

## **BILL ANALYSIS**

Senate Research Center  
89R13212 MCF-F

S.B. 3043  
By: Hagenbuch  
Local Government  
5/2/2025  
As Filed

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

It has been suggested that an area within the corporate limits of the City of Denton would benefit from the creation of an improvement district, due to high demand for homes in growing Denton County. S.B. 3043 seeks to provide for the creation of such a district. The site will include future elementary schools, fire station sites, and numerous other public facilities that benefit the city of Denton.

S.B. 3043 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 following:

- authority to issue bonds;
- providing authority to impose assessments and fees; and
- granting limited power of eminent domain.

As proposed, S.B. 3043 amends current law relating to the creation of the Craver Ranch Municipal Management District No. 1, provides authority to issue bonds, provides authority to impose assessments and fees, and grants a limited power of eminent domain.

### **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 4020, as follows:

#### **CHAPTER 4020. CRAVER RANCH MUNICIPAL MANAGEMENT DISTRICT NO. 1**

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

General provisions, creation, purpose, and approval of the district (Sections 4020.0101-4012.0109);

Size, composition, appointment, compensation, and terms of the board of directors of the district (board), including the naming of the initial directors (Sections 4020.0201-4020.0203);

Powers and duties of the district (Sections 4020.0301-4020.0312);

General financial provisions and authority to impose a tax and issue bonds and obligations for the district (Sections 4020.0401-4020.0503); and

Dissolution of the district by the board (Section 4020.0901).

Authorizes the district to exercise 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. (a) Provides that Section 4020.0312 (Eminent Domain), Special District Local Laws Code, as added by Section 1 of this Act, is contingent upon the passage of this Act.

(b) Provides that, if this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C (Powers and Duties), Chapter 4020, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 4020.0312, as follows:

Sec. 4020.0312. NO EMINENT DOMAIN POWER. Prohibits the district from exercising the power of eminent domain.

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