

BILL ANALYSIS

Senate Research Center

H.B. 4158
By: Bell (Kolkhorst)
Administration
5/22/2015
Engrossed

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

Interested parties contend that certain land located in East Waller County would benefit from the creation of a management district to facilitate the development of residential property. H.B. 4158 seeks to address this issue.

This management district will be used to fund costs associated with roads, drainage, detention, community centers, trails, and the maintenance of these improvements. The district will collaborate with Waller County on construction of the public improvements, all of which will be built to standards imposed by the City of Houston and will enable the development of 3,000 residential lots. The county must authorize any debt incurred by the district.

H.B. 4158 amends current law relating to the creation of the East Waller County Management District, 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 3937, as follows:

CHAPTER 3937. EAST WALLER COUNTY MANAGEMENT DISTRICT

Sets forth standard language for the creation of the East Waller County Management District (district) in Waller County. Sets forth standards, procedures, requirements, and criteria for:

Creation, purpose, and approval of the district (Sections 3937.001-3937.007);

Size, composition, appointment, compensation, and terms of the board of directors of the district, including the naming of the initial directors (Section 3937.051-3937.062);

Powers and duties of the district (Sections 3937.101-3937.113);

General financial provisions and authority to impose a tax and issue bonds and obligations for the district (Sections 3937.151-3937.160 and Sections 3937.201-3937.206); and

Dissolution of the district by the city (Sections 3937.251-3937.253).

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.