

BILL ANALYSIS

Senate Research Center
86R24069 JCG-F

H.B. 4693
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. 4693 amends the Special District Local Laws Code relating to the creation of the Cole 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, operation 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. 4693 amends current law relating to the creation of the Cole 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 3981, as follows:

CHAPTER 3981. COLE RANCH IMPROVEMENT DISTRICT NO. 1 OF DENTON COUNTY, TEXAS

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

Creation and approval of the district (Sections 3981.0101–3981.0109);

Size, composition, and terms of the board of directors of the district, including naming and disqualification of temporary directors (Sections 3981.0201–3981.0204);

Powers and duties of the district (Sections 3981.0301–3981.0307);

General financial provisions including authority to impose assessments (Sections 3981.0401–3981.0403);

Authority to impose a tax and to issue bond and obligations for the district (Sections 3981.0501–3981.0708); and

Dissolution of the district (3981.0801).

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.