

## **BILL ANALYSIS**

C.S.H.B. 4005  
By: Romero, Jr.  
Land & Resource Management  
Committee Report (Substituted)

### **BACKGROUND AND PURPOSE**

City councils have the ability to initiate wide-ranging zoning classification changes that can affect not only a corridor but also the neighborhoods adjoining the corridor. These changes have the potential to bring about higher property taxes, displacement, and gentrification. When a city council initiates a change, applicable notification should be given so that communities can not only be informed of the proposed change but also have the ability to participate in the rezoning process. C.S.H.B. 4005 seeks to address this issue by establishing additional notice requirements for zoning changes initiated by a municipality.

### **CRIMINAL JUSTICE IMPACT**

It is the committee's opinion that this bill does not expressly create a criminal offense, increase the punishment for an existing criminal offense or category of offenses, or change the eligibility of a person for community supervision, parole, or mandatory supervision.

### **RULEMAKING AUTHORITY**

It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution.

### **ANALYSIS**

C.S.H.B. 4005 amends the Local Government Code to require the notice of a public hearing before a municipal zoning commission on a proposed change in a zoning classification initiated by the municipality to be provided as follows:

- sent to each owner of real property within 500 feet of the properties for which the change in classification is proposed; and
- delivered by telephone call, text message, email, or mail unless newspaper publication of the notice is required with respect to certain property in an annexed territory.

### **EFFECTIVE DATE**

September 1, 2021.

### **COMPARISON OF ORIGINAL AND SUBSTITUTE**

C.S.H.B. 4005 differs from the original in minor or nonsubstantive ways by conforming to certain bill drafting conventions.