

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

Summary of Actions Taken  
May 25, 2012

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 purpose.

2. **Manufactured/Industrialized Housing**

The Committee voted to recommend that TML **oppose** legislation that would erode current municipal authority to regulate manufactured or industrialized housing.

3. **Annexation**

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

The Committee agreed that staff would work with committee members to develop additional suggestions for beneficial amendments to annexation laws, and that those recommendations would be provided to the Committee for later action through electronic means.

4. **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.

**5. 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.

**6. 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.

**7. 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).

**8. 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.

**9. 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.

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

The Committee voted to recommend that TML **oppose** legislation that would: (1) erode a city's ability to make amendments to model building codes; (2) erode a city's ability to adopt property maintenance codes; or (3) limit a city's authority to require rental registration requirements.

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

**11. Extraterritorial Jurisdiction**

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

The Committee voted to recommend that TML endorse legislation that would expand a city's authority to enforce nuisance regulations in its ETJ.

The Committee voted to recommend that TML support legislation that would expand a city's land use authority in its ETJ.

#### 12. 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.

#### 13. Wind Turbine Regulation

The Committee voted to recommend that TML oppose legislation that would erode municipal authority to regulate wind turbines or any other alternative energy source.

#### 14. Wind Turbine Regulation

The Committee voted to recommend that TML oppose legislation that would erode municipal authority to regulate renewable energy technology and green building initiatives.

#### 15. Tree Preservation Ordinances

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

#### 16. Other Business

The Committee voted to recommend that TML support legislation that would grant all cities the authority to require the registration of vacant buildings and/or that would expand the authority of all cities to ameliorate the effects of vacant properties.

The Committee voted to recommend that TML support legislation that would grant a city council the option to delegate to staff the final approval of a plat that has received prior approval from the municipal body that approves plats.