



TEXAS MUNICIPAL LEAGUE

Empowering Texas cities to serve their citizens

President **Karen Hunt**, Mayor, Coppell
Executive Director **Bennett Sandlin**

April 6, 2021

The Honorable Joe Deshotel
Chairman, Land and Resource Management Committee
Texas House of Representatives
P.O. Box 2910
Austin, TX 78768-2910

Dear Chairman Deshotel:

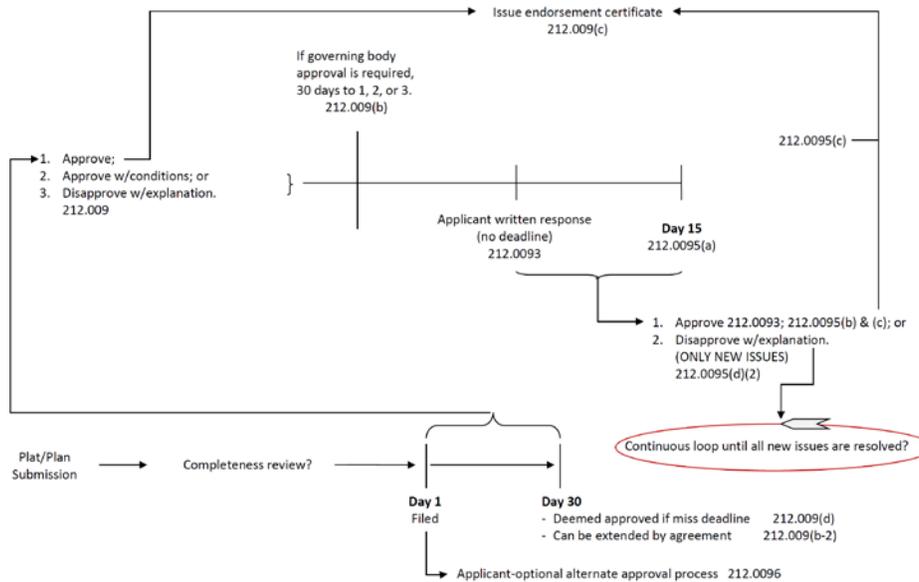
I am writing on behalf of the Texas Municipal League to express our opposition to **House Bill 4121** by **Guillen**. The bill looks to be a “second bite at the apple” by one or a tiny handful of developers in a misguided attempt to speed up land development applications. The first bite was taken last session, and – for the most part – turned over decades of collaboration between cities and developers.

Those who seek the passage of this bill sought the passage of H.B. 3167 last session for the same reasons. House Bill 3167, which is now referred to as the “subdivision shot clock bill,” is similar to H.B. 4121 but applies to a smaller subset of development applications.

The subdivision shot clock bill was, by most accounts, wholly unsuccessful at forcing the targeted political subdivisions to expedite the approval of certain land development applications. In fact, the bill forced most other cities to develop extremely complicated procedures whereby they denied most applications in a vicious cycle to avoid premature approval.

Following the passage of H.B. 3167, at the request of city attorneys and planners across the state, the Texas Municipal League hosted a meeting to discuss ways for cities to comply with its mandates. The following chart was subsequently prepared by League staff as part of a larger primer on the bill, which is attached to this letter.

H.B. 3167 Development Approval Process



As you can see in the red circle, the 30- and 15-day “shot clocks” don’t speed up the process. Rather, they create a continuous loop of denials and re-submissions that do the exact opposite.

In the past, cities could work together with developers to speed up their projects. The process has always been a balancing act: cities expect quality development and developers want quick approvals. It’s been a balancing act that has made Texas the star of the nation.

Developers, builders, and cities are actually working together to roll back the problems caused by H.B. 3167. Let’s work together to do that, instead of letting one or a few developers lead us further down the rabbit hole with H.B. 4121.

Sincerely,

Monty Wynn
Director, Grassroots and Legislative Services
Texas Municipal League

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