



American Planning Association
Texas Chapter

Creating Great Communities for All

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HOUSE BILL 3697

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Thank you, Chairman Burns, for the opportunity to present information related to House Bill 3697 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 **support of House Bill 3697**. APA Texas is an association of over 2,500 private and public sector planners that manage growth and plan for development in Texas.

The tension between protection of private rights and protection of public welfare is a reality in the world of development. We feel that this bill acknowledges both concerns in a very fair way.

We support the following changes in the substitute bill:

Maintaining an accessible checklist of requirements is another step in ensuring that applicants are set up for success and not failure. The wording of the requirement is acceptable to APA-Texas, as it reconciles the need for clear, accessible and current requirements with the logistical realities of online publication of standards and ordinances.

Because of increased developer activity outside of the corporate limits of cities, and because of recent restrictions on the ability of cities to annex, counties have become increasingly burdened with regard to thoroughfare planning. The substitute bill for HB 3697 preserves the right of a county to enforce its master thoroughfare plan.

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. I thank you for your time and would be happy to answer any questions you may have.

Respectfully submitted,

Carissa Cox, AICP
American Planning Association - Texas Chapter

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