

By: Campbell

S.B. No. 1160

A BILL TO BE ENTITLED

1 AN ACT
2 relating to notice of changes to municipal zoning regulations and
3 boundaries.

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

5 SECTION 1. Sections 211.006(a) and (d), Local Government
6 Code, are amended to read as follows:

7 (a) The governing body of a municipality wishing to exercise
8 the authority relating to zoning regulations and zoning district
9 boundaries shall establish procedures for adopting and enforcing
10 the regulations and boundaries. A regulation or boundary is not
11 effective until after a public hearing on the matter at which
12 parties in interest and citizens have an opportunity to be heard.
13 Before the 30th [~~15th~~] day before the date of the hearing, notice of
14 the time and place of the hearing must be published in:

- 15 (1) an official newspaper;
16 (2) a newspaper designated for publication of notices
17 by the governing body of the municipality; or
18 (3) a newspaper that has a mailed or delivered
19 circulation of at least 51 percent of the residences in the
20 municipality [~~or a newspaper of general circulation in the~~
21 ~~municipality~~].

22 (d) If a proposed change to a regulation or boundary is
23 protested in accordance with this subsection, the proposed change
24 must receive, in order to take effect, the affirmative vote of at

1 least three-fourths of all members of the governing body. The
2 protest must be written and signed by the owners of at least 20
3 percent of either:

4 (1) the area of the lots or land covered by the
5 proposed change; or

6 (2) the area of the lots or land immediately adjoining
7 the area covered by the proposed change and extending 1,500 [~~200~~]
8 feet from that area.

9 SECTION 2. Section [211.007](#), Local Government Code, is
10 amended by amending Subsections (c) and (c-1) to read as follows:

11 (c) Before the 30th [~~10th~~] day before the hearing date,
12 written notice of each public hearing before the zoning commission
13 on a proposed change in a zoning classification shall be sent to
14 each owner [~~, as indicated by the most recently approved municipal~~
15 ~~tax roll,~~] of real property located inside or outside the
16 boundaries of the municipality that is within 1,500 [~~200~~] feet of
17 the property on which the change in classification is proposed. The
18 notice may be served by its deposit in the municipality, properly
19 addressed with postage paid, in the United States mail. If the
20 property within 1,500 [~~200~~] feet of the property on which the change
21 is proposed is located in territory annexed to the municipality and
22 is not included on the most recently approved municipal tax roll,
23 the notice shall be given in the manner provided by Section
24 [211.006\(a\)](#).

25 (c-1) Before the 30th [~~10th~~] day before the hearing date,
26 written notice of each public hearing before the zoning commission
27 on a proposed change in a zoning classification affecting

1 residential or multifamily zoning shall be sent:

2 (1) by its deposit in the municipality, properly
3 addressed with postage paid, in the United States mail to:

4 (A) each school district in which the property
5 for which the change in classification is proposed is located; and

6 (B) each open-enrollment charter school and
7 general hospital, as defined by Section 241.003, Health and Safety
8 Code, within 1,500 feet of the property on which the change is
9 proposed; and

10 (2) to the fire department and police department of
11 the municipality [~~The notice may be served by its deposit in the~~
12 ~~municipality, properly addressed with postage paid, in the United~~
13 ~~States mail~~].

14 SECTION 3. The change in law made by this Act applies only
15 to notice of a proposal to change a municipal zoning regulation or
16 zoning district boundary given on or after the effective date of
17 this Act. A proposal to change a municipal zoning regulation or
18 zoning district boundary for which notice is given before the
19 effective date of this Act is governed by the law in effect on the
20 date the notice was given, and the former law is continued in effect
21 for that purpose.

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