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The seal of the City of Corpus Christi, Texas, is a circular emblem. It features a central illustration of a city skyline with a prominent tower, a bridge, and a sailboat. Below the skyline is a large fish. The text "CITY OF CORPUS CHRISTI, TEXAS" is written around the top half of the circle, and "INCORPORATED 1852" is at the bottom. Two stars are positioned on the left and right sides of the bottom half.

# **UDC Amendments Briefing (Legislative Actions)**

Planning Commission  
August 20, 2025

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# Texas State Legislature

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- Meets every two years (89<sup>th</sup> Legis.)
- 140-day session (regular)
- 8,898 bills filed
- 14% passed (1,250 bills)
- Wide range of committees
- Many bills focus on municipal issues

# HB 2464

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- Amends Chapter 229 LGC (Effective Immediately)
- Adds definition of a “No-impact home-based business.”
  - Does not exceed occupancy limits, does not generate on-street parking, and does not have visible outdoor activities.
  - Municipality cannot prohibit.
  - Still subject to fire, health, and zoning codes as a residential dwelling.
  - Cannot sell alcohol/drugs, sober living, or a SOB.
  - Does not save from private deed restrictions/HOAs



# HB 24

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- Amends Chapter 211 LGC (Eff. 9/1/25)
- Public notices for zoning amendments
  - Keeps 20% Rule and 200-foot area
  - Increases to a 60% rule if the rezoning allows more residential development and does not increase commercial development.
  - If surpassing 20% or 60% 3/4 Vote to approve. (7 ayes)
- Zoning Notice Sign:
  - 10<sup>th</sup> Day before Planning Commission
  - 24" x 48" (8 sq. ft.)

# SB 599

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- Amends Chapter 250 LGC
  - Effective Immediately
- Alters regulations of Group Day-Care Homes.
  - Municipalities cannot add any additional standards greater than what has been established by the state for Group Day-Care Homes.

# HB 3866

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- Amends Chapter 26 Water Code
  - Effective 9/1/25
- Adds definition of an “Intermediate bulk container recycling center.”
  - Containers are at least 275 gallons in size and are for mechanical handling.
  - The Pipeline and Hazardous Materials Safety Administration regulates containers.
  - A recycling facility cannot be established within 2,000 feet of a private residence.

# SB 15



- Amends Chapter 211, Local Government Code (Effective 9/1/25)
- Adds “Small Lot” exemptions
  - To be eligible, the property must be 5 acres in size and unplatted and zoned for single-family residences.
  - Lots are 3,000 square feet, wider than 30 feet, and deeper than 75 feet.
  - Setbacks: 15’ front, 10’ rear, 5’ sides.
  - Cannot be located in AICUZ/MCAOD.



# SB 840



- Amends Chapter 211 Local Government Code (Effective 9/1/25)
- Concerning the allowance of Mixed-Use and Multifamily Uses
  - A municipality shall allow mixed-use residential use and development or multifamily residential use and development in a zoning classification that allows office, commercial, retail, warehouse, or mixed-use use or development as an allowed use under the classification.

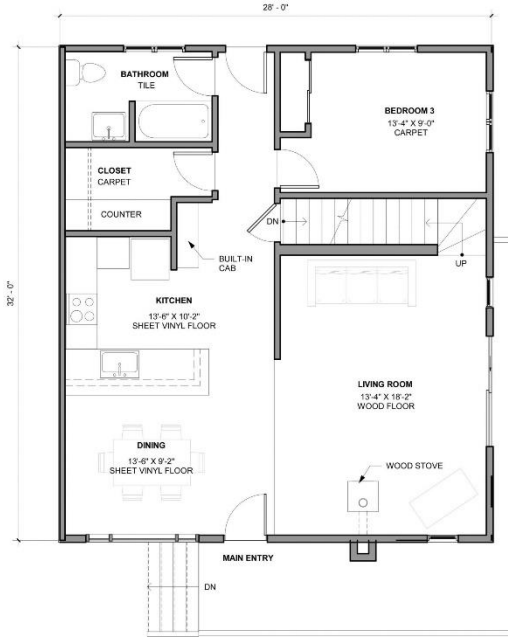


# SB 1341



- Amends Chapter 9, Business and Commerce Code (Effective 9/1/25)
- Amends the definition of a “Manufactured Home” and a “HUD Code Manufactured Home.”
- Definition now aligns with the definition set by 42 U.S.C. Section 5402(6).
- Transportable structure, one or more sections, is three hundred twenty or more square feet, built on a permanent chassis, and designed as a dwelling with or without a permanent foundation.

# SB 1567



- Amends Chapter 211, Local Gov. Code
  - Effective 9/1/25
- Targeted towards towns with a population of less than 250,000 but with large institutions of higher education.
- Opportunity to align the UDC with the building codes.
- Family: A person or persons, occupying a dwelling, living together and maintaining a common household, which may include up to four boarders or roomers if each has a rental contract to occupy the dwelling for at least 30 consecutive days. This definition does not include lodgers in a bed and breakfast home.

# SB 2477



- Amends Chapter 218, Local Government Code, (Effective 9/1/25)
- Mixed Use Conversions
- Primarily
  - Buildings for Office Uses
  - 65% of the building or floor to a multifamily residential use.
  - Cannot be in “IH” District.
  - Cannot be in MCAOD / AICUZ.

# SB 541

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- Amends Chapter 9, Business and Commerce Code, (Effective 9/1/25)
- Amends the definition of a “Cottage Food Industry”
- Now will include Nonprofit Organizations.
- Currently not explicitly listed in the UDC.
- An amendment to Section 5.3.2.F to account for this type of home occupation.

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**Questions?**

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