

BILL ANALYSIS

Senate Research Center
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S.B. 1175
By: Wentworth
Intergovernmental Relations
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As Filed

DIGEST

Currently, counties with certain road districts and refinanced bond indebtedness are the ultimate guarantors of millions of dollars in bonds. These road districts may be negatively impacted by changes in impervious cover limits that a city may impose, if some of the territory of the road district lies within a city. Repayment of bonds becomes difficult, if the amount of land to be developed within the district is limited. S.B. 1175 would assure that land could be developed at a current impervious cover limit, but without the cover limit exceeding five percent.

PURPOSE

As proposed, S.B. 1175 regulates land development in certain political subdivisions to certain cover limits.

RULEMAKING AUTHORITY

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

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Chapter 3, Title 22, V.T.C.S., by adding Article 726a, as follows:

Art. 726a. LAND DEVELOPMENT IN ROAD DISTRICT WITH OUTSTANDING INDEBTEDNESS

Sec. 1. DEFINITIONS. Defines “affected area,” “assessment road district,” “land development,” and “regulation.”

Sec. 2. CHANGES IN REGULATION OF LAND DEVELOPMENT. Requires the political subdivision, before the changes take effect, to pay certain assessments, if a political subdivision changes regulations regarding land development that apply to land in an affected area in a manner that reduces the amount of impervious cover, as defined in the regulations, or that reduces the total allowable floor area of a building on developed land. Prohibits a political subdivision from changing or amending its regulations regarding land development within an affected area in any way that reduces the allowed amount of impervious cover, as defined in the political subdivision’s regulations, or reduces the total allowable floor area of a building on developed land more than five percent.

Sec. 3. ANNEXATION OF PROPERTY TO AN ASSESSMENT ROAD DISTRICT. Authorizes a person who owns land in an affected area to request that the governing body of an assessment road district annex any part of the owner’s land within two miles of the district’s boundaries. Authorizes the governing body of the district by resolution to annex the land, on request under Subsection (a) of this section. Requires the governing body of the district to reapportion the remaining assessment on the owner’s land on a per acre basis for all of the owner’s land in the district, after annexation of the land under this section.

SECTION 2. Effective date: September 1, 1999.