, or deeper than 60 feet. Density cannot be restricted to fewer than 31.1 dwelling units per acre

Small Lot Regulations: For lots 4,000 square feet or less, SB 15 restricts local mandates on setbacks, off-site parking, and building bulk or height

Geographic Exceptions: Stricter rules are allowed near military bases, airports, and aquifer recharge zones.

Private Agreements: The bill preserves private deed restrictions and homeowners' association rules, ensuring they remain enforceable.

Enforcement and Legal Mechanisms SB 15 introduces a new enforcement section allowing private parties or housing organizations to take legal action against municipalities or officials violating the statute. Remedies include declaratory judgments, injunctions, writs of mandamus, and economic damages, with governmental immunity waived for these claims. Appeals are directed to the Fifteenth Court of Appeals.

Possible Impact on Housing Development;

The bill is expected to *increase housing supply and affordability* by enabling developers to build on smaller lots and higher-density projects. For example, a 50-acre site previously limited to 80 homes could now accommodate up to 560 homes, significantly lowering land costs per unit and improving project feasibility

SB 15 works alongside SB 840, which addresses commercial and multifamily development, collectively expanding development opportunities across Texas

SB 15 represents a major shift in Texas housing policy, reducing regulatory barriers for residential development in large cities, promoting urban infill, and supporting the creation of more affordable housing options. While it does not solve the housing shortage immediately, it *provides developers with greater flexibility and sets the stage for long-term growth in the state's housing market*

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Texas House Bill 24 aims to *improve housing affordability* by changing zoning laws, making it more difficult for residents to block new home constructions near them.

House Bill 24, introduced by State Rep. Angelia Orr, is designed to *address the housing crisis* in Texas by facilitating the construction of new homes. The bill seeks to raise the threshold for property owners to block zoning changes that would allow for new residential developments. Currently, if 20% of neighboring landowners object to a zoning change, it requires a supermajority vote from the city council to approve it. HB 24 proposes to increase this threshold to 60%, thereby making it easier for developers to obtain the necessary approvals for new housing projects

Some Key Provisions

Zoning Changes: The bill modifies the process for changing zoning regulations, particularly in residential areas. It aims to limit the ability of a minority of property owners to prevent new developments that could alleviate housing shortages.

Impact on Local Governance: While the bill allows for protests against zoning changes, it ensures that a simple majority of city council members can approve changes if the required percentage of objections is not met. This is intended to *streamline the approval process for new housing developments*

Addressing Housing Shortages: Texas is currently facing a significant housing shortage, with estimates indicating a need for 320,000 additional homes. HB 24 is part of a broader legislative effort to combat high housing costs and improve access to affordable housing

Concerns and Opposition

Some lawmakers have expressed concerns that the bill may undermine property rights and make it more challenging for residents to prevent undesirable developments, such as commercial or industrial properties, from being built near their homes. Critics argue that while the bill aims to promote affordable housing, it could lead to conflicts between residential and commercial interests

In summary, Texas House Bill 24 is a legislative effort to *enhance housing affordability* by modifying zoning laws, thereby facilitating the construction of new homes while balancing the interests of property owners and local governments.

Region X Legislative Committee Synopsis:

The effort is clearly framed around important issues such as affordability, housing shortages, and the housing crisis. While we all share the goal of addressing these challenges, it should not come at the expense of public safety or the reasonable oversight that the majority of Authorities Having Jurisdiction (AHJs) provide. We have seen too many instances where broad legislative solutions, intended to address the actions of a minority, have produced unintended consequences for the majority of jurisdictions that consistently deliver timely plan reviews and inspections at fair and reasonable fees. Several laws enacted during recent legislative sessions have demonstrated the risks of short-sighted approaches that overlook the value of existing regulatory safeguards. It is important that, when given the opportunity, we provide subject matter expertise, thoughtful recommendations, and practical solutions that address housing needs while maintaining the safety standards that protect our communities.

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