

# Land Development Toolbox For Small Towns (and Cities)

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1

## 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!!



2

# 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



3

# 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



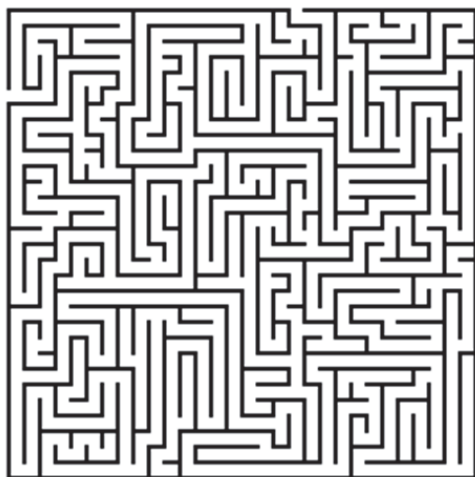
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# Modern Zoning

- 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



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

Also available as part of the eCourse

[Unique Aspects of Land Development Outside the City Limits](#)

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25<sup>th</sup> Annual Land Use Conference session  
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