



## H.B. 2439: REPEAL OF CERTAIN EXTERIOR ARCHITECTURAL STANDARDS

OR-19-017

September 5, 2019

# H.B. 2439: REPEAL OF CERTAIN EXTERIOR ARCHITECTURAL STANDARDS

- The Texas Legislature recently passed **H.B. 2439** amending Texas Government Code to add Chapter 3000 relating to “certain regulations adopted by governmental entities for the building products, materials, or methods used in the construction or renovation of residential or commercial buildings.”
- The bill was signed by the Governor on June 14, 2019, and becomes effective September 1, 2019.

# HB 2439: REPEAL OF CERTAIN EXTERIOR ARCHITECTURAL STANDARDS

- H.B. 2439 removes all specified exterior building materials from the following ten (10) zoning districts: “SR-1”, “SR-2”, “SF-2”, “RT-1”, “R-3F”, “R-3A”, “B-3A”, “NBD”, “UD”, and “CD”. The City may not specify additional exterior building materials.
- The exterior architectural standards of the Historic Overly District (HOD) are not affected by H.B. 2439, as the City is a certified local government (CLG) under the National Historic Preservation Act.
- Staff has prepared an ordinance that removes all specified exterior building materials from the afore-mentioned zoning districts.

# Alternatives

- The City Council has three (3) alternatives. The City Council may:
  - approve the ordinance as presented;
  - disapprove the ordinance; or
  - approve the ordinance with amendments.

# Recommendations

- The Planning and Zoning Commission held a public hearing on the ordinance on August 5<sup>th</sup>, where they recommended approval of the item by a vote of 6 to 0.
- Staff recommends that the City Council approve the ordinance in order to comply with H.B. 2439.