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H.B. No. 24

A BILL TO BE ENTITLED

AN ACT

relating to procedures for changes to a zoning regulation or  
district boundary.

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

SECTION 1. Subchapter A, Chapter 211, Local Government  
Code, is amended by adding Section 211.0011 to read as follows:

Sec. 211.0011. DEFINITION. In this subchapter, "proposed  
comprehensive zoning change" means a municipal proposal to:

(1) change an existing zoning regulation that:

(A) will have the effect of allowing more  
residential development than the previous regulation; and

(B) will apply uniformly to each parcel in one or  
more zoning districts;

(2) adopt a new zoning code or zoning map that will  
apply to the entire municipality; or

(3) adopt a zoning overlay district that:

(A) will have the effect of allowing more  
residential development than allowed without the overlay; and

(B) will include an area along a major roadway,  
highway, or transit corridor.

SECTION 2. Section 211.006(a), Local Government Code, is  
amended to read as follows:

(a) The governing body of a municipality wishing to exercise  
the authority relating to zoning regulations and zoning district

1 boundaries shall establish procedures for adopting and enforcing  
2 the regulations and boundaries. A regulation or boundary is not  
3 effective until after a public hearing on the matter at which  
4 parties in interest and citizens have an opportunity to be  
5 heard. Before the 15th day before the date of the hearing, notice  
6 of the time and place of the hearing must be:

7           (1) published in an official newspaper or a newspaper  
8 of general circulation in the municipality; and

9           (2) if the municipality maintains an Internet website,  
10 published on the municipality's Internet website.

11           SECTION 3. Subchapter A, Chapter 211, Local Government  
12 Code, is amended by adding Section 211.0061 to read as follows:

13           Sec. 211.0061. PROTEST PROCEDURES FOR CERTAIN PROPOSED  
14 CHANGES. (a) This section applies only to a proposed change to a  
15 zoning regulation or district boundary that is not a proposed  
16 comprehensive zoning change.

17           (b) A protest of a proposed change to a zoning regulation or  
18 district boundary must be written and signed by the owners of:

19           (1) at least 20 percent of the area of the lots or land  
20 covered by the proposed change; or

21           (2) at least 60 percent of the area of the lots or land  
22 immediately adjoining the area covered by the proposed change and  
23 extending 200 feet from that area.

24           (d) If a proposed change to a regulation or district  
25 boundary is protested in accordance with Subsection (b), the  
26 proposed change must receive, in order to take effect, the  
27 affirmative vote of at least:

1           (1) three-fourths of all members of the governing body  
2 for a protest described by Subsection (b)(1); or

3           (2) a majority of all members of the governing body for  
4 a protest described by Subsection (b)(2).

5           SECTION 4. Section 211.006(e), Local Government Code, is  
6 transferred to Section 211.0061, Local Government Code, as added by  
7 this Act, redesignated as Section 211.0061(c), Local Government  
8 Code, and amended to read as follows:

9           (c) [(e)] In computing the percentage of land area under  
10 Subsection (b):

11           (1) [(d)], the area of streets and alleys shall be  
12 included; and

13           (2) the land area is not calculated individually for  
14 each tract of land subject to a proposed change in a zoning  
15 regulation or district boundary but in the aggregate for all tracts  
16 of land subject to the change.

17           SECTION 5. Subchapter A, Chapter 211, Local Government  
18 Code, is amended by adding Sections 211.0063 and 211.0065 to read as  
19 follows:

20           Sec. 211.0063. NOTICE FOR PROPOSED COMPREHENSIVE ZONING  
21 CHANGES. The notice described by Section 211.006(a) or 211.007(d),  
22 as applicable, and Section 211.006(a-1) is the only notice required  
23 for a proposed comprehensive zoning change.

24           Sec. 211.0065. PRESUMPTION OF VALIDITY FOR CERTAIN CHANGES  
25 TO ZONING REGULATIONS OR DISTRICT BOUNDARIES. A change to a zoning  
26 regulation or district boundary that has the effect of allowing  
27 more residential development than the previous regulation is

1 conclusively presumed valid and to have occurred in accordance with  
2 all applicable statutes and ordinances if an action to annul or  
3 invalidate the change has not been filed before the 60th day after  
4 the effective date of the change.

5 SECTION 6. Subchapter A, Chapter 211, Local Government  
6 Code, is amended by adding Section 211.0073 to read as follows:

7 Sec. 211.0073. NOTICE SIGN REQUIREMENT FOR CERTAIN ZONING  
8 CHANGES IN HOME-RULE MUNICIPALITIES. (a) Not later than the 10th  
9 day before the date the zoning commission of a home-rule  
10 municipality holds a hearing on a proposed change in zoning  
11 classification that does not apply to the whole municipality and  
12 until the date of a final determination on the proposed change by  
13 the governing body of the municipality, the zoning commission shall  
14 post a notice sign in accordance with this section on:

15 (1) the property affected by the change; or

16 (2) a public right-of-way for a change initiated by  
17 the municipality that affects multiple properties.

18 (b) The notice sign must be at least 24 inches long by 48  
19 inches wide.

20 (c) The zoning commission may elect to provide, maintain,  
21 and pay for a notice sign under this section or require an applicant  
22 for a change in zoning classification to provide, maintain, and pay  
23 for the sign.

24 (d) Notice requirements prescribed under this section are  
25 in addition to notice required by Section 211.007.

26 SECTION 7. Sections 211.006(d) and (f), Local Government  
27 Code, are repealed.

1           SECTION 8. The changes in law made by this Act apply only to  
2 a proposal to change a municipal zoning regulation or district  
3 boundary made on or after the effective date of this Act.

4           SECTION 9. This Act takes effect September 1, 2025.