

## **BILL ANALYSIS**

Senate Research Center  
86R24063 JCG-F

H.B. 4683  
By: Stucky (Nelson)  
Intergovernmental Relations  
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Engrossed

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

Currently, there is certain undeveloped land located in the City of Denton in Denton County, Texas. The creation of a municipal management district over this property is proposed to promote a master-planned development and to provide infrastructure and supplemental services.

H.B. 4683 amends the Special District Local Laws Code relating to the creation of the Hunter Ranch Improvement District No. 1 of Denton County, Texas (district). The district will function as a political subdivision of the State of Texas to provide certain improvements, projects, and services for public use and benefit. The district's powers and duties include, subject to certain requirements, the authorization to issue obligations and impose assessments, fees and property, operations and maintenance, and contract taxes. The bill prohibits the district from exercising the power of eminent domain. Municipal management districts operate pursuant to Chapter 375, Local Government Code.

The creation of the district was initiated by the sole landowner.

There is no known opposition to this legislation.

H.B. 4683 amends current law relating to the creation of the Hunter Ranch Improvement District No. 1 of Denton County, Texas, and provides authority to impose an assessment, impose a tax, and issue bonds.

### **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 3980, as follows:

#### **CHAPTER 3980. HUNTER RANCH IMPROVEMENT DISTRICT NO. 1 OF DENTON COUNTY, TEXAS**

Sets forth standard language for the creation of the Hunter Ranch Improvement District No. 1 of Denton County, Texas (district) in Denton County. Sets forth standards, procedures, requirements, and criteria for:

Creation and approval of the district (Sections 3980.0101–3980.0109);

Size, composition, election, and terms of the board of directors of the district, including the naming of temporary directors (Sections 3980.0201–3980.0204);

Powers and duties of the district (Sections 3980.0301–3980.0307);

General financial provisions (Sections 3980.0401–3980.0403); and

Authority to impose a tax and to issue bonds and obligations for the district (Sections 3980.0501–3980.0506);

Defined areas (Sections 3980.0601–3980.0605);

Division of district into multiple districts (Sections 3980.0701–3980.0708); and

Dissolution of the district (Sections 3980.0801).

Prohibits the district from exercising the power of eminent domain.

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

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

SECTION 4. Effective date: upon passage or September 1, 2019.