

Information Sheet

Texas Senate Bill 15

Texas Senate Bill 15 (SB 15) is intended to address housing supply and affordability by preempting zoning and subdivision rules for small lot developments in medium to large Texas cities, including Dallas.

Applicability

SB 15 is applicable to subdivision or permit applications submitted on or after September 1, 2025. To read SB 15 and its legislative history, click [here](#).

SB 15 applies citywide and allows the subdivision of land into lots as small as 3,000 square feet, or the minimum lot size allowed by the underlying zoning district, whichever is less, when the following criteria are met:

- Located in a zoning district that allows single family use;
- includes at least five acres; and
- has no recorded plat (i.e. unplatted land).

SB 15 allowance for new small lot subdivisions does not apply within specified sensitive areas that are within:

- 1 mile of a campus of a law enforcement training center
- 3,000 feet of an airport or military base

The [public facing online GIS Zoning Map](#) will include layers with the above-mentioned exclusions from eligibility per SB 15.

SB 15 defines “small lot” as “a residential lot that is 4,000 square feet or less.” The bill restricts cities from enforcing regulations for setbacks, parking, open space, building bulk, and height on any single family lot that is created in accordance with SB 15 and classified as a small lot under this definition.

Case-by-case eligibility determinations will be made for Planned Development Districts (PDs), Conservation Districts (CDs), and Historic Districts (HDs) that allow single family land use, and districts with public deed restrictions that impact single family land uses and development standards.

As an example of zoning applicability for new SB 15 subdivisions, the Chapter 51A zoning districts that allow single family use are listed below:

- Agricultural [A(A)]
- Single Family [R-1ac(A), R1/2ac(A), R-16(A), R-13(A), R-10(A), R-7.5(A), R-5(A)]
- Duplex [D(A)]
- Townhouse [TH-1(A), TH-2(A), TH-3(A)]
- Clustered Housing [CH]
- Multifamily [MF-1(A), MF-1(SAH), MF-2(A), MF-2(SAH)]
- Manufactured Home [MH(A)]
- Central Area [CA-1, CA-2]
- Mixed Use [MU-1, MU-1(SAH)]
- GO(A) General Office

Planned Developments (PDs) and Public Deed Restrictions (DRs)

SB 15 preempts certain zoning regulations for eligible tracts of land within PDs or that have City Council-approved public deed restrictions. If land meets the SB 15 qualifying criteria, the City cannot enforce development regulations that are more restrictive than allowed by the bill, even if PD conditions or public deed restrictions would otherwise apply.

This also means that the City may not require any discretionary approval of an amendment to a planned development district or development plan or conceptual plan to allow the development under SB 15 for qualifying developments.

SB 15 does not override private deed restrictions, HOA covenants, or private agreements, which are not enforced by the City.

Development regulations for qualifying developments under SB 15

SB 15 prohibits the City from adopting or enforcing an ordinance, zoning restriction, or other regulation that requires a residential lot in a subdivision meeting the qualifying criteria to be:

- larger than 3,000 square feet;
- wider than 30 feet;
- deeper than 75 feet;

Furthermore, the City cannot enforce a density cap that prevents a single family home from being built on a residential lot that is at least 3,000 square feet. The density caps for TH districts, for example, will not be applicable to developments qualifying for SB 15.

The City cannot require a small lot that is created in accordance with SB 15 to have the following:

- **Setbacks:** a building plane or other setback greater than 15 feet from the front and 10 feet from the back of the property; and five feet from the side of the property;
 - Garage door additional setback is still enforceable.
 - Blockface continuity requirements that conflict with SB 15 cannot be applied.
- **Parking:** covered parking; more than one parking space per unit; or off-site parking,
- **Open space:** More than 30 percent open space or permeable surface.
- **Height:** Fewer than three full stories, not exceeding 10 feet in height measured at interior floor to ceiling.
- **Bulk:** A maximum building bulk.
- Wall articulation.
- Any restriction that is inconsistent with the SB 15.

For small lots, a municipality may require the sharing of a driveway with another lot.

A municipality may impose restrictions that are applicable to similar lots or subdivisions to fully mitigate stormwater runoff.

For Planned Development Districts (PDs), Conservation Districts (CDs), Historic Districts (HDs), and public deed restrictions (DRs), further determinations will be made on a case-by-case basis to ensure compliance with SB 15.

All applicable building and public health and safety codes will apply.

Department Processes

To support the platting and permitting processes for SB 15, staff is developing detailed checklists, GIS layers, and tracking tools. In addition, staff is establishing a formal screening process to assess project eligibility, providing opportunities for applicant consultations, and conducting internal training on plan review procedures.

The provisions of SB 15 will be incorporated into Dallas zoning code and subdivision regulations. Chapter 52 has been amended to authorize the building official to issue permits for small lot developments that meet the requirements of SB 15.