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HOUSE BILL 5217

April 19, 2023

Thank you, Chairman Burns, for the opportunity to present information related to House Bill 5217 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 5217 as written**. APA Texas is an association of over 2,500 private and public sector planners that manage growth and plan for development in Texas.

First, we appreciate that this proposed bill will exempt extraterritorial jurisdiction (ETJ) areas within five miles of a military installation. This will encourage these military installations to stay and operate in our State.

APATX could support amendments that would address the problems now being encountered by cities and counties in the application of current State Law, which **allows only one set of standards to be applied uniformly to properties both inside and outside of a city**. Rather than releasing land from the ETJ, we suggest an amendment that would allow for a compromised set of subdivision regulations in the ETJ, which would benefit all parties by allowing for a more rural set of standards in the ETJ (agreed to by the city and county), reducing the impacts of current statutes on ETJ properties. As written, however, we see various unintended consequences that would result from this bill, such as:

- A checkerboard pattern of incompatible regulations and services
- Gaps in coverage of basic services
- Limits to landowners' ability to petition for annexation by cities
- Degeneration of infrastructure in areas with jurisdictional constraint

ETJ's were created by previous legislatures to curtail "land grabs" by competing municipalities and property owners. They were also created to ensure that areas adjacent to urban areas in cities develop in a compatible manner, regardless of whether they are annexed into the city or remain in the county.

APA Texas works closely with the people who are designing, regulating and developing projects all over our state. Land use and development are our core areas of expertise.

The Texas Chapter of the American Planning Association is a 501(c)3 organization (23-7431522) as determined by the Internal Revenue Service. Gifts are tax deductible as allowed by law. Please consult your tax advisor for more information.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Carissa Cox". The signature is fluid and cursive, with the first name "Carissa" and the last name "Cox" clearly distinguishable.

Carissa Cox, AICP, APA Texas Chapter