

## **BILL ANALYSIS**

H.B. 3942  
By: Parker  
Special Purpose Districts  
Committee Report (Unamended)

### **BACKGROUND AND PURPOSE**

Interested parties have expressed the need for a municipal management district in the Town of Flower Mound to provide and pay for certain improvement projects and services that confer a special benefit on property in the area. H.B. 3942 seeks to address this issue.

### **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**

H.B. 3942 amends the Special District Local Laws Code to create the Riverwalk Municipal Management District No. 1, subject to the consent of the Town of Flower Mound and entering into a development agreement with property owners, 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, municipal management district powers, contract powers, emergency services, and dissolution of the district. The district's powers and duties include, subject to certain requirements, including compliance with applicable requirements of the Town of Flower Mound, the authorization to issue obligations and impose assessments. The district is prohibited from exercising the power of eminent domain; imposing impact fees; imposing a property tax; and constructing, acquiring, maintaining, or operating a toll road.

### **EFFECTIVE DATE**

September 1, 2013.