

**SUBJECT:** Reducing the required number of public hearings for a zoning commission

**COMMITTEE:** Land & Resource Management — favorable, without amendment

**VOTE:** 8 ayes — Burns, Rogers, C. Bell, K. Bell, Buckley, Ortega, Reynolds, Schofield

1 nay — Sherman

**WITNESSES:** For — Martin Scribner, City of Baytown (*Registered, but did not testify*: Guadalupe Cuellar, City of El Paso; TJ Patterson, City of Fort Worth; Rick Ramirez, City of Sugar Land; Donnie Evans, Frank Murphy, Dallas Builders Association; Don Allen, Greater Fort Worth Builders Association; Brett Martin, Greater Houston Builders Association; T. Justin MacDonald, Hill Country Builders Association; Bill Kelly, Mayor’s Office, City of Houston; Ben Stratmann, Texans for Reasonable Solutions; Sandy Hoy, Texas Apartment Association; J.D. Hale, Scott Norman, Texas Association of Builders; Monty Wynn, Texas Municipal League; Julia Parenteau, Texas Realtors; Al Zito)

Against — None

**DIGEST:** HB 1381 would change the current requirement that a city's zoning commission hold multiple public hearings regarding land development applications. The bill would instead require that zoning commissions hold at least one such public hearing and would only apply to proposals to change municipal zoning classifications made on or after the bill's effective date. The bill would take effect September 1, 2023.

**SUPPORTERS SAY:** HB 1381 would clarify the ambiguous language in current law by specifying that only one public hearing before a zoning commission would be required for land redevelopment applications. The process of holding multiple hearings for each development application is often unnecessary, inefficient, and costly, and can lead to project delays. Under the bill, cities would still be required to hold at least two public hearings for each application: one for the zoning commission and one for the city

council. These hearings would provide ample opportunity for the public to voice their opinions. HB 1381 would not require commissions to approve every application, nor would it prevent commissions from holding more than one hearing if needed. The bill would give cities more options regarding the number of hearings they deemed sufficient, which could improve their zoning commission's efficiency and save their taxpayers money.

CRITICS  
SAY:

Reducing the number of required hearings could hinder the public's ability to voice their concerns on proposed developments that would impact their neighborhood.