

## **BILL ANALYSIS**

H.B. 2750  
By: Romero, Jr.  
Land & Resource Management  
Committee Report (Unamended)

### **BACKGROUND AND PURPOSE**

Constituents in House District 90 have expressed concerns regarding a lack of awareness when there are zoning changes in their neighborhoods. While it is common practice for home-rule municipalities to have ordinances requiring signage to be posted at the location of a proposed zoning change, for a variety of reasons, these signs are not always properly posted. H.B. 2750 seeks to address these concerns by requiring all home-rule municipalities to post signage of a proposed zoning change at least 10 days before the hearing on the proposed zoning change.

### **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**

H.B. 2750 amends the Local Government Code to require the zoning commission of a home-rule municipality, not later than the 10th day before the date the commission holds a hearing on a proposed change in zoning classification that does not apply to the whole municipality, to post a notice sign on the property affected by the change or, for a change initiated by the municipality that affects multiple properties, on a public right-of-way. The bill authorizes the zoning commission to do the following with respect to the notice sign:

- determine the sign's size, contents, duration of posting, and removal; and
- elect to provide, maintain, and pay for the sign or require an applicant for the change in zoning classification to provide, maintain, and pay for the sign.

The bill establishes that the notice requirements are in addition to notice required by general zoning regulations and that the bill's provisions apply only to a proposal to change a zoning classification made on or after the bill's effective date.

### **EFFECTIVE DATE**

September 1, 2023.