

# CITY COUNCIL RESEARCH DIVISION

## LEGISLATIVE SUMMARY

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**Bill Type and Number:** Ordinance 2019-434

**Introducer/Sponsor(s):** TEU Committee

**Date of Introduction:** June 11, 2019

**Committee(s) of Reference:** NCSPHS, TEU, LUZ

**Date of Analysis:** June 13, 2019

**Type of Action:** Ordinance Code amendment; authorizing community development district to exercise certain powers

**Bill Summary:** The bill authorizes the Cypress Bluff Community Development District to exercise its powers as a special district to acquire, construct and operate parks and indoor and outdoor recreational facilities and to provide security for the district, including fences, gates, guardhouses, electronic intrusion detection systems and patrol cars. The bill amends Ordinance Code Chapter 92 – Uniform Community Development Districts – to add these authorizations to Sec. 92.22(16) where the Cypress Bluff CDD is codified.

**Background Information:** A community development district is an alternative means of financing, constructing, operating, and maintaining community infrastructure for developments. E-Town Development, Inc. petitioned the City Council to establish a CDD named the Cypress Bluff Community Development District, which will exist and operate as an independent special district. The proposed development within the District contemplates the construction of approximately 1,563 single-family residential units and approximately 200 multi-family residential units over an estimated five year period. The district is located adjacent to State Road 9B between Skinner Parkway and Phillips Highway. This bill authorizes the CDD created by Ordinance 2018-335-E to provide recreational and security services for the E-Town development using a district assessment mechanism.

**Policy Impact Area:** Community development district operations

**Fiscal Impact:** None to the City; the cost of the services will be paid by property owners in the CDD by means of a district assessment.

**Analyst:** Clements