



MEETING AGENDA

Client:	City of Gainesville
Subject:	Zoning and Subdivision Ordinance Update Advisory Committee Meeting #1
Date:	Thursday, June 18, 2026
Time:	6:00 PM
Location:	Gainesville City Council Chambers, 200 South Rusk, Gainesville, TX

OBJECTIVES

To introduce the Advisory Committee to the ordinance update project and secure high-level guidance on targeted zoning, subdivision, and infrastructure priority opportunities to inform the upcoming diagnostic code assessment.

AGENDA

- **Introduction**
- **Project Overview**
 - Project Purpose
 - Committee Role
 - Project Schedule
- **Public Engagement Strategy**
 - Project Website
 - Community Survey
- **Ordinance/Code Discussion**
 - Key Study Areas
 - Corridor Housing Compatibility
 - Design Standards
 - Infrastructure
 - Airport Mixed-Use Corridor
 - Industrial
- **Diagnostic Code Assessment**
 - Outline Review & Discussion
- **Next Steps**
 - Confirm next Advisory Meeting
 - Publish and distribute Community Survey

MEETING RESOURCES

- Guiding Gainesville Policy Recommendations Summary
- Texas State Legislation Summary
- Draft Community Survey

GUIDING GAINESVILLE 2040 COMPREHENSIVE PLAN

Goal	Objective	No.	Strategy/Action Item
Ensure Fiscally Productive Growth	<i>Evaluate the long-term financial impact of every new development proposal on City services.</i>	1.1.1	<i>Implement the Gainesville Development Evaluator Tool as a standard part of the development review process.</i>
Encourage Smart, Mixed-Use Growth in Key Corridors	<i>Create opportunities for vibrant, walkable developments that combine places to live, work, and shop.</i>	2.2.1	<i>Update the City's zoning ordinance to create a new mixed-use zoning district and apply to all commercial corridors, including the corridor along the I-35 Frontage Road from Highway 82 through Downtown.</i>
Preserve and Enhance Gainesville's Unique Character	<i>Ensure new construction and redevelopment projects contribute positively to the City's historic, small-town identity.</i>	2.2.2	<i>Adopt a clear, user-friendly set of citywide design guidelines to support predictable, efficient, and high-quality development outcomes, and update or expand historic overlay districts to ensure the preservation of historic homes.</i>
Become the Most Business-Friendly City in the Region	<i>Enhance the predictability and clarity of development regulations to maintain a highly efficient, business-friendly review process.</i>	2.3.1	<i>Update and modernize the City's development regulations (e.g., zoning ordinance, subdivision ordinance) to provide clear, consistent, and user-friendly standards.</i>
Ensure a Safe and Reliable Water and Wastewater System for the Future	<i>Increase water and wastewater system capacity and resilience to accommodate projected community growth.</i>	3.1.1	<i>Implement the priority capital projects identified in the City's Water Master Plan and Wastewater Master Plan.</i>
Enhance Stormwater Management Through Green Infrastructure	<i>Reduce the impact of major storm events in historically flood-prone areas throughout the city by integrating green infrastructure in strategic locations.</i>	3.2.1	<i>Identify and implement stormwater recharge zones using native vegetation, permeable surfaces, and engineered solutions.</i>

GUIDING GAINESVILLE 2040 COMPREHENSIVE PLAN

Goal	Objective	No.	Strategy/Action Item
Create a Safe and Efficient Street Network	<i>Systematically improve the condition of city streets to enhance safety, reduce vehicle damage, and improve connectivity.</i>	3.3.1	<i>Develop and fund a multi-year road maintenance and reconstruction program based on the City's Street and Utility Main Program (SUMP).</i>
Enhance the Character and Resilience of Key Corridors	<i>Improve streetscape aesthetics, enhance public safety, and reduce the risk of weather-related power outages in critical areas.</i>	3.4.1	<i>Develop a phased plan to strategically bury overhead utility lines, prioritizing historic downtown and major commercial corridors.</i>
Create a Safe and Accessible Pedestrian Network	<i>Ensure all residents, regardless of age or mobility, can safely and easily walk to key destinations like parks, schools, and downtown.</i>	3.5.1	<i>Systematically identify and close all priority sidewalk gaps throughout the city, guided by the Master Thoroughfare and Sidewalk Plan and Downtown Master Plan.</i>
Optimize Underutilized Land and Strengthen Accessibility For All Users	<i>Unify the trail user experience across the active transportation network by identifying and instituting City trail design standards.</i>	4.6.3	<i>Adopt a City ordinance to manage the safe use of e-bikes and e-scooters in public spaces and on trails.</i>
Protect and Showcase Downtown's Historic Architecture	<i>Maintain the visual appeal and historic integrity of downtown buildings while encouraging beautification.</i>	5.5.1	<i>As part of the city-wide design guidelines, create specific standards for historic downtown. Additionally, launch a public art program to beautify public spaces, such as alleys, with culturally relevant murals.</i>

GUIDING GAINESVILLE DOWNTOWN MASTER PLAN

Goal	Objective	No.	Strategy/Action Item
Protect and Showcase Historic Character	<i>Preserve historic assets by maintaining the visual appeal and integrity of downtown buildings</i>	3.A.1.a	<i>Implement a Two-Tier Overlay System with a “Preservation Core” for High-Integrity Resources and a “Heritage Compatibility Zone” for Transitional Neighborhoods</i>
	<i>Promote Design Excellence and Visual Consistency</i>	3.A.2.a	<i>Consolidate and Adopt Downtown Design Guidelines</i>
Promote Strategic Development and Housing	<i>Encourage infill & mixed-use development that increases density, creativity, and vitality</i>	3.B.1.a	<i>Create an Urban Residential Designation</i>
Modernize Infrastructure for Visual Integrity and Resilience	<i>Enhance Downtown’s historic character and public realm performance by reducing visual clutter and improving the reliability of utility infrastructure</i>	4.C.1.a	<i>Minimize Visual Clutter and Improve Utility Reliability Through a Phased Undergrounding Program</i>
Activate Sidewalks for Dining and Retail	<i>Support a vibrant street-level economy by implementing flexible outdoor amenities and clear regulatory frameworks that encourage pedestrian engagement and business vitality</i>	4.E.1.a	<i>Expand Outdoor Dining and Micro-Retail Opportunities.</i>
Optimize Parking Management and Visibility	<i>Enhance the efficiency of existing parking assets and ensure a high-quality visitor experience</i>	5.A.1.c	<i>Define Curbside Zones to Distinguish Roadway from On-Street Parking</i>
		5.A.1.d	<i>Designate Dedicated Pick-Up and Drop-Off Zones to Support Community Events and Commerce</i>
Cultivate a Multimodal “Complete Streets” Network	<i>Establish a balanced transportation environment that prioritizes safety and accessibility for all travel modes</i>	5.B.1.b	<i>Establish Micromobility Policies and Performance Standards</i>
		5.B.1.d	<i>Widen Sidewalks to Enhance Pedestrian Comfort and Safety</i>
Invest in a Downtown Pedestrian Promenade	<i>Create an Inviting and Walkable Downtown Experience</i>	5.C.1.a	<i>Implement Comprehensive Streetscape Improvements to Support Connectivity</i>
		5.C.1.c	<i>Ensure Vehicular Visibility Triangles to Mitigate Pedestrian-Vehicular Conflicts</i>

Gainesville Zoning and Ordinance Update

Community Survey DRAFT

INTRODUCTION

The City of Gainesville is updating its Zoning and Subdivision Ordinances. The goal of this project is to translate the vision of the recently completed Guiding Gainesville 2040 Comprehensive Plan into enforceable regulations. Your feedback will directly shape the design, layout, and development rules of our community.

Estimated Time: 10 Minutes

FAMILIARITY AND ACCESS

1. Please identify your interest/role in the City of Gainesville. *(Select all that apply.)*
 - Residential Property Owner
 - Renter
 - Commercial Property Owner
 - Business Owner
 - Real Estate Broker/Agent
 - Professional Surveyor / Civil Engineer
 - Land Developer/Builder
 - Legal Professional
 - Other (please specify)
2. If you are a resident, how long have you lived in the City of Gainesville?
 - Less than 2 years
 - 2-5 years
 - 6-10 years
 - 11-20 years
 - 20+ years
 - Not a resident
3. How familiar are you with the City's vision outlined in the Guiding Gainesville 2040 Comprehensive Plan? *(scale)*
 - Not at all familiar
 - Slightly familiar
 - Somewhat familiar
 - Moderately familiar
 - Very familiar
4. On a typical basis, how frequently do you interact with or read the City's development ordinance? *(scale)*
 - Rarely or never *(skip to question 7)*
 - Occasionally *(1-5 times per year)*
 - Frequently *(Professionally/Monthly use)*
5. Which parts of the City's development regulations do you encounter most often? *(Select all that apply.)*
 - Zoning Regulations *(land use, setbacks, lot sizes)*
 - Subdivision & Development *(platting, infrastructure layout)*
 - Streets & Sidewalks Standards *(Right-of-way width, sidewalk design)*
 - Landscaping & Screening Requirements
 - None / Not Applicable
 - Other *(please specify)*
6. How would you describe your experience accessing and navigating the current zoning text?
 - Easy and user-friendly
 - Average *(Clear after reviewing thoroughly)*
 - Difficult *(I frequently depend on City staff/others to explain requirements)*
 - None *(I have no prior experience reading the text)*
 - Comments on accessibility? *(insert text box)*

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7. Do you have prior experience interacting with Form-Based zoning codes?
Form-based zoning focuses on the building size and design in relation to the street and character versus the permitted use.
- Not at all familiar
 - Slightly familiar
 - Somewhat familiar
 - Moderately familiar
 - Very familiar
8. Do you have prior experience with Incentive-Based zoning frameworks?
Incentive Zoning provides developer flexibility to exceed certain limits, such as building height, in exchange for providing a public benefit.
- Not at all familiar
 - Slightly familiar
 - Somewhat familiar
 - Moderately familiar
 - Very familiar
9. Which specific areas within Gainesville's current rules do you find the most challenging or unclear?
(Select all that apply.)
- Understanding which uses are allowed vs. conditional in different districts
 - Administrative processes (e.g., the application process, development approvals, public notices)
 - Subdivision of land (the legal process of dividing land into 2 or more parts with the purpose of sale or development, and the regulations required)
 - Design review standards and architectural expectations
 - Dimensional standards (lot widths, building setbacks, height caps)
 - Parking and site design requirements
 - Street, sidewalk, and right-of-way layouts
 - Public and private utility regulations
 - Overlay districts
 - Other (please specify)
10. What improvements would make our development ordinances easier for you to use? *(Select all that apply.)*
- Simpler language
 - Eliminating duplication or conflicting regulations
 - Presenting dimensional requirements in table format
 - Integrating clear graphics, illustrations, and diagrams
 - Providing expanded definitions of modern terms
 - Better organizational structure and a hyperlinked digital format
 - Enhanced searchability
 - Other (please specify)

Gainesville Zoning and Ordinance Update

Community Survey DRAFT

LAND USE AND ZONING

11. To support our local economy and preserve neighborhood character, how should the new code approach the following types of uses?

Allowed by Right: *Approved through existing zoning without the need for any special reviews.*

Allowed with Buffers/Standards: *Permitted if certain physical or operational buffers, or specific standards, are met to reduce impacts on surroundings.*

Prohibited in Select Areas: *Not permitted in certain districts/locations, often due to community, environmental, or regulatory concerns.*

Type of Use	Allowed by Right	Allowed with Buffers/Standards	Prohibited in Select Areas
Missing Middle Housing (Duplexes/triplexes, townhomes, cottage courts)			
High-Density Multi-Family Housing (Apartments/Condos)			
Tiny Home, Manufactured, and Modular Home Communities			
Single-Family Zoning			
Large-Lot Residential			
Co-Housing			
Small Commercial Uses (Corner cafes, boutiques) in Residential Neighborhoods			
Food Trucks and Temporary Accessory Commercial Units			
Seasonal Markets (Farmers Markets, Vendor Markets)			
Urban Farming on Lots Less Than One Acre			
Light Industrial in Former Commercial Spaces			
Self-Storage Facilities Positioned Outside of Industrial Areas			
Heavy Polluting Uses / Gravel Pits			
Commercial Strip Malls			
Large Surface Parking Lots			
Sexually Oriented Businesses (If Applicable)			
Personal Service Businesses (Tattoo Shops, Vape Shops, etc.)			

Gainesville Zoning and Ordinance Update

Community Survey DRAFT

12. Are there any modern uses missing from our current zoning ordinance that you think Gainesville needs to explicitly define and permit? *(Text Box)*

13. To ensure new construction matches Gainesville's character, which design elements should the code update prioritize? *(Select all that apply.)*
 - Façade consistency *(requiring clear architectural treatments like entryways, varied rooflines, or distinct first-floor bases along primary streets)*
 - Pedestrian orientation *(ensuring building entries and main walkways face the public sidewalk rather than large rear parking lots)*
 - Window transparency *(establishing minimum percentages for first-floor window coverage along active commercial and downtown storefronts)*
 - Landscape integration *(prioritizing native plant landscape buffers, canopy trees, and masonry screening walls between commercial centers and adjacent homes)*
 - Lighting controls *(mandating downward facing, shielded exterior lighting fixtures to reduce glare and protect the night sky)*
 - Other *(please specify)*

14. Should development standards vary between older, historic neighborhoods and newer subdivisions?
 - Yes, the rules should adapt to protect distinct neighborhood character
 - No, standards should be uniform across the entire city
 - Other *(please specify)*

INFRASTRUCTURE SITING & DATA CENTERS

15. Where are the most appropriate locations within our community to site future data center developments?
 - Exclusively within heavy industrial parks away from commercial areas
 - Along designated high-capacity utility and highway corridors *(e.g., US Highway 82 east)*
 - In the southern commercial/industrial regions of the city
 - Data centers should not be permitted anywhere within city limits

16. What specific design rules should the City establish to minimize visual and environmental impacts of data centers on surrounding properties? *(Select all that apply.)*
 - Enhanced structural landscaping screens and dense vegetative buffers
 - Mandatory noise-dampening enclosures for large cooling towers and mechanical units
 - Strict decibel limits for emergency backup generators during testing phases
 - Architectural design rules to make the buildings blend in with standard commercial centers
 - Enclosed/shielded lighting configurations to preserve the night sky
 - Other *(please specify)*

COMMUNITY CHARACTER

17. What core regulatory change or administrative adjustment would best encourage high-quality private investment while maintaining community character? *(Text Box)*

Gainesville Zoning and Ordinance Update

Community Survey DRAFT

DEMOGRAPHIC QUESTIONS

18. What location in the Gainesville community do you live or operate a business in?

- Northwest Gainesville (north of California Street / West of I-35)
- Northeast Gainesville (north of California Street / East of I-35)
- Southwest Gainesville (south of California Street / West of I-35)
- Southeast Gainesville (south of California Street / East of I-35)
- Downtown Gainesville
- Outside City Limits / Extraterritorial Jurisdiction (ETJ)

19. What is your age bracket?

- Under 18
- 18-24
- 25-34
- 35-54
- 55-64
- 65+
- I prefer not to say

DRAFT

TEXAS LEGISLATION 87TH THRU 89TH SESSION

Bill No.	Category	Caption	Description
HB 3250	Housing	Relating to the regulation of real estate appraisers and appraisal management companies.	Updates state regulation of real estate appraisers and appraisal management companies, potentially affecting property valuation processes, development financing, and appraisal capacity.
HB 30	Housing	Relating to the effect of a disaster and associated costs on the calculation of certain tax rates and the procedure for adoption of a tax rate by a taxing unit.	Modifies how local taxing units calculate property tax rates after a disaster.
SB 7	Environment	Relating to the oversight and financing of certain water infrastructure matters under the jurisdiction of the Texas Water Development Board.	Offers a framework for planning, financing, and overseeing projects through the Water Development Board. It enables new funding mechanisms to support infrastructure improvements, initiatives, and hazard mitigation.
SB 763	Development Character	Relating to standard permits for certain concrete plants.	Amends Texas regulations governing standard permits for concrete batch plants. The legislation requires periodic reviews of permit standards by the Texas Commission on Environmental Quality (TCEQ), establishes additional site plan requirements for permit applications. Influences site selection and development review discussions.
SB 6	Economic Development/ Redevelopment	Relating to new state requirements for planning, interconnection, operation, and cost allocation for large electrical loads in Texas, particularly data centers and other high-energy users.	Requires large-load customers to bear more of the costs associated with transmission infrastructure and allows ERCOT and utilities to curtail large loads during grid emergencies. Impacts site selection, infrastructure investments, development negotiations, and utility coordination for future large-scale projects.
HB 2844	Economic Development/ Redevelopment	Local food truck regulations to ensure consistency with new statewide standards while maintaining local zoning, location, and fire safety requirements.	Proposed rules from the Texas Department of State Health Services (DSHS) establish a statewide licensing, inspection, equipment, operational, and food-safety framework for mobile food vendors. The regulations establish 3 vendor classifications based on food-preparation intensity and uniform state standards. Imposes limitations on a city's ability to regulate mobile food vendors under a new state regulatory scheme.
SB 2835	Housing	Regulation of stairway requirements in multifamily residential buildings by political subdivisions.	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 for missing-middle, small-lot MF housing.
SB 1341	Housing	Relating to the regulation of manufactured homes.	Eliminates waiting period for contracts acquiring manufactured housing

TEXAS LEGISLATION 87TH THRU 89TH SESSION

Bill No.	Category	Caption	Description
HB 21	Annexation and ETJ	Relating to HFC rights to own residential property within a City or County boundaries.	Limits Housing Finance Corporations (HFCs) to owning residential property within their sponsoring city or county boundaries unless approved by the local jurisdiction where the property is located. Increases affordability requirements, requiring 50% of units to be rented to households earning below 100% AMI, replacing the previous 80% AMI threshold.
SB 1967	Environment	Relating to the projects eligible for financial assistance from the flood infrastructure fund.	Authorizes the water loan assistance fund to be used by the Texas Water Development Board (TWDB) to provide certain grants, including grants to drainage districts established under Section 52 or Section 59, Article XVI (General Provisions), Texas Constitution, for water supply projects, including projects that contain a flood control component.
HB 206	Economic Development/ Redevelopment	Relating to limitations on a county's authority to require a cash bond before approving the construction of a pipeline.	Prohibits counties from requiring a cash bond for pipeline construction approval unless the pipeline constructor has the authority to approve or deny the use of the bond proceeds.
SB 75	Environment	Relating to the establishment of the Rural Infrastructure Disaster Recovery Program.	Rural Infrastructure Disaster Recovery Program - amends Chapter 418 of the Government Code by adding Subchapter D-1 Rural Infrastructure Disaster Recovery Program and creating grants for the purpose of the subchapter.
SB 1883	Development Character	Relating to the approval of land use assumptions, capital improvement plans, and impact fees.	Requires at least 50% of CIP Committee members to represent the real estate, development, or building industries and not be public officials or employees. Mandates public release of land use assumptions, CIP plans, timelines, and project descriptions 60 days before hearings. Extends the waiting period to 120 days before the Council may schedule a hearing. Requires a 2/3 Council vote to impose or increase impact fees, prohibits fee increases for three years. Bars P&Z Commission from serving as the advisory board, establishes oversight board membership requirements, and requires financial audits.
SB 783	Development Character	Relating to certain regulations adopted by governmental entities for the construction or alteration of residential or commercial buildings.	Expands the list of exceptions under which cities & counties may regulate building product standards, methods, or materials beyond those mandated by state law. It preserves and clarifies the right of local governments to adopt specific standards when necessary for compliance with state or federal funding programs, insurance eligibility, historical preservation, outdoor lighting for dark sky compliance, water conservation, and safety near military installations.

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Bill No.	Category	Caption	Description
SB 1202	Housing	3rd-party review of property development documents and inspections of improvements related to those documents, including home backup power installations.	Adds a new subsection 247.0025 to Chapter 247 of the LGC enacting new provisions for third-party review of home backup power plans & installations for one- & two-family homes without having to submit the document to or request the inspection from the authority.
SB 673 SB 785	Housing	Relating to the regulation of new HUD-code manufactured housing.	Amends the Texas Manufactured Housing Standards Act to require cities with zoning to allow new HUD-code manufactured homes by right in at least one residential zoning district shown on the zoning map. Prohibits cities from requiring a Specific Use Permit (SUP) for compliant manufactured homes if an SUP is not required for other residential uses in the same district.
SB 2419	Annexation and ETJ	Authority of a special district to exercise certain powers and duties following municipal disannexing of certain areas.	Appears to apply to a limited district that was created by the conversion of a special district under a strategic partnership agreement .
HB 2512	Annexation and ETJ	Relating to the release of an area from a municipality's extraterritorial jurisdiction by petition or election.	ETJ Releases - Amends LGC sec 42.101 requirements for an ETJ release: only residents residing in the area may request a release election; the city must notify all residents & landowners in the area; and the landowner must be allowed to remain in the 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.
HB1318	Annexation and ETJ	Certificate of public convenience and necessity to provide water or sewer service in an area incorporated or annexed by a municipality.	Amends Texas Water Code §13.255 to require the PUC to determine compensation and damages owed when a municipally owned utility seeks to provide water or sewer service in an annexed area already served by another retail utility provider.

TEXAS LEGISLATION 87TH THRU 89TH SESSION

Bill No.	Category	Caption	Description
SB 1566	Annexation and ETJ	Relating to connection of utilities by certain entities in certain subdivisions formerly located in a municipality's extraterritorial jurisdiction.	<p>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 City's ETJ & the entity held a certificate of convenience and necessity to serve the land released from the ETJ.</p> <p>Provides an exception to the prohibition of utility service connections without presentation of a platting certificate for properties within the removed ERJ, helping eliminate confusion for certain residents and property owners seeking utility connections .</p>
SB 2965	Annexation and ETJ	Relating to territory in an emergency services district that is annexed by a municipality.	<p>ESD disannexation approval required - the area a city intends to annex from an ESD remains part of the ESD until the ESD Board unilaterally determines that the city's level of service meets or exceeds that of the ESD.</p> <p>If yes, ESD can disannex. If no, ESD cannot disannex the area. Must act within 30-day notice from City or area automatically disannexed. City must provide service plan, if applicable, as part of 30 day notice to ESD. If City disagrees with the Board's decision, City and ESD must enter into binding arbitration to resolve.</p>
HB 24	Development Character	Procedures for changes to a zoning regulation or district boundary.	<p>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 a non-citywide zoning classification change on a property or on the ROW of multiple properties for a city-initiated change.</p> <p>Leaves 3/4 council vote requirement for property owners being rezoned protest, but reduces from 3/4 to majority vote for adjacent owner protest.</p>
HB 2464	Development Character	Relating to the authority of a municipality to regulate a home-based business.	<p>Allows citywide comprehensive plan or zoning amendments without written notice if they increase residential opportunities. Requires Home Rule cities to post public notice signage on or near properties for city-initiated non-citywide zoning changes. Maintains a 3/4 council vote requirement for rezoning protests by property owners, but lowers the threshold for adjacent owner protests from 3/4 to a majority vote.</p>
HB 4506	Development Character	Relating to electronic delivery of notice for certain municipal zoning changes.	<p>Amends 211.006, 007, and adds section 211.020 to allow notices to be sent electronically (email or text message) if residents specify & opt-in via a city's website/online portal. Applies to nonconforming notices as well.</p>

TEXAS LEGISLATION 87TH THRU 89TH SESSION

Bill No.	Category	Caption	Description
HB 1381	Development Character	Relating to the public hearing requirement for a preliminary zoning report made by a zoning commission.	See SB 1160. Reduces the legal threshold for a zoning commission to hold public hearings before submitting a final report to their governing body.
HB 14	Development Character	Provides for applicant's 3rd party review of development document (plat, plan, permit) or inspection if 15 days past statutory deadline	Third-party review of development documents (such as plats, plans, and permits) and inspections of land improvements if the regulatory authority does not take action within 15 days as prescribed by law.
HB 2806	Development Character	Relating to the relocation, adjustment, and ownership of commercial and outdoor signs.	Allows a commercial sign that must be removed due to highway widening or public improvements to be relocated on the same property, adjacent property, or within one mile along the same highway. Requires municipalities to grant zoning exceptions for sign relocations or height adjustments due to obstruction.
HB 3699	Development Character	Relating to municipal regulation of subdivisions and approval of subdivision plans or plats.	Allows municipalities to regulate subdivision right-of-way widths and road construction standards, and requires cities to publish a complete online list of plat application requirements. Prohibits requiring land dedication for future streets not planned by the property owner or included in a funded municipal CIP.
HB 4285	Annexation and ETJ	Relating to enforceability of municipal prohibitions of outdoor signs in the municipality's extraterritorial jurisdiction.	Prohibits a municipality from enforcing an ordinance prohibiting outdoor signs within its ETJ, unless the ordinance was adopted before the sign is placed and the property is annexed.
HB 586	Annexation and ETJ	Relating to municipal annexation of certain rights-of-way.	Allows municipalities to annex a right-of-way only if the owner of the right-of-way requests the annexation or the municipality provides written notice of the annexation to the owner of the right-of-way no later than 61 days prior to the date of the annexation.
SB 2038	Annexation and ETJ	Relating to release of an area from a municipality's extraterritorial jurisdiction by petition or election.	Relating to the release of an area from a municipality's extraterritorial jurisdiction by petition or election. (Amended w/several caveats exempting ETJ area around military bases or w/in industrial district designation or strategic partnership agreement)
SB 929	Development Character	Relating to the notice and compensation a municipality must provide before revoking the right to use property for a use that was allowed before the adoption of or change to a zoning regulation or boundary.	Requires municipalities or zoning commissions to provide written notice of public hearings on proposed zoning changes that could convert a conforming use into a nonconforming use. Allows existing uses to continue if they become nonconforming due to new zoning, and requires municipalities to cover costs if a nonconforming use is forced to cease or relocate.

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Bill No.	Category	Caption	Description
SB 250	Annexation and ETJ	Relating to municipal annexation of an area adjacent to contiguous or connecting railroad rights-of-way.	Allows municipalities to annex with the initial area an additional area if the area is adjacent to a right-of-way of a railway line, spur, or other railroad property that is contiguous and parallel to the municipality's boundaries and contiguous to the area being annexed, and each owner of the area agrees to the annexation by the municipality.
SB 673	Housing	Relating to regulation of accessory dwelling units by political subdivision.	Prohibits certain regulations that a political subdivision may not adopt or enforce. Authorizes a political subdivision's zoning regulations to apply to an accessory dwelling unit except where prohibited, and a political subdivision may publish design standards that are permitted in the political subdivision.