

HOUSE OF REPRESENTATIVES
COMPILATION OF PUBLIC COMMENTS

Submitted to the Committee on Land & Resource Management
For HB 24

Compiled on: Wednesday, April 2, 2025 2:41 PM

Note: Comments received by the committee reflect only the view of the individual(s) submitting the comment, who retain sole responsibility for the content of the comment. Neither the committee nor the Texas House of Representatives takes a position on the views expressed in any comment. The committee compiles the comments received for informational purposes only and does not exercise any editorial control over comments.

Hearing Date: March 27, 2025 8:00 AM

Lynn Grant
self
Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Cristina Adams, Ms.
Self/Writer
Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Kristi Daugherty
self
Austin, TX

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NUALA JUDYCKI

self

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20% to 60%! Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

JOHN RIBBLE

Self-Retired

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

I oppose HB 3172 because it allows large mixed use and apartment developments on religious land with only 5-foot setbacks, no building cover limits, and no zoning oversight in the middle of single-family neighborhoods. This would incentivize developers to take advantage of the community and bypass zoning, leading to overcrowded streets and incompatible development in the middle of family neighborhoods. This bill is ripe for abuse and will turn land intended for sacred spaces into commercial zones.

Kay Arnold

NA

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Robbie Lueth

Individual

Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Sharon Gillespie, Ms.

Self

Austin, TX

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Amber Meinzer
Self - Risk Manager
Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law, which currently gives homeowners 2 years to file.

Shari Stein, Ms
Self
Austin, TX

This is a terrible idea. Why would you do this to your constituents? I don't think you want this for your own home. Don't treat us differently than you would yourself. That's why you are called a representative

james aprile
home owner
Austin, TX

Dear Sirs and Madams...please vote against HB 24. It is an impingement on my right as a home owner to be notified of changing zoning ordinances as those changes can and do impact my home value and as well as my right to quiet enjoyment of my property. It allows cities and developers to destroy established neighborhoods while restricting taxpayer the rights to challenge detrimental zoning changes. Please stop ruining our neighborhoods. Vote NO on this bill.

Twila Dawn Willis
Self
Austin, TX

Please, I object to these changes. Vote, NO thank you.

Temple Noble
Self, Legal Assistant
Austin, TX

I strongly oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Hillary Bilheimer
Self
Austin, TX

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Joyce Greer
self retired
Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law. Stop trying to destroy our homes and properties. With or without our notification it's wrong and heartless.

Pratibha Shenoy
Self, attorney
Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Emily Anders
Self
Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Betsy Greenberg
self/retired
Austin, TX

Raising the threshold from 20 to 60 percent for valid petitions is a very difficult and often impossible threshold to meet. For example, in my neighborhood in Austin a case with two streets dividing a property means the resulting 4 individual zoning cases (for which they are their own neighbor) cannot have a valid petition with 60 percent objecting. Also, the 60 days to annul or invalidate zoning actions is too short. The City of Austin has routinely violated state law requiring the people to sue to protect our rights. This takes time and money and a 60 day time limit is unreasonable.

Laura Tabor
self
Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city wide without individual notice to the homeowners and residents. This is outrageously bad! I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law. Do not change this law! Thank you.

Michael Curry

self

Austin, TX

Honorable Committee Members,

I am an attorney who is familiar with city land development codes.

HB 24 is an extraordinarily poorly drafted bill with confusing, if not obfuscating, language. But its intent is clear: to reduce the communities' ability to know about and protest local zoning decisions that have the potential of destabilizing their neighborhoods and diminishing their property rights as adjacent property owners.

The bill eliminates the requirement of a city to give the individual notice of zoning changes to affected parties currently found in Sec. 211.007(c) of the Local Government Code. See proposed HB 24 sec. 211.0063. [page 2 lines 17-21]. HB 24 sec. 211.0063 leaves it unclear whether property owners get any notice if a two-thirds vote under Sec. 211.007 (c) is not reached. Everyone should receive individual notice before their property is rezoned.

A close reading of HB 24 reveals that it also eliminates the ability of nearby property owners to protest a zoning change through a protest petition. In a misleading formulation, the bill provides that even when property owners obtain a valid petition - which under current law triggers the requirement of a super-majority vote of the Council - it doesn't matter because a simple majority of the council can still adopt the zoning change. See proposed 211.0061 (d) (2) [page 2 lines 5-6.] In other words, the protest accomplishes nothing. And, the bill triples the requirement for a (now meaningless) valid petition from 20% to 60%. A sixty-percent threshold will make it impossible in the vast majority of cases to obtain a valid petition especially in low-income gentrifying areas and properties located on a corridor.

HB 24 will facilitate the demolition and redevelopment of family-supporting neighborhoods.

The bill proposes a new section 211.0064 which creates a cause of action to "compel the municipality to adopt a proposed change to a zoning regulation or district boundary that is not described by Section 211.0061(a)." [page 2, lines 22-27]. But it does not identify the proposed zoning change that can be the subject of a lawsuit other than to say that it is one not described in the bill. This language conceals not reveals. And, it does not identify the circumstances or standards under which a municipality can be compelled to adopt a zoning change. And, the proposed bill has draconian penalties for failure to comply with its incomprehensible provisions. See proposed section 211.0067. There is no articulation as to what would constitute a failure to comply.

SB 24 would create probably the shortest statute of limitations known to the law by providing that an illegal ordinance must be challenged within 60 days of its effective date or it is presumed valid. See proposed section 211.0065. [page 4 lines 11-16].

Please postpone or continue this hearing pending clarification.

Thank you.

Michael Curry

William Williams

Self

Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Calvin Tillman

Self

Valley View, TX

Oppose.

Angela Wetuski

Self - Homeschool Mother/Homemaker

Granger, TX

My name is Angela Wetuski. I am a native Texan, residing in the rapidly growing and developing Williamson County. I strongly oppose the changes in HB 24 that raise the protest threshold for rezoning from 20% to 60%. This increase significantly weakens the ability of property owners and residents to challenge zoning changes that could negatively impact their communities. Raising the bar for protests diminishes local voices, making it easier for large developers to push through projects without sufficient community support or oversight. This change undermines the democratic process and places the interests of a few over the rights of many. We urge lawmakers to reconsider this provision and maintain a fair, balanced approach to zoning decisions. Thank you for your consideration and thank you for your service to the people of Texas.

Melissa Warner

Self

Fort Worth, TX

I oppose this bill

Allison Heyward

self City of Schertz Mayor Pro Tem

Schertz, TX

While H.B.24 is designed to streamline zoning regulations, encourage housing development, and reduce government restrictions. The state's intent is to create a more efficient approval process, allowing property owners to develop land with fewer bureaucratic hurdles. Supporters believe this will alleviate housing shortages, increase economic growth, and prevent cities from imposing excessive zoning regulations that limit development. However, while the bill aims to improve housing access, it presents significant challenges for cities that could negatively impact urban planning, infrastructure, and municipal budgets.

One of the biggest concerns is the loss of local control over zoning decisions. Cities rely on zoning laws to manage growth, protect community interests, and ensure infrastructure keeps pace with development. By limiting a city's ability to regulate residential zoning, H.B.24 could lead to unplanned growth, putting strain on roads, utilities, schools, and emergency services. Without proper oversight, cities may struggle to maintain quality public services, ultimately diminishing the livability of affected neighborhoods.

Additionally, the financial burden on cities could be severe. The bill allows lawsuits against municipalities over zoning decisions, requiring cities to cover legal costs if they lose. This could divert funds from essential services like public safety and infrastructure. Furthermore, if a city is found to be in violation of the bill's provisions, it cannot increase property taxes beyond the no-new-revenue tax rate for three years, potentially limiting funds needed for critical improvements and services.

Another challenge is the procedural difficulty of updating zoning laws. The bill requires a three-fourths majority vote if property owners protest a zoning change, making it easier for a small group to block necessary developments. This could prevent cities from enacting reforms that promote smart growth and sustainability.

While H.B.24 aims to improve housing availability, it risks weakening municipal authority, overburdening city resources, and limiting financial flexibility.

Rene Albee

Self-Real Estate

Spicewood, TX

I oppose HB 24 for three (3) primary reasons:

- 1) HB 24 allows cities to upzone homes city-wide without individual notice to the homeowners and residents;
- 2) HB 24 raises the requirement for state-granted petition rights against potentially inappropriate zoning from 20% to 60%;
- 3) HB 24 would devastatingly hamper the community's ability to challenge improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation far out of step with current law.

Leah Clark
City of Georgetown
Georgetown, TX

The City of Georgetown is concerned with this bill and the impact it will have on existing residents property rights and their voice in the zoning process.

Michelle Bensenberg
self (retired)
Austin, TX

I strongly oppose HB24 because it sharply curtails the property rights of citizens. Up-zoning often disrupts the lives of those who live adjacent to or near the up-zoned property. It can reduce the value of those hard-earned properties - often the most valuable asset of a homeowner.

Citizens deserve:

- to be informed individually about zoning changes that affect them,
- to have an attainable threshold for valid petitions, and
- to have a reasonable amount of time to file a lawsuit.

All of the changes proposed in this bill favor special interests and disadvantage citizens.

I urge you to vote "NO" on HB 24.

David Billings, Mayor
Mayor City of Fate
Fate, TX

My name is David Billings, and I am privileged to serve as the Mayor of Fate in Rockwall County. I am grateful for the opportunity to provide a written testimony today strongly supporting House Bill 24. I support House 24 for the following reasons.

HB 24 is about restoring fairness in zoning decisions—making sure small property owners have a voice.

This bill strengthens property rights, a cornerstone of Texas values.
The bill promotes transparent and accountable zoning practices.

If you have any questions or require further information, please do not hesitate to contact me at dbillings@fatetx.gov.
Thank you for your time and consideration.

Edgar Handal
Self
Austin, TX

I support HB 24 because it helps City Councils handle the changing zoning needs of their city and their constituents. HB 24 is a common-sense bill that empowers cities to respond to and manage growth in a timely manner, respecting local control. HB 24 restores fairness to zoning decisions, so that everyone's voice and needs are weighted equally, and the wants of the few are not allowed to override the needs of the many. Please support HB 24!

DOUGLAS SEIDEL

dps architect

Dallas, TX

"I oppose HB 2797 because it eliminates city occupancy limits for single-family homes, allowing frat houses, private dorms, and investor-run flop houses in our neighborhoods. This would destroy single-family zoning and worsen the housing problem as investors buy up homes to exploit this loophole. In essence this bill would strip the word "family" out of "single family zoning."""I oppose HB 2797 because it eliminates city occupancy limits for single-family homes, allowing frat houses, private dorms, and investor-run flop houses in our neighborhoods. This would destroy single-family zoning and worsen the housing problem as investors buy up homes to exploit this loophole. In essence this bill would strip the word "family" out of "single family zoning."""I oppose HB 2797 because it eliminates city occupancy limits for single-family homes, allowing frat houses, private dorms, and investor-run flop houses in our neighborhoods. This would destroy single-family zoning and worsen the housing problem as investors buy up homes to exploit this loophole. In essence this bill would strip the word "family" out of "single family zoning."""I oppose HB 2797 because it eliminates city occupancy limits for single-family homes, allowing frat houses, private dorms, and investor-run flop houses in our neighborhoods. This would destroy single-family zoning and worsen the housing problem as investors buy up homes to exploit this loophole. In essence this bill would strip the word "family" out of "single family zoning.""

D SEIDEL

dps architect

Dallas, TX

"I oppose HB 3172 because it allows high-density apartments on religious land with only 5-foot setbacks, no off-street parking requirements, and no zoning oversight, in the middle of single-family neighborhoods. This would allow developers and loosely defined religious organizations to bypass zoning, leading to overcrowded streets and towering apartments next to single-family homes. This bill is rampant for abuse."

Michael Schmidt

Self

Plano, TX

I strongly ask that you vote no on all bills that allow multi family dwellings in neighborhoods. This will destroy the single family neighborhoods.

Brian Poteet

Self / Software Engineer

Austin, TX

Please end the tyrant's veto! A very small minority shouldn't be able to overrule a democratically elected city council.

Cassandra Sodergren

Slef

Austin, TX

I oppose HB 24 as it will make luxury redevelopment and displacement easier for developers by 1) increasing the % of residents needed to file a petition against a development to 60% and 2) decreasing the window for community to file a lawsuit against illegal upzoning to a mere 2 months. The bill would lead to the demolition of existing affordable housing, causing further displacement of longtime residents and low-income community members. I would support bills that would create a state-wide affordable housing fund and limit the number of homes a commercial entity can own at 10 homes.

Philip Wiley

Self - Retired: IBM Supply/ Demand planning manager

Austin, TX

Valid petition rights at 20%.has significantly impacted housing supply where demand is highest. It has impacted city wide zoning reform. It has protected against undesired rezoning of an owners property, but the bill provides protection there while fixing the forementioned problem areas. Truly outstanding work - I am impressed!

Jeannette Hatch

self-retired

Austin, TX

I oppose HB 24 because it disregards home owners rights by allowing cities to "upzone" without individual notice to the home owners. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning to be changed from 20 to 60 percent. Furthermore, I am against the proposal of the unreasonable limitation of lawsuits that would oppose the upzoning to be filed within 60 days of the effective change.

James Nash

self

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Lorraine Mahan

Self/Teacher

Austin, TX

I respectfully request the Committee Member to vote "NO" on HB 24 due to the negative impact it will have on homeowners and residential neighborhoods. I strongly oppose removal of adequate notice to property owners and sufficient time to protest zoning changes. It is the right of all individual property owners to protect the integrity of their property and neighborhoods. Developer interests and money interests must NOT be allowed to take precedence over these rights.

Michael Smuts

Self / Retired

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Lori Henika

self, technical writer

Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Chaplain Tamara Barbery
Central City Austin-self
Austin, TX

This is the saddest thing happening in the country that was founded by the word of GOD. I absolutely APPOSE this bill! This is discrimination against the CHRISTIANS who just want to PRAISE our GOD in the building that we purchased from the grace & blessing of the LORD JESUS CHRIST! All the land that is available you still need to mention Church bldgs around the city. I say shame on you. I am really sad at the direction our city is going. If this kind of thinking continues this city will see more anger, rage & violence. Please regroup & take to heart how this will really reflect the city of Austin. We will have an extreme mass of traffic that this city can not handle. Please reconsider this bill!

Jenny Deutschendorf
Self/Consultant
Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Kipa Smith
Self retired
Austin, TX

Vote NO! do not take away more citizen power and fights for the benefit of developers. Leave my home alone! I have a right to know what is going on near my home and the right of a Texan to fight for my home. Shortening the time, deals in secret- sounds underhanded to me. Shame on you all for selling us out to developers.

Michelle Drinnan
Self - Realtor
Austin, TX

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Mark Drinnan
Self - Financial Advisor
Austin, TX

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Selma Schafer Navarro
Self
AUSTIN, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Arabella Walker

Self

Austin, TX

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Stephanie Thompson

Self, Visual Artist

Austin, TX

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Patrick Martin

Patrick E. Martin

GEORGETOWN, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20% to 60%. Finally this bill would handicap the community from challenging improper city-initiated up-zoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change - an unreasonable limitation way out of step with current law.

Linda Reardon

Retired

Austin, TX

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Laurie Mills

Self

West Lake Hills, TX

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Sarah Larocca

self

Austin, TX

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Evelyn Fujimoto, Ms

Self, Designer

Austin, TX

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Donald Lawson

self

Austin, TX

I oppose HB24. It allows cities to upzone homes with notice to homeowners. I oppose raising the requirement for state granted permission rights. The bill would limit communities from challenging improper upzoning in court.

ashley endler

self

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Robin Sanders

Attorney

Austin, TX

I write urging you to oppose HB 24 and not let it pass out of committee. Texas property owners' rights are under assault by municipalities and developers.

As I anticipate you are aware, HB 24 would allow up zoning of property without notice to the individual landowners affected. This violates fundamental fairness, redefining what is most people's most valuable asset without even providing individualized notice.

Moreover, the bill would triple the number of signatures required for an effective protest petition, requiring 60% rather than the current 20%.

Finally, the bill would modify the statute of limitations for homeowners to challenge the upzoning from the current two years to only 60 days.

These provisions, especially when considered in combination with each other, have the effect of eliminating the rights of those affected by municipal up zoning.

This bill is a slap in the face of texas property owners who have historically had the right to protect their property, along with its neighborhood context and its characteristics. This bill would keep property owners in the dark about government actions affecting them but simultaneously require them to fight back with lightning speed lest their rights be deemed abandoned in two months' time.

Please oppose this bill and decline to pass it out of committee.

Gioconda Bellonci

self

Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Quintin Smith, Dr

self/retired

AUSTIN, TX

I strongly urge you to vote AGAINST this bill!

Stephanie Ashworth

Self/retired

Austin, TX

I oppose this bill. Requiring 60% of adjacent landowners to sign on is onerous and seems designed to severely limit citizens' ability to protest. What some might call upzoning is not necessary what the community would consider moving "up".

Rachel Hanes

Greater Edwards Aquifer Alliance

San Antonio, TX

We submit this comment on behalf of the sixty-two member groups of the Greater Edwards Aquifer Alliance (GEAA), a nonprofit dedicated to effective broad-based advocacy across a 21-county region in Central and South Texas for the protection and preservation of the Edwards and Trinity aquifers, their springs, watersheds, the Hill Country land that sustains them, and sustaining flows to the Gulf Coast bays and estuaries. We have not seen the CS, but support this bill at least in its original form, with our support specifically geared to the extent it could improve affordable housing access within central cities and reduce the incentive to build sprawl-style housing developments, especially over critical groundwater infrastructure areas such as recharge and contributing zones. We do not want to see another situation similar to the Vista Park scenario that occurred in San Antonio last year: <https://sanantonioreport.org/most-city-council-members-wanted-an-affordable-housing-project-heres-why-it-failed/>, <https://www.expressnews.com/opinion/commentary/article/san-antonio-vista-park-19795752.php>.

Steven Gassenberger
Reason Foundation
HOUSTON, TX

Exclusionary zoning partitions land by use to avoid incompatible uses next to each other. Some of that is certainly necessary to prevent all manner of clashes and harmful spillovers between neighboring properties. However, zoning also does far more than that. It often serves as the primary tool of local planners who want to substitute their vision of how land should be used for the vision of the property owners and suborn individual property rights to achieve their own plans.

This doesn't just rip away property rights. It worsens housing affordability by restricting supply and hampering workforce mobility, making it harder for people to relocate for better jobs and better housing, which stifles innovation and adaptability. It even affects environmental sustainability by pushing housing further from city centers, leading to more sprawl, car dependence, and pollution.

If we want a thriving economy that truly supports people from all walks of life, we need to rethink zoning policies that limit new business growth and affordable housing options and restrict who gets access to opportunity. A better approach would be to establish clearer property rights and limit the scope of local government intervention in routine housing decisions. HB 24 takes important steps in that direction.

The bill would limit the ability of neighbors and NIMBY (not in my backyard) activist groups to file protests against zoning changes initiated by a property owner or when local governments choose to make zoning rules less restrictive. It would not prevent protests, still allowing them when a proposed change creates major opposition. But it would prevent small but active groups from stopping changes. This would allow property owners to exercise their property rights without arbitrary protest from a handful of people. And it would do the same for local governments who want to deregulate land use a bit to encourage housing growth and affordability.

The bill would also allow individuals or organizations to take civil action against local governments who do not enact requested zoning changes that are less restrictive and are not effectively protested. This would avoid the all-too-common "death by inaction" for zoning reforms that strengthen property rights. At the same time, HB 24 would not affect deed restricted or homeowner association restrictions on land uses. Those restrictions are agreed upon in contract when buying properties and are effectively part of the property rights arrangements owners choose to buy. And they provide an option for those who want to avoid neighbors changing how they use their property, rather than calling for local governments to use zoning to do so.

HB 24 would improve property rights in Texas and allow for greater housing supply and affordability without taking away any power of local governments. Respectfully submitted, Reason Foundation

Bud and Millie Bruner
Retired teacher and IBM
Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Terry Ermis, Mr.
Self, Retired
Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law. I for one am tired of all the re-zoning attempts made by city councils and now by the legislature. It's ridiculous the way the developers have lobbied to get their way.

Roy Atwood

Self, Pastor

Dallas, TX

HB 24 is a necessary course correction that restores fairness and order to how zoning changes are made in Texas municipalities. By adjusting outdated protest procedures that have been exploited to stall or derail development, this bill strengthens local self-governance while reining in obstructionism.

Currently, a small number of property owners can use the protest mechanism to force a supermajority vote on a city council, effectively handing veto power to a vocal minority. HB 24 revises this standard so that only protests reflecting a broader base of affected landowners trigger the supermajority requirement. This ensures that development decisions are not held hostage by narrow special interests, while still allowing those directly impacted to raise legitimate objections.

This legislation reflects a healthy skepticism of concentrated power. It ensures that the process for changing zoning laws is deliberative, accountable, and not vulnerable to abuse by either government or private actors. By clarifying legal standing, codifying protest thresholds, and limiting frivolous delays, the bill restores a sense of fairness and discipline to local governance.

Moreover, HB 24 includes appropriate checks to protect historic districts, homeowners associations, and deed restrictions—ensuring that local values and private contracts are respected. It also empowers citizens to seek relief when municipalities fail to follow the law, creating accountability without overreaching.

Texans have long believed in strong property rights, local control, and government that stays in its lane. HB 24 strikes that balance. It supports thoughtful development while preventing bad actors—on or off the council dais—from gaming the rules for personal or political gain. It's a smart, principled reform that will help Texas cities grow responsibly without trampling on the rights of neighbors.

I urge the Legislature to pass HB 24 and restore trust and integrity to the zoning process.

Melissa Trantham

Self

Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

JORGE GARCIA

Self

Austin, TX

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Steven Gassenberger

Reason Foundation

HOUSTON, TX

Dear Members,

Exclusionary zoning partitions land by use to avoid incompatible uses next to each other. Some of that is certainly necessary to prevent all manner of clashes and harmful spillovers between neighboring properties. However, zoning also does far more than that. It often serves as the primary tool of local planners who want to substitute their vision of how land should be used for the vision of the property owners and suborn individual property rights to achieve their own plans.

This doesn't just rip away property rights. It worsens housing affordability by restricting supply and hampering workforce mobility, making it harder for people to relocate for better jobs and better housing, which stifles innovation and adaptability. It even affects environmental sustainability by pushing housing further from city centers, leading to more sprawl, car dependence, and pollution. If we want a thriving economy that truly supports people from all walks of life, we need to rethink zoning policies that limit new business growth and affordable housing options and restrict who gets access to opportunity.

A better approach would be to establish clearer property rights and limit the scope of local government intervention in routine housing decisions. HB 24 takes important steps in that direction.

The bill would limit the ability of neighbors and NIMBY (not in my backyard) activist groups to file protests against zoning changes initiated by a property owner or when local governments choose to make zoning rules less restrictive. It would not prevent protests, still allowing them when a proposed change creates major opposition. But it would prevent small but active groups from stopping changes. This would allow property owners to exercise their property rights without arbitrary protest from a handful of people. And it would do the same for local governments who want to deregulate land use a bit to encourage housing growth and affordability.

The bill would also allow individuals or organizations to take civil action against local governments who do not enact requested zoning changes that are less restrictive and are not effectively protested. This would avoid the all-too-common "death by inaction" for zoning reforms that strengthen property rights.

At the same time, HB 24 would not affect deed restricted or homeowner association restrictions on land uses. Those restrictions are agreed upon in contract when buying properties and are effectively part of the property rights arrangements owners choose to buy. And they provide an option for those who want to avoid neighbors changing how they use their property, rather than calling for local governments to use zoning to do so.

HB 24 would improve property rights in Texas and allow for greater housing supply and affordability without taking away any power of local governments to prevent incompatible uses or of homeowners to choose restricted communities if they want those type of restrictions.

Carolyn Croom, Ms.

self; retired

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Also, this bill would limit the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Jane Hejl
Self, bookkeeper
Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Robert Lannon
self
Austin, TX

I oppose this bill because it doesn't allow notice to homeowners and residents. This is another example of government overreach and an insult to voters.

Susan Jones
Self - consultant
Austin, TX

I oppose HB24 because it allows cities to up zone homes city wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted rights against inappropriate zoning from 20 to 60%. Finally this bill would handicap the community from challenging improper city initiated up-zoning in court by requiring such a lawsuit to be filed within 60 days of effective date of the change - an unreasonable limitation way out of step with current law.

Meredith Withers
Self
Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Jody Coglianese, Mrs.
self
Austin, TX

I strongly oppose HB 24 because it allows cities to up zone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Lavonia Jones
Self, retired
Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents.

Allison Goldring

Self

Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

JOHN EASTBERG

Retired

Austin, TX, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Alexandra Floreani

Self

AUSTIN, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Caroline and Christopher Taylor

Texans for Mud Reform

Waxahachie, TX

NO

Anna Yost

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Vallarie Sinclair

Private citizen

Austin, TX

I oppose HB 24 because YET AGAIN the City of Austin is acting as a dictatorship and not a government of, by and for the people. The never-ending manipulation and deceit of this city government to nullify and avoid input of its tax paying citizens is nothing less than appalling. This bill allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Frances Grund

Self

AUSTIN, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Dora Trevino

CTI

Austin, TX

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Kay Broline

KayAnn Holdings LLC

Austin, TX

"I oppose HB 24 because it allows cities to upzone home city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change -unreasonable limitation way out of step with current law.

Mimi Halferty

Self

Austin, TX

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Doran Bryson, Mr.

Self, retired Facilities Project Manager

Austin, TX

I oppose HB 24 because it allows cities to up-zone homes city-wide, without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated up-zoning in court, by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

K Key

self

Austin, TX

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Jackie Besinger

Self

Austin, TX

Against. This bill represents big government control on how communities grow. This is the direction of sustainable development. Stay out of local decision-making.

David Belknap

Self

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Caroline Powell (Holt)

Self

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

George Fanguy

Angus Valley homeowners

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Kent and Karol Middleton

Self. Retired

Austin, TX

We oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Jessica Black

Self

Arlington, TX

I oppose HB 24 because it allows cities to upzone residential properties citywide without individual notice to homeowners and residents. I also oppose raising the requirement for petition rights from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of change - an unreasonable limitation way out of step with current law.

Susan Whittle

Self

Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Sample Comments for HB 3172 ("Commercialization of Religious Land Bill")

"I oppose HB 3172 because it allows large mixed use and apartment developments on religious land with only 5-foot setbacks, no building cover limits, and no zoning oversight in the middle of single-family neighborhoods. This would incentivize developers to take advantage of the community and bypass zoning, leading to overcrowded streets and incompatible development in the middle of family neighborhoods. This bill is ripe for abuse and will turn land intended for sacred spaces into commercial zones."

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Tiffany Palmer

Self/Realtor

Austin, TX

"I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Richard Key, Dr.

Self

Austin, TX

Dear Sirs,

It is already challenging to remain abreast of pending zoning changes and this bill will significantly limit the engagement of homeowners in participating effectively in the process to make sure our voices are heard as changes are proposed and implemented. These zoning changes will affect our property value, neighborhood structure, and have significant impact on our lives. I am opposed to HB24 changes that will make it harder for me to protect my home area from being upzoned for greater density.

Elisa Pinigis

Self

Austin, TX

The HB 24 bill to reduce property owner rights should not be allowed to pass. Property belongs to the owner - not the state, not the city.

Louisa Stegmann

Self

Austin, TX

This is a terrible proposal. To change rules applying to personal property without notice - thank you no.

M Leonino, Your majesty

self. Event Planner, Art

Austin, TX

Oppose unfair zoning

Alim Virani

AURA ATX

Austin, TX

HB 24 takes on a specific but powerful barrier: a 1927 state law that allows a handful of landowners to override city councils. If 20% of the land near a proposed housing rule change is owned by objectors, a city council suddenly needs a supermajority—9 out of 11 votes in Austin—to pass the rule change. Renters and residents without property have no say in this process. Cities spend years working on updates that are supported by the public—only to have them blocked at the finish line. That’s not majority rule, and it’s not how representative democracy should work. This bill respects local control, preserves the public process, and restores fairness to how decisions are made.

Joel Banks

Self

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. Finally, this bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Candace Fox

Self

AUSTIN, TX

I oppose HB 24 because it will endanger the rights of homeowners and other citizens to play a part in the development of their city, including how developments may affect the quality of life for the community members invested in the livable scale of their neighborhoods, their effects on local property values, and benefits to the established community.

This bill inherently favors development corporations over the hard working citizens of the communities of Texas.

Alim Virani

AURA

Austin, TX

We write to you on behalf of AURA, an all-volunteer grassroots organization committed to building an Austin for everyone. We believe in a city—and a state—where everyone is welcome and everyone’s interests matter: young and old, rich and poor, renter and homeowner, lifelong resident and new arrival. Our mission is to improve land use and transportation policies through community engagement, thoughtful analysis, and public advocacy.

We are grateful for the opportunity to support two bills before this committee that reflect those values and move Texas toward a more inclusive, affordable future:

? House Bill 24, which restores majority rule to city councils when they update their local land use rules.

? House Bill 3172, the “Yes in God’s Backyard” bill, which allows faith communities to build housing on their land.

Each of these bills addresses a different part of the same problem: outdated, overly complex land use laws that block housing, divide communities, and drive up costs for working Texans. Although our state leads the nation in home construction, it’s still not enough to keep up with demand as hundreds of thousands of people move here each year. A shortage of homes in our state’s job centers has driven up home prices for the few who can afford to live close to work, leaving everyone else with longer commutes, higher rents, and fewer options. Meanwhile, long-time Texans have been priced out of the neighborhoods and communities they call home. What’s getting in the way? Layers of red tape. Land development codes are supposed to help cities grow, but they have become so complex that they freeze the past and push opportunity out of reach. These bills can help fix that.

HB 24 takes on a specific but powerful barrier: a 1927 state law that allows a handful of landowners to override city councils. If 20% of the land near a proposed housing rule change is owned by objectors, a city council suddenly needs a supermajority—9 out of 11 votes in

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Together, these bills reflect a shift toward smarter, fairer, and more welcoming land use. They say: yes, we want more neighbors. Yes, we want more housing choices. Yes, we want our cities to be places where people of all backgrounds can live and thrive.

We urge you to support HB 24 and HB 2172—and to continue working toward a Texas that’s abundant, connected, and welcoming to all.

Tai Hovanky
AURA ATX
Austin, TX

This takes on a specific but powerful barrier to housing abundance and affordability: a 1927 state law that allows a handful of landowners to override city councils. If 20% of the land near a proposed housing rule change is owned by objectors, a city council suddenly needs a supermajority—9 out of 11 votes in Austin—to pass the rule change. Renters and residents without property have no say in this process. Cities spend years working on updates that are supported by the public - only to have them blocked at the finish line. That's not majority rule, and it's not how representative democracy should work. This bill respects local control, preserves the public process, and restores fairness to how decisions are made. If we want Texas to continue to prosper and maintain an affordable cost of living for our citizens, then we need to enable enough housing construction to meet the demand. In the last two years, Austin has seen rents drop by 22% from the peak (around 2021/2022) because it allowed for tens of thousands of housing units to be built. Meanwhile, the entire Bay Area in CA built fewer housing units than Austin last year. Bay Area rents continue to stay unaffordable, causing it to hemorrhage citizens who then flock to greener pastures...like Texas. This is partly because Californians fight tooth and nail to prevent new housing construction - they love being able to veto re-zoning requests. The end result: a housing affordability crisis. Let's not repeat California's mistakes. Vote Yes on HB 24!

jack seaquist
self
AUSTIN, TX

oppose

Srikar Nalluri
Self, Engineer
Austin, TX

I strongly support reforming valid petition reform. It is being abused against the original intent of protecting homeowners and instead now results in increased property taxes and wasted taxpayer money on hearings, petitions, and lawsuits about citywide zoning cases (as opposed to individual lots, which valid petition should still apply to)

Peter Breton
AURA
Austin, TX

This bill respects local control, preserves the public process, and restores fairness to how decisions are made. A 1927 (!!) state law allows a handful of landowners to override city councils. If 20% of the land near a proposed housing rule change is owned by objectors, and it means that a city council suddenly needs a supermajority—9 out of 11 votes in Austin—to pass the rule change. Renters and residents without property have no say in this process. Cities spend YEARS working on updates that are supported by the public—only to have them blocked at the finish line. That's not majority rule, and it's not how representative democracy should work.

Laura Klein Plunkett
Self-retired
Georgetown, TX

As a person who values limited government and economic freedom, I oppose HB 24 because it introduces unnecessary red tape and legal mechanisms that could hinder Texas communities from adapting to growth and opportunity. While I support protecting property owners from arbitrary zoning changes, requiring a 60% protest threshold and supermajority votes for certain proposals risks paralyzing local decision-making, especially in fast-developing areas where flexibility is key. The bill's provisions allowing lawsuits against municipalities—complete with mandated attorney fees—invite frivolous litigation, bloating government costs and undermining fiscal responsibility. Worse, empowering the Attorney General to punish non-compliant cities with tax rate caps smells of state overreach, contradicting our commitment to local control. This bill trades one form of bureaucracy for another, potentially choking economic progress under the guise of protecting rights, and the House should reject it for a simpler, market-driven approach to zoning.

Melody Allen
self - Logistics Manager
Waxahachie, TX

I am against this bill. This bill represents a significant encroachment on the autonomy of local governments. By imposing restrictive zoning procedures and requiring supermajority votes for certain decisions, HB 24 undermines the ability of municipalities to address the unique needs of their communities. Local governments are best positioned to understand and respond to the priorities of their residents, and this bill threatens to erode that vital connection.

Additionally, the provisions allowing civil actions to compel zoning changes could lead to costly litigation, diverting valuable resources away from essential services and community development. This is not only inefficient but also detrimental to the well-being of our local communities.

Finally, a one-size-fits-all approach to zoning fails to account for the diverse challenges faced by different municipalities across Texas. What works for one community may not work for another, and HB 24 disregards this fundamental reality.

I urge you to consider the long-term consequences of this bill and to stand in support of local government control. Thank you for your time and attention.

Don Lautner
Self
Mansfield, TX

I'm writing AGAINST HB 24.

HB 24 hamstring the ability of citizens within in a municipality from stopping a zoning regulation change that they don't agree with.

The current 211.006 is perfectly adequate and does not need this change.

The proposed Bill will give Developers more power over local residents in violation of all concepts of a free and fair "by-the-people" government. It would also effectively eliminate the purpose of a zoning protest petition.

Here is an example to explain the impact of this Bill as written:

A Developer owns a parcel currently zoned Single Family within a larger Single Family zoned area. The Developer requests the city to rezone his property to Commercial.

With no petition from adjacent property owners, the city's Council only requires a majority vote to approve the rezoning.

Now let us look at the case of adjacent owners filing a petition to protest:

- a. Under current law, if 20% of the adjacent owners sign the petition, the zoning change requires a 3/4 vote of the Council for approval.
- b. Under the proposed Bill, the petition now requires 60% of adjacent owners to sign instead of 20%. And what is the result of this petition? The Council can still approve the zoning change with a majority vote.

In other words, the Bill just eliminates the protest petition process for any Developer who wants to rezone property.

One could go through a similar logic flow for a case where the Developer wants to rezone more of the Single-Family land than he owns. There is nothing in this Bill that requires that the Developer own ALL of the land being rezoned only that he owns land subject to the change.

In this case, the adjacent property owners are still wasting their time signing a petition because their petition only results in a majority vote requirement.

But the other property owners whose property is directly rezoned now need 60% of area affected to trigger a 3/4 vote of the Council. The Developer, who may own a significant percent of that rezoned area, isn't going to sign their petition. Net result, approval only requires majority vote of the Council.

Finally, the 211.0064 proposal in this Bill allows anyone located in any Texas jurisdiction to file suit against the local government and dictate the venue for that suit. This is overly aggressive against the local government and the local citizens. The suit, if filed must be in the court of jurisdiction of the municipality being sued. The Legislature shouldn't be encouraging Venue Shopping by plaintiffs.

Scrap this Bill. Current 211.006 is adequate as written.

Robert Chaplin
Northeast Neighborhood Association
Grapevine, TX

We live in a peaceful single family neighborhood and bought our home 35 years ago believing that this was a legal land use under our law. Local folks need to control their own neighborhoods.

Randolph Severson, Dr

Myself

Ennus, TX

Increased regulation always seems to denude individual and local rights while substituting people who don't know for people who do know in the decision-making process. Subsidiarity nearly always provides the best answer.

Xinxin Tang, Mrs.

self

College Station, TX

I am opposed HB24 since it will affect the quality and safety of my living environment/neighborhood.

Sharon Try

Self

Waxahachie, TX

Note to this bill quit taking away the city in the counties ability to take care of their own. Texas is too big. You do not know what's going on in every city and county. You're trying to turn Texas into California.

Daniel Llanes

self

Austin, TX

"I oppose HB 24 because it allows the Austin to upzone homes city-wide without notice to the homeowners and residents. I also oppose the state granted petition right against zoning to be raised from 20 to 60% for supermajority council votes. Finally, CNC has challenged and won several cases against illegal city initiated upzonings, and the this bill would require a lawsuit to be filed within 60 days of the effective date of the change – and unreasonable limitation out of step with current law.

Christy Cleveland

Self

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. This is making profits for investors and city officials, but does not allow PROPER insight to the surrounding communities. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. this bill does not allow the actual homeowners (NOT Investors) the ability to oppose or challenge improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation out of scope with current law.

Anna Belle Williams

Self, retired

Austin, TX

I oppose HB 24 because it allows cities to upzone homes city-wide without individual notice to the homeowners and residents. I also oppose raising the requirement for state-granted petition rights against inappropriate zoning from 20 to 60%. This bill would handicap the community from challenging improper city-initiated upzoning in court by requiring such a lawsuit to be filed within 60 days of the effective date of the change – an unreasonable limitation way out of step with current law.

Michael Rodgers

City of Midlothian Texas

Midlothian, TX

Counties and Cities should have the opportunity and ability to provide oversight and guidance within the development of MUD Districts. MUD Districts and their impacts upon the regions they will be located, will potentially overwhelm county and city safety services, parks services, and roadway infrastructures. It is imperative that the State provides the opportunity for County and City elected leadership and their staff to provide safe and positive living environments for the constituents they represent within their localized knowledge of different infrastructure demands and development needs, which will influence how MUD Districts develop, and the speed at which MUD Districts develop.