

Regulation of Development in the ETJ

Land Use Fundamentals
Alan Bojorquez

26th Annual Land Use Conference
April 20, 2022

Alan Bojorquez

- Municipal Attorney
- Texas Tech University
 - BA, MPA, JD
- Author, TEX MUNI LAW & PRO MANUAL
- Former Staff Attorney, Tex Muni League
- Honorary Member, Int'l City Mgt Assn
- Honorary Member, Tex Muni Clerks Assn
- Board Member, Int'l Muni Law Assn
- Past-President, Tex City Attys Assn



BOJORQUEZ
LAW FIRM, PC
TexasMunicipalLawyers.com

Agenda

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



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Types of Municipalities

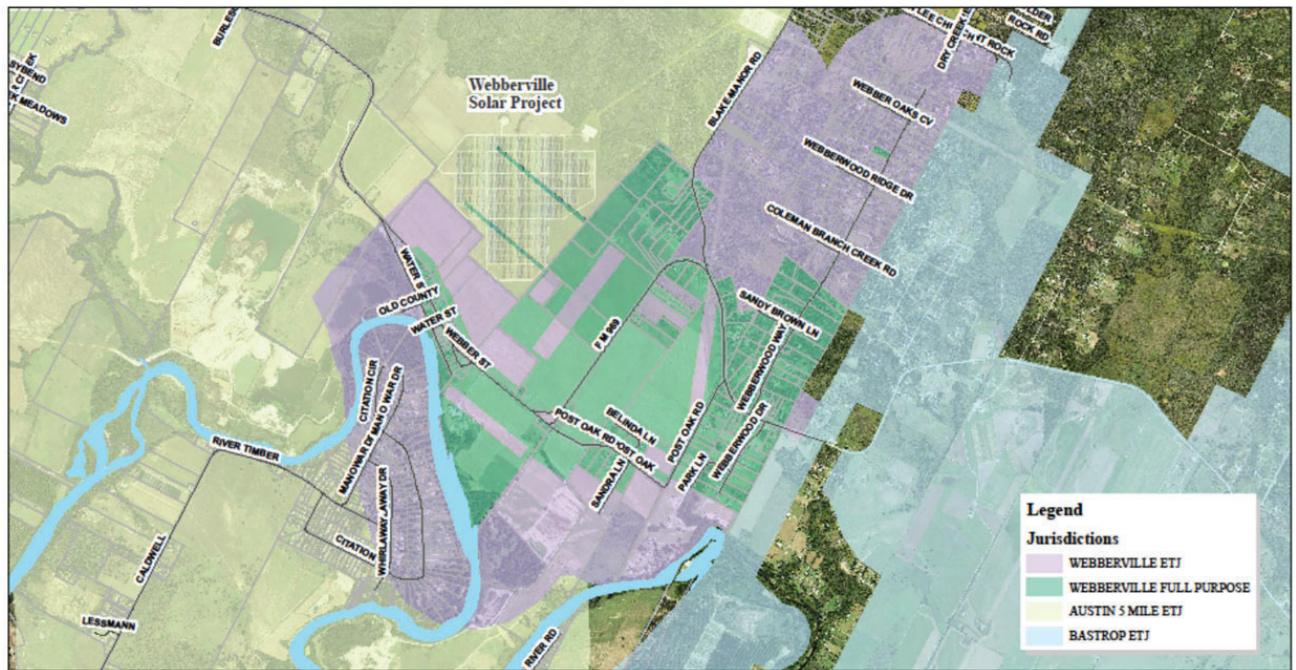
1. **Home-Rule:** Full power of self government
 - Finds authority & limitations in Home-Rule Charter & statutes

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*



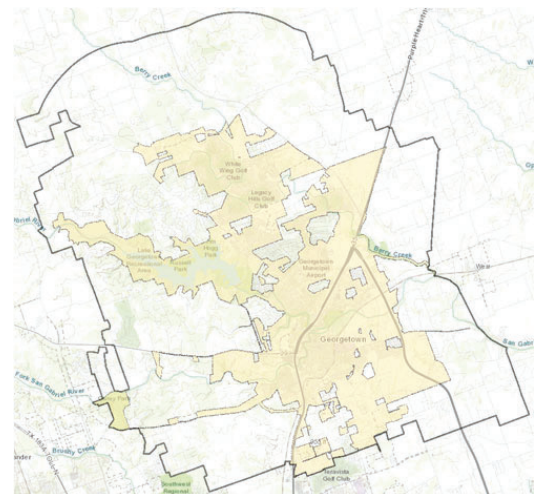
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City Limits

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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First appeared as part of the conference materials for the
2022 Land Use Fundamentals session

"The Regulation of Development in the ETJ"