

Regulation of Development in the ETJ

Land Use Fundamentals
Alan Bojorquez

26th Annual Land Use Conference
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Agenda

1. Types of Cities
2. ETJ Defined
3. Regulatory Authority
4. Development Agreements
5. Special Districts



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Types of Municipalities

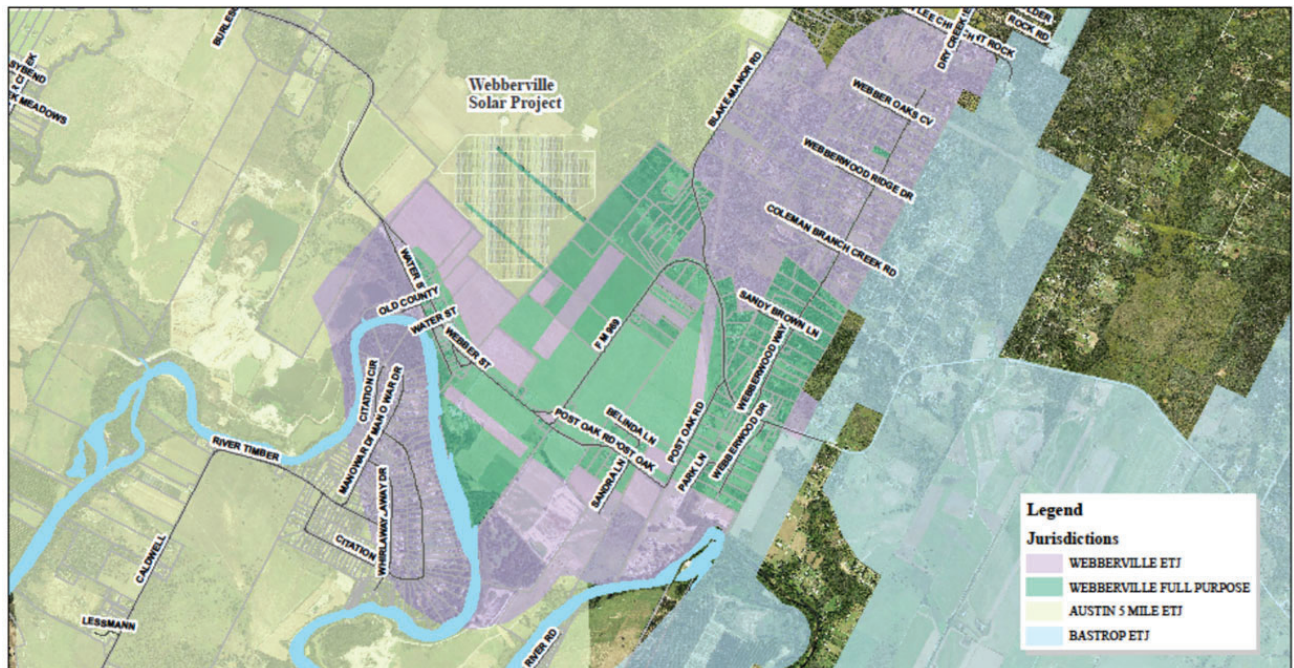
1. **Home-Rule:** Full power of self government
 - Finds authority & limitations in Home-Rule Charter & statutes

Tx Const art 11 § 5,
LGC Ch. 9
2. **General-Law:** Finds authority & limitations in statutes
 - Type A:** 600+ inhabitants, 6 Member Board of Aldermen
 - Type B:** 201-9,999 inhabitants, 6 Member Board of Alderman
 - Type C:** 201-4,999 inhabitants, 3 Member Commission

LGC Chs. 5, 21, 22, 23
3. **Special-Law:** Finds authority in Legislative Charter & statutes

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Boundaries: *City Limits & ETJ*

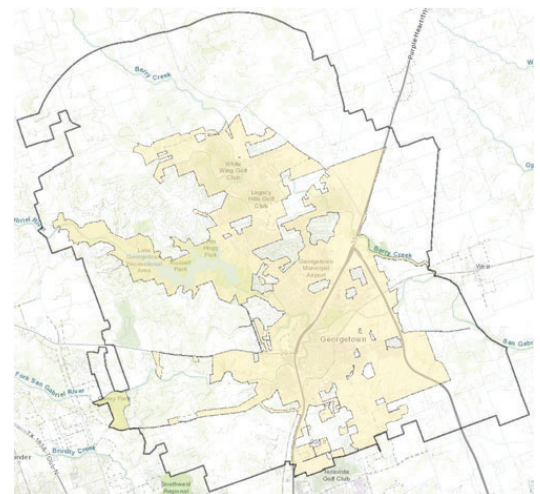


City Limits

City Limits = Incorporated Municipal Boundary

LGC §41

- Determined at Incorporation
- Expands by Annexation
- Surveyed Map is Required
- Full Municipal Police Powers
- Zoning
- Building Codes
- Nuisance Prevention & Abatement
- Protect Public Health, Safety, & Welfare



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"The Regulation of Development in the ETJ"