

**BILL ANALYSIS**

S.B. 580  
By: Zaffirini  
Land & Resource Management  
Committee Report (Unamended)

**BACKGROUND AND PURPOSE**

Currently, some county commissioners courts are able to cancel a subdivision plat filed before September 1, 1989, for which improvements have not yet begun if the commissioners court makes a finding that the land in question is likely to be developed as a colonia. However, this authority is limited to subdivisions located outside a municipality and a municipality's extraterritorial jurisdiction (ETJ). Because municipalities have no comparable authority, there is need to include a municipality's ETJ within this county authority to help stop the proliferation of colonias. S.B. 580 seeks to allow certain county commissioners courts to cancel certain undeveloped subdivision plats if the property is not subject to an applicable written agreement between the county and the municipality that authorizes the municipality to regulate subdivision plats and approve related permits in the municipality's ETJ.

**CRIMINAL JUSTICE IMPACT**

It is the committee's opinion that this bill does not expressly create a criminal offense, increase the punishment for an existing criminal offense or category of offenses, or change the eligibility of a person for community supervision, parole, or mandatory supervision.

**RULEMAKING AUTHORITY**

It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution.

**ANALYSIS**

S.B. 580 amends the Local Government Code to extend the conditional authority of certain county commissioners courts to cancel a subdivision for which the plat was filed and approved before September 1, 1989, and that has remained undeveloped to apply to real property located in a municipality's extraterritorial jurisdiction if the property is not subject to an applicable written agreement between the county and the municipality that authorizes the municipality to regulate subdivision plats and approve related permits in the extraterritorial jurisdiction.

**EFFECTIVE DATE**

September 1, 2023.