

By: Bettencourt

S.B. No. 1657

A BILL TO BE ENTITLED

AN ACT

relating to notice of proposed changes to municipal zoning classifications.

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

SECTION 1. Section 211.007, Local Government Code, is amended by adding Subsection (c-3) to read as follows:

(c-3) A zoning commission must give written notice of a public hearing before the commission on a proposed change in zoning classification to each owner of real property that is wholly or partly located in an unincorporated area of a county if the nearest property line of the property is located not more than two miles from the nearest boundary of the area for which the zoning classification change is proposed. The commission must provide the notice:

(1) not later than the 10th day before the date of the hearing; and

(2) by United States mail, addressed to each owner of the property, as indicated on the most recently approved county tax roll.

SECTION 2. The changes in law made by this Act apply only to a proposal to change a municipal zoning classification made on or after the effective date of this Act.

SECTION 3. This Act takes effect September 1, 2021.