



American Planning Association
Texas Chapter

Creating Great Communities for All

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Say No to SB 1947

This bill will significantly change the rules of subdivision plat and related engineering plan reviews/approvals with serious negative impacts.

- A subdivision plat is the fundamental way land is divided and lots are sold.
- Cities, in their jurisdiction, are the only approval authority of plats and related engineering plans prepared by developers. That authority ensures lots will:
 - have recorded legal descriptions and clear title so lots can be sold,
 - be buildable,
 - have access or frontage on public streets,
 - have all the utilities needed,
 - are engineered not to flood,
 - will not damage downstream or other properties,
 - and most importantly, protect lot buyers and their homes from fraud or life threatening improper development.
- Plat reviews and approvals protect lot buyers and their homes. The Colonias of South Texas and other substandard subdivisions are examples of improper platting and development review.

SB 1947 should be denied because:

- The CH 212 amendment is an attempt to incorporate two of the more onerous provisions from HB 4447 which was not voted out of the House.
- As worded SB 1947 would prohibit prior to filing a plat:
 - requiring “any document” including State or Federal studies or permits such as flooding studies required by FEMA, or
 - Prerequisites to filing such as proof of ownership, fees, application forms.
- Cities require studies and permits before plat filing, because they are now limited to 30 days for approval/action on plats and plans. Developers are now only allowed by statute one 30-day extension to correct problems.

Please vote NO on HB 1947

Respectfully submitted,

**Chance Sparks, AICP, President
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