

MODIFICATION OF AGRICULTURAL LAND TO URBAN IN THE TOWN OF TEXCOCO, STATE OF MEXICO

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ABSTRACT

The change of use land from agricultural to urban in the municipalities in the metropolitan area of Mexico City promotes the disappearance of this natural resource and worsening of environmental problems. The urbanization of agricultural land promotes the saturation of existing infrastructure and basic services, shortages of food and water for the population, increased heat, and the disappearance of biodiversity that characterizes this soil and the region where it is located - the municipality of Texcoco, State of Mexico. By allowing local authorities the change of use of agricultural land to urban the devaluation of this resource that provides benefits for the people is promoted. Population growth and expansion of the urban area of Texcoco show that a reevaluation must be made to encourage the preservation of this land and the work activities done on it.

Keywords: *agricultural land, urbanization, natural resources, population increase.*

The change of use of agricultural land to urban in the municipalities located on the outskirts of Mexico City deepens environmental problems, saturation of infrastructure, lack of food due to the reduction of agricultural areas, among other problems, altering the rate of development and stimulating migration to urban centers. The urbanization of agricultural land acquired greater dynamism during the 1950s and 1960s by the forming of shantytowns by people with limited income and which are characterized by the lack of basic services. This intensified with the amendments to Article 27 of the Constitution by allowing the sale of this land.

People who cannot find a place to live within Mexico City are based in the eastern municipalities of the State of Mexico. There is the existence of affordable lots and the building of dwellings through the process of self - construction by limited resources. The process of invasion-expropriation-regularization, due to the sale of agricultural land, creates and promotes the formation of popular human settlements, and their regularization by government agencies drives the informal market characterized by a supply of land and lack of services, and urban anarchic growth.

In addition to the urban increase is the generation of illegal settlements and implementation of public policies that tolerate such colonies. The agrarian law gives room for the formation of interests ranging from the *ejidatarios* themselves to the same real estate that feeds political clientelism. This condition makes clear that poverty affects society, to devote part of the population to underemployment or informal employment, who can only acquire a property that does not have basic services and infrastructure.

CONSTRUCTION OF AGRICULTURAL LAND

Between 1940 and 1975, Mexico experienced an industrialization process that promoted the urbanization of agricultural land located on the outskirts of Mexico City. Due to the farmers with

a significant presence during this period, food prices remained low. At this stage there was the creation of numerous companies in the municipalities of the State of Mexico, near Mexico City, which resulted in the development of agricultural areas located near these industrial zones. A rapid increase in the population by the rural-urban migration of people who wanted a safe job or a better job occurred, generating the expansion of the urban area which absorbed the rural populations in its path.

In the neoliberal phase of the development model implemented by the Mexican authorities changed. It currently favors an economic sector (construction companies) to acquire large agricultural areas which promotes the reduction of this resource through the changing of land use. The State Auditor in the late 1970s and early 1980 period opened the way to a free housing market. It was argued that the state should withdraw their social functions so the market would regulate itself, and there was the imposition of particular interests between the companies that promote health services, education, and transport, among others.

The implementation of the neoliberal model in Mexico shows that much of the population cannot afford housing with all services, and food and quality services need to be relegated to a base that has no infrastructure. Neoliberal policies promote a new vision of development in urban areas. The opening of the agricultural sector allowed for the acquisition of this land by construction companies, or low - income people who cannot access a dwelling that has the necessary infrastructure, those who demarcate this economic activity and devoted it to urban use, compounding the urbanization in the municipalities located in the metropolitan area of Mexico City.

The metropolitan area is identified as a city, regardless of size, beyond its territorial administrative political boundary to form an urban area located in two or more municipalities (Sobrino, 2003: 183). Peri - urbanization is the creation of crowns or concentric peripheral areas, where economic activities and lifestyles

that show characteristics of both urban and rural areas (Ávila, 2001: 110) intertwine.

The neoliberal state allows the change of use of agricultural land to urban use through plans and government programs that do not categorize it as a natural resource and does not identify its significance of being located in the biosphere and interacting with energy. In the State of Mexico, mainly in the municipalities in the east of this state, the building of houses for real estate, low - income people or political and social groups, is authorized, encouraging an underdeveloped urbanization and peri - urbanization in municipalities located in the outskirts of Mexico City.

Political patronage, in the process of urbanization, are when human settlements are absorbed and official documents substantiating the legal possession of the land where the inhabitants reside are presented. Under these conditions, it is common for a political-social group to get the infrastructure they require, and they are used as a means of pressure by the leaders of the community.

The urbanization of agricultural land demonstrates the existence of diverse interests within the process of change of use of agricultural to urban land. Some are landowners, the settler leaders, bureaucracies of the three levels of government, the people 's representatives, such as local councilors and deputies, and the (Trujeque in Gonzalez, 1998: 292-293). It is noteworthy that neoliberal public policies do not promote the welfare of the population and exacerbate inequality and marginalization among people to not meet basic needs and the preservation of natural resources. This development deepens environmental problems exacerbating conflicts related to the lack of jobs, demand for basic services, request for food for the population and water scarcity, among others.

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The basis of this problem lies in the type of development that was executed and predominant in the stage of the war, by prioritizing the industrial sector and neglecting the agricultural sector. A migration that was initially rural-urban was promoted and is now urban-urban through the creation of human settlements and the reduction of this natural resource. At this stage they focused farmers to supply food to people that was sold at low cost, and did not take into consideration the potential in this soil to produce food and benefits for the population.

During this period, as a result of agrarian reform, ranches that were located on a lands near cities and suburbs that changed the link between Mexico City and rural areas were formed. The commercial economy was no longer based on the estates, but in agriculture it was maintained by state agencies. After the 1940s, the industrial fields were promoted due to the centralization of political and administrative power.

The rise of industrialization in Mexico City led to an arrival of people as a result of higher wages that were perceived in this economic environment, compared with agricultural work. This process prompted the creation of human settlements by people who wanted a place to live and that was near industrial areas. This created slums that were located mainly in the municipalities of Ecatepec & Chimalhuacán, and by people occupying uninhabited areas.

This shows that the urbanization of agricultural areas were located on the outskirts of Mexico City, and were characterized by the creation of a belt of suburban misery compounded by the problems in urban areas such as the provision of public services , environmental degradation, social inequity, waste of local potential, among others (Serrano, 1996; Pérez, 2010). This situation was aggravated by the amendments to Article 27 of the Constitution, which allows the sale of *ejido* land and authorizes the change of land use. The development was very dynamic in the

eastern municipalities of the State of Mexico , where low income immigrants found properties that were economically accessible to them, which generated a rapid increase in the population that resulted in the early conurbation of that territory.

An example of this situation is the municipality of the Valle de Chalco ,which experienced a rapid population increase due to the earthquake of 1985. People residing in parts of Mexico City migrated to this town and built their self-constructed homes due to their limited salaries. The Valle de Chalco was a place where there was space to settle as a result of rising education. By having economically accessible land, the low - income people settled there, driving the process of invasion-expropriation-regularization through the sale of agricultural land, the formation of neighborhoods and their regularizing by the authorities (Hiernaux, 2000).

This was possible largely thanks to the existence of an illegal market for cheap land lacking infrastructure that belonged to *ejidatarios*, middlemen or shell companies that made false sales. This market satisfied the need for people to get a home and increased the disorderly expansion of urban areas and the property market.

This coupled with urban growth results in the formation of illegal human settlements and the implementation of public policies that enable the creation of neighborhoods that are formed on non - productive agricultural land that usually is *ejidal* (Cruz, 2011). The owners of this land choose to work in jobs located in urban areas and create the conditions for a multiplicity of actors such as landowners, settlers, the real estate sector, state and local authorities and peasant groups, that benefit from the messy process of urbanization which is closely linked to political patronage.

The amendments to the laws relating to agricultural land encourages that this natural resource is drastically reduced and together with it the environmental goods that can be generated. Reforms to agricultural legislation does not promote development that supports people who are immersed in this economic sector, and relegates the extent of forcing them to migrate to the cities

and join “moonlighting” jobs, which only allow them to survive. The application of neoliberal public policies of peri urbanization deepens the process in the municipalities in the metropolitan area of Mexico City, promoting the urbanization of agricultural land and environmental problems.

Human, legal and illegal settlements, have been established as the main risks that clear agricultural land located in these municipalities, and where shortages of food and drinking water for the population, among others, become more acute. Poverty is shown as a problem affecting the whole society, finding much of the population in informal employment or underemployment and illegally settling on land that lacks basic services and infrastructure. Public policies allow the change of use of agricultural land to urban use by real estate companies or by low - income people.

The development of plans of government for a certain period of time, either three years or six years, promotes the lack of a project that explicitly recognizes the need for sustainable management of natural resources. This process is clearly presented in the peri urbanization of municipalities in the eastern part of the State of Mexico, such as Texcoco, where passive houses were built in a scattered manner, starting a rural-urban migration, which is currently urban-urban.

This development promotes urban conurbation areas, the deterioration of the living conditions of the population and environmental problems. By allowing state and municipal authorities the building of dwellings on agricultural land, this natural resource is reduced. The demand for services and infrastructure expands, and water shortages and increased heat worsens because agricultural land is covered by asphalt.

The revaluation of land in these areas should be broader and inserted into a multifunctional perspective based on the importance of agricultural activities in the periphery of urban areas. Clearly, the weakening of the productive capacity of agricultural areas is a favorable condition for development. These processes

encourage the creation of populous human settlements and encourages its incorporation into a political patronage, promoting the expansion of metropolitan areas across the conurbation of rural areas by generating more settlements through this political tactic, aggravating the saturation of existing services and infrastructure.

By authorizing the change of use of agricultural land to urban through plans and programs of urban development, the neoliberal state promotes human settlements that lack basic infrastructure and services, showing an increase in the peri urbanization and underdeveloped urbanization in neighboring municipalities of Mexico City .

This type of development is closely related to the existence of an oligopolistic market in real estate, which does not take into account the limitations of the population to obtain housing that has basic services because of the smallness of their income, and promotes excluding certain parts of the population. Unable to meet the requirements set by real estate companies to buy a home, this population sees this as the only alternative or irregularly established on agricultural land. Since there are certain gaps in plans or urban development programs, and the absence of public policies that consider agricultural soil as a natural resource, state and local authorities allow its development through such settlements, promoting inequality among the population , and saturation of infrastructure and services.

These conditions worsen environmental problems and promotes demand for services by allowing the change of land use, as well as the constraints that prevent farmers to cultivate. This situation encourages the reduction of this natural resource and the benefits provided by not considering their potential, and allow land use change and reducing its environmental goods.

By allowing the neoliberal state urbanization of agricultural areas located on the periphery of cities, because of the free market , it is expected that population growth and their conurbation will be encouraged. A process characterized by the fusion of an urban

area with one or more urban areas, that is, a set of urban areas linked to a central city, with the characteristic that these urban areas not only can be linked to the central city but also to other cities (Morales, 2005: 26).

The application of neoliberal public policies of peri urbanization deepens the process in the municipalities in the metropolitan area of Mexico City, the same that encourages changes in agricultural land to urban use and environmental problems. Both legal and illegal human settlements set the main risks to clear agricultural land located in these municipalities, same as exacerbate food shortages and drinking water for the population.

The main features of the functions of the state are currently:

- a) Financial: The State provides loans but does not offer housing, which are now offered by construction companies;
- b) Construction: Construction companies use low quality materials;
- c) Monitoring: The State allows builders to offer homes that do not meet the minimum requirements set by international institutions;
- d) Utilities: The State must provide infrastructure to new abodes no matter where they are located, creating a double investment in infrastructure to connect with urban centers;
- e) Urban planning: The State allows that the urban area is increased haphazardly due to urban sprawl by construction;
- f) Organization; housing demand, housing construction, intermediaries and political and social organizations;
- g) regulatory legal framework tenure of rural and urban land:
 - 1) The State has granted the *ejidatarios* the power to sell agricultural land (Amendment of Article 27 of the Constitution);
 - 2) The agrarian law allows the participation of private investment in agricultural activities;
 - 3) The Regulatory Commission Land Tenure (CORETT) is limited to demarcate agricultural land that has been invaded, and channels to urban use;
 - 4) The Institute of Urban Action and Social Integration (AURIS) were merged into the Mexican Social Housing Institute (IMEVIS) which promotes, plans, organizes, coordinates and regulates matters relating to social housing and land.

Examples of this process are the following processes of urbanization that have occurred in the State of Mexico: 1. The development that took place in the municipality of Ecatepec, located north of Mexico City, because of its location relative to Mexico City. An increase of homes by real estate or land sales through intermediaries, a situation that increased with the earthquake of the year 1985; the filling of the hills (belonging to the Sierra de Guadalupe) was generated, showing they were invaded.

This has encouraged the shortage of water, increased heat, saturation of infrastructure and shortage of public services, rising crime, and marked reduction in the agricultural area, among others. This town is nationally the most populated, because according to the National Institute of Statistics and Geography (INEGI, 2015), in 2010 it had 1,658,806 inhabitants, which is only after the Iztapalapa Delegation of Mexico City, which had 1,815,786 residents.

2. The complex which was raised in the city of Chimalhuacán, which is east of the City of Mexico and south of Texcoco, which was made through political patronage. The process that formed human settlements through this political activity and the sale of land by trade unions, such as the 100 (SUTAU 100) (Gonzalez, 1988: 72). It is emphasized that due to the neglect of this municipality by the State government, a fusion of about 60 social organizations created *Antorcha Campesina*, which organized and endowed services and infrastructure to the people (Perez, op. Cit was generated.), thus increasing the population to generate the same degree of problems that arise in Ecatepec.

3. Rapid urbanization takes place and may become worse in the municipality of Texcoco, State of Mexico, located east of Mexico City, which went from 204,102 inhabitants in 2000 to 235,315 inhabitants in 2010. If this development continues social and environmental problems will worsen just as happened in the first two municipalities.

THE REDUCTION OF AGRICULTURAL LAND IN THE STATE OF MEXICO

In Mexico, the urbanization of agricultural areas by low - income people has occurred principally since the 1950s , and increased during the 1960s and 1970s-a process characterized by the migration of people from rural to urban areas who wanted a better life. Today it is a result of migration of an urban area into an urban situation, since the 1990s, has been mainly to outlying areas which are near large cities. Internal migration has occurred in two directions, in the seventies it moved from rural areas to urban areas, and in the nineties it became urban-urban (Escobar *et al .* , 1999: 95).

The existence of a large number of poor or low - income people living around Mexico City encourages a process of underdeveloped urbanization on its periphery, characterized by the creation of popular human settlements on areas destined to agricultural use that promote the peri urbanization of large cities. The real estate sector has not been indifferent to the free market process to promote issues related to the desire to obtain housing by low - income people, by those who create the popular human settlements and political patronage.

The exclusion of a certain type of population does not meet the requirements established that housing is mainly based on the cost of homes they offer. By not having the required amount of money, or not having a guarantee to support the buyer, these companies indirectly promote these difficulties. Progress in the process of urbanization is reflected in three basic aspects: increase in urban population, increasing number of cities and concentration of population in large cities (Garrocho *et al .* , 1995: 24).

When people get a credit, they seek in the great housing market a house that fits their budget. Sometimes they decide to acquire a farm near urban areas and then opt for self-construction, as the costs of these houses are very high and do not meet their needs. *Ejido* members are jointly responsible for the process to

the extent that, for various reasons, has allowed illegal divestiture and payment for their land. However, it is a semi - passive intervention, as the group-player dynamic undoubtedly constitutes fractionators (Schteingart, 1991: 293). In Mexico the following circumstances for the *ejidatarios* would push them to sell their agricultural land: 1. The cultivation of agricultural areas is no longer well paid, due to the lack of economic resources to plant, together with the governmental program guidelines focused on this activity (which typically require many documents, are very strict, and even use many technicalities).

2. In the event that the farmer can grow and “achieve” his crop, he faces the problems of the market, since in most cases buyers are hoarders of the region in which they live, who are forced to sell their harvest at a price they don’t decide.

3. Given the lack of resources to plant, as well as the problems of the market, the *ejidatario* chooses to sell their property to the real estate market, which offers a certain amount, but to meet the construction requirements established by the Secretariat Agrarian reform owning agricultural areas, multiply the “tired” amount in buying this land, because they are easier to mark agricultural use with a focus to urban use.

This allows the owners (*ejidatarios*) from nearby agricultural areas close to the cities to encourage the development of these areas. When it is stated that the proliferation of spontaneous settlements is strictly related to the urgency of finding a reasonably priced home, there is evidence to say that many invasions are stimulated by people who are instructed by landowners who have not obtained permission to urbanize or they are simply devoted to speculation and exploitation of a poor city (Montano, 1976: 109). The urbanization of agricultural land encourages the agglomeration and exclusion in the periphery of cities, promoting a saturation of services and roads.

In Mexico in 2010, according to the National Population Council (CONAPO, 2015a), there were 59 metropolitan areas,

which include the Valley of Mexico, Guadalajara and Monterrey, where there were sources of employment primarily related to the tertiary sector (services), transportation and schools, among others. These places were centers that attracted low - income people who wanted a better quality of life and settled on its periphery forming irregular human settlements. Public policies geared towards urban development by the governments of the municipalities in the region of Cuautitlan-Texcoco Valley allow changes of use of agricultural land to urban use by real estate or political and social groups.

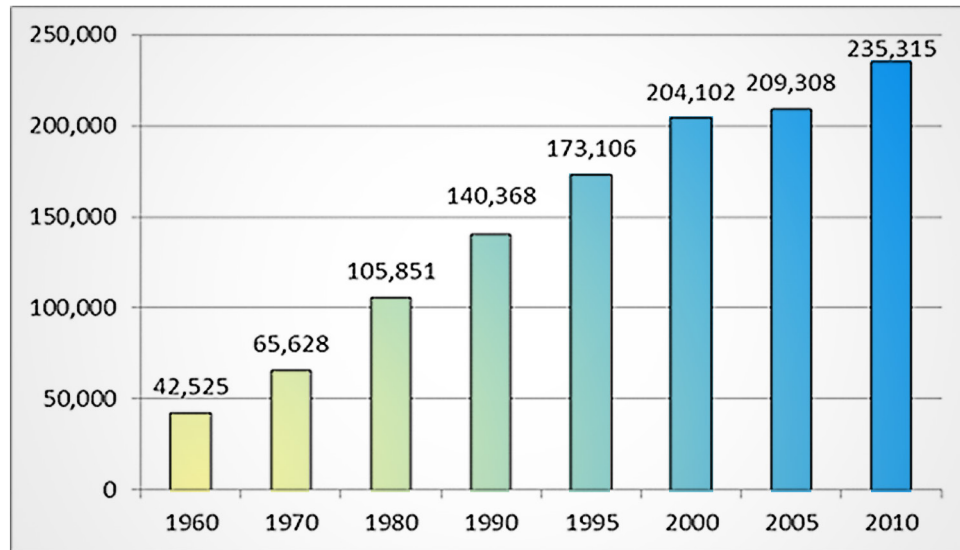
THE AGRICULTURAL LAND IN THE MUNICIPALITY OF TEXCOCO

The municipality of Texcoco, State of Mexico, has been considered a center of attraction for a large number of people, for those being unable to settle within the City of Mexico, who settled in this town which is close by . Texcoco had an increase in its population since the 1960s, a process that accelerated in the period 1980. The population growth fostered urbanization of agricultural land due to the expansion of the urban area. In 1960 it had a total population of 42,525 inhabitants and for 2010 it was increased to 235,315 inhabitants (INEGI, 2015). The following table shows the population growth of Texcoco, according to censuses and population counts conducted by the INEGI.

Texcoco has an area of 418.69 km² which is distributed from the flat areas of the old basin of former Lake Texcoco to the west, and to the east of the Sierra Nevada (H. Ayto Texcoco, 2015: Docto.Elect.)The National Institute for Federal and Municipal Development indicates that the surface is divided as follows: irrigated agriculture 4210.0 m²; rainfed agriculture 7890.0 m²; forest 13,556.0 m²; livestock 3347.0 m²; Urban 3.400 m²; Industrial

90.8 m²; waterbodies 25.4 m²; eroded land 7026.4 m²; other uses 4596.0 m² (INAFED, 2015: Page. Elect).

Figure I. Increase of the population of the municipality of Texcoco, from 1960 to 2010.



Source: Prepared based on censuses and population counts from 1960 to 2010, INEGI.

The municipality is located in the eastern portion of the State of Mexico, 25 kilometers from the Federal District, adjacent to the North with the municipalities of Atenco, Chiconcuac, Papalotla, Chiautla and Tepetlaoxtoc; South: with Chimalhuacán, Chicoloapan, Ixtapaluca and Netzahualcóyotl; the East: with the state of Puebla; to the west: the municipalities of Ecatepec and Nezahualcoyotl (H. Ayto Texcoco, 2015. *op . cit.*). The following image shows the location of Texcoco in relation to the City of Mexico, which promotes their development and consequently, their agricultural land disappears.

Image I. Location of the municipality of Texcoco in the nation.



Source: Municipal Development Plan 1997-2000, H. Ayto Texcoco.

Texcoco is an example of public policy that allows the development of existing agricultural land, contributing to its devaluation through the marked expansion of the urban area by increasing human settlements that promote environmental problems. The decrease in agricultural land located on the outskirts of Mexico City, mainly in the municipalities located east of the State of Mexico, was made through illegal human settlements due to the invasion of this land by political and social groups or clandestine sales through its owner, possessor or intermediaries. The process of invasion-expropriation-regularization promoted the reduction of agricultural land to more settlements of this type.

The lack of basic services and infrastructure is because the population is not immersed in any political and social group to acquire a property through fraudulent fractionators, exposing their disorganization. Of those who desire services, most of the inhabitants of these settlements are incorporated into a political-social group, which are used for their demands to be heard. This type of policy strategies promotes obtaining supporters who

support a particular leader and the formation of more populous human settlements.

These political groupings have people in their ranks living in certain municipalities that are characterized by low-income residents, a population that is brought to settle in the periphery of the city, in areas considered as high risk, or neighboring or distant municipalities where political grouping process expands and installs in other localities or municipalities. The creation and incorporation of other irregular human settlements promotes political patronage that is also characterized by the occupation of private land or agricultural areas almost immediately.

The urbanization of the areas near the cities promotes inequality among the population by excluding or limiting access to homes that have certain types of characteristics, promoting the exclusion of people of limited income. Everyone knows the great dependence of construction regarding the availability and price of land for building as well as land speculation derived from this, it is the articulation of territorial income with the capitalist profit; Two factors underlie this speculative strategy: 1. The shortage of housing, which ensures the possibility of realization of the land, and this combines with a super profit such that the housing shortage is accentuated; 2. Demand for certain locations, which are socially valued and / or functionally desirable (Castells, 1976: 184).

Multiplying the initial investment made in the purchase with the sale of dwellings, is an economic amount that can rise to millions of pesos. They are given to real estate companies that obtain basic services to locate its buildings near areas that have them, such as transport, major roads or the construction of a shopping mall, increasing its speculative value and excluding the low-income population.

Migration aggravates the lack of potable water and drainage in popular settlements that are formed in the periphery of urban areas. The expansion of urbanization through housing developments generates reduction of agricultural land next to cities,

promoting their conurbation as the inner city tends to expand by absorbing the closest suburbs to turn them into a solid mass of buildings (Ward and Dubos, 1972 : 145). The generation of popular human settlements on the peripheries of cities encourages population growth and the conurbation in these areas, and encourages the oversubscription of jobs, food and services for residents, among others.

Texcoco has become an attraction for people who want to get a place to live. By belonging to the metropolitan area of Mexico City, it was raised in a moderate growth in its population during the years of the 1930's and 1950's. In the period 1960 to 2010 , an increase occurred, highlighting the increase in the 1980 which was a situation that worsened the conurbation of the municipality and the issues that are formed due to the demand on existing infrastructure and the lack of public policies that incorporate the perception of agricultural land as a natural resource.

When there is no value to agricultural soil as an element that produces goods for the population, the construction of houses by construction companies and political and social on the same groups will be allowed and overpopulation will worsen, increasing the agglutination of people in the periphery and encouraging the reduction of agricultural areas, food shortages and the destruction of soil suitable for cultivation.

Job creation unrelated to agricultural land will encourage development within Texcoco. Companies settle in this county near human settlements belonging to political-social groups, focusing on the construction of homes to people from higher income groups. Peri-urbanization exacerbates environmental problems. Human settlements, followed by invasions or illegal sales of land and changes in land use are the main threat of agricultural land in the Valley of Mexico, causing a loss of the ability to capture water and suffer a total lack of the vital liquid in very few years. This is evident in the expanded periphery which has deteriorated and the occupied area in the process of expanding urban sprawl

and densification of urban settlements has increased (Delgadillo, 1999: 304).

The information handled in censuses and population counts of the INEGI (2015) show that Texcoco has experienced an increase in its population significantly. In 1960 , it had 42,525 inhabitants; in 1970 it reached 65.628 residents; in 1980 it had 105.851 inhabitants; in 1990 it had 140.368 people; by 1995 it had reached 173.106 occupants; in 2000 it housed 204.102; in 2005 there were 209, 308 residents; and for 2010, it reached 235, 315 inhabitants. The preservation of this land for its labor activities may allow its valuation as a natural resource. The National Population Council (CONAPO, 2015b) projected that Texcoco would have a natural population increase in 2005 and would have 210.411 inhabitants; in 2010 it would have 217.260 inhabitants, in 2015 there would reside 221.829 people, in 2020 there would be 224.482 people, in 2025 it would reach 225.403 occupants, and in 2030 it will reach 224.563 residents.

The implementation of economic support through government programs have limited resources that encourage the creation of jobs not related to agricultural land. Links between the rural economy and the market have increased and intensified. Today there predominates pluri activity and in many cases non-farm income of farm households are greater than income derived from agricultural production. Much of the non-agricultural income comes from the sale of the labor force of some of the family members: working as employees in a multitude of activities either in large capitalist farms, construction in rural areas and / or migrating to cities and even other countries (Breton, 2007: Learned Elect.).

To disassociate this agricultural land use , there must be a focus on the urban construction of dwellings by construction companies and occupation through political and social groups must not be allowed. Both developments demonstrate the urbanization of agricultural land and promote peri urbanization in the

municipalities located in the east of the State of Mexico, such as is the case of Texcoco.

The dynamics of the physical expansion of the urban area of the metropolitan area of Mexico City has major changes due to several factors, among which is a changing population by migration to the capital and its own process of land occupation. Demonstrating the clear distinct tendency of clearing inhabitants of the historic core areas and excessive population increases in unsuitable peri pheral settlements for urbanization, especially in the municipalities of the State of Mexico, where they express the highest rates of demographic growth and are consequently representing a change in the model of population occupation (Perez Gonzalez, *op . cit.* : 352). This assists in perpetuating an urbanization process that has been played out for decades, initially promoted the rural-urban migration, which responded to import substitution, job creation and industrial areas around Mexico City.

CONCLUSIONS

The municipality of Texcoco has the infrastructure and necessary location to attract people who want better employment options and meet the basic needs of their families, who will settle legally or illegally on agricultural land , worsening environmental problems and its peri urbanization. The transformation of the type of development implemented by the Mexican authorities encouraged the creation of jobs that are not related to the agricultural sector, the construction of homes near workplaces ,and the reforms of agricultural laws in the 1990s- a situation that continues rural-urban migration and urban-urban migration which is for people who want a better standard of living and move to other urban areas.

Regular environmental urbanization criteria of agricultural land in Texcoco is important. There are areas of this natural resource that are in danger of disappearing due to the changes

made in the laws concerning this economic sector, promoting environmental problems by becoming a suitable place to reside. The existence of constraints that prevent the owners of this land to cultivate, as well as factors that influence the arrival of people from other municipalities to live in Texcoco, encourages development by changing the use of agricultural land to urban use. Agglutination of inhabitants in the municipality of Texcoco and municipalities in the area where “ moonlighting “ is located incentivizes the forming of populous human settlements by people migrating to urban centers.

By identifying the importance of that agricultural land for the population, benefits can be obtained, otherwise it will continue with the reduction of this natural resource by not perceiving the value that exists in this soil by small land holders. The municipality of Texcoco has not kept the margin with respect to urbanization of agricultural land , and large areas of this soil that can be incorporated into urban use. The situation aggravates the supply of basic services such as: a) garbage collection; b) public lighting; c) green areas, among others-functions that local government must meet. The urbanization of agricultural land will worsen not only in Texcoco but also in the municipalities belonging to the region, boosting the problems in the environment.

The reappraisal of agricultural land in Texcoco must be made by state and local authorities, through government plans to encourage its multi functionality based on agricultural work, to promote productivity and obtaining its environmental benefits-a resource which can generate jobs and prevent the increased urbanization of agricultural land.

The aspects that should be encouraged in this revaluation are: 1. To promote respect for the environment through proper use of natural resources; 2. Promote the rescue, presentation and visiting of colonial areas and towns of Texcoco; 3. Promote an economy based on the cultivation of agricultural land and livestock production goods economy; 4. Assisting farmers to obtain official

support for the agricultural land and encourage the development of environmental goods; 5. Integrate students from universities and institutions related to agriculture to support farmers in projects obtaining the environmental benefits of this soil; and 6. Encourage organic farming and certification of products through consulting, technical assistance and agro-industries.

Otherwise it will continue its devaluation and reduction due to population growth, and job creation unrelated to this natural resource, aggravating environmental problems in this county. Much of the surface of Texcoco is focused on forestry and agricultural use, the areas where these uses are located are the east, north and west, and the most vulnerable soil is the one located next to the urban area.

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