



# A Record Worth Knowing This Primary

## Questions Voters Are Asking About Rep. Stan Kitzman (HD 85)

*This document summarizes publicly documented events, statements, and timelines relevant to voters in House District 85. It is informational only and does not endorse any candidate.*

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## Why publish this now?

As questions about TexasLand USA and special districts continue to surface, residents have asked for context about **how we got here** — and about the role our state representative played along the way.

This FAQ focuses on **record and history**, not opinion.

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## What role did Rep. Stan Kitzman play in the TexasLand legislation?

In **May 2025**, Rep. Kitzman authored and filed **House Bill 5685**, a bill that proposed creating a **project-specific special district** tied to the TexasLand USA site in Waller County.

The bill would have granted taxing, borrowing, and governance authority for infrastructure associated with a single private development.

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## Why did residents say they were blindsided by HB 5685?

Required notice for HB 5685 appeared only in the **Houston Chronicle**, meaning local residents were largely unaware of the bill until late in the legislative process.

At the same time, when residents asked about the project, they were initially told it was only “in the vicinity of Hempstead.”



However, the **public text of HB 5685 already identified a specific site**: a heavily rural area outside city limits, adjacent to existing neighborhoods — including Riverwood and Ranches of Clear Creek — and far from the infrastructure typically required for a project of this scale.

For many residents, the concern was not just *how* the bill surfaced, but *what* it proposed: a major, urban-scale development in a location that lacks roads, utilities, and services, and was never planned for that level of intensity.

That disconnect raised immediate concerns about transparency, planning, and whether local impacts were being fully acknowledged.

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## What happened after residents began asking questions?

As questions mounted, HB 5685 was withdrawn and did not advance.

When Citizens in Defense of Waller County (CDWC) requested clarification from Rep. Kitzman, his written response stated:

*“Landowners can go directly to TCEQ... They can start the project without me... I have zero say.”*

For residents who were trying to understand why a project-specific special district bill had been filed in their community, the response was jarring. It conveyed a clear distancing from the legislation at the very moment constituents were seeking accountability and explanation.

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## What is the relevance of the Pintail Landfill case?

Longtime residents may recall the **Pintail Landfill** dispute.

In **2014**, during the Pintail Landfill controversy, a **Waller County civil jury found that county commissioners — including Stan Kitzman — met illegally in closed sessions with landfill developers** prior to approving the project, in violation of Texas open-government laws, according to reporting by the *Houston Chronicle*.

For many residents, this remains a defining example of concerns about transparency and developer access in local decision-making.

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## Were there other moments residents raised concerns?

Yes.

On **June 11, 2025**, CDWC presented concerns at Waller County Commissioners Court regarding TexasLand's traffic, drainage, and special-district risks.

A member of Rep. Kitzman's staff attended quietly.

There was **no public follow-up** from his office.

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## Why does his current role in water policy matter?

Rep. Kitzman now serves on a **statewide water leadership group** at a time when Waller County faces increasing challenges related to:

- aquifer stress
- drainage and floodplain impacts
- large-scale development pressure

For residents, this makes questions of transparency and local accountability especially relevant.

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## Why does this history matter for voters?

Local and state decisions shape **roads, water, drainage, and long-term growth**.

The 2025 CAD vote showed how easily complex infrastructure and taxing questions can be reduced to a simple “tax increase” choice — even when the underlying implications are far broader.

Before casting a ballot, residents deserve access to a **complete and accurate picture** of their representative's record, especially when major development and infrastructure decisions are involved.

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## Where can voters learn more?

- **District Power explainer:** *Public Authority for Private Benefit — Without a Public Vote*
- **(Coming soon)** Pintail Landfill — a record of local impact

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### Citizens in Defense of Waller County (CDWC)

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