

## **BILL ANALYSIS**

Senate Research Center  
84R31412 JSL-F

C.S.H.B. 4156  
By: Reynolds (Ellis)  
Intergovernmental Relations  
5/21/2015  
Committee Report (Substituted)

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

C.S.H.B. 4156 proposes to create Missouri City Management District No. 2 (district), a municipal management district within the municipal boundaries of Missouri 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 307 acres of currently raw and undeveloped land. The proposed development in the district will include a commercial area and multi-family residential development. The district would provide critical public infrastructure improvements, including water, sewer, drainage, road and recreational facilities.

C.S.H.B. 4156 adds to the initial board of directors.

C.S.H.B. 4156 amends current law relating to the creation of Missouri City Management District No. 2; 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 3932, as follows:

#### CHAPTER 3932. MISSOURI CITY MANAGEMENT DISTRICT NO. 2

Sets forth standard language for the creation of the Missouri City Management District No. 2 (district). Sets forth standards, procedures, requirements, and criteria for:

Creation, approval, purpose, and territory of the district; and eligibility for inclusion in special zones (Sections 3932.001-3932.008);

Size, composition, appointment procedure, compensation, and terms of the board of directors of the district (Sections 3932.051-3932.056);

Powers and duties of the district (Sections 3932.101-3932.112);

General financial provisions (Sections 3932.151-3932.154);

Authority to impose taxes and to issue bonds and obligations for the district (Sections 3932.201-3932.206);

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 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.