

BILL ANALYSIS

C.S.H.B. 518
By: Pitts
Special Purpose Districts
Committee Report (Substituted)

BACKGROUND AND PURPOSE

Interested parties have expressed the need for a certain management district in the City of Midlothian. C.S.H.B. 518 seeks to address this issue by creating the Windsor Hills Municipal Management District No. 1 to provide certain improvement projects and services that confer a special benefit on property in the district and to pay for such projects and services by levying special assessments.

RULEMAKING AUTHORITY

It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution.

ANALYSIS

C.S.H.B. 518 amends the Special District Local Laws Code to create the Windsor Hills Municipal Management District No. 1 to provide certain improvements, projects, and services for public use and benefit. The bill provides for, among other provisions, water district powers, road district powers, public improvement district powers, municipal management district powers, contract powers, improvement projects or services in a definable area, and dissolution of the district. The district's powers and duties include, subject to certain requirements, including compliance with a certain development agreement between the City of Midlothian, Texas, and One Windsor Hills, L.P., and a certain finance plan between the city and the district, the authorization to issue obligations and impose assessments. The district is prohibited from exercising the power of eminent domain; from constructing, acquiring, maintaining, or operating a toll road; and from imposing a property tax.

C.S.H.B. 518 prohibits the district from exercising any powers under the bill's provisions until the development agreement is executed, and sets such provisions to expire September 1, 2015, if the development agreement and finance plan are not executed by that date.

EFFECTIVE DATE

September 1, 2013.

COMPARISON OF ORIGINAL AND SUBSTITUTE

C.S.H.B. 518 differs from the original in minor or nonsubstantive ways by amending the caption and by conforming to certain bill drafting conventions.