

Municipal Law through The Years: A Historical Perspective

“Return with us now to those thrilling days of yesteryear..”

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Texas City Attorneys Summer Conference
June 15, 2016 – June 17, 2016

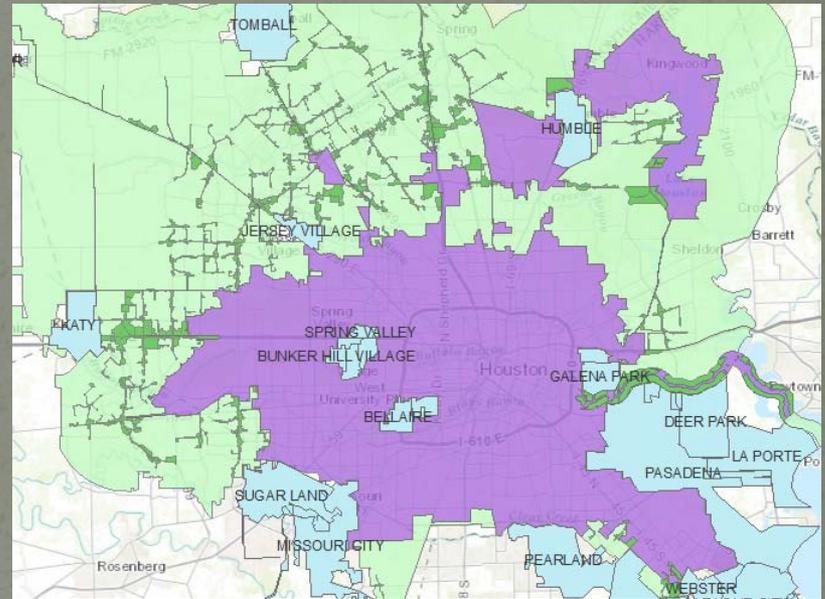
Municipal annexation and state law changes over the years...



- Rust belt cities
- Article 970a and the concept of ETJ

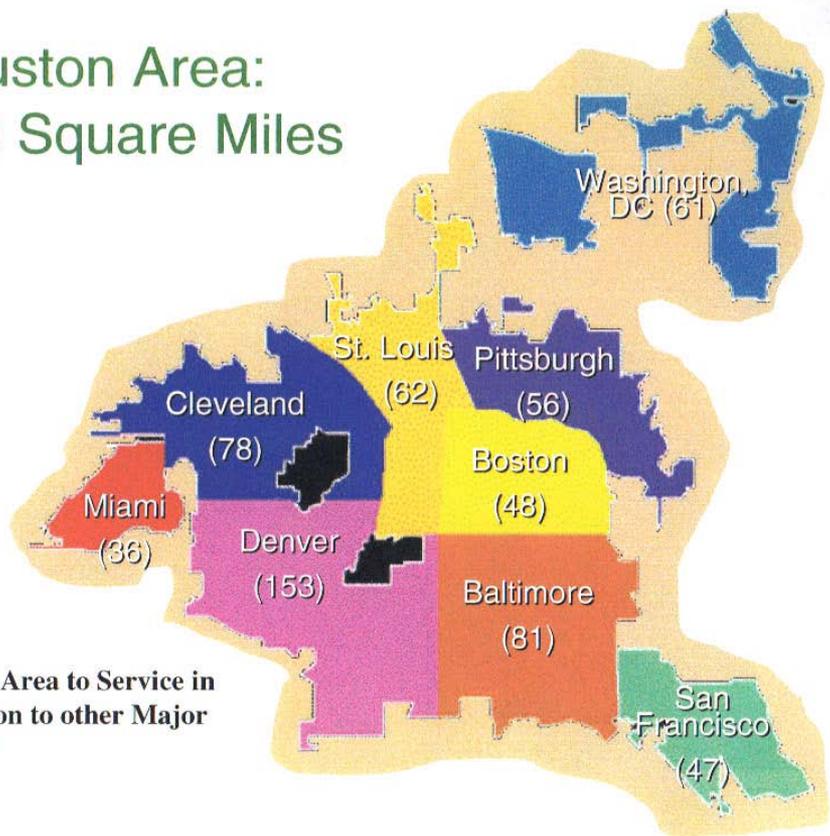
Municipal annexation and state law changes over the years...

- The Houston experience
 - Early strip annexations/Lake Houston
 - Space City
 - “The Legislature strikes back”
 - Kingwood (“The Legislature strikes back again”)
 - Was it/is it good, bad, or ugly?



Municipal annexation and state law changes over the years...

Houston Area:
640 Square Miles



Large Area to Service in
Relation to other Major
Cities

The early history of the Voting Rights Act in Texas

- Didn't initially apply to Texas...
- Didn't apply to Texas cities as initially amended even after Congress tried to make it apply!



Early sign regulation in Texas

- The story begins with the Golden Rule, *Metromedia Inc. v. San Diego*
 - Commercial v. non-commercial
 - Content v. non-content
 - Off-premise v. on-premise
 - Amortization as a means of avoiding a takings claim
- The Houston experience and the Houston ordinance
- The Texas Legislature steps in (and on) local sign regulation
 - Ch 216 LGC (let the games begin!)

The evolution of local governmental support for economic development...

- Art. III, Sec. 52
- Rust belt cities (again!)
- Look what we can do now... and boy are we better off!



Changes in public procurement



- What could we do then?
- What we can do now, wow!
 - But who really wins, the taxpayer or...?
- What we could do then, we can still do.

Sexually-oriented businesses

- Boy, these used to be such a big deal!
- Which way do we go boys? Control the alcohol, or the nudity?
- Even the Legislature stepped in. Surprise, surprise, surprise...
- Did the internet solve it? And is that good?



Life before and after *Monell* and *Garrett Brothers*

- *Monell v. Department of Social Services*
- *San Antonio River Authority v. Garrett Brothers*

A few personal reflections...

- The evolution of open meetings
- The evolution of open records
- Long-term water contracts
- Regulation of substandard buildings
- Application of the Clean Water Act to municipalities

Thank you for spending some
time with us.

We appreciate it!