



American Planning Association
Texas Chapter

Creating Great Communities for All

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SENATE BILL 494

Thank you, Chairman Bettencourt, for the opportunity to present information related to **Senate Bill 494** and for your work on behalf of the Great State of Texas. My name is Craig Farmer, and I am here to testify on behalf of the American Planning Association - Texas Chapter (APA-Texas) in **support of the substitute bill to Senate Bill 494**. APA-Texas is an association of over 2,500 public and private sector planners that help manage growth and plan for development in most cities in Texas and for many developers. Our membership includes city planners, engineers, attorneys, consultants, land planners and designers.

We have been working with the Texas Municipal League and the Texas Homebuilders Association in a joint effort to develop substitute language acceptable to both the public sector as well as the development community. Our understanding is that there is substitute language to SB 494 that has been introduced and being considered with our suggested amendments that we could support:

- Allow an applicant to extend the 30-day action period more than once;
- Expand the plats that may be approved or approved with conditions by a designated person from amending plats, minor plats, and replats to any plats;
- Remove 30-day action requirements on plans in the existing statutes and focus on plats which is a more enforceable and reasonable deadline;
- Better define the submission date;
- Provide a method where the applicant can have a plat reviewed by a third party if deadlines are exceeded by 15 days. We would suggest it be subject to both parties agreeing to the third party and recouping a fee if the city or county pays for the third party.

APA-Texas works closely with the people that design, regulate and develop 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,

Craig Farmer, FAICP
American Planning Association - Texas Chapter

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