

## **BILL ANALYSIS**

C.S.H.B. 4742  
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Urban Affairs  
Committee Report (Substituted)

### **BACKGROUND AND PURPOSE**

It has been suggested that an area located within the corporate limits of the City of Dallas would benefit from the creation of a management district. C.S.H.B. 4742 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. 4742 amends the Special District Local Laws Code to create the SoGood Cedars Municipal Management 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.

### **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. 4742 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 includes, among other provisions, the following:

- a definition of "exempt property";
- provisions relating to ex officio directors;
- meeting and notice requirements for the board of directors of the district;
- an authorization to execute a development agreement;
- requirements of an improvement project or service;

- requirements for the board of a nonprofit corporation assisting and acting for the district in implementing such a project or providing such a service;
- provisions relating to exempt property and certain residential property;
- provisions restricting the board of the district's authority to hold an election to impose a property tax;
- an authorization for the City of Dallas to dissolve the district at any time; and
- provisions conditioning certain actions of the district on the consent of the governing body of the City of Dallas by resolution.