

## **BILL ANALYSIS**

Senate Research Center  
84R31410 JSL-F

C.S.H.B. 4147  
By: Reynolds (Ellis)  
Intergovernmental Relations  
5/22/2015  
Committee Report (Substituted)

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

This local bill proposes to create Missouri City Management District No. 1 (district), a municipal management district within the municipal boundaries of Missouri City (city) in Fort Bend County.

Municipal management districts, which are generally governed by Chapter 375, Local Government Code, have been used to promote the development of both residential and commercial areas and to provide the infrastructure and supplemental services required of such areas.

The district is proposed to cover approximately 348 acres of currently raw and undeveloped land. The proposed development in the district will include a “town center” commercial area and single family residential development. The district would provide critical public infrastructure improvements, including water, sewer, drainage, road and recreational facilities.

C.S.H.B. 4147 amends the Special District Local Laws Code to add a chapter relating to the creation of the Missouri City Management District No. 1, providing authority to issue bonds and to impose assessments, fees, or taxes. The bill also makes additions to the initial board of directors.

C.S.H.B. 4147 amends current law relating to the creation of Missouri City Management District No. 1, provides authority to issue bonds, and provides authority to impose assessments, fees, or 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 3931, as follows:

#### CHAPTER 3931. MISSOURI CITY MANAGEMENT DISTRICT NO. 1

Sets forth standard language for the creation of the Missouri City Management District No. 1 (district) in Fort Bend County. Sets forth standards, procedures, requirements, and criteria for:

Creation, purpose, and approval of the district (Sections 3931.001-3931.008);

Size, composition, appointment, compensation, and terms of the board of directors of the district, including the naming of the initial directors (Sections 3931.051-3931.056);

Powers and duties of the district (Sections 3931.101-3931.112); and

General financial provisions and authority to impose a tax and to issue bonds and obligations for the district (Sections 3931.151-3931.154 and 3931.201-3931.206).

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 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, 2015.