



TEXAS MUNICIPAL LEAGUE

Empowering Texas cities to serve their citizens

President **David Rutledge**, Mayor, Bridge City
Executive Director **Bennett Sandlin**

April 5, 2023

Honorable DeWayne Burns
Chairman, House Land and Resource Management Committee
Texas House of Representatives
P.O. Box 2910
Austin, Texas 78768-2910

Dear Chairman Burns:

I am writing on behalf of the Texas Municipal League to express our opposition to **H.B. 3921** by **Representative Goldman**, which seeks to impose statewide restrictions on local regulations governing residential lot sizes and densities in cities in the 18 largest counties in Texas. This legislation undermines local decision-making authority and disregards the unique needs and circumstances of individual communities.

Firstly, it should be emphasized that cities across Texas are already moving towards greater residential density, recognizing the need for more affordable housing and sustainable urban development. By allowing local residents and community groups to participate in the decision-making process, cities are better able to tailor their policies to the specific needs and preferences of their communities. H.B. 3921 would override this local authority and impose a one-size-fits-all approach that may not be appropriate or desirable for all neighborhoods.

Moreover, the bill's provisions could lead to a decrease in community input on land use and development issues. By setting minimum density requirements and restricting the ability of cities to regulate setbacks, parking, and impervious cover, H.B. 3921 undermines the role of local government in shaping the character and quality of their neighborhoods. A more balanced approach would be to empower cities to pursue greater density while preserving their ability to engage with residents and community groups in determining the most appropriate policies for their neighborhoods.

In conclusion, we strongly urge the Land and Resource Management Committee to reject H.B. 3921 and instead prioritize legislation that preserves local decision-making authority and supports community-driven solutions to housing and urban development challenges. By allowing cities to chart their own course towards greater density, we can ensure that the unique character and needs of each community are respected and preserved.

Sincerely,

Monty Wynn
Director, Grassroots and Legislative Services
Texas Municipal League