

BILL ANALYSIS

S.B. 1304
By: Bettencourt
Land & Resource Management
Committee Report (Unamended)

BACKGROUND AND PURPOSE

Concerns have been raised that owners of property located in the extraterritorial jurisdiction of a municipality whose property may be impacted by a change in municipal zoning classification for a nearby area are not given proper notification of such a change. S.B. 1304 seeks to address these concerns by requiring a municipal zoning commission to give certain notice relating to a proposed change in zoning classification to certain property owners.

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

S.B. 1304 amends the Local Government Code to require a municipal zoning commission to give written notice of a public hearing before the commission on a proposed change in municipal 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 bill requires the commission to provide the notice not later than the 10th day before the date of the hearing and by U.S. mail, addressed to each owner of the property, as indicated on the most recently approved county tax roll.

EFFECTIVE DATE

September 1, 2019.