

1-1 By: Orr, et al. (Senate Sponsor - Hughes) H.B. No. 24  
1-2 (In the Senate - Received from the House May 7, 2025;  
1-3 May 14, 2025, read first time and referred to Committee on Local  
1-4 Government; May 19, 2025, reported adversely, with favorable  
1-5 Committee Substitute by the following vote: Yeas 6, Nays 0;  
1-6 May 19, 2025, sent to printer.)

1-7	COMMITTEE VOTE				
1-8		Yea	Nay	Absent	PNV
1-9	Bettencourt	X			
1-10	Middleton	X			
1-11	Cook			X	
1-12	Gutierrez	X			
1-13	Nichols	X			
1-14	Paxton	X			
1-15	West	X			

1-16 COMMITTEE SUBSTITUTE FOR H.B. No. 24 By: Gutierrez

1-17 A BILL TO BE ENTITLED  
1-18 AN ACT

1-19 relating to procedures for changes to a zoning regulation or  
1-20 district boundary.

1-21 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-22 SECTION 1. Subchapter A, Chapter 211, Local Government  
1-23 Code, is amended by adding Section 211.0011 to read as follows:

1-24 Sec. 211.0011. DEFINITION. In this subchapter, "proposed  
1-25 comprehensive zoning change" means a municipal proposal to:

1-26 (1) change an existing zoning regulation that:

1-27 (A) will have the effect of allowing more  
1-28 residential development than the previous regulation; and

1-29 (B) will apply uniformly to each parcel in one or  
1-30 more zoning districts;

1-31 (2) adopt a new zoning code or zoning map that will  
1-32 apply to the entire municipality; or

1-33 (3) adopt a zoning overlay district that:

1-34 (A) will have the effect of allowing more  
1-35 residential development than allowed without the overlay; and

1-36 (B) will include an area along a major roadway,  
1-37 highway, or transit corridor.

1-38 SECTION 2. Section 211.006(a), Local Government Code, is  
1-39 amended to read as follows:

1-40 (a) The governing body of a municipality wishing to exercise  
1-41 the authority relating to zoning regulations and zoning district  
1-42 boundaries shall establish procedures for adopting and enforcing  
1-43 the regulations and boundaries. A regulation or boundary is not  
1-44 effective until after a public hearing on the matter at which  
1-45 parties in interest and citizens have an opportunity to be  
1-46 heard. Before the 15th day before the date of the hearing, notice  
1-47 of the time and place of the hearing must be:

1-48 (1) published in an official newspaper or a newspaper  
1-49 of general circulation in the municipality; and

1-50 (2) if the municipality maintains an Internet website,  
1-51 published on the municipality's Internet website.

1-52 SECTION 3. Subchapter A, Chapter 211, Local Government  
1-53 Code, is amended by adding Section 211.0061 to read as follows:

1-54 Sec. 211.0061. PROTEST PROCEDURES FOR CERTAIN PROPOSED  
1-55 CHANGES. (a) This section applies only to a proposed change to a  
1-56 zoning regulation or district boundary that is not a proposed  
1-57 comprehensive zoning change.

1-58 (b) A protest of a proposed change to a zoning regulation or  
1-59 district boundary must be written and signed by the owners of:

1-60 (1) at least 20 percent of the area of the lots or land

covered by the proposed change;  
(2) except as provided by Subdivision (3), at least 20  
percent of the area of the lots or land immediately adjoining the  
area covered by the proposed change and extending 200 feet from that  
area; or

(3) at least 60 percent of the area of the lots or land  
immediately adjoining the area covered by the proposed change and  
extending 200 feet from that area if the proposed change has the  
effect of allowing more residential development than the existing  
zoning regulation or district boundary and does not have the effect  
of allowing additional commercial or industrial uses unless the  
additional use is limited to the first floor of any residential  
development and does not exceed 35 percent of the overall  
development.

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

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

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

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

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

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

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

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

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

Sec. 211.0065. PRESUMPTION OF VALIDITY FOR CERTAIN CHANGES  
TO ZONING REGULATIONS OR DISTRICT BOUNDARIES. A change to a zoning  
regulation or district boundary that has the effect of allowing  
more residential development than the previous regulation is  
conclusively presumed valid and to have occurred in accordance with  
all applicable statutes and ordinances if an action to annul or  
invalidate the change has not been filed before the 60th day after  
the effective date of the change.

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

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

(1) the property affected by the change; or  
(2) a public right-of-way for a change initiated by  
the municipality that affects multiple properties.

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

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

(d) Notice requirements prescribed under this section are

3-1 in addition to notice required by Section 211.007.  
3-2 SECTION 7. Sections 211.006(d) and (f), Local Government  
3-3 Code, are repealed.  
3-4 SECTION 8. The changes in law made by this Act apply only to  
3-5 a proposal to change a municipal zoning regulation or district  
3-6 boundary made on or after the effective date of this Act.  
3-7 SECTION 9. This Act takes effect September 1, 2025.

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