

BILL ANALYSIS

H.B. 4724
By: Fletcher
County Affairs
Committee Report (Unamended)

BACKGROUND AND PURPOSE

House Bill No. 4724 (H.B. 4724) creates Waller Town Center Management District (the "District") as a political subdivision of the State of Texas to administer and provide funding for economic development projects and services in the District. The District is currently located in the extraterritorial jurisdiction of the City of Waller in Harris County. The District will be a municipal management district similar to those operating pursuant to Chapter 375, Local Government Code, and Title 4, Special Districts Code.

RULEMAKING AUTHORITY

This bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution.

ANALYSIS

H.B. 4724 adds Chapter 3877 to Subtitle C, Title 4, Special District Local Laws Code, which creates the District and will govern the powers and duties of the District. The bill provides that the District has the general powers of a municipal management district under Chapter 375, Local Government Code, to the extent such provisions do not conflict with the Act. H.B. 4724 describes the governing body of the District and describes additional powers of the District, including, but not limited to, economic development powers of the District. H.B. 4724 provides a limited authority for the District to exercise the power of eminent domain. H.B. 4724 authorizes the District to impose assessments, ad valorem taxes, sales and use taxes, and to issue bonds and other obligations payable from any money of the District, subject to the approval of voters at an election held for such purposes. H.B. 4724 authorizes the District to construct and finance public parking facilities and to impose taxes for defined areas and designated property. H.B. 4724 describes the geographical boundaries of the District and makes legislative findings regarding the fulfillment of procedural requirements with respect to the notice, introduction, and passage of the Act.

EFFECTIVE DATE

The Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If the Act does not receive the vote necessary for immediate effect, the Act will take effect on September 1, 2009.