

2024 Land Use Fundamentals
April 3, 2024 • DoubleTree by Hilton Hotel Austin • Austin, TX
April 3, 2024 • Live Webcast

Wednesday Afternoon, Apr. 3, 2024

Presiding Officer:

Tad Holland Cleaves, Texas Municipal League - Austin, TX

12:00 pm In Austin Only	Registration Opens Includes light refreshments.
12:30 pm	Welcoming Remarks
12:35 pm	Opening Remarks on Land Use Fundamentals This is a unique and engaging conference specifically designed for attorneys new to the world of Texas land use regulation or for seasoned professionals looking for a refresher. Our experienced faculty use an innovative, story-driven approach to help you gain invaluable insights into the real-world application of the laws governing land use and development, helping guide a Texas landowner through the regulatory maze. Whether you're zoning in on the fundamentals or platting your next legal strategy, this conference promises to be an afternoon of professional growth with a touch of enjoyable storytelling. Don't miss this chance to build your expertise and network with peers in an environment that's both educational and entertaining! Tad Holland Cleaves, Texas Municipal League - Austin, TX
12:45 pm 0.75 hr	The Power of the City Limits and ETJ Authority and Development Agreements City and county land use control in the extraterritorial jurisdiction, value of annexation/development agreements for municipalities and developers, and impact of new laws. Rob Killen, Killen, Griffin & Farrimond - San Antonio, TX
1:30 pm 0.75 hr	Zoning 101 A foundational look at zoning as the primary land use regulatory tool and zoning fundamentals such as how to make a zoning decision, and how zoning interacts with the comprehensive plan. Brenda N. McDonald, Brenda N. McDonald, PLLC - Fort Worth, TX
2:15 pm 0.75 hr	Subdividing Revisited: Things That Go Bump on Plats Review the basics of platting regulations and how they apply to different development plans, and what you might find on a plat—notes, restrictions, easements, or in related documents. Kimberley Mickelson, City of Houston Legal Department - Houston, TX
3:00 pm	15-Minute Break

3:15 pm 0.75 hr	<p>Site Planning and Other Commercial Development Issues</p> <p>An overview of the basics for site plan review, approval or denial.</p> <p>Joseph J. Gorfida Jr., Nichols Jackson - Dallas, TX</p>
4:00 pm 0.50 hr	<p>Deviating Developments: An Intro to PDs, SUPs, and Variances</p> <p>This session explores the use of Planned Developments (PDs), Specific Use Permits (SUPs), and Zoning Board of Adjustment (ZBA) Variances. The discussion will cover the legal framework for and the differences inherent in each of these different regulatory tools.</p> <p>Galen Gatten, City of Arlington - Arlington, TX</p>
4:30 pm 0.50 hr	<p>Board of Adjustment: The Safety Valve for Zoning</p> <p>BOA's fill a valuable position in the zoning regulatory scheme. By reviewing certain administrative decisions and granting certain approvals to deviate from standard zoning provisions, the BOA provides due process, corrects improper decisions, provides site specific approval on special exceptions and permits equitable relief to hardships. Properly run, it provides a prompt decision on matters important to landowners, after due process and consideration by a separate legal board of appointed citizens not beholden to city bureaucracy. However, the arcane (and expedited) processes can trap the non-lawyer citizen in a "permanently unripe" state with a lack of judicial remedies. These issues (and more) are covered in the presentation and materials.</p> <p>Reid Wilson, Wilson Cribbs + Goren, P.C. - Houston, TX</p>
5:00 pm 0.75 hr	<p>From A to Zoning: Panel Discussion and Q&A</p> <p>Moderator: Tad Holland Cleaves, Texas Municipal League - Austin, TX</p> <p>Panelists: Galen Gatten, City of Arlington - Arlington, TX Kimberley Mickelson, City of Houston Legal Department - Houston, TX Reid Wilson, Wilson Cribbs + Goren, P.C. - Houston, TX</p>
5:45 pm	<p>Adjourn</p>