

AN ACT

relating to the powers and duties of the Ranch at Cypress Creek  
Municipal Utility District No. 1.

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

SECTION 1. Chapter 21, Acts of the 71st Legislature, 6th  
Called Session, 1990, is amended by amending Section 5 and adding  
Sections 6B, 6C, and 6D to read as follows:

Sec. 5. FINDING OF BENEFIT. (a) All of the land and other  
property included within the boundaries of the district will be  
benefited by the works and projects that are to be accomplished by  
the district under powers conferred by Article XVI, Section 59, of  
the Texas Constitution. The district is created to serve a public  
use and benefit.

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

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

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

Sec. 6B. AUTHORITY FOR ROAD PROJECTS. Under Section 52,  
Article III, Texas Constitution, the district may design, acquire,  
construct, finance, improve, operate, maintain, and convey to this

1 state, a county, or a municipality for operation and maintenance  
2 macadamized, graveled, or paved roads, or improvements, including  
3 storm drainage, in aid of those roads.

4 Sec. 6C. ROAD STANDARDS AND REQUIREMENTS. (a) A road  
5 project must meet all applicable construction standards, zoning and  
6 subdivision requirements, and regulations of each municipality in  
7 whose corporate limits or extraterritorial jurisdiction the road  
8 project is located.

9 (b) If a road project is not located in the corporate limits  
10 or extraterritorial jurisdiction of a municipality, the road  
11 project must meet all applicable construction standards,  
12 subdivision requirements, and regulations of each county in which  
13 the road project is located.

14 (c) If the state will maintain and operate the road, the  
15 Texas Transportation Commission must approve the plans and  
16 specifications of the road project.

17 Sec. 6D. APPOINTMENT OF ARCHITECTURAL COMMITTEE. (a) In  
18 order to carry out the provisions of Section 54.237, Water Code,  
19 except as provided by Subsection (b), the district may appoint an  
20 architectural committee for a subdivision located wholly inside the  
21 district that does not have an architectural committee or an area of  
22 the district not located in a subdivision.

23 (b) The district may not appoint an architectural committee  
24 for a subdivision for which the governing provisions prohibit the  
25 appointment of an architectural committee by the district or  
26 otherwise.

27 SECTION 2. (a) The legal notice of the intention to

1 introduce this Act, setting forth the general substance of this  
2 Act, has been published as provided by law, and the notice and a  
3 copy of this Act have been furnished to all persons, agencies,  
4 officials, or entities to which they are required to be furnished  
5 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
6 Government Code.

7 (b) The governor, one of the required recipients, has  
8 submitted the notice and Act to the Texas Commission on  
9 Environmental Quality.

10 (c) The Texas Commission on Environmental Quality has filed  
11 its recommendations relating to this Act with the governor, the  
12 lieutenant governor, and the speaker of the house of  
13 representatives within the required time.

14 (d) All requirements of the constitution and laws of this  
15 state and the rules and procedures of the legislature with respect  
16 to the notice, introduction, and passage of this Act are fulfilled  
17 and accomplished.

18 SECTION 3. This Act takes effect September 1, 2019.

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President of the Senate

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Speaker of the House

I certify that H.B. No. 4671 was passed by the House on May 2, 2019, by the following vote: Yeas 118, Nays 23, 1 present, not voting.

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Chief Clerk of the House

I certify that H.B. No. 4671 was passed by the Senate on May 21, 2019, by the following vote: Yeas 31, Nays 0.

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Secretary of the Senate

APPROVED: \_\_\_\_\_

Date

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Governor