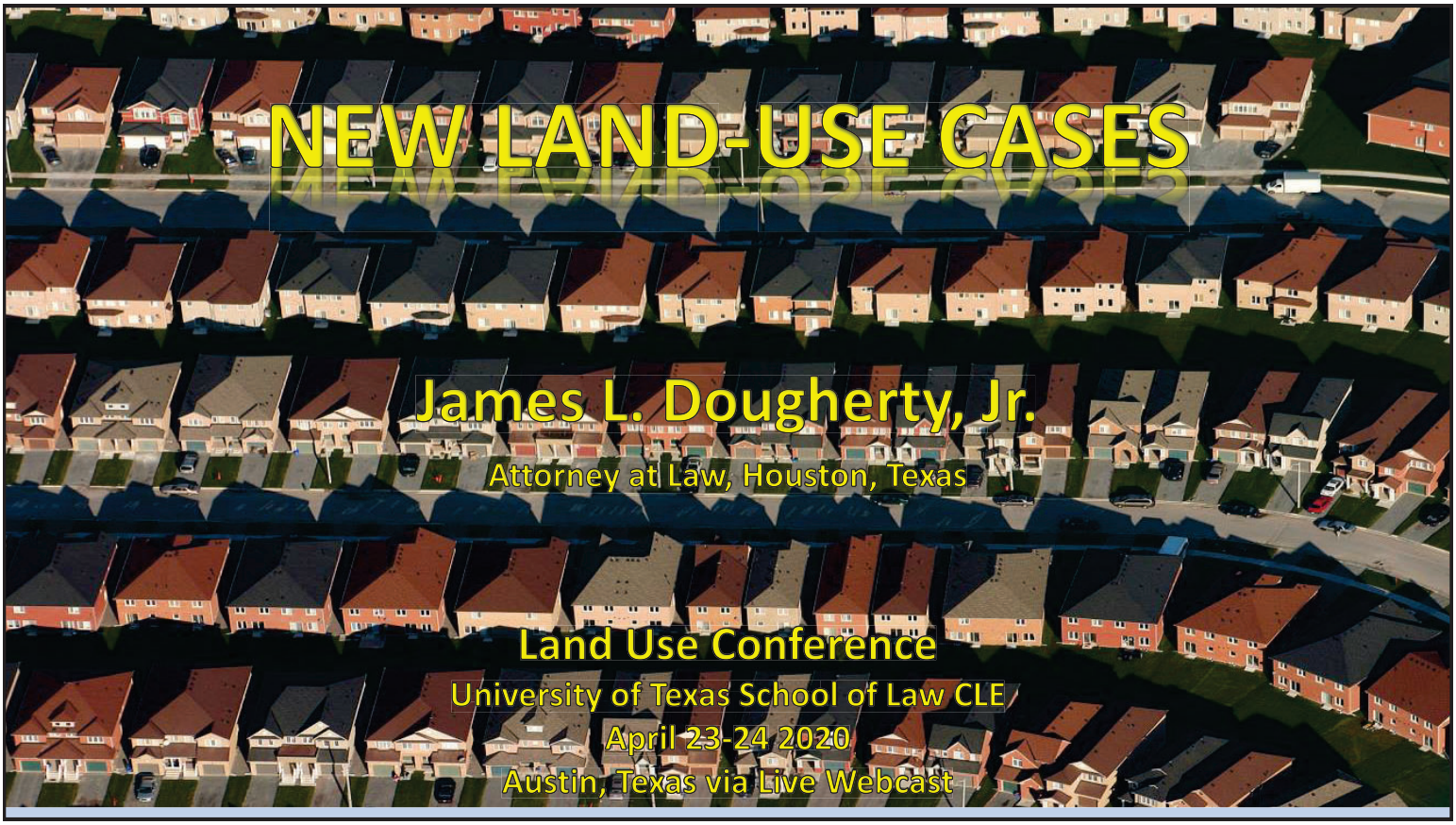


1

I. RIPENESS & EXHAUSTION OF ADMIN. REMEDIES

Background

- Two ripeness doctrines
  - --State: "final decision"
  - --Federal/§1983: "final decision" + no state compensation
- Exhaustion of administrative remedies
- "Jurisdictional" . . . possible dismissal

2

City of Houston v. Commons at Lake Houston

- **Facts:**
  - **--Development started: GP, plat, plans, construction**
  - **--The new ordinance**
  - **--The email exchange**

City of Houston v. Commons at Lake Houston

- **Developer: Ordinance makes it "unfeasible"**
  - **--Inverse condemnation**
  - **--Vested rights**

City of Houston v. Commons at Lake Houston

- **City: It's not ripe**

City of Houston v. Commons at Lake Houston

- **Ruling: It's not ripe**

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