

Land Development Toolbox For Small Towns (and Cities)

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Purpose



- Overview: Each of these topics is a huge talk by itself
- Bridge between Fundamentals and Full Land Use Course
- Involuntary annexation is in a coma, so cities need to sell themselves.
- Leverage the tools!!



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Annexation



- Tex. Loc. Gov't. Code Chapter 43
- Mechanism for growth and expansion of the City
- Major changes to the law over past 4 years
- Challenge:
 - Involuntary annexation is (mostly) dead.
 - How to convince landowners to annex into the City?
- Strategic Partnership Agreements



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Comprehensive Plan



- Tex. Loc. Gov't. Code Chapter 213
- Plan for the long-range development of the municipality
 - Land Use
 - Transportation
 - Public Facilities
- Single plan or a coordinated set of plans
- Tool:
 - Collaboration among stakeholders
 - Vision expressed
 - Notice to development community



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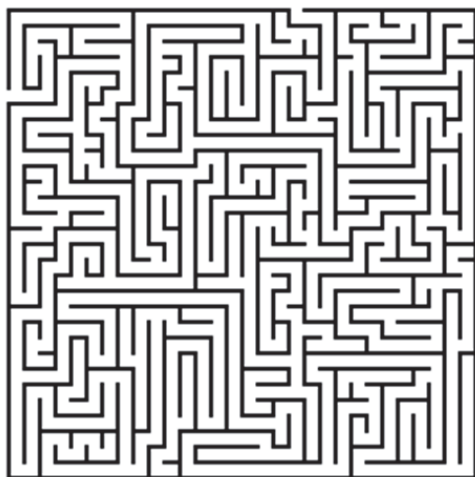
Modern Zoning

- Tex. Loc. Gov't. Code Chapter 211
 - Protect public health, safety, morals or general welfare
 - Protect areas of historical, cultural, or architectural importance or significance.
- Zoning only exists in cities
- Regulate:
 - Impervious cover, height and size of structures, open space, density, location and uses of buildings, modification of historic buildings
- Tool:
 - Protects property values by placing land uses where they are best suited
 - Protect green space
 - Protect environmentally sensitive areas
 - Protect city character



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Updated Subdivision Rules



- Tex. Loc. Gov't. Code Chapter 212
- Update the ordinance to include the shot-clock changes from last session.
- "1445 Agreements" – Pressure to release ETJ. Should you???
 - Tex. Loc. Gov't. Code Chapter 242
- Tool:
 - City subdivision regulation is more robust than county authority and leads to superior development.
 - Shot-clock rules can be managed and *can* give faster turn-around for developers. (Can...)



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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 \(utcle.org/elibrary\)](https://utcle.org/elibrary)

Title search: Land Development Toolbox for Small Towns (and Cities)

Also available as part of the eCourse

[2021 Land Use eConference](#)

First appeared as part of the conference materials for the
25th Annual Land Use Conference session
"Land Development Toolbox for Small Towns"