

BILL ANALYSIS

Senate Research Center

S.B. 3047
By: Zaffirini
Local Government
8/20/2025
Enrolled

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

The establishment of the Pura Vida Municipal Management District (MMD) No. 1 is necessary to facilitate further development of the City of Mustang Ridge in Travis County, as there is no existing special district serving the property.

S.B. 3047 would create the Pura Vida MMD No. 1 within the City of Mustang Ridge, subject to voter approval. This district would enable financing for essential utility, roadway improvements, and public services necessary for housing development in the Austin area. The legislation would grant the district powers to levy taxes, impose assessments, and issue bonds for improvements, with financial actions contingent on landowner or voter approval. What's more, the district would have limited eminent domain powers and the ability to contract with local taxing authorities.

S.B. 3047 would help address the area's infrastructure needs, supporting the development of housing while ensuring local consent and accountability in the financing process. The bill follows the standard municipal management district template.

S.B. 3047 amends current law relating to the creation of certain municipal management districts, provides authority to issue bonds, provides authority to impose assessments, fees, and taxes, 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 4013, as follows:

CHAPTER 4013. PURA VIDA MUNICIPAL MANAGEMENT DISTRICT NO. 1

Sets forth standard language for the creation of the Pura Vida Municipal Management District No. 1 (district) in the city of Mustang Ridge. Sets forth standards, procedures, requirements, and criteria for:

Creation and approval of the district (Sections 4013.0101-4013.0108);

Size, composition, election, and terms of the board of directors of the district (Sections 4013.0201-4013.0203);

Powers and duties of the district (Sections 4013.0301-4013.0311);

General financial provisions and authority to impose taxes and issue bonds and obligations for the district (Sections 4013.0401-4013.0607); and

Dissolution of the district by the city of Mustang Ridge (Section 4013.0901).

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. (a) Amends Subtitle C, Title 4, Special District Local Laws Code, by adding Chapter 4015, as follows:

CHAPTER 4015. WOLF CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1

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

Creation and approval of the district (Sections 4015.0101-4015.0108);

Size, composition, election, and terms of the board of directors of the district (Sections 4015.0201-4015.0203);

Powers and duties of the district (Sections 4015.0301-4015.0311);

General financial provisions and authority to impose taxes and issue bonds and obligations for the district (Sections 4015.0401-4015.0505); and

Dissolution of the district by the city of Greenville (Section 4015.0901).

Authorizes the district, subject to the limitations provided by Section 54.209, Water Code, to exercise the power of eminent domain in the manner provided by Section 49.222, Water Code.

(b) Sets forth the initial boundaries of the district.

(c) Provides that Section 4015.0311, Special District Local Laws Code, as added by Section 3(a) of this Act, takes effect only if this Act receives a two-thirds vote of all the members elected to each house.

(d) Provides that if this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 4015, Special District Local Laws Code, as added by Section 3(a) of this Act, is amended by adding Section 4015.0311 to read as follows:

Sec. 4015.0311. NO EMINENT DOMAIN POWER. Prohibits the district from exercising the power of eminent domain.

SECTION 4. (a) Amends Subtitle C, Title 4, Special District Local Laws Code, by adding Chapter 4022, as follows:

CHAPTER 4022. RIVERS MARKET PLACE MUNICIPAL MANAGEMENT DISTRICT

Sets forth standard language for the creation of the Rivers Market Place Municipal Management District (district) in the city of Elgin. Sets forth standards, procedures, requirements, and criteria for:

Creation and approval of the district (Sections 4022.0101-4022.0108);

Size, composition, election, and terms of the board of directors of the district (Sections 4022.0201-4022.0203);

Powers and duties of the district (Sections 4022.0301-4022.0309);

General financial provisions and authority to impose taxes and issue bonds and obligations for the district (Sections 4022.0401-4015.0506); and

Dissolution of the district by the city of Elgin (Section 4015.0901).

Authorizes the district, subject to the limitations provided by Section 54.209, Water Code, to exercise the power of eminent domain in the manner provided by Section 49.222, Water Code.

(b) Sets forth the initial boundaries of the district.

(c) Provides that Section 4022.0309, Special District Local Laws Code, as added by Section 4(a) of this Act, takes effect only if this Act receives a two-thirds vote of all the members elected to each house.

(d) Provides that if this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 4022, Special District Local Laws Code, as added by Section 4(a) of this Act, is amended by adding Section 4022.0309 to read as follows:

Sec. 4022.0309. NO EMINENT DOMAIN POWER. Prohibits the district from exercising the power of eminent domain.

SECTION 5. 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 6. (a) Provides that Section 4013.0311, 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) Provides that if this Act does not receive a two-thirds vote of all the members elected to each house, Subchapter C, Chapter 4013, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 4013.0311, as follows:

Sec. 4013.0311. NO EMINENT DOMAIN POWER. Prohibits the district from exercising the power of eminent domain.

SECTION 7. Effective date: upon passage or September 1, 2025.