

By: Howard

H.B. No. 2674

A BILL TO BE ENTITLED

AN ACT

relating to zoning regulations applicable to places of historical, cultural or architectural significance.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Title 7, ZONING REGULATIONS GENERALLY, Section 211.003, Local Government Code, is amended to read as follows:

(a) The governing body of a municipality may regulate:

(1) the height, number of stories, and size of buildings and other structures;

(2) the percentage of a lot that may be occupied;

(3) the size of yards, courts, and other open spaces;

(4) population density; and

(5) the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes.

(b) In the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures except for property subject to a tax exemption pursuant to Section 11.20, Tax Code.

(c) The governing body of a home-rule municipality may also regulate the bulk of buildings.

SECTION 2. This Act takes effect immediately if it receives

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1 a vote of two-thirds of all the members elected to each house, as
2 provided by Section 39, Article III, Texas Constitution. If this
3 Act does not receive the vote necessary for immediate effect, this
4 Act takes effect September 1, 2003.