

By: Dutton

H.B. No. 2687

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the Lago Bello Municipal Utility District No. 1 of Harris County; granting a limited power of eminent domain; providing authority to issue bonds; providing authority to impose assessments, fees, and taxes.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subtitle F, Title 6, Special District Local Laws Code, is amended by adding Chapter 7990 to read as follows:

CHAPTER 7990. LAGO BELLO MUNICIPAL UTILITY DISTRICT NO. 1 OF HARRIS COUNTY

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 7990.001. DEFINITIONS. In this chapter:

(1) "Board" means the district's board of directors.

(2) "Commission" means the Texas Commission on Environmental Quality.

(3) "Director" means a board member.

(4) "District" means the Lago Bello Municipal Utility District No. 1 of Harris County.

Sec. 7990.002. NATURE OF DISTRICT. The district is a municipal utility district created under Section 59, Article XVI, Texas Constitution.

Sec. 7990.003. CONFIRMATION AND DIRECTORS' ELECTION REQUIRED. The temporary directors shall hold an election to confirm the creation of the district and to elect five permanent

1 directors as provided by Section 49.102, Water Code.

2 Sec. 7990.004. CONSENT OF MUNICIPALITY REQUIRED. The  
3 temporary directors may not hold an election under Section 7990.003  
4 until each municipality in whose corporate limits or  
5 extraterritorial jurisdiction the district is located has  
6 consented by ordinance or resolution to the creation of the  
7 district and to the inclusion of land in the district.

8 Sec. 7990.005. FINDINGS OF PUBLIC PURPOSE AND BENEFIT. (a)  
9 The district is created to serve a public purpose and benefit.

10 (b) The district is created to accomplish the purposes of:

11 (1) a municipal utility district as provided by  
12 general law and Section 59, Article XVI, Texas Constitution; and

13 (2) Section 52, Article III, Texas Constitution, that  
14 relate to the construction, acquisition, improvement, operation,  
15 or maintenance of macadamized, graveled, or paved roads, or  
16 improvements, including storm drainage, in aid of those roads.

17 Sec. 7990.006. INITIAL DISTRICT TERRITORY. (a) The  
18 district is initially composed of the territory described by  
19 Section 2 of the Act enacting this chapter.

20 (b) The boundaries and field notes contained in Section 2 of  
21 the Act enacting this chapter form a closure. A mistake made in the  
22 field notes or in copying the field notes in the legislative process  
23 does not affect the district's:

24 (1) organization, existence, or validity;

25 (2) right to issue any type of bond for the purposes  
26 for which the district is created or to pay the principal of and  
27 interest on a bond;

1           (3) right to impose a tax; or

2           (4) legality or operation.

3                   SUBCHAPTER B. BOARD OF DIRECTORS

4           Sec. 7990.051. GOVERNING BODY; TERMS. (a) The district is  
5 governed by a board of five elected directors.

6           (b) Except as provided by Section 7990.052, directors serve  
7 staggered four-year terms.

8           Sec. 7990.052. TEMPORARY DIRECTORS. (a) On or after  
9 September 1, 2017, the owner or owners of a majority of the assessed  
10 value of the real property in the district may submit a petition to  
11 the commission requesting that the commission appoint as temporary  
12 directors the five persons named in the petition. The commission  
13 shall appoint as temporary directors the five persons named in the  
14 petition.

15           (b) Temporary directors serve until the earlier of:

16                   (1) the date permanent directors are elected under  
17 Section 7990.003; or

18                   (2) September 1, 2021.

19           (c) If permanent directors have not been elected under  
20 Section 7990.003 and the terms of the temporary directors have  
21 expired, successor temporary directors shall be appointed or  
22 reappointed as provided by Subsection (d) to serve terms that  
23 expire on the earlier of:

24                   (1) the date permanent directors are elected under  
25 Section 7990.003; or

26                   (2) the fourth anniversary of the date of the  
27 appointment or reappointment.

1       (d) If Subsection (c) applies, the owner or owners of a  
2 majority of the assessed value of the real property in the district  
3 may submit a petition to the commission requesting that the  
4 commission appoint as successor temporary directors the five  
5 persons named in the petition. The commission shall appoint as  
6 successor temporary directors the five persons named in the  
7 petition.

8                   SUBCHAPTER C. POWERS AND DUTIES

9       Sec. 7990.101. GENERAL POWERS AND DUTIES. The district has  
10 the powers and duties necessary to accomplish the purposes for  
11 which the district is created.

12       Sec. 7990.102. MUNICIPAL UTILITY DISTRICT POWERS AND  
13 DUTIES. The district has the powers and duties provided by the  
14 general law of this state, including Chapters 49 and 54, Water Code,  
15 applicable to municipal utility districts created under Section 59,  
16 Article XVI, Texas Constitution.

17       Sec. 7990.103. AUTHORITY FOR ROAD PROJECTS. Under Section  
18 52, Article III, Texas Constitution, the district may design,  
19 acquire, construct, finance, issue bonds for, improve, operate,  
20 maintain, and convey to this state, a county, or a municipality for  
21 operation and maintenance macadamized, graveled, or paved roads, or  
22 improvements, including storm drainage, in aid of those roads.

23       Sec. 7990.104. ROAD STANDARDS AND REQUIREMENTS. (a) A road  
24 project must meet all applicable construction standards, zoning and  
25 subdivision requirements, and regulations of each municipality in  
26 whose corporate limits or extraterritorial jurisdiction the road  
27 project is located.

1       (b) If a road project is not located in the corporate limits  
2 or extraterritorial jurisdiction of a municipality, the road  
3 project must meet all applicable construction standards,  
4 subdivision requirements, and regulations of each county in which  
5 the road project is located.

6       (c) If the state will maintain and operate the road, the  
7 Texas Transportation Commission must approve the plans and  
8 specifications of the road project.

9       Sec. 7990.105. COMPLIANCE WITH MUNICIPAL CONSENT ORDINANCE  
10 OR RESOLUTION. The district shall comply with all applicable  
11 requirements of any ordinance or resolution that is adopted under  
12 Section 54.016 or 54.0165, Water Code, and that consents to the  
13 creation of the district or to the inclusion of land in the  
14 district.

15       Sec. 7990.106. DIVISION OF DISTRICT. (a) The district may  
16 be divided into two or more new districts only if the district:

17               (1) has no outstanding bonded debt; and

18               (2) is not imposing ad valorem taxes.

19       (b) This chapter applies to any new district created by the  
20 division of the district, and a new district has all the powers and  
21 duties of the district.

22       (c) Any new district created by the division of the district  
23 may not, at the time the new district is created, contain any land  
24 outside the area described by Section 2 of the Act creating this  
25 chapter.

26       (d) The board, on its own motion or on receipt of a petition  
27 signed by the owner or owners of a majority of the assessed value of

1 the real property in the district, may adopt an order dividing the  
2 district.

3 (e) The board may adopt an order dividing the district  
4 before or after the date the board holds an election under Section  
5 7990.003 to confirm the district's creation.

6 (f) An order dividing the district shall:

7 (1) name each new district;

8 (2) include the metes and bounds description of the  
9 territory of each new district;

10 (3) appoint temporary directors for each new district;

11 and

12 (4) provide for the division of assets and liabilities  
13 between or among the new districts.

14 (g) On or before the 30th day after the date of adoption of  
15 an order dividing the district, the district shall file the order  
16 with the Texas Commission on Environmental Quality and record the  
17 order in the real property records of each county in which the  
18 district is located.

19 (h) Any new district created by the division of the district  
20 shall hold a confirmation and directors' election as required by  
21 Section 7990.003. If the voters of a new district do not confirm  
22 the creation of the new district, the assets, obligations,  
23 territory, and governance of the new district revert to the  
24 original district.

25 (i) Municipal consent to the creation of the district and to  
26 the inclusion of land in the district granted under Section  
27 7990.004 acts as municipal consent to the creation of any new

1 district created by the division of the district and to the  
2 inclusion of land in the new district.

3 (j) Any new district created by the division of the district  
4 must hold an election as required by this chapter to obtain voter  
5 approval before the district may impose a maintenance tax or issue  
6 bonds payable wholly or partly from ad valorem taxes.

7 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

8 Sec. 7990.151. ELECTIONS REGARDING TAXES OR BONDS. (a) The  
9 district may issue, without an election, bonds and other  
10 obligations secured by:

11 (1) revenue other than ad valorem taxes; or

12 (2) contract payments described by Section 7990.153.

13 (b) The district must hold an election in the manner  
14 provided by Chapters 49 and 54, Water Code, to obtain voter approval  
15 before the district may impose an ad valorem tax or issue bonds  
16 payable from ad valorem taxes.

17 (c) The district may not issue bonds payable from ad valorem  
18 taxes to finance a road project unless the issuance is approved by a  
19 vote of a two-thirds majority of the district voters voting at an  
20 election held for that purpose.

21 Sec. 7990.152. OPERATION AND MAINTENANCE TAX. (a) If  
22 authorized at an election held under Section 7990.151, the district  
23 may impose an operation and maintenance tax on taxable property in  
24 the district in accordance with Section 49.107, Water Code.

25 (b) The board shall determine the tax rate. The rate may not  
26 exceed the rate approved at the election.

27 Sec. 7990.153. CONTRACT TAXES. (a) In accordance with

1 Section 49.108, Water Code, the district may impose a tax other than  
2 an operation and maintenance tax and use the revenue derived from  
3 the tax to make payments under a contract after the provisions of  
4 the contract have been approved by a majority of the district voters  
5 voting at an election held for that purpose.

6 (b) A contract approved by the district voters may contain a  
7 provision stating that the contract may be modified or amended by  
8 the board without further voter approval.

9 SUBCHAPTER E. BONDS AND OTHER OBLIGATIONS

10 Sec. 7990.201. AUTHORITY TO ISSUE BONDS AND OTHER  
11 OBLIGATIONS. The district may issue bonds or other obligations  
12 payable wholly or partly from ad valorem taxes, impact fees,  
13 revenue, contract payments, grants, or other district money, or any  
14 combination of those sources, to pay for any authorized district  
15 purpose.

16 Sec. 7990.202. TAXES FOR BONDS. At the time the district  
17 issues bonds payable wholly or partly from ad valorem taxes, the  
18 board shall provide for the annual imposition of a continuing  
19 direct ad valorem tax, without limit as to rate or amount, while all  
20 or part of the bonds are outstanding as required and in the manner  
21 provided by Sections 54.601 and 54.602, Water Code.

22 Sec. 7990.203. BONDS FOR ROAD PROJECTS. At the time of  
23 issuance, the total principal amount of bonds or other obligations  
24 issued or incurred to finance road projects and payable from ad  
25 valorem taxes may not exceed one-fourth of the assessed value of the  
26 real property in the district.

27 SECTION 2. The Lago Bello Municipal Utility District No. 1



1 of Harris County initially includes all the territory contained in  
2 the following area:

3 1,045.7854 ACRES OF LAND, BEING OUT OF THAT CERTAIN  
4 CONVEYANCE EXECUTED JULY 15, 1959, FROM E.M. WISE (SOMETIMES KNOWN  
5 AS E. MONROE WISE) AND WIFE HELEN LUCILLE WISE, GRANTORS, TO PAUL F.  
6 BAMHART, GRANTEE, RECORDED ON JULY 15, 1959 IN VOLUME 3753, PAGE 16  
7 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND RE-RECORDED ON  
8 SEPTEMBER 25, 1959 IN VOLUME 3814, PAGE 327 OF THE DEED RECORDS OF  
9 HARRIS COUNTY, TEXAS. THIS CONVEYANCE COVERS 432.716 ACRES, MORE OR  
10 LESS, OUT OF THE REUBEN WHITE SURVEY, A-84; 455.886 ACRES, MORE OR  
11 LESS, OUT OF SECTION 2 OF THE HT&BRR CO. SURVEY, A-1619; AND 456.08  
12 ACRES, MORE OR LESS, OUT OF SECTION 2 & 3 OF THE HT&BRR CO. SURVEY  
13 401, TOGETHER WITH THAT CERTAIN WARRANTY DEED CONTAINING 89.80  
14 ACRES, MORE OR LESS, OUT OF SECTION 3 OF THE HT&BRR CO. SURVEY,  
15 A-501, HARRIS COUNTY, TEXAS, EXECUTED ON DECEMBER 15, 1960, FROM  
16 MRS. MARY ANDERSON, A WIDOW, LEROY L. ANDERSON JOINED BY HIS WIFE,  
17 HARRIETT IDELL ANDERSON, MRS. MADELINE ESTHER ANDERSON RAMSEY  
18 JOINED BY HER HUSBAND, THEO A. RAMSEY, MISS ALICE VIVIAN ANDERSON, A  
19 SINGLE WOMAN, AND MRS. LUCILLE KENNING HARE, A WIDOW, GRANTORS, TO  
20 PAUL F. BURNHART, GRANTEE, RECORDED ON JANUARY 16, 1961 IN VOLUME  
21 4255, PAGE 229 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS; AND A  
22 80.0 ACRE TRACT RECORDED UNDER VOLUME 334, PAGE 90 OF THE DEED  
23 RECORDS OF HARRIS COUNTY, TEXAS; SAID 1,045.7854 ACRES OF LAND  
24 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

25 BEGINNING AT THE A POINT ON THE EASTERLY LINE OF F.M. HIGHWAY  
26 2100 (CROSBY-LYCHBURG ROAD) (80 FOOT RIGHT-OF-WAY) AND THE  
27 SOUTHWEST CORNER OF SAINT CHARLES PLACE SUBDIVISION SECTION 2, A

1 SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED  
2 UNDER VOLUME 23, PAGE 7 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

3 THENCE SOUTH 89°03'00" EAST, ALONG THE SOUTH LINE OF SAID ST.  
4 CHARLES PLACE - SECTION 2, A DISTANCE OF 4613.40 FEET TO THE SOUTH  
5 EAST CORNER OF SAID ST. CHARLES PLACE - SECTION 2 AND AN INTERIOR  
6 CORNER OF HEREIN DESCRIBED TRACT;

7 THENCE NORTH 00°57'00" EAST, ALONG THE EAST LINE OF SAID ST.  
8 CHARLES PLACE - SECTION 2, A DISTANCE OF 247.90 FEET TO A POINT IN  
9 THE CENTERLINE AND END OF EAGLETON LANE (40 FEET WIDE);

10 THENCE SOUTH 89°03'00" EAST, A DISTANCE OF 20.00 FEET TO A  
11 POINT MARKING THE SOUTHEAST CORNER OF SAID EAGLETON LANE;

12 THENCE NORTH 00°57'00" EAST, ALONG THE EAST LINE OF SAID  
13 EAGLETON LANE, A DISTANCE OF 4528.82 FEET TO A POINT IN THE SOUTH  
14 LINE OF F.M. HIGHWAY 1942 (CROSBY-CEDAR BAYOU ROAD) (RIGHT-OF-WAY  
15 VARIES) AND MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

16 THENCE SOUTH 69°03'00" EAST, ALONG THE SOUTH LINE OF SAID F.M.  
17 HIGHWAY 1942, A DISTANCE OF 3646.64 FEET TO THE SOUTHWEST  
18 INTERSECTION OF SAID F.M. HIGHWAY 1942 AND SRALLA ROAD  
19 (RIGHT-OF-WAY VARIES), SAID POINT MARKING THE NORTHEAST CORNER OF  
20 HEREIN DESCRIBED TRACT;

21 THENCE SOUTH 00°48'18" WEST, ALONG THE WEST LINE OF SAID  
22 SRALLA ROAD, A DISTANCE OF 1466.74 FEET TO A POINT FOR CORNER;

23 THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TO THE LEFT,  
24 HAVING A RADIUS OF 25,143.98 FEET AND A DISTANCE OF 2822.62 FEET,  
25 WITH A CHORD BEARING OF SOUTH 44°30'24" WEST AND DISTANCE OF 2821.14  
26 TO A POINT FOR CORNER;

27 THENCE IN A SOUTHWESTERLY DIRECTION WITH A CURVE TO THE LEFT,

1 HAVING A RADIUS OF 19,203.02 FEET AND A DISTANCE OF 4583.55 FEET  
2 WITH A CHORD BEARING OF SOUTH 74°14'30" WEST AND DISTANCE OF 4572.67  
3 FEET TO A POINT FOR CORNER;

4 THENCE NORTH 89°03'00" WEST, ALONG THE NORTH LINE OF SAID  
5 ECLIPSE CAPITAL, LLC TRACT, A DISTANCE OF 1141.79 FEET TO A POINT IN  
6 THE EAST LINE OF SAID F.M. HIGHWAY 2100;

7 THENCE NORTH 03°33'00" WEST, ALONG THE EAST LINE OF SAID F.M.  
8 HIGHWAY 2100, A DISTANCE OF 3269.23 FEET TO A POINT FOR CORNER;

9 THENCE NORTH 13°42'00" WEST, ALONG THE EAST LINE OF SAID F.M.  
10 HIGHWAY 2100, A DISTANCE 1880.06 FEET TO THE PLACE OF BEGINNING AND  
11 CONTAINING 1,308.8450 ACRES OF LAND, MORE OR LESS

12 SECTION 3. (a) The legal notice of the intention to  
13 introduce this Act, setting forth the general substance of this  
14 Act, has been published as provided by law, and the notice and a  
15 copy of this Act have been furnished to all persons, agencies,  
16 officials, or entities to which they are required to be furnished  
17 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
18 Government Code.

19 (b) The governor, one of the required recipients, has  
20 submitted the notice and Act to the Texas Commission on  
21 Environmental Quality.

22 (c) The Texas Commission on Environmental Quality has filed  
23 its recommendations relating to this Act with the governor, the  
24 lieutenant governor, and the speaker of the house of  
25 representatives within the required time.

26 (d) All requirements of the constitution and laws of this  
27 state and the rules and procedures of the legislature with respect

1 to the notice, introduction, and passage of this Act are fulfilled  
2 and accomplished.

3 SECTION 4. (a) If this Act does not receive a two-thirds  
4 vote of all the members elected to each house, Subchapter C, Chapter  
5 7990, Special District Local Laws Code, as added by Section 1 of  
6 this Act, is amended by adding Section 7990.107 to read as follows:

7 Sec. 7990.107. NO EMINENT DOMAIN POWER. The district may  
8 not exercise the power of eminent domain.

9 (b) This section is not intended to be an expression of a  
10 legislative interpretation of the requirements of Section 17(c),  
11 Article I, Texas Constitution.

12 SECTION 5. This Act takes effect September 1, 2017.