

ALTERNATIVE SUBDIVISIONS: Not Everyone Can Live in a Master Planned Community!

REID WILSON
WILSON, CRIBBS + GOREN

UT SCHOOL OF LAW

1

WHAT DO PEOPLE WANT?

-
- **SF unit**, not an apartment unit
 - **Affordability** (financability)
 - **Ownership**- THE AMERICAN DREAM
 - PET
 - Parking
 - Open/Green space
 - Storage
 - Area outdoor amenities- parks, beach, lake, the county
 - *Sometimes*- good schools
 - Low regulation

2

COMPROMISES FOR AFFORDABILITY:

- **Size**- small is affordable
- **Distance**- cheap land
- **Convenience**
- **Gov't services**
- Amenities- golf course, clubhouse, parks, trails, swimming pools, entry monuments.
- School district
- Ownership- Renters may get everything they want, but ownership/investment.

3

ALTERNATIVE SUBDIVISIONS

- BTR
- SMALL LOTS 1ST HOME
- MICRO HOUSING
- SUBSIDIZED HOUSING
- BUILD YOUR OWN HOME
- MANUFACTURED HOUSING
- RV PARK

4

BARNDOMINIUMS



5

BUILD TO RENT

A screenshot of a website for 'Texas Homes For Rent' by Wan Bridge. The website has a white background with a navigation bar at the top containing the 'WB' logo, 'About', 'Our Communities', '@WBlog', 'CONTACT', and '(713) 219-9400'. Below the navigation bar is a large aerial photograph of a residential development with many houses and green spaces. Underneath the photo is the heading 'Texas Homes For Rent' and a 'Get In Touch' button. The main text on the page reads: 'There's a saying that "everything is bigger in Texas," and that includes the opportunities available for renting single family homes without hassle. Due to the growing demand for rentals across the state, Wan Bridge is building new Texas homes for rent to make single family home living possible. According to U.S. Census Bureau data, the Lone Star State gained the newest residents of all 50 states (growing from nearly 4,000,000 people in 2010 to more than 29,000,000 as of 2020), from Galveston to Amarillo and just about every city in between, communities throughout Texas are flourishing. Wan Bridge is an industry leader currently developing brand new homes for rent in Texas, with more than a dozen build to rent communities already completed and many more in progress. We create stylish, sophisticated residences equipped with modern amenities and attractive interiors, prioritizing the wants and needs of future residents. Our communities are exclusively made up of rental properties, including both single-family properties, duplexes, and townhomes.'

6

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: Alternative Subdivisions: Not everyone can Live in a Master Planned Community!

Also available as part of the eCourse
[2024 Land Use eConference](#)

First appeared as part of the conference materials for the
28th Annual Land Use Conference session

"Alternative Subdivisions: Not everyone can Live in a Master Planned Community"