



Local Land Use Regulation *Outside Cities*

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Local Land Use Regulation *Outside Cities*

- Texas = LOW regulation, dev. friendly
- *LIMITED* land use regulation *outside* cities
- Where are we today?
- My perspective: *Private*

CONTEXT: REGULATION *OUTSIDE* CITIES

History (& Demise) of Non-Consent Annexation

- PRE 1963 – ANNEXATION TO THE NEXT TOWN
- 1963-2017 – ETJ ANNEXATION
- 12/31/96 -- KINGWOOD ANNEXATION
- 2017-2019 – TIER ONE/TIER TWO
- 2019 – POST UNILATERAL ANNEXATION

CONTEXT: REGULATION *OUTSIDE* CITIES

PROHIBITIONS from subdivision platting rule making authority:

- ▶ "...the **use** of any building or property for business, industrial, residential, or other purposes;
- ▶ ...the **bulk, height, or number of buildings** constructed on a particular tract of land;
- ▶ ...the **size of a building** that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of building floor space to the land square footage;
- ▶ ...the number of **residential units that can be built per acre** of land..."

CONTEXT: REGULATION OUTSIDE CITIES

- **A city's authority to regulate land development in its ETJ is wholly derived from a legislative grant of authority.** *FM Props. Operating Co. v. City of Austin, (Tex.2000)*
- **If no municipal ordinances are legislatively authorized to be extended to a municipality's ETJ, then only county land-use regulations apply.** *FM Props. Operating Co.*
- County authority is similar to a general law city; only what is granted by the legislature. *Canales v. Laughlin (Tex. 1948)*

CASE LAW

Town of Lakewood Village v. Bizios (Tex. 2016)

NO BLDG CODE/PERMITS IN ETJ OF GEN. LAW CITY

City Arguments:

- Express Statutory Authority
- Implied Authority
- Public Policy

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[2022 Land Use eConference](#)

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"ETJ Municipal Regulatory Authority in the ETJ"