

BILL ANALYSIS

Senate Research Center
87R18858 CXP-F

H.B. 4666
By: Anderson (Birdwell)
Local Government
5/19/2021
Engrossed

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

This local bill is proposed to create Lorena Municipal Management District No. 1 (district) in the City of Lorena in McLennan County. This district is proposed to cover approximately 441 acres of currently raw, undeveloped land; the proposed plans include: single family residential along with a mixed-use town center concept. This model has been utilized successfully in many other management districts across the state.

The district would provide critical public infrastructure improvements, such as water, sewer, drainage, road and recreational facilities, to support development of the property, and would provide services and amenities to the commercial property in the district.

H.B. 4666 amends current law relating to the creation of the Lorena Municipal Management District No. 1, provides authority to issue bonds, and provides authority to impose assessments, fees, and taxes.

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 3791, as follows:

CHAPTER 3791. LORENA MUNICIPAL MANAGEMENT DISTRICT NO. 1

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

Creation, purpose, and approval of the district (Sections 3791.0101-3791.0108);

Size, composition, appointment, compensation, and terms of the board of directors of the district, including the naming of the initial directors (Sections 3791.0201-3791.0205);

Powers and duties of the district (Sections 3791.0301-3791.0310);

General financial provisions and authority to impose a tax and issue bonds and obligations for the district (Sections 3791.0401-3791.0506); and

Dissolution of the district by the city (Section 3791.0901).

Prohibits the district from exercising 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. Effective date: upon passage or September 1, 2021.