

BILL ANALYSIS

H.B. 4638
By: Bucy
Urban Affairs
Committee Report (Unamended)

BACKGROUND AND PURPOSE

It has been suggested that an area located within the City of Leander would benefit from the creation of a management district. H.B. 4638 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

H.B. 4638 amends the Special District Local Laws Code to create the Leander Municipal Management District No. 1 to provide certain improvements, projects, and services for public use and benefit. The bill provides for, among other provisions, improvement projects or services in a definable area, an exemption from certain supervision and approval requirements relating to issuance of bonds to provide water, sewage, or drainage facilities, the addition or removal of territory, and the dissolution of the district. The district's powers and duties include, subject to certain requirements, compliance with a development agreement with the City of Leander, the owner of the majority of the land in the district, and any other entities, and the authority to issue obligations and impose property and operation and maintenance taxes and assessments, including to pay costs related to electrical or optical lines. The bill prohibits the district from exercising the power of eminent domain.

H.B. 4638 prohibits the district from taking any action or exercising any powers under the bill's provisions until the development agreement is executed and sets the bill's provisions to expire on the fourth anniversary of the bill's effective date if the development agreement is not executed by that date.

EFFECTIVE DATE

January 1, 2022.