# Regulation of Development in the ETJ

Land Use Fundamentals
Alan Bojorquez
26th Annual Land Use Conference
April 20, 2022

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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

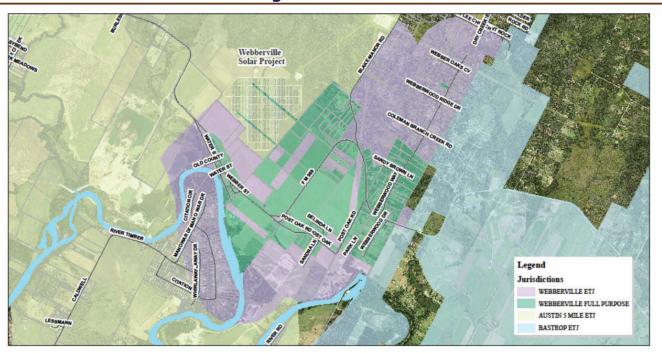
Tx Const art 11 § 5,

- 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 & statues

## **Boundaries: City Limits & ETJ**

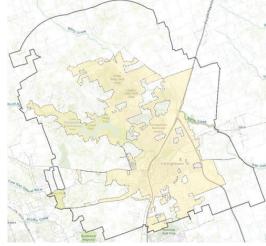


# **City Limits**

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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First appeared as part of the conference materials for the 2022 Land Use Fundamentals session
"The Regulation of Development in the ETJ"