

Watters Texas Neighborhood Coalition (TNC) Warns of Impending Threat to Single-Family Neighborhoods in 2025 Legislative Session

TNC is sounding the alarm that 2025 Texas legislators could remove zoning powers from local governments and eliminate single-family neighborhoods statewide. TNC emphasizes that only locally elected officials who are intimately connected to their communities can make intelligent zoning regulations.

Intelligent zoning decisions hinge on in-depth knowledge of local factors such as population density, traffic capacity, infrastructure, and service availability. Each neighborhood and area of a city is different, so the rules should fit each city's unique features. And zoning decisions must be left to local officials answerable to local voters.

TNC recalls the 2023 legislative session, where it successfully opposed bills that would have effectively eliminated single-family zoning statewide, notably Senate Bill 1412. This bill, masquerading under the guise of "accessory dwelling units," mandated that two dwellings be allowed on every lot zoned as single-family residential across Texas, potentially doubling population density, traffic, and demand on infrastructure. It passed in the Senate and was defeated by a mere two votes in the House.

Such radical legislation, pushed by groups like the self-labeled "Texans for Reasonable Solutions," and primarily benefitting investors and developers, would undermine the very essence of Texas single-family homeownership, and erode the privacy and space Texas homeowners value. TNC highlights the precise parallel with California's SB9, which was enacted in 2021 and has imposed significant disruptions on its citizens.

Furthermore, TNC warns of the influence of lobby groups like the Texas Public Policy Foundation, which is orchestrating concerted attacks on single-family neighborhoods. Their agenda, echoed in publications advocating for statewide preemptive measures against municipal regulations, poses a direct threat to local zoning and single-family neighborhoods.

As Texas gears up for the 2025 legislative session, TNC urges citizens to rally behind the preservation of their single-family neighborhoods. As we'll explain in subsequent alerts, despite the hype, there is no credible evidence that what is euphemistically called "upzoning" creates affordable housing. In fact, a recent independent, comprehensive, and authoritative study by the Urban Institute found there was no empirical evidence to support the claim that it did so.

There are other workable, less radical, and less destructive approaches to creating more affordable housing. These include development bonuses for providing affordable housing, creating land banks for properties taken over by cities that can be used to build low-cost housing, and importantly encouraging the construction of housing in commercial, industrial, and multi-family areas.

NEXT STEPS: Contact current office holders in your House and Senate Districts with a simple message, "DON'T MESS WITH TEXAS NEIGHBORHOODS! LEAVE SINGLE-FAMILY ZONING ALONE."

TNC will be back in touch after the May-June runoff elections with further recommendations on steps you should all take to protect your neighborhoods from being completely undone by anti-neighborhood lobbyists in the upcoming legislative session.

If you are unsure who currently represents you go to the link following, where you will also find their mailing addresses, email addresses, and phone numbers: [Who Represents Me?](#)

Sincerely,

Andrew Muras

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