

**SUBJECT:** Posting signs restricting parking certain vehicles by apartment overnight

**COMMITTEE:** Transportation — committee substitute recommended

**VOTE:** 11 ayes — Canales, E. Thompson, Ashby, Bucy, Davis, Lozano,  
Martinez, Ortega, Perez, Rogers, Smithee

0 nays

2 absent — Harris, Landgraf

**WITNESSES:** For — Paul Hawkins, Harris County Pct 3; (*Registered, but did not testify:*  
Jamaal Smith, City of Houston, Office of the Mayor Sylvester Turner)

Against — None

**BACKGROUND:** Some have noted that while current law allows a county to restrict parking commercial vehicles overnight in a residential subdivision, the same protection is not provided for apartment complexes.

**DIGEST:** CSHB 3286 would allow the owner or manager of an apartment complex to make a request to the county or municipality for the posting of official signs prohibiting the parking of a commercial motor vehicle in a public right-of-way adjacent to the complex after 10 p.m. and before 6 a.m.

The bill would apply only to a county or municipality with a population of more than 220,000.

The county or municipality could post one or more signs as requested or as it determined necessary. A sign would have to be posted in the public right-of-way no more than 10 feet from the property line of the complex and facing the roadway. A sign also would have to include arrows clearly indicating the area subject to the parking restriction.

The bill would not apply to a vehicle owned by a commercial establishment that was parked in the public right-of-way adjacent to the

property where the establishment was located.

The bill would take effect September 1, 2021.