

**TEXAS MUNICIPAL LEAGUE**  
**LEGISLATIVE POLICY COMMITTEE ON**  
**REGULATION OF DEVELOPMENT**

Summary of Actions Taken  
May 2, 2014

1. **Eminent Domain**

The Committee voted to recommend that TML **oppose** legislation that would further erode a city's ability to condemn property for a public use.

2. **Annexation**

The Committee voted to recommend that TML **oppose** legislation that would erode municipal annexation authority.

The Committee agreed that staff would work with the City of San Antonio to investigate additional suggestions relating to beneficial amendments to the mandatory offer of a non-annexation agreement to agricultural exempt property, and that those recommendations would be briefed to the full Committee on General Government.

3. **Zoning**

The Committee voted to recommend that TML **oppose** legislation that would erode municipal zoning authority.

The Committee voted to recommend that TML **oppose** legislation that would restrict a city's ability to adopt or amend zoning regulations, or vest or otherwise create a property right in a zoning classification.

The Committee agreed that staff would work with the City of Houston to investigate a court decision in which a high-rise developer was held liable for private nuisance damages to a neighboring property owner, and that the results of the investigation would be briefed to the full Committee on General Government.

4. **Regulatory Takings**

The Committee voted to recommend that TML **oppose** legislation that would establish a standard or process for determining economic loss and related compensation resulting from a regulatory action.

5. **Religious Land Use**

The Committee voted to recommend that TML **oppose** legislation that would further erode a city's ability to regulate religious or charitable organizations.

6. **Permit Vesting**

The Committee voted to recommend that TML **oppose** legislation that would enact adverse amendments to the permit vesting statute (Chapter 245 of the Local Government Code).

7. **Special Districts**

The Committee voted to recommend that TML **oppose** legislation that would allow special districts to form in a city or its extraterritorial jurisdiction without the city's permission, or that would impose additional requirements on cities relating to special districts.

8. **Development Exactions**

The Committee voted to recommend that TML **oppose** legislation that would reduce municipal authority to require exactions related to and required by new development, or that would erode the authority of cities to adopt and enforce minimum development standards.

9. **Uniform Building Codes and Building Permit Fees**

The Committee voted to recommend that TML **oppose** legislation that would erode a city's ability to make amendments to model building codes.

The Committee voted to recommend that TML **oppose** legislation that would further restrict a city's ability to impose building fees.

10. **Extraterritorial Jurisdiction**

The Committee voted to recommend that TML **oppose** legislation that would erode municipal authority in the ETJ.

11. **Impact Fees**

The Committee voted to recommend that TML **oppose** legislation that would further restrict a city's ability to impose municipal impact fees or that would exempt any entity from paying municipal impact fees.

The Committee agreed that staff would prepare additional briefing materials related to the current-law impact fee exemption for school districts, and that the briefing will be provided to the full Committee on General Government for consideration.

12. **Tree Preservation Ordinances**

The Committee voted to recommend that TML **oppose** legislation that would erode municipal authority in relation to tree preservation requirements.