

BILL ANALYSIS

S.B. 1363
By: Kolkhorst
Special Purpose Districts
Committee Report (Unamended)

BACKGROUND AND PURPOSE

This local bill proposes to create Simonton Management District No. 1 (district), a municipal management district in the City of Simonton (city) in Fort Bend County. The district is proposed to cover approximately 273 acres of currently raw, undeveloped land. The proposed development plans for this district include a high-density, mixed-use town center concept. 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.

S.B. 1363 amends current law relating to the creation of Simonton Management District No. 1, provides authority to issue bonds, and provides authority to impose assessments, fees, or taxes.

CRIMINAL JUSTICE IMPACT

It is the committee's opinion that this bill does not expressly create a criminal offense, increase the punishment for an existing criminal offense or category of offenses, or change the eligibility of a person for community supervision, parole, or mandatory supervision.

RULEMAKING AUTHORITY

It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution.

ANALYSIS

SECTION 1. Amends Subtitle C, Title 4, Special District Local Laws Code, by adding Chapter 3934, as follows:

CHAPTER 3934. SIMONTON MANAGEMENT DISTRICT NO. 1

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

Creation and approval of the district, including provisions related to definitions; nature of district; purpose and declaration of intent; findings of public purpose and benefit; initial district territory; applicability of municipal management districts law; and construction of chapter (Sections 3934.001-3934.007);

Size, composition, election, and terms of the board of directors of the district, including provisions related to governing body and terms; appointment of voting directors; nonvoting directors; quorum; compensation; and initial voting directors (Sections 3934.051-3934.056);

Powers and duties of the district, including provisions related to general powers and duties; improvement projects and services; development corporation powers; nonprofit corporation; agreements and grants; law enforcement services; membership in charitable organizations; economic development; parking

facilities; annexation of land; approval by city; and no eminent domain power (Sections 3934.101-3934.112);

General financial provisions and assessments for the district, including provisions related to disbursements and transfers of money; money used for improvements or services; petition required for financing services and improvements with assessments; assessments and liens for assessments; and tax and assessment abatements (Sections 3934.151-3934.155); and

Taxes and bonds for the district, including provisions related to elections regarding taxes and bonds; operation and maintenance tax; contract taxes; authority to borrow money and to issue bonds and other obligations; taxes for bonds; and city not required to pay district obligations (Sections 3934.201-3934.206).

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. Provides for the effective date for this Act.

EFFECTIVE DATE

Upon passage, or, if the Act does not receive the necessary vote, the Act takes effect September 1, 2015.