



City of Tomball

Lori Klein-Quinn
Mayor

David Esquivel
City Manager

Professionalism - Integrity - Respect

March 10, 2025

The Honorable Paul Bettencourt
Texas Senate
PO Box 12068
Austin, TX 78711

Re: Opposition to SB 673

Dear Senator Bettencourt,

On behalf of the City of Tomball, I write to express our opposition to Senate Bill 673. While we recognize and appreciate the Legislature's efforts to address issues impacting Texas communities, this bill would have significant negative consequences for local governance and the ability of cities to effectively serve their residents.

SB 673 proposes measures that undermine municipalities' authority to make decisions tailored to the unique needs of their communities. As a democratically elected body, the City Council of Tomball strongly opposes efforts that restrict local control and erode our ability to govern in the best interest of our residents and businesses. Specifically, we are concerned that SB 673:

- **Limits local decision making:** One of the fundamental principles of local governance is ensuring that residents have a voice in decisions that affect their neighborhoods. Under existing law, land use changes, such as zoning amendments or the introduction of new housing types, require public hearings, where community members can express their support or concerns. However, SB 673 strips cities of their ability to regulate accessory dwelling units (ADUs), effectively overriding local zoning laws without any requirement for public input. Curiously, while SB 673 eliminates municipal oversight, it explicitly exempts deed restrictions and homeowners' association (HOA) rules from its provisions. This means that in neighborhoods governed by HOAs, residents will retain the ability to set their own standards and preserve the character of their communities. Meanwhile, those living in areas without HOAs—often older, more established neighborhoods—will have no say in whether ADUs are introduced next door, regardless of how they might impact parking, property values, or neighborhood aesthetics.
- **Limits parking regulations:** The bill prohibits requiring parking for ADUs on lots platted before 1965 or lots less than 7,000 square feet. This restriction could exacerbate on-street parking congestion, particularly in older neighborhoods not designed to accommodate additional vehicles. Many streets in Old Town Tomball have very narrow right of way, which already limits on-street parking. By pushing more vehicles onto the streets for parking, safety for drivers and pedestrians will be impacted.
- **Imposes constraints on owner occupancy requirements:** By disallowing mandates for owner occupancy of the primary dwelling when an ADU is present, the bill may encourage absentee ownership, potentially diminishing neighborhood cohesion and oversight.

Like yourself, we have been elected to represent and respond to the needs of our community. The families and businesses of Tomball trust us to make decisions, adopt ordinances, and fund programs that directly benefit them. When the Legislature preempts local authority, it creates unintended consequences that hinder our ability to provide efficient services, maintain infrastructure, and ensure public safety.

We urge you to consider the long-term impact such legislation would have on local governments across Texas. We

welcome the opportunity to discuss this matter further and are available to provide testimony or additional information regarding the bill's effects on Tomball.

Thank you for your time and consideration, and for your continued service to the State of Texas.

Sincerely,

A handwritten signature in blue ink that reads "Mayor Lori Klein Quinn". The signature is written in a cursive, flowing style.

Lori Klein Quinn
Mayor