



American Planning Association
Texas Chapter

Creating Great Communities for All

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HOUSE BILL 2367

Thank you, Chairman Burns, for the opportunity to present information related to House Bill 2367 and for your work on behalf of the Great State of Texas. My name is **Carissa Cox**, and I am here to testify on behalf of the American Planning Association - Texas Chapter (APA Texas) in **opposition to House Bill 2367**. APA Texas is an association of public and private sector planners that help manage growth and plan for development in Texas.

We oppose this bill because it defies the very intent of residential zoning. It does not promote the health, safety and welfare of residents or that of visitors. A residential amenity rental, as defined by this bill, does not provide sleeping accommodations. It is not a short-term rental or a lodging property. It is a party house that can allow hourly and unsavory activities. Such a use is not a residential use but a commercial use. We fail to see the wisdom in allowing such a use in residential neighborhoods without any zoning restrictions. If a commercial use provides no sleeping accommodation, how can it be considered unconditionally appropriate for any residential area in our communities?

In this bill, any house in any neighborhood in a city can be converted into a party house, as long as the operator fills out a registration form. We fail to see the benefit of such a law. It would be destructive to local communities.

Many communities have ordinances in place to prohibit hourly motels that are often used for illegal activities such as drug deals and prostitution. This bill as proposed would allow for these hourly rentals of property in places where families with children live.

APA Texas works closely with the people that are designing, regulating and developing projects all over our state. Land use and development are our core areas of expertise. Our members stand ready to assist you with this legislation.

Respectfully submitted,

Carissa Cox, AICP
American Planning Association - Texas Chapter

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