

# Information Sheet

Texas Senate Bill 15

# Purpose

Texas Senate Bill 15 (SB15) intends to provide options for certain new development by requiring cities to allow smaller lots. For SB15, small lots have been defined as a residential lot that is 4,000 square feet or less.

# Applicability

SB 15 is applicable to certain cities, including El Paso, in areas that must meet the following criteria:

- Will be platted (subdivided) and located in an area zoned for single-family homes;
- Is five acres or more; and
- Has no recorded plat (filed subdivision)

Small lot development shall not be located within 3,000 feet of an airport or military base

When the above provisions are met, the municipality may not adopt or enforce an ordinance, rule, or other measure that requires:

- A residential lot to be:
  - Larger than 3,000 square feet;
  - Wider than 30 feet; or
  - Deeper than 75 feet

# Small Lot Requirements

Except as required in this Bill, a municipality may not require a small lot to have:

- A setback greater than:
  - 15 feet from the front or 10 feet from the back of the property; or
  - five feet from the side of the property;
- Covered parking;
- More than one parking space per unit;
- Off-site parking;
- More than 30 percent open space or permeable surface;
- Fewer than three full stories not exceeding 10 feet in height measured from the interior floor to ceiling

For subdivisions located in on-site ponding areas a minimum of 30% permeable shall be provided.

# Potential City Requirements

A municipality may require with respect to a small lot a setback related to environmental features, erosion, or waterways, to the extent authorized by federal or other state law.

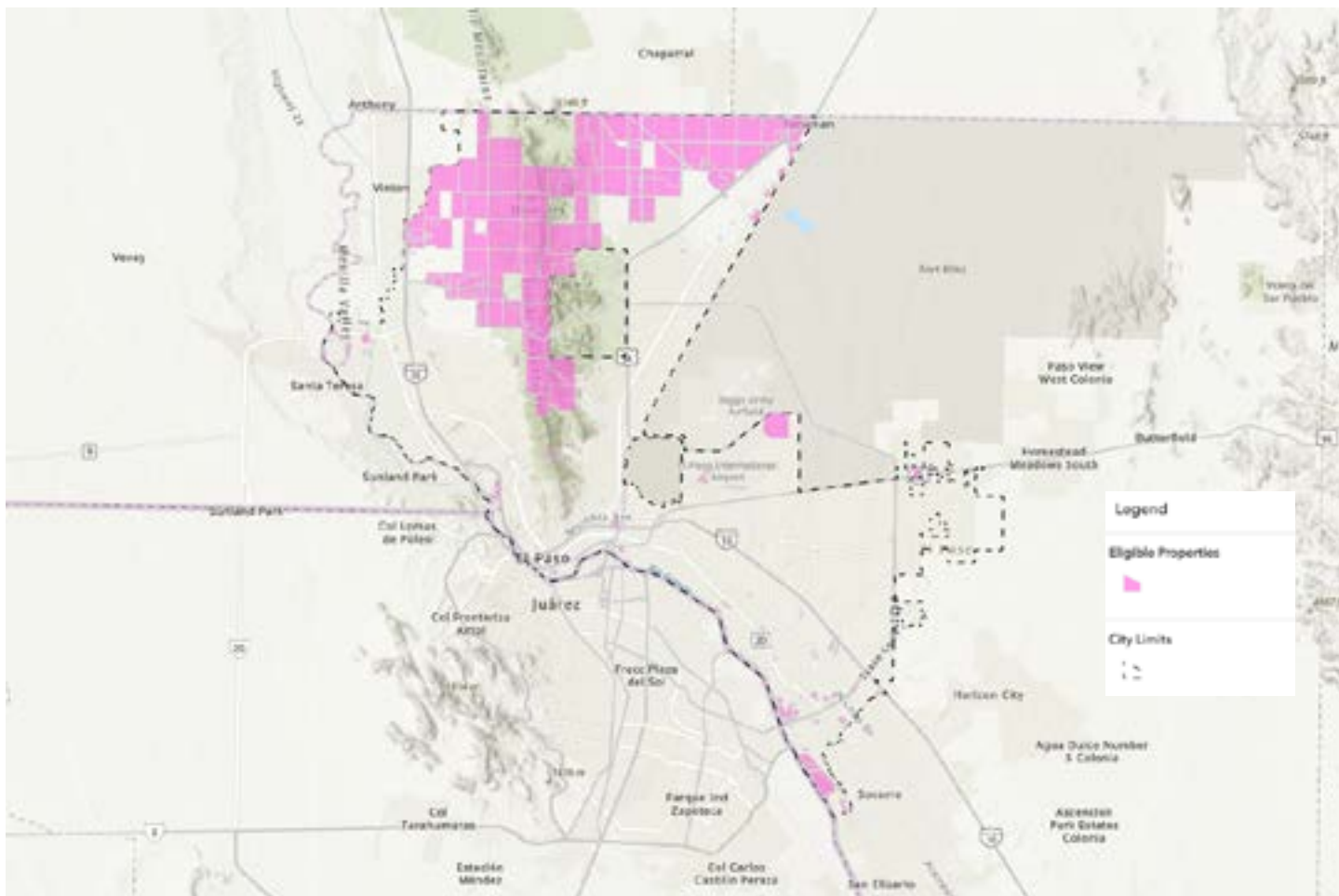
A municipality may require with respect to a small lot:

- The sharing of a driveway with another lot;
- Permitting fees equivalent to the permitting fees charged for the development of a lot the use of which is restricted to a single-family residence; or
- Impact fees, to the extent authorized by Chapter 395 of the Texas Local Government Code.

# Regulations not affected by SB 15

This Bill does not impact the following:

- The use and occupancy of residential units leased for a term of less than 30 days; or
- No effect on Homeowners' Associations and other private agreements.



*The map above illustrates eligible SB 15 zones. You may click on the map above to interact with SB 15 webmap on your preferred browser.*