

## **BILL ANALYSIS**

Senate Research Center  
84R20411 KJE-F

S.B. 2044  
By: Nichols  
Intergovernmental Relations  
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As Filed

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

Currently, there is undeveloped raw land located within the extraterritorial jurisdiction of the City of Houston in Montgomery County. A management district over this property is proposed to provide services and improvements.

S.B. 2044 creates Chapter 3941, Special District Local Law Code, relating to Valley Ranch Town Center Management District (district). The district will function as a political subdivision of the State of Texas to accomplish the public infrastructure and improvement projects of the district. Municipal management districts operate pursuant to Chapter 375, Local Government Code.

As proposed, S.B. 2044 amends current law to create the the creation of Valley Ranch Town Center 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 3941, as follows:

#### **CHAPTER 3941. VALLEY RANCH TOWN CENTER MANAGEMENT DISTRICT**

Sets forth standard language for the creation of the Valley Ranch Town Center Management District (district) in Montgomery County. Sets forth standards procedures, requirements, and criteria for:

Creation, approval, and public purpose of the district (Sections 3941.001-3941.008);

Size, composition, voting powers, and compensation for the board of the directors (Sections 3941.051-3941.056);

Powers and duties of the district, including creation of a nonprofit corporation (Sections 3941.101-3941.111);

General financial provisions and authority to impose a tax and issue bonds and elections regarding taxes and bonds (Sections 3941.151-3941.205);

Dissolution of district (Section 3941.251).

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.