



American Planning Association
Texas Chapter

Creating Great Communities for All

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HOUSE BILL 2789

Thank you, Chairman Burns, for the opportunity to present information related to House Bill 2789 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 2789 as written, although we would readily support substitute language that resolves our points of concern. APA Texas is an association of public and private sector planners that help manage growth and plan for development in Texas.

Although we strongly advocate for and see the benefit of accessory dwelling units in our communities, we oppose any bill that prevents cities from protecting the health, safety and welfare of the community.

Part of the challenge of managing residential growth is managing the infrastructure systems that service that growth. Setting a universal rule that all residential properties can add an accessory dwelling unit ignores the impact of added residences on water and wastewater capacity, traffic impact on existing streets, runoff and drainage problems caused by increased impervious cover, and other system stresses that increased density can cause. Restricting a city's ability to regulate basic standards for places where people live is irresponsible and unsafe.

We could support this bill should the restrictions included as 247.003 (4) – (15) be either modified or deleted.

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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