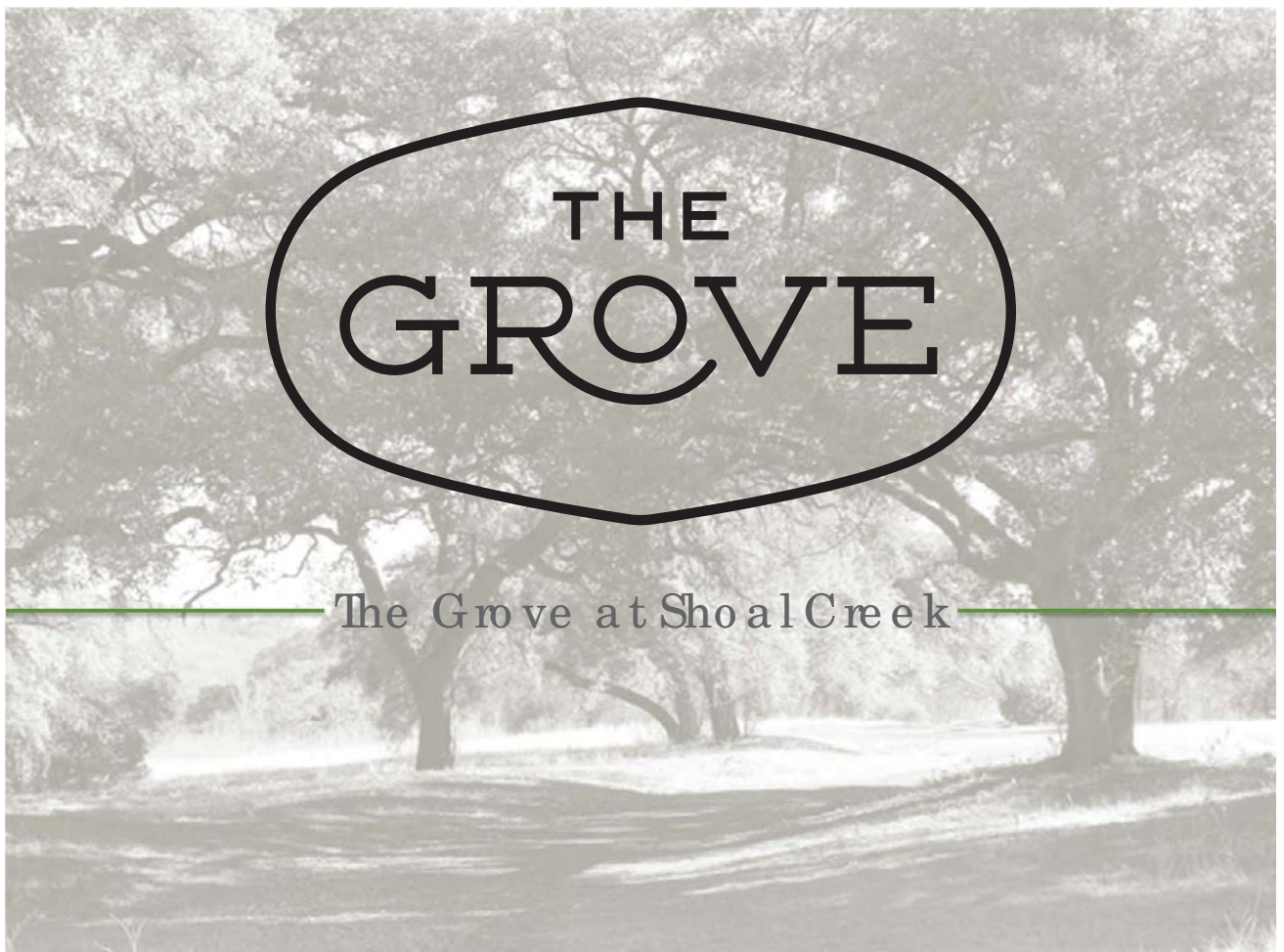
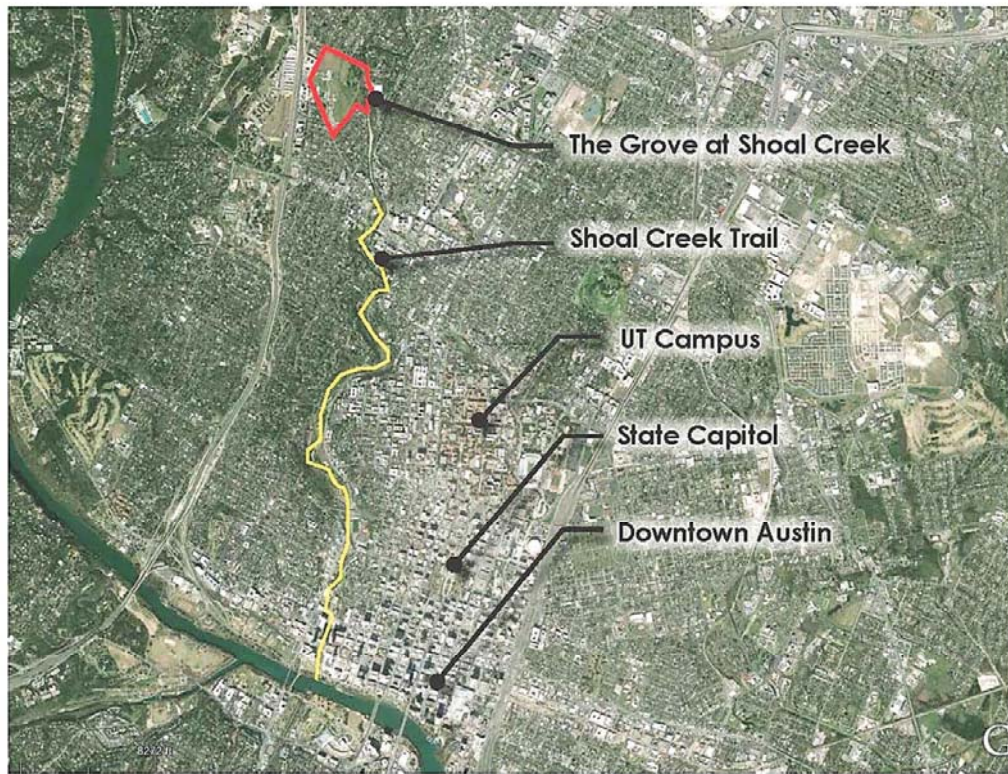


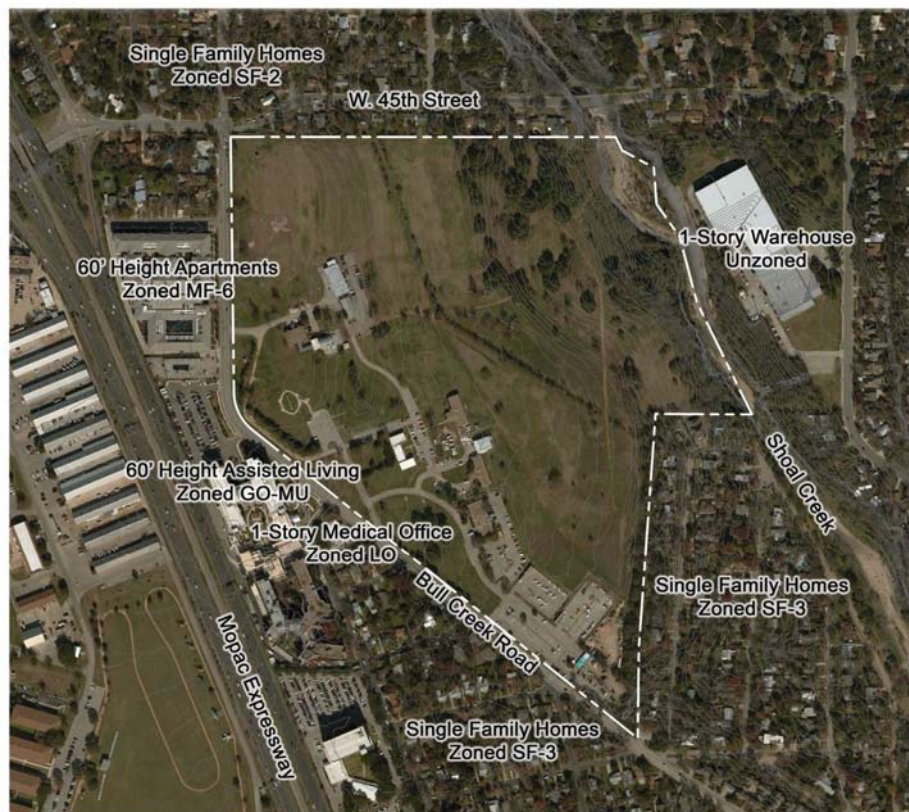
# Planning and Legal Challenges to Urban Infill

UTCLE Land Use Law Conference  
April 6, 2017





## Zoning Context – Grove “Un-zoned”





# Additional History

- Un-zoned 76 acre tract was owned by TxDOT
- The subject of a prior attempt by Stratus Properties to develop a large HEB anchored regional shopping center
- Coalition of neighborhoods (Bull Creek Road Coalition) formed to oppose that plan
- **City of Austin had opportunity to purchase tract for about \$30 million in Fall 2014**
- Austin decided not go into speculative development business with taxpayer funds
- Current owner won competitive bidding process. Closed with no zoning in place



Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](http://utcle.org/elibrary)

Title search: Planning and Legal Challenges to Urban Infill

Also available as part of the eCourse

[2017 Land Use eConference](#)

First appeared as part of the conference materials for the  
21<sup>st</sup> Annual Land Use Conference session

"Challenges to Infill Residential Development"