

## **BILL ANALYSIS**

Senate Research Center

H.B. 4733  
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Intergovernmental Relations  
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Engrossed

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

It has been suggested that an area located within the City of Dallas would benefit from the creation of a management district. H.B. 4733 seeks to provide for the creation of such a district.

H.B. 4733 amends the Special District Local Laws Code to create the Oak Farms Municipal Management District (district) to provide certain improvements, projects, and services for public use and benefit. The bill provides for, among other provisions, the addition and exclusion of land by the district and the 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.

The City of Dallas is now in support of the language as engrossed from the House.

H.B. 4733 amends current law relating to the creation of the Oak Farms Municipal Management District; provides authority to issue bonds; and provides authority to impose assessments and fees.

### **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 3983, as follows:

#### **CHAPTER 3983. OAK FARMS MUNICIPAL MANAGEMENT DISTRICT**

Sets forth standard language for the creation of the Oak Farms Municipal Management District (district) in the City of Dallas. Sets forth standards, procedures, requirements, and criteria for:

Creation, purpose, and approval of the district, including provisions related to eligibility for inclusion in special zones (Sections 3983.0101–3983.0108);

Size, composition, election, compensation, and terms of the board of directors of the district, including the naming of and provisions related to initial temporary directors (Sections 3983.0201–3983.0205);

Powers, duties, and financial provisions, including a prohibition on imposing an ad valorem taxation (Sections 3983.0301–3983.0311);

Authority to impose assessments (Sections 3983.0401–3983.0402);

Authority to issue bonds and obligations for the district (Sections 3983.0501–3983.0504); and

Dissolution of the district by the board or by the city (3983.0901).

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 the laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.

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