

BILL ANALYSIS

C.S.H.B. 4693
By: Stucky
County Affairs
Committee Report (Substituted)

BACKGROUND AND PURPOSE

It has been suggested that an area located within the corporate limits of the City of Denton would benefit from the creation of an improvement district. C.S.H.B. 4693 seeks to provide for the creation of such a district.

CRIMINAL JUSTICE IMPACT

It is the committee's opinion that this bill does not expressly create a criminal offense, increase the punishment for an existing criminal offense or category of offenses, or change the eligibility of a person for community supervision, parole, or mandatory supervision.

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. 4693 amends the Special District Local Laws Code to create the Cole Ranch Improvement District No. 1 of Denton County, Texas, to provide certain improvement projects and services for public use and benefit. The bill requires the following before the district may exercise certain powers under the bill's provisions:

- the City of Denton to adopt an ordinance or resolution consenting to the creation of the district and to the inclusion of land in the district;
- the city and the district to negotiate and execute a mutually approved and accepted operating agreement; and
- the city and each developer of property in the district to negotiate and execute a project agreement.

The bill sets its provisions to expire December 31, 2020, if the city and the district have not executed the operating agreement or if the city and each developer of property in the district have not executed a project agreement.

C.S.H.B. 4693 provides for, among other provisions, the addition and exclusion of land by the district, certain municipal approval requirements, defined areas, division of the district, and dissolution of the district. The bill sets out the district's powers and duties, which include, subject to certain requirements, the authority to issue obligations and impose assessments and property and operation and maintenance taxes. The bill prohibits the district from exercising the power of eminent domain and from adopting or imposing an impact fee.

EFFECTIVE DATE

On passage, or, if the bill does not receive the necessary vote, September 1, 2019.

COMPARISON OF ORIGINAL AND SUBSTITUTE

While C.S.H.B. 4693 may differ from the original in minor or nonsubstantive ways, the following summarizes the substantial differences between the introduced and committee substitute versions of the bill.

The substitute names certain members of the district's temporary board.