



American Planning Association
Texas Chapter

Creating Great Communities for All

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Thank you, Chairman Burns, for the opportunity to present the following information from the American Planning Association, Texas Chapter (APATX). Our Association represents public and private sector planners, planning academics and students, elected officials, and citizen planners in the great state of Texas. My name is Priscilla Rosales- Piña, and I represent the APATX. We are testifying in **opposition to HB 4175**.

This proposed bill would require a city which has denied or refused to permit an activity or structure to that area in the extraterritorial jurisdiction (ETJ) to provide full municipal services 30 months after the date of the city's denial.

The purpose of the bill as worded is confusing since, cities only extend subdivision regulations in the ETJ and do not permit development activities or inspect building structures in the ETJ. Subdivision regulations ensure orderly and compatible development within cities and in the ETJ. Unchecked development may have long-term environmental and economic effects on the communities and the State.

In conclusion this proposed bill may force cities to act against their better judgment to protect the public health, safety, and welfare. If enacted, this bill would set a dangerous precedent for the future.

APATX would be interested in being a continued partner to help and would be interested in being a continued partner to help craft a bill that preserves the ability of communities to serve the needs of all Texas residents.

Respectfully submitted,

Priscilla Rosales-Piña

Priscilla Rosales-Piña, AICP
APA Texas Chapter

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