

## **BILL ANALYSIS**

Senate Research Center  
82R8697 TJB-F

S.B. 1891  
By: Hegar  
Intergovernmental Relations  
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As Filed

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

S.B. 1891 would create the North Fort Bend County Improvement District No. 1 (district), a management district in the City of Houston's extraterritorial jurisdiction in Fort Bend County and within Cinco Municipal Utility District No. 12.

There are over 40 management districts covering commercial centers in the greater Houston area. These districts promote the development of commercial areas by providing supplemental services and improvements required of such areas. Almost every existing major commercial area is supported by a management district. The district is proposed to include the major retail properties on the west side of Highway 99 (Grand Parkway) between Cinco Ranch Boulevard and Westheimer Parkway.

The proposed district will consist solely of commercial development, specifically the La Centerra at Cinco Ranch shopping center and the retail center surrounding Target. The two landowners of these projects are seeking the creation of the district. No other landowners are currently included in the district. After the district is created, other commercial landowners may petition to be included in the district. The district would have typical management district powers, including the authority to impose assessments or ad valorem taxes to provide services and improvements to the area. The district will not have the power of eminent domain.

As proposed, S.B. 1891 amends current law relating to the creation of North Fort Bend County Improvement District No. 1 and provides authority to levy an assessment, impose a tax, and issue bonds.

### **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 3899, as follows:

#### **CHAPTER 3899. NORTH FORT BEND COUNTY IMPROVEMENT DISTRICT NO. 1**

Sets forth standard language for the creation of the North Fort Bend County Improvement District No. 1 (district) in Fort Bend County. Sets forth standards, procedures, requirements, and criteria for:

Creation, purpose, intent, and approval of the district (Sections 3899.001-3899.004);

Initial district territory, eligibility for inclusion in special zones, and applicability of other law to this chapter (Sections 3899.005-3899.050);

Size, appointment, election requirement, compensation of the board of directors of the district, including provisions related to initial temporary directors (Sections 3899.051-3899.100);

Powers and duties of the district (Sections 3899.101-3899.150); and

General financial provisions and authority to impose a tax and issue bonds, including taxes and bonds relating to the designated area (Sections 3899.151-3899.255).

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 have been fulfilled and accomplished.

SECTION 4. Effective date: upon passage or September 1, 2011.