

## **BILL ANALYSIS**

Senate Research Center  
84R16354 JSL-F

H.B. 4152  
By: Zerwas (Kolkhorst)  
Intergovernmental Relations  
5/15/2015  
Engrossed

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

Interested parties note that the Fulshear Town Center Management District was created to facilitate the development of several hundred acres of vacant land and the redevelopment of the historic downtown area of Fulshear. The parties note that the development of the vacant land was completed through standard municipal management district and municipal utility district powers, and the redevelopment of the historic downtown area was accomplished through overlays of other special districts and assessment powers of commercial property. For these reasons, the management district's board of directors never organized to activate the district. H.B. 4152 seeks to provide for the activation of the district as originally planned.

H.B. 4152 dissolves and reconstitutes the board of directors of the Fulshear Town Center Management District on the bill's effective date and provides for specific directors and for the terms of those directors and the succeeding directors. The bill is exempt from provisions relating to the qualifications of district directors appointed by the City of Fulshear.

H.B. 4152 repeals Section 3903.061, Special District Local Laws Code.

H.B. 4152 amends current law relating to the board of directors of the Fulshear Town Center Management District.

### **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. (a) Provides that on the effective date of this Act, the board of directors of the Fulshear Town Center Management District established under Chapter 3903 (Fulshear Town Center Management District), Special District Local Laws Code, is dissolved.

(b) Provides that, on the effective date of this Act, the board of directors of the Fulshear Town Center Management District is reconstituted and is composed of certain named directors as set forth.

(c) Provides that the terms of the directors appointed under Subsection (b) of this section expire June 1, 2016.

(d) Provides that, of the directors who replace a director appointed under Subsection (b) of this section, the terms of directors serving in positions 1, 2, and 3 expire June 1, 2018, and the terms of directors serving in positions 4 and 5 expire June 1, 2020.

(e) Provides that Section 3903.052 (Qualifications of Directors Appointed by City), Special District Local Laws Code, does not apply to this section.

SECTION 2. Repealer: Section 3903.061 (Initial Directors), Special District Local Laws Code.

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, 2015.