

BILL ANALYSIS

Senate Research Center

S.B. 3048
By: Birdwell
Local Government
7/31/2025
Enrolled

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

Interested parties have expressed their support for the creation of the Bluebonnet Hills Municipal Management District No. 1 located in Midlothian, Texas, north of Highways 287 and 67, and east of Padera Lake.

This legislation provides the framework to support a 448.4-acre master-planned community that balances residential growth, commercial opportunity, and significant open space. This district is an essential tool to implement a high-quality community that aligns with Midlothian's long-term vision. As such, the Midlothian City Council has passed a resolution in support of this project.

Bluebonnet Hills MMD No.1 will provide services such as public safety, economic development, parking facilities, and infrastructure improvements. The MMD will have the authority to design, construct, and finance various infrastructure projects. Additionally, the MMD will have the ability to be divided into multiple districts, subject to gaining consent from the city. Furthermore, the MMD will not have the power to exercise eminent domain. Any land assessments within the district will require petitions from landowners. Voter approval will be required for ad valorem taxes, and the district can issue bonds with the consent of the municipality.

S.B. 3048 amends current law relating to the creation of the Bluebonnet Hills Municipal Management District No. 1, 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 4016, as follows:

CHAPTER 4016. BLUEBONNET HILLS MUNICIPAL MANAGEMENT DISTRICT NO. 1

Sets forth standard language for the creation of the Bluebonnet Hills Municipal Management District (district) in the City of Midlothian (city). Sets forth standards, procedures, requirements, and criteria for:

Creation, purpose, and approval of the district (Sections 4016.0101-4016.0108);

Size, composition, appointment, compensation, and terms of the board of directors of the district, including the naming of the initial board of directors (Sections 4016.0201-4016.0203);

Powers and duties of the district (Sections 4016.0301-4016.0311);

General financial provisions, including authorizing certain assessments, and authority to impose a tax and issue bonds and obligations of the district (Sections 4016.0401-4016.0506); and

Dissolution of the district by the city (Section 4016.0901).

Authorizes the district 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 4016.0311, 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 4016, Special District Local Laws Code, as added by Section 1 of this Act, is amended by adding Section 4016.0311, as follows:

Sec. 4016.0311. NO EMINENT DOMAIN POWER. Prohibits the district from exercising the power of eminent domain.

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