

**BILL ANALYSIS**

Senate Research Center  
89R32167 MCF-F

C.S.H.B. 5682  
By: Richardson (Paxton)  
Local Government  
5/22/2025  
Committee Report (Substituted)

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

The bill author has informed the committee that an area located within Collin County would benefit from the creation of a management district. H.B. 5682 seeks to provide for the creation of such a district.

(Original Author's/Sponsor's Statement of Intent)

C.S.H.B. 5682 amends current law relating to the creation of the Colmena Ranch Municipal Management District No. 1, grants a limited power of eminent domain, 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 4019, as follows:

CHAPTER 4019. COLMENA RANCH MUNICIPAL MANAGEMENT DISTRICT NO. 1

Sets forth standard language for the creation of the Colmena Ranch Municipal Management District No. 1 (district) in Collin County. Sets forth standards, procedures, requirements, and criteria for:

General provisions, including the nature of the district, public purpose of the district, and the initial district territory (Sections 4019.0101-4019.0108);

Size, composition, appointment, and compensation and reimbursement of expenses for the board of directors, including composition of the initial directors (Sections 4019.0201-4019.0203);

Powers and duties of the district (4019.0301-4019.0313);

General financial provisions and authority to impose bonds (4019.0401-4019.0503); and

Dissolution of the district by the board of directors (Section 4019.0901).

Authorizes the district, subject to the limitations provided by Section 54.209 (Limitation on Use of Eminent Domain), Water Code, to exercise the power of eminent domain in the manner provided by Section 49.222 (Eminent Domain), Water Code.

SECTION 2. Sets forth the initial boundaries of the district.

SECTION 3. Provides that all requirements of the constitution and laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act have been fulfilled and accomplished.

SECTION 4. (a) Provides that Section 4019.0313, Special District Local Laws Code, as added by Section 1 of this Act, takes effect only if this Act receives a two-thirds vote of all the members elected to each house.

(b) Amends Subchapter C, Chapter 4019, Special District Local Laws Code, as added by Section 1 of this Act, if this Act does not receive a two-thirds vote of all the members elected to each house, by adding Section 4019.0313, as follows:

Sec. 4019.0313. NO EMINENT DOMAIN POWER. Prohibits the district from exercising the power of eminent domain.

SECTION 5. Effective date: upon passage or September 1, 2025.