

**BILL ANALYSIS**

Senate Research Center  
89R32837 JTZ-F

C.S.H.B. 5677  
By: Cole (Zaffirini)  
Local Government  
5/22/2025  
Committee Report (Substituted)

**AUTHOR'S / SPONSOR'S STATEMENT OF INTENT**

The bill author has informed the committee of the need for a management district to be created in Travis County for the benefit of certain undeveloped land and to deliver the essential infrastructure—water, wastewater, roadways, and drainage—that this area currently lacks. H.B. 5677 seeks to provide for the creation of the Pura Vida Municipal Management District No. 1.

(Original Author's/Statement of Intent)

C.S.H.B. 5677 amends current law relating to the creation of the Pura Vida Municipal Management District No. 1, provides authority to issue bonds, provides authority to impose assessments, fees, and taxes, and grants a limited power of eminent domain.

**RULEMAKING AUTHORITY**

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

**SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Subtitle C, Title 4, Special District Local Laws Code, by adding Chapter 4013, as follows:

CHAPTER 4013. PURA VIDA MUNICIPAL MANAGEMENT DISTRICT NO. 1

Sets forth standard language for the creation of the Pura Vida Municipal Management District No. 1 (district) in the city of Mustang Ridge. Sets forth standards, procedures, requirements, and criteria for:

Creation and approval of the district (Sections 4013.0101-4013.0108);

Size, composition, election, and terms of the board of directors of the district (board) (Sections 4013.0201-4013.0203);

Powers and duties of the district (Sections 4013.0301-4013.0311);

General financial provisions and authority to impose taxes and issue bonds and obligations for the district (Sections 4013.0401-4013.0607); and

Dissolution of the district by the board (Section 4013.0901).

Authorizes the district, subject to the limitations provided by Section 54.209 (Limitation on Use of Eminent Domain) to exercise the power of eminent domain in the manner provided by Section 49.222 (Eminent Domain), Water Code.

SECTION 2. Sets forth the initial boundaries of the district.

SECTION 3. Provides that all requirements of the constitution and the laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.

SECTION 4. (a) Provides that Section 4013.0311, Special District Local Laws Code, as added by Section 1 of this Act, takes effect only if this Act receives a two-thirds vote of all the members elected to each house.

(b) Provides that if this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C (Powers and Duties), Chapter 4013, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 4013.0311, as follows:

Sec. 4013.0311. NO EMINENT DOMAIN POWER. Prohibits the district from exercising the power of eminent domain.

SECTION 5. Effective date: upon passage or September 1, 2025.