

BILL ANALYSIS

H.B. 5658
By: Patterson
Land & Resource Management
Committee Report (Unamended)

BACKGROUND AND PURPOSE

The bill author has informed the committee that an area located within Denton County would benefit from the creation of a management district. H.B. 5658 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. 5658 amends the Special District Local Laws Code to create the Craver Ranch Municipal Management District No. 1 to provide certain improvements, projects, and services for public use and benefit. The bill provides for, among other provisions, the addition and exclusion of district land, the division and dissolution of the district, and the nonexemption of certain residential property. The district's powers and duties include, subject to certain requirements, including the execution of a certain development agreement, the authority to issue obligations and impose assessments. The bill prohibits the district from imposing a property tax.

H.B. 5658 does the following:

- if the bill receives a two-thirds vote of all the members elected to each house, authorizes the district to exercise the power of eminent domain in the manner provided under statutory provisions applicable to water districts generally; and
- expressly prohibits the district from exercising the power of eminent domain if the bill does not receive such a vote.

H.B. 5658 establishes that all applicable requirements relating to the following have been fulfilled and accomplished with respect to the bill:

- the legal notice of intention to introduce;
- governor action;
- Texas Commission on Environmental Quality recommendations; and
- the state constitution and laws and legislative rules and procedures.

EFFECTIVE DATE

On passage, or, if the bill does not receive the necessary vote, September 1, 2025.