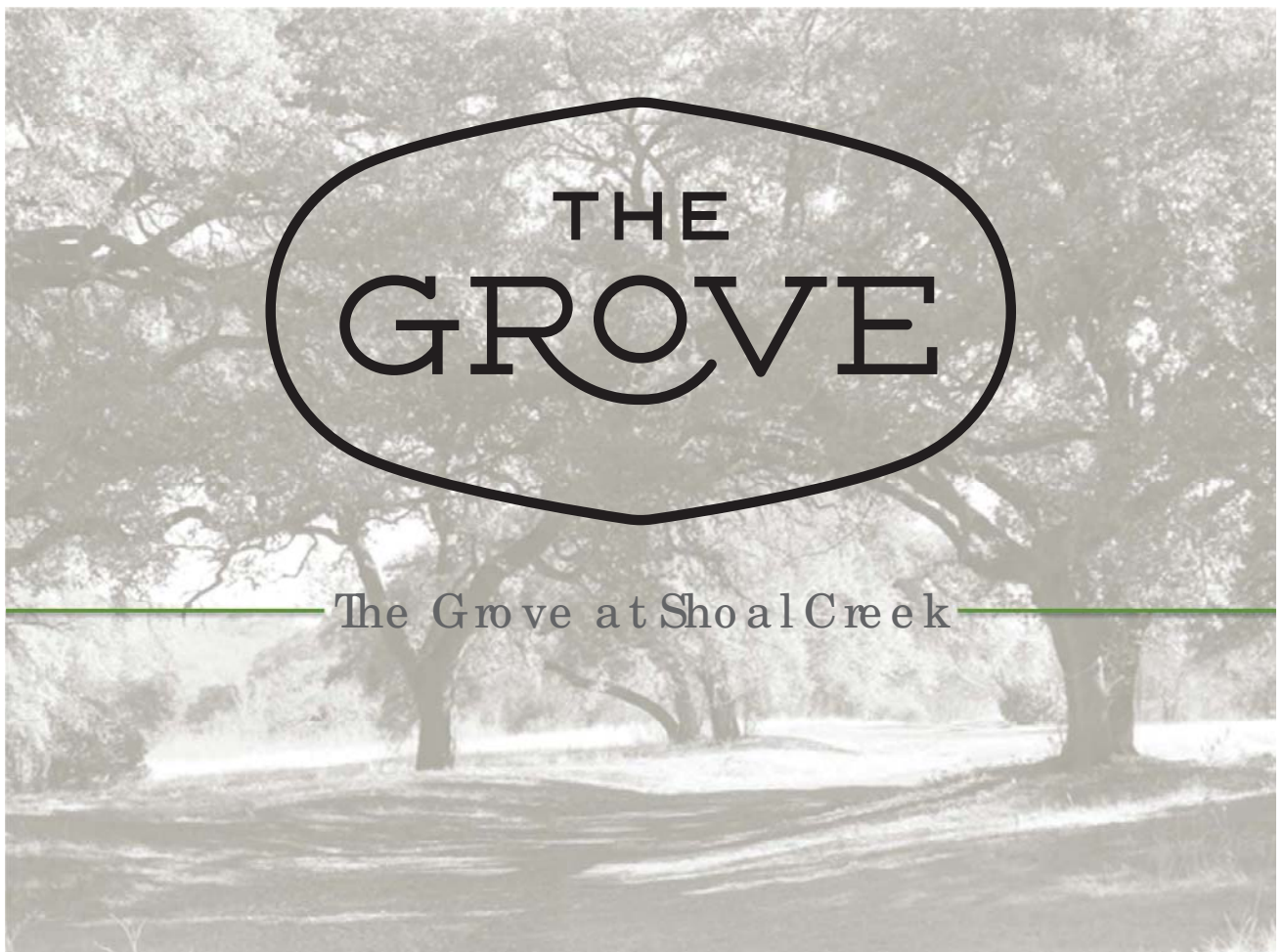
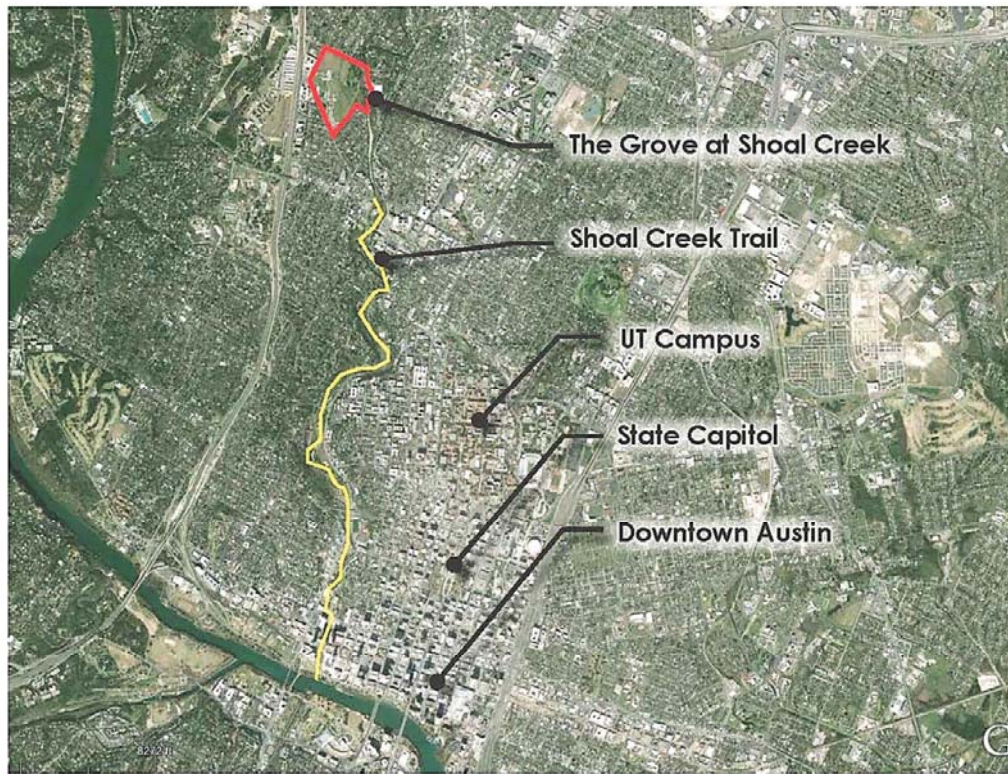


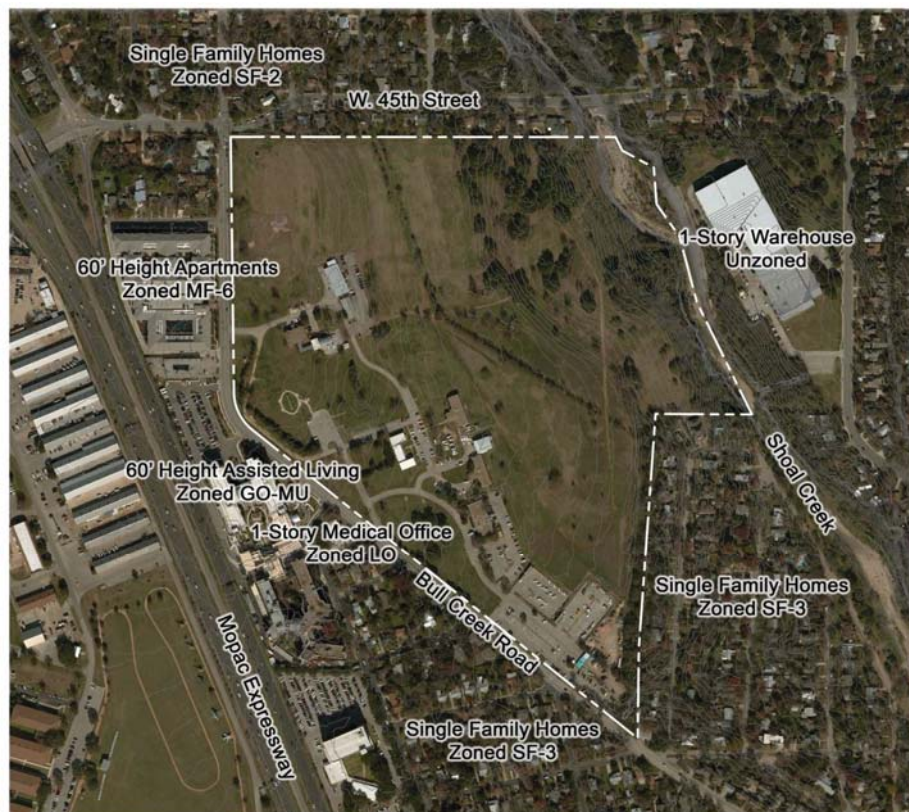
# Planning and Legal Challenges to Urban Infill

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



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## Title search: Planning and Legal Challenges to Urban Infill

Also available as part of the eCourse

[Land Use 2017 - Managing Development Challenges: Growing Pains, Infill Development, and More](#)

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21<sup>st</sup> Annual Land Use Conference session  
"Challenges to Infill Residential Development"