

# APATX Legislative Bill Tracker (Senate)

#	Bill Number	Author	Caption	Description	Link	Sub Committee	Category	Sub Committee Recommendation
Sub Committee:								
1	SB 1922	Lucio	Relating to restrictions on municipal regulation in certain areas.	Prohibits municipalities from regulating an activity or structure in an area where residents are ineligible to vote in municipal elections, except for specific reasons.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB019221.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB019221.pdf#navpanes=0</a>	Annexation and Extra-Territorial Jurisdiction		Neutral
2	SB 1189	Buckingham	Relating to the authority of a municipality to remove territory from an emergency services district following annexation.	Allows an ESD to object to the removal of territory following annexation of an area if the removal would reduce the level of emergency services provided by the ESD inside or outside the annexed area, or if removal would reduce the ESD's revenue to a level that would be insufficient to carry out the ESD's role outside the annexed area, or require the ESD to increase taxes.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB011891.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB011891.pdf#navpanes=0</a>	Annexation and Extra-Territorial Jurisdiction	Annexation	Neutral
3	SB 593	Hinojosa	Relating to municipal authority to annex colonias.	Allows municipalities to annex colonias without the consent of residents or landowners.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB005931.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB005931.pdf#navpanes=0</a>	Annexation and Extra-Territorial Jurisdiction	Colonias	Support
4	SB 659	Buckingham	Relating to disannexation of certain areas that do not receive full municipal services.	If an area does not receive full municipal services and was exempt from municipal taxation for more than 20 years under an ordinance until full municipal services were provided. A person owning real property wholly or partly located in the area may file a petition to disannex the property located in the municipality.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB006591.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB006591.pdf#navpanes=0</a>	Annexation and Extra-Territorial Jurisdiction	Disannexation	Neutral
5	SB 157	Perry	Relating to eminent domain reporting requirements for certain entities.	Applies only to a school district located in a county with a population under 25,000 or a city/county with a population under 25,000. Exempts these political subdivisions from filing an annual report with the Comptrollers office regarding eminent domain authority if no changes in their authority have been made.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB001571.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB001571.pdf#navpanes=0</a>	Annexation and Extra-Territorial Jurisdiction	Eminent Domain	Neutral
6	SB 1168	Campbell	Relating to the authority of a municipality to impose a fine or fee in certain areas in the municipality's extraterritorial jurisdiction.	If an area located in the ETJ of a municipality has been disannexed due to the failure to provide services, or an area that a municipality has failed to obtain consent to annex, the municipality may not impose a fine or fee on: <ul style="list-style-type: none"> <li>1. an activity that occurs wholly in the ETJ area</li> <li>2. the management or ownership of property wholly located in the ETJ</li> </ul>	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB011681.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB011681.pdf#navpanes=0</a>	Annexation and Extra-Territorial Jurisdiction	ETJ	Neutral
Sub Committee:								

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7	SB 848	Blanco	Relating to the conveyance of property by a municipality for the public purpose of economic development.	Allows a municipality to convey real property to an entity for economic development purposes. Establishes a process to convey property.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00848l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00848l.pdf#navpanes=0</a>	Economic Development	Economic development	Support With Amen... Neutral
8	SB 796	Schwertner	Relating to requiring public notice and a hearing concerning a proposed purchase or conversion by a municipality of a property to house homeless individuals.	Requires a municipality to hold a public hearing regarding the purchase or conversion of property for housing the homeless. Requires a hearing be held before purchasing a property. Requires notice to be delivered via certified mail to every resident within two miles of the property to be purchased.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00796l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00796l.pdf#navpanes=0</a>	Economic Development	Housing	Neutral
9	SB 244	Bettencourt	Relating to the application of the open meetings law to the board of directors of certain tax reinvestment zones.	Amends the open meetings law requirements to include TIRZ boards.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00244l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00244l.pdf#navpanes=0</a>	Economic Development	Open Meeting Laws	Support
10	SB 61	Zaffirini	Relating to the creation and duties of the unfunded mandates interagency work group.	Requires interagency work group to publish a list of unfunded mandates passed during the previous legislative session.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00061l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00061l.pdf#navpanes=0</a>	Economic Development	Unfunded Mandates	Neutral
Sub Committee:								
11	SB 1679	Alvarado	Relating to the creation of an urban land bank by certain municipalities.		<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01679l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01679l.pdf#navpanes=0</a>	Environment and Healthy Communities		
12	SB 304	Eckhardt	Relating to a state goal for competitive zero-carbon electric generation.		<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00304l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00304l.pdf#navpanes=0</a>	Environment and Healthy Communities		Neutral
13	SB 306	Eckhardt	Relating to information on projected changes in weather, water availability, and climate variability in strategic plans of certain state agencies.		<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00306l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00306l.pdf#navpanes=0</a>	Environment and Healthy Communities		Support

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14	SB 888	Eckhardt	Relating to the use of green stormwater infrastructure in new state buildings.		<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00888l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00888l.pdf#navpanes=0</a>	Environment and Healthy Communities		Neutral
15	SB 328	Luio	Relating to establishment of the disaster identification system for a declared state of disaster.		<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00328l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00328l.pdf#navpanes=0</a>	Environment and Healthy Communities		Neutral
16	SB 995	Powell	Relating to the establishment of the disaster reinvestment and infrastructure planning board and the creation of the disaster reinvestment and infrastructure planning revolving fund; making...		<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00995l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00995l.pdf#navpanes=0</a>	Environment and Healthy Communities		Neutral
17	SB 627	Schwertner	Relating to the creation, purpose, implementation, and funding of the County Park Beautification and Improvement Program.		<a href="https://capitol.texas.gov/Sea rch/DocViewer.aspx?ID=87RSB006271A&amp;QueryText=%22SB+627%22&amp;DocType=A">https://capitol.texas.gov/Sea rch/DocViewer.aspx?ID=87RSB006271A&amp;QueryText=%22SB+627%22&amp;DocType=A</a>	Environment and Healthy Communities		Neutral
18	SB 1746	Zaffirini	Relating to financial assistance provided to political subdivisions by the Texas Water Development Board for nature-based water quality enhancement projects.		<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01746l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01746l.pdf#navpanes=0</a>	Environment and Healthy Communities		Support
19	SB 1772	Zaffirini	Relating to the establishment of the Texas Pollinator-Smart program for solar energy sites.		<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01772l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01772l.pdf#navpanes=0</a>	Environment and Healthy Communities		Neutral
20	SB 1261	Birdwell	Relating to the exclusive jurisdiction of the state to regulate greenhouse gas emissions in this state and the express preemption of local regulation of those emissions.	To the extent not preempted by federal law, grants the state exclusive jurisdiction over the regulation of greenhouse gasses. Prohibits municipalities and other political subdivisions from enacting or enforcing an ordinance that directly or indirectly regulates greenhouse gas emissions.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01261l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01261l.pdf#navpanes=0</a>	Environment and Healthy Communities	Air Quality	Oppose

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21	SB 622	Gutierrez	Relating to the new technology implementation grant program	Adjusts TERP funding allocation levels for a variety of programs. Allows systems to reduce flaring emissions to be given preference for TERP grants.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0062_21.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0062_21.pdf#navpanes=0</a>	Environment and Healthy Communities	Air Quality	Support
22	SB 645	Zaffirini	Relating to the Texas natural gas vehicle grant program.	Allows used natural gas vehicles to be eligible for the Texas natural gas vehicle grant program. Requires the used vehicle to replace a heavy or medium duty motor vehicle, and must be a 2017 or later model.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0064_51.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0064_51.pdf#navpanes=0</a>	Environment and Healthy Communities	Air Quality	Neutral
23	SB 865	Creighton	Relating to a study on a statewide disaster alert system and implementation of that system.	Requires TDEM to conduct a study on the efficiency of existing mass notification systems by local governments and identify ways to improve existing systems. Allows TDEM and the Governor's office to establish a statewide disaster alert system.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0086_51.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0086_51.pdf#navpanes=0</a>	Environment and Healthy Communities	Disaster response	Support
24	SB 646	Schwertner	Relating to requiring county approval of a proposed purchase or conversion by a municipality of a property to house homeless individuals.	Requires the commissioners court of a county to grant final approval to a municipality to purchase or convert property for homeless housing. Requires municipalities to provide data on available services for homeless individuals. Requires municipalities to publish notice of the proposed purchase in a local newspaper no later than 61 days before the date of purchase.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0064_61.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0064_61.pdf#navpanes=0</a>	Environment and Healthy Communities	Homeless Housing	Neutral
25	SB 845	Zaffirini	Relating to the establishment and enforcement of weatherization standards by the PUC for electric utilities, transmission and distribution companies, electric cooperatives, municipally owned...	Requires the PUC to adopt minimum standards for weatherization for the state's electric infrastructure. Requires the PUC to conduct in-person inspections of facilities to ensure compliance. Establishes administrative penalties for utility providers that do not comply.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0084_51.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0084_51.pdf#navpanes=0</a>	Environment and Healthy Communities	Infrastructure Resiliency	Support
26	SB 365	Miles	Relating to applications for permits issued by the Texas Commission on Environmental Quality for certain new or expanded facilities in certain low-income and minority ...	Requires an applicant for a water, air, or injection well permit to submit an "environmental justice" report to the TCEQ. If the requested permit is located in an environmental justice community, the applicant must file a public participation plan and consult with the mayor or county judge where the permit will be located.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0036_51.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0036_51.pdf#navpanes=0</a>	Environment and Healthy Communities	Pollution	Support
27	SB 170	Blanco	Relating to a study regarding the feasibility of implementing certain renewable energy standards.	Requires TCEQ to conduct a study on establishing a goal of 50% of the electric generating capacity from renewable sources by 2030, and 100% by 2050. Requires study to be delivered to the Legislature by December 2022.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0017_01.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB0017_01.pdf#navpanes=0</a>	Environment and Healthy Communities	Renewable Energy	Support

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28	SB 398	Menendez	Relating to distributed renewable generation resources.	Mandates a seller or lessor of solar power equipment to residential or small commercial customers to provide disclosures regarding the equipment provided to the customer. Prohibits a municipality from restricting the installation of a solar energy device by a residential or small commercial customer.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00398l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00398l.pdf#navpanes=0</a>	Environment and Healthy Communities	Renewable Energy	Support
29	SB 582	Lucio	Relating to the sale of a water or sewer utility system by a municipality without an election.	Allows municipalities to sell a municipal water or sewer utility system without voter approval.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00582l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00582l.pdf#navpanes=0</a>	Environment and Healthy Communities	Water and Sewer Systems	Oppose
30	SB 784	Creighton	Relating to rates established by municipalities for water and sewer services.	A municipality or municipality owned utility may not establish a rate applicable only to entities that qualify for a sales or property tax exemption that is higher than a rate established for entities that receive comparable utility services.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00784l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00784l.pdf#navpanes=0</a>	Environment and Healthy Communities	Water utilities	Neutral
<b>Sub Committee:</b>								
31	SB 877	Hancock	Relating to the inspection of municipal buildings during a declared disaster.	Following the declaration of a disaster, allows building inspections to be performed by a person certified to inspect buildings by the International Code Council, or a person employed as a building inspector by a municipality, or a person employed as a building inspector by a political subdivision. Prohibits municipalities from collecting an inspection fee on housing during a declared disaster.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00877l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00877l.pdf#navpanes=0</a>	Site Planning, Building Design, and Materials	Building inspections	Neutral
32	SB 1023	Gutierrez	Relating to the authority of a governmental entity to impose a regulation governing the use of building products, materials, or methods that relates to water conservation.	Allows a municipality to pass an ordinance regulating: <ul style="list-style-type: none"> <li>1. a product, material, or standard required to implement a water conservation plan or program through TCEQ.</li> <li>2. or a requirement imposed by the TWDB as a condition for applying for financial assistance.</li> </ul>	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01023l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01023l.pdf#navpanes=0</a>	Site Planning, Building Design, and Materials	Building materials	Neutral
33	SB 1169	Campbell	Relating to the authority of a county to require a person to obtain a building permit from the county for certain portable structures.	Prohibits counties from requiring a permit to construct, improve, or occupy a structure used for retail purposes if the structure portable and smaller than 500 sq. ft. The structure may only be used for 60 days in a calendar year.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01169l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01169l.pdf#navpanes=0</a>	Site Planning, Building Design, and Materials	Building permits	Neutral
34	SB 219	Hughes	Relating to civil liability and responsibility for the consequences of defects in the plans, specifications, or related documents for the construction or repair of an improvement to real...	Governmental entities may not require in a contract an architectural or engineering service at a level of professional skill that would be provided by an ordinarily prudent architect or engineer with the same or similar professional license.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00219l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00219l.pdf#navpanes=0</a>	Site Planning, Building Design, and Materials	Building standards	Neutral

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35	SB 1090	Buckingham	Relating to certain regulations adopted by governmental entities regarding building products, materials, or methods used in construction or renovation of residential or commercial ...	Allows municipalities that have adopted a resolution stating the municipality's intent to become a Dark Sky Community to regulate outdoor lighting. Building aesthetics bill from last session does not affect provisions regarding the enforcement of land use restrictions contained in plats.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01090l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01090l.pdf#navpanes=0</a>	Site Planning, Building Design, and Materials	Land use	Oppose
Sub Committee:								
36	SB 206	Schwertner	Relating to the operation of certain low-powered vehicles	Allows neighborhood electric vehicles and golf carts to be operated in a subdivision	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00206l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00206l.pdf#navpanes=0</a>	Transportation	Golf Carts	Support
37	SB 374	Seliger	Relating to municipal annexation of certain rights-of-way.	Allows municipalities that are annexing an area to also annex the right of way of a road that is contiguous and runs parallel to the city's boundaries. The municipality may annex only if a written notice is given to the owner of the right-of-way no later than 61 days before the date of the annexation.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00374l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00374l.pdf#navpanes=0</a>	Transportation	Right-of-Ways	Support
38	SB 160	Perry	Relating to certain county road reports	Eliminates section of the Transportation Code which requires counties submit a road condition report. Eliminates need for a road condition report be filed when applying for a grant through the Transportation Infrastructure Fund.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00160l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00160l.pdf#navpanes=0</a>	Transportation	Roads	Oppose
39	SB 221	Zaffirini	Relating to the prima facie speed limit in certain urban districts.	Sets the prima facie speed limit in cities with a population over 950,000 at 25mph on a street other than an alley.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00221l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00221l.pdf#navpanes=0</a>	Transportation	Speed Limits	Support With Amen...
Sub Committee:								
40	SB 1600	Hughes	Relating to the procedure for approval of certain land development applications by a political subdivision	Prohibits a municipality from requiring a person to submit or obtain approval of a required planning document before the person files a copy of the plan or plat with the municipality.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01667l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01667l.pdf#navpanes=0</a>	Zoning and Subdivision Platting		
41	SB 46	Zaffirini	Relating to the municipal regulation of housing for homeless individuals provided by a religious organization.	Prohibits zoning or land use ordinances from prohibiting religious organizations from using organizations facilities as housing for homeless individuals. Allows cities to adopt and enforce reasonable health and safety regulations on housing for homeless individuals on religious organization's property.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00046l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00046l.pdf#navpanes=0</a>	Zoning and Subdivision Platting		

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42	SB 416	Miles	Relating to clarification of the law regarding the regulation of historic or culturally significant structures, objects, sites, or districts by certain municipalities.	Allows municipalities that do not have zoning ordinances to adopt ordinances that designate historic or culturally significant structures. Specifies that an ordinance adopted by this act is not a zoning regulation.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00416l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00416l.pdf#navpanes=0</a>	Zoning and Subdivision Platting	Historical Districts	
43	SB 1667	Hughes	Relating to the procedure for approval of certain land development applications by a political subdivision.	Prohibits a municipality from requiring a person to submit or obtain approval of a required planning document before the person files a copy of the plan or plat with the municipality.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01667l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01667l.pdf#navpanes=0</a>	Zoning and Subdivision Platting	Platting	
44	SB 1172	Kolkhorst	Relating to the municipal determination of exceptions to plat requirements for certain property developments.	To determine whether specific developments of tracts of land are required to be platted under this subchapter, a municipality may define and classify the developments. A municipality need not require platting for every development of a tract of land.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01172l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01172l.pdf#navpanes=0</a>	Zoning and Subdivision Platting	Platting	
45	SB 1120	Johnson	Relating to certain notice and protest provisions applicable to municipal zoning changes.	Requires municipalities to establish procedures for revising zoning regulations and district boundaries. Changes to or adoption of zoning regulations and district boundaries are not effective until after a public hearing. Proposed zoning changes that only affect an individual lot or a "limited area" of contiguous lots may be protested and requires a 3/4ths vote.	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01120l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01120l.pdf#navpanes=0</a>	Zoning and Subdivision Platting	Zoning	
46	SB 631	Buckingham	Relating to municipal board of adjustment zoning variances based on unnecessary hardship.	A municipal board of adjustment may consider certain criteria to determine whether compliance with an ordinance would result in unnecessary hardship. 1. If the financial cost of compliance is greater than 50 percent of the appraise value. 2. If compliance would result in a loss to the lot of at least 25% of	<a href="https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00631l.pdf#navpanes=0">https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB00631l.pdf#navpanes=0</a>	Zoning and Subdivision Platting	Zoning Variances	