

FROM, Texas Neighborhood Coalition

I hope you all had a great Thanksgiving break and a good beginning to the Christmas season.

Our [TX Neighborhood Coalition](#) promised to keep you up to date on state-wide issues impacting our neighborhoods, and sorry to report some troubling news. Just like in 2023, the **2025 TX Legislature is again looking to wreck single-family neighborhoods throughout the state**. We will need your help to combat this.

On November 13, 2024, **Representative Vasut, from a rural district some miles from Houston, filed HB 878. This bill wrecks single-family neighborhoods in two separate ways.** In most large cities in Texas, it would allow developers to carve up single-family lots into mini-lots and build multiple homes on each lot. It would also allow second homes to be built on any single-family lot in the state, regardless of city size. **This bill prevents cities from regulating and protecting their existing residential neighborhoods.**

What can you do if you don't want mini-lots and multi-family dwellings next to your single-family home? Contact your [state Senators, Representatives](#), and city officials as soon as possible and demand that they oppose this terrible bill and do so publicly. It is imperative that this atrocious bill be stopped NOW before it can gain any traction. Note that we expect other such bills to be filed, and we will keep you updated.

Thank you for helping protect our neighborhoods.

Andrew Muras

Co-founder, [TX Neighborhood Coalition](#)

Here are additional specifics of HB 878:

- First, Section 211 of the bill would force all cities with populations of 85,000 or more that were wholly or partially in counties with populations of 1 million or more to allow dwellings to be built on any lot with a square footage of 2500 or more, and the city could not require the lot to be wider than 16 feet or deeper than 30 feet. If the original lot is large, the existing home could be demolished, and multiple new dwellings could be thrown up.
- In short, this bill if enacted would wreck single-family zoning in cities across Texas with the largest populations -- by allowing developers to carve up larger lots into a jumble of mini-lots -- where people moved because of the privacy larger lots offered and because of the aesthetics of land use plans that were the product of intelligent planning.
- Worse yet, the bill is a cynical attempt to force high-density onto existing single-family neighborhoods only in targeted cities. In neighborhoods located for example in just the North Texas cities of Dallas, Fort Worth, Arlington, Plano, Frisco, and

McKinney, single-family zoning would be effectively killed. Nearby suburbs would be unscathed.

- Of course, none of the cities in Representative Vasut's district would be subject to this gerrymandered rule. So, it is a classic case of "rules for thee but not for me."
- Second, section 249 of the bill would compel all political subdivisions in Texas (including rural ones) to accept a second dwelling (called accessory dwelling units, or ADUs) on every lot in single-family zoned areas. (On the bill's face, Section 249 does not have the minimum population thresholds of Section 211.) Again, single-family zoning would be dead, and population density could double, irrespective of practical constraints such as traffic capacity, water and sewage infrastructure, and education and law enforcement limitations.
- The ADU need only be 800 square feet for the political subdivision to have its hands tied, and the ADU can be up to 50% of the square footage of the primary dwelling.
- Under Section 249, the political subdivision may NOT require the owner of the primary lot to live there, and the owner has the absolute right to lease both dwellings. So, think commercial operators scarfing up homes and turning them into densely packed rentals with a primary dwelling and an ADU.