

**SUBJECT:** Amending regulations relating to the relocation of commercial signs

**COMMITTEE:** Transportation — committee substitute recommended

**VOTE:** 11 ayes — Canales, Raney, Davis, Gámez, Harris, Lozano, Lujan, Ordaz, Patterson, Perez, Romero

0 nays

2 absent — Ashby, Landgraf

**WITNESSES:** For — Jerod Hruska; Billy Reagan; Tim Anderson, Outdoor Advertising Assn of Texas; Richard Rothfelder, Reagan; Dan Foster, Reagan Signs (*Registered, but did not testify*: Cathy Hentschel, Lamar Advertising; Alan Reeder, LAMAR ADVERTISING; Drew DeBerry, Media Choice LLC; Annie Spilman, NFIB; J. McCartt, Reagan Outdoor Advertising; John McCord, Texas Retailers Association)

Against — Andrea French, Scenic Houston, Scenic Texas (*Registered, but did not testify*: Brie Franco, City of Austin; TJ Patterson, City of Fort Worth; Nadia Islam, City of San Antonio; Harris Masterson, Concourse Development; Christian Bionat, Greater Houston Partnership; Bill Kelly, Mayor’s Office, City of Houston; Justin Yancy, Texas Business Leadership Council; Monty Wynn, Texas Municipal League; Gregory Porter)

On — (*Registered, but did not testify*: Brandye Hendrickson, TxDOT; Kyle Madsen, TxDOT)

**BACKGROUND:** Some have suggested that requiring municipalities to allow for the relocation of commercial signs under certain conditions could address the issue of some commercial sign relocation applications being denied despite TxDOT approval.

**DIGEST:** CSHB 2806 would specify that if a commercial sign use, structure, or permit could not be constructed because of certain infrastructure-related

projects by a public improvement district, the owner of the commercial sign could relocate the use, structure, or permit to another location as permitted by statute.

If the view or readability of a commercial sign was obstructed due to certain circumstances or objects, the owner of the sign could relocate the sign to a permitted location. The owner would be responsible for all costs associated with relocation.

Under each of these circumstances, the municipality would be required to provide for the relocation by a special exemption to any applicable ordinance if the sign, use, or structure was located in the municipality.

CSHB 2806 would establish that the rights associated with a commercial sign that was lawfully erected but no longer complied with certain laws and regulations would be vested in the owner of the commercial sign.

The bill would take effect September 1, 2023.