

By: Dutton

H.B. No. 3860

Substitute the following for H.B. No. 3860:

By: Thompson of Brazoria

C.S.H.B. No. 3860

A BILL TO BE ENTITLED

1 AN ACT

2 relating to the creation of the Generation Park Management
3 District; providing authority to issue bonds; providing authority
4 to impose assessments, fees, or taxes.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

6 SECTION 1. Subtitle C, Title 4, Special District Local Laws
7 Code, is amended by adding Chapter 3916 to read as follows:

8 CHAPTER 3916. GENERATION PARK MANAGEMENT DISTRICT

9 SUBCHAPTER A. GENERAL PROVISIONS

10 Sec. 3916.001. DEFINITIONS. In this chapter:

11 (1) "Board" means the district's board of directors.

12 (2) "City" means the City of Houston, Texas.

13 (3) "Commission" means the Texas Commission on
14 Environmental Quality.

15 (4) "County" means Harris County.

16 (5) "Director" means a board member.

17 (6) "District" means the Generation Park Management
18 District.

19 Sec. 3916.002. CREATION AND NATURE OF DISTRICT. The
20 Generation Park Management District is a special district created
21 under Section 59, Article XVI, Texas Constitution.

22 Sec. 3916.003. CONFIRMATION AND DIRECTORS' ELECTION
23 REQUIRED. The temporary directors shall hold an election to
24 confirm the creation of the district and to elect five permanent

1 directors as provided by Section 49.102, Water Code.

2 Sec. 3916.004. CONSENT OF MUNICIPALITY REQUIRED. The
3 temporary directors may not hold an election under Section 3916.003
4 until each municipality in whose corporate limits or
5 extraterritorial jurisdiction the district is located has
6 consented by ordinance or resolution to the creation of the
7 district and to the inclusion of land in the district.

8 Sec. 3916.005. PURPOSE; DECLARATION OF INTENT. (a) The
9 creation of the district is essential to accomplish the purposes of
10 Sections 52 and 52-a, Article III, and Section 59, Article XVI,
11 Texas Constitution, and other public purposes stated in this
12 chapter. By creating the district, the legislature has established
13 a program to accomplish the public purposes set out in Sections 52
14 and 52-a, Article III, Texas Constitution.

15 (b) The creation of the district is necessary to promote,
16 develop, encourage, and maintain employment, commerce,
17 transportation, housing, tourism, recreation, the arts,
18 entertainment, economic development, safety, and the public
19 welfare in the district.

20 (c) This chapter and the creation of the district may not be
21 interpreted to relieve the city, the county, or another
22 governmental entity from providing the level of services provided
23 as of the effective date of the Act enacting this chapter to the
24 area in the district. The district is created to supplement and not
25 to supplant governmental services provided in the district.

26 Sec. 3916.006. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a)
27 The district is created to serve a public use and benefit.

1 (b) All land and other property included in the district
2 will benefit from the improvements and services to be provided by
3 the district under powers conferred by Sections 52 and 52-a,
4 Article III, and Section 59, Article XVI, Texas Constitution, and
5 other powers granted under this chapter.

6 (c) The creation of the district is in the public interest
7 and is essential to further the public purposes of:

8 (1) developing and diversifying the economy of the
9 state;

10 (2) eliminating unemployment and underemployment; and

11 (3) developing or expanding transportation and
12 commerce.

13 (d) The district will:

14 (1) promote the health, safety, and general welfare of
15 residents, employers, potential employees, employees, visitors,
16 and consumers in the district, and of the public;

17 (2) provide needed funding for the district to
18 preserve, maintain, and enhance the economic health and vitality of
19 the district territory as a community and business center;

20 (3) promote the health, safety, welfare, and enjoyment
21 of the public by providing pedestrian ways, road facilities,
22 enhanced infrastructure, and recreational facilities and by
23 landscaping and developing certain areas, which are necessary for
24 the restoration, preservation, and enhancement of scenic and
25 aesthetic beauty; and

26 (4) provide for water, wastewater, drainage, road,
27 rail, and recreational facilities for the district.

1 (e) Pedestrian ways along or across a street, whether at
2 grade or above or below the surface, and street lighting, street
3 landscaping, parking, and street art objects and other improvements
4 located in or adjacent to road rights-of-way are parts of and
5 necessary components of a street and are considered to be a street
6 or road improvement.

7 Sec. 3916.007. DISTRICT TERRITORY. (a) The district is
8 initially composed of the territory described by Section 2 of the
9 Act enacting this chapter.

10 (b) The boundaries and field notes of the district contained
11 in Section 2 of the Act enacting this chapter form a closure. A
12 mistake in the field notes or in copying the field notes in the
13 legislative process does not affect the district's:

14 (1) organization, existence, or validity;

15 (2) right to issue any type of bonds, notes, or other
16 obligations for a purpose for which the district is created or to
17 pay the principal of and interest on the bonds, notes, or other
18 obligations;

19 (3) right to impose or collect an assessment or tax; or

20 (4) legality or operation.

21 Sec. 3916.008. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.
22 All or any part of the area of the district is eligible to be
23 included in:

24 (1) a tax increment reinvestment zone created under
25 Chapter 311, Tax Code;

26 (2) a tax abatement reinvestment zone created under
27 Chapter 312, Tax Code;

1 (3) an enterprise zone created under Chapter 2303,
2 Government Code;

3 (4) a foreign trade zone created under Chapter 681,
4 Business & Commerce Code; or

5 (5) an industrial district created under Chapter 42,
6 Local Government Code.

7 Sec. 3916.009. APPLICABILITY OF MUNICIPAL MANAGEMENT
8 DISTRICTS LAW. Except as otherwise provided by this chapter,
9 Chapter 375, Local Government Code, applies to the district.

10 Sec. 3916.010. CONSTRUCTION OF CHAPTER. This chapter shall
11 be liberally construed in conformity with the findings and purposes
12 stated in this chapter.

13 Sec. 3916.011. CONFLICTS OF LAW. This chapter prevails
14 over any provision of general law, including a provision of Chapter
15 375, Local Government Code, that is in conflict or inconsistent
16 with this chapter.

17 SUBCHAPTER B. BOARD OF DIRECTORS

18 Sec. 3916.051. GOVERNING BODY; TERMS. (a) The district is
19 governed by a board of five directors elected as provided by this
20 chapter and Subchapter D, Chapter 49, Water Code.

21 (b) Except as provided by Section 3916.053, directors serve
22 staggered four-year terms.

23 Sec. 3916.052. COMPENSATION. A director is entitled to
24 receive fees of office and reimbursement for actual expenses as
25 provided by Section 49.060, Water Code. Sections 375.069 and
26 375.070, Local Government Code, do not apply to the board.

27 Sec. 3916.053. TEMPORARY DIRECTORS. (a) On or after the

1 effective date of the Act creating this chapter, the owner or owners
2 of a majority of the assessed value of the real property in the
3 district according to the most recent certified tax appraisal roll
4 for the county may submit a petition to the commission requesting
5 that the commission appoint as temporary directors the five persons
6 named in the petition. On request of the member of the state house
7 of representatives in whose legislative district the largest
8 percentage of the district is located, the owner or owners must
9 include in the petition the name of a person designated by the
10 representative. The commission shall appoint as temporary
11 directors the five persons named in the petition.

12 (b) Temporary directors serve until the earlier of:

13 (1) the date permanent directors are elected under
14 Section 3916.003; or

15 (2) the fourth anniversary of the effective date of
16 the Act creating this chapter.

17 (c) If permanent directors have not been elected under
18 Section 3916.003 and the terms of the temporary directors have
19 expired, successor temporary directors shall be appointed or
20 reappointed as provided by Subsection (d) to serve terms that
21 expire on the earlier of:

22 (1) the date permanent directors are elected under
23 Section 3916.003; or

24 (2) the fourth anniversary of the date of the
25 appointment or reappointment.

26 (d) If Subsection (c) applies, the owner or owners of a
27 majority of the assessed value of the real property in the district

1 according to the most recent certified tax appraisal roll for the
2 county may submit a petition to the commission requesting that the
3 commission appoint as successor temporary directors the five
4 persons named in the petition. On request of the member of the
5 state house of representatives in whose legislative district the
6 largest percentage of the district is located, the owner or owners
7 must include in the petition the name of a person designated by the
8 representative. The commission shall appoint as successor
9 temporary directors the five persons named in the petition.

10 SUBCHAPTER C. POWERS AND DUTIES

11 Sec. 3916.101. GENERAL POWERS AND DUTIES. The district has
12 the powers and duties necessary to accomplish the purposes for
13 which the district is created.

14 Sec. 3916.102. IMPROVEMENT PROJECTS AND SERVICES. (a) The
15 district may provide, design, construct, acquire, improve,
16 relocate, operate, maintain, or finance an improvement project or
17 service using any money available to the district, or contract with
18 a governmental or private entity to provide, design, construct,
19 acquire, improve, relocate, operate, maintain, or finance an
20 improvement project or service authorized under this chapter or
21 under Chapter 375, Local Government Code.

22 (b) An improvement project described by Subsection (a) may
23 be located inside or outside the district.

24 Sec. 3916.103. RECREATIONAL FACILITIES. The district may
25 develop or finance recreational facilities as authorized by Chapter
26 375, Local Government Code, Sections 52 and 52-a, Article III,
27 Texas Constitution, and any other law that applies to the district.

1 Sec. 3916.104. AUTHORITY FOR ROAD PROJECTS. Under Section
2 52, Article III, Texas Constitution, the district may design,
3 acquire, construct, finance, issue bonds, notes, or other
4 obligations for, improve, and convey to this state, a county, or a
5 municipality for operation and maintenance macadamized, graveled,
6 or paved roads or improvements, including storm drainage and other
7 improvements located in or adjacent to road rights-of-way, in aid
8 of those roads.

9 Sec. 3916.105. CONVEYANCE AND APPROVAL OF ROAD PROJECT.

10 (a) The district shall convey a road project authorized by Section
11 3916.104 to:

12 (1) the municipality or county that will operate and
13 maintain the road if the municipality or county has approved the
14 plans and specifications of the road project; or

15 (2) the state if the state will operate and maintain
16 the road and the Texas Transportation Commission has approved the
17 plans and specifications of the road project.

18 (b) Except as provided by Subsection (c), the district shall
19 operate and maintain a road project authorized by Section 3916.104
20 that the district implements and is not approved by a municipality,
21 a county, or this state under Subsection (a).

22 (c) The district may agree in writing with a municipality, a
23 county, or this state to assign operation and maintenance duties to
24 the district, the municipality, the county, or this state in a
25 manner other than the manner described in Subsections (a) and (b).

26 Sec. 3916.106. RAIL FACILITIES. In addition to the powers
27 granted under Section 375.0921(b), Local Government Code, and under

1 Section 3916.151, the district may construct, acquire, improve,
2 maintain, finance, and operate rail facilities and improvements in
3 aid of those facilities for the transport of freight and other
4 cargo.

5 Sec. 3916.107. DEVELOPMENT CORPORATION POWERS. The
6 district, using money available to the district, may exercise the
7 powers given to a development corporation under Chapter 505, Local
8 Government Code, including the power to own, operate, acquire,
9 construct, lease, improve, or maintain a project under that
10 chapter.

11 Sec. 3916.108. NONPROFIT CORPORATION. (a) The board by
12 resolution may authorize the creation of a nonprofit corporation to
13 assist and act for the district in implementing a project or
14 providing a service authorized by this chapter.

15 (b) The nonprofit corporation:

16 (1) has each power of and is considered to be a local
17 government corporation created under Subchapter D, Chapter 431,
18 Transportation Code; and

19 (2) may implement any project and provide any service
20 authorized by this chapter.

21 (c) The board shall appoint the board of directors of the
22 nonprofit corporation. The board of directors of the nonprofit
23 corporation shall serve in the same manner as the board of directors
24 of a local government corporation created under Subchapter D,
25 Chapter 431, Transportation Code, except that a board member is not
26 required to reside in the district.

27 Sec. 3916.109. AGREEMENTS; GRANTS. (a) As provided by

1 Chapter 375, Local Government Code, the district may make an
2 agreement with or accept a gift, grant, or loan from any person.

3 (b) The implementation of a project is a governmental
4 function or service for the purposes of Chapter 791, Government
5 Code.

6 Sec. 3916.110. LAW ENFORCEMENT SERVICES. To protect the
7 public interest, the district may contract with a qualified party,
8 including the county or the city, to provide law enforcement
9 services in the district for a separate fee or as otherwise provided
10 by the contract.

11 Sec. 3916.111. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The
12 district may join and pay dues to a charitable or nonprofit
13 organization that performs a service or provides an activity
14 consistent with the furtherance of a district purpose.

15 Sec. 3916.112. ECONOMIC DEVELOPMENT. (a) The district may
16 engage in activities that accomplish the economic development
17 purposes of the district.

18 (b) The district may establish and provide for the
19 administration of one or more programs to promote state or local
20 economic development and to stimulate business and commercial
21 activity in the district, including programs to:

22 (1) make loans and grants of public money; and

23 (2) provide district personnel and services.

24 (c) The district may create economic development programs
25 and exercise the economic development powers that:

26 (1) Chapter 380, Local Government Code, provides to a
27 municipality;

1 (2) Chapter 381, Local Government Code, provides to a
2 county; and

3 (3) Subchapter A, Chapter 1509, Government Code,
4 provides to a municipality.

5 Sec. 3916.113. STRATEGIC PARTNERSHIP AGREEMENT. The
6 district may negotiate and enter into a written strategic
7 partnership agreement with the city under Section 43.0751, Local
8 Government Code.

9 Sec. 3916.114. REGIONAL PARTICIPATION AGREEMENT. The
10 district may negotiate and enter into a written regional
11 participation agreement with the city under Section 43.0754, Local
12 Government Code.

13 Sec. 3916.115. ANNEXATION OR EXCLUSION OF LAND. (a) The
14 district may annex land as provided by Subchapter J, Chapter 49,
15 Water Code.

16 (b) The district may exclude land as provided by Subchapter
17 J, Chapter 49, Water Code. Section 375.044(b), Local Government
18 Code, does not apply to the district.

19 (c) After the district is organized and has obtained voter
20 approval for the issuance of, or has sold, bonds payable wholly or
21 partly from ad valorem taxes, the district may include and exclude
22 land as provided by this section and Sections 54.740-54.747, Water
23 Code. To the extent of a conflict between this subsection and
24 Section 54.739, Water Code, this subsection controls.

25 (d) If the district has any outstanding bonds or contract
26 obligations payable wholly or partly by a pledge of net revenues
27 from the ownership or operation of the district's facilities at the

1 time the board considers an application under Sections
2 54.740-54.747, Water Code, the lands proposed for inclusion shall
3 be considered to be sufficient to avoid an impairment of the
4 security for payment of obligations of the district if the
5 projected net revenue to be derived from the lands to be included
6 during the succeeding 12-month period, as determined by the
7 district's engineer, equals or exceeds the projected net revenue
8 that would otherwise have been derived from the lands to be excluded
9 during the same period. To the extent of a conflict between this
10 subsection and Section 54.744, Water Code, this subsection
11 controls.

12 Sec. 3916.116. APPLICABILITY OF OTHER LAW TO CERTAIN
13 CONTRACTS. (a) Subchapter I, Chapter 49, Water Code, applies to a
14 district contract for construction work, equipment, materials, or
15 machinery. The district may use a project delivery method
16 described by Subchapter I, Chapter 49, Water Code, or Chapter 2267,
17 Government Code.

18 (b) Sections 375.221 and 375.223, Local Government Code, do
19 not apply to the district.

20 Sec. 3916.117. TERMS OF EMPLOYMENT; COMPENSATION. The
21 board may employ and establish the terms of employment and
22 compensation of an executive director or general manager and any
23 other district employees the board considers necessary.

24 Sec. 3916.118. NO EMINENT DOMAIN POWER. The district may
25 not exercise the power of eminent domain.

26 SUBCHAPTER C-1. PUBLIC TRANSIT SYSTEM AND PARKING FACILITIES

27 Sec. 3916.151. PUBLIC TRANSIT SYSTEM; PETITION REQUIRED.

1 (a) The district may acquire, lease as lessor or lessee, construct,
2 develop, own, operate, and maintain a public transit system to
3 serve the area in the district.

4 (b) The board may not act under Subsection (a) unless a
5 written petition requesting the action has been filed with the
6 board.

7 (c) The petition must be signed by:

8 (1) the owners of property representing a majority of
9 the total assessed value of the real property in the district that
10 abuts the right-of-way in which the public transit system is
11 proposed to be located; or

12 (2) the owners of a majority of the area of the real
13 property in the district that abuts the right-of-way in which the
14 public transit system is proposed to be located.

15 (d) For purposes of Subsection (c), the determination of a
16 majority is based on the property owners along the entire
17 right-of-way of the proposed transit project and may not be
18 calculated on a block-by-block basis.

19 Sec. 3916.152. PARKING FACILITIES. (a) The district may
20 acquire, lease as lessor or lessee, construct, develop, own,
21 operate, and maintain parking facilities or a system of parking
22 facilities, including lots, garages, parking terminals, or other
23 structures or accommodations for parking motor vehicles off the
24 streets and related appurtenances.

25 (b) The district's parking facilities serve the public
26 purposes of the district and are owned, used, and held for a public
27 purpose even if leased or operated by a private entity for a term of

1 years.

2 (c) The district's parking facilities are parts of and
3 necessary components of a street and are considered to be a street
4 or road improvement.

5 (d) The development and operation of the district's parking
6 facilities may be considered an economic development program.

7 Sec. 3916.153. RULES. The district may adopt rules
8 covering its public transit system or its public parking
9 facilities, except that a rule relating to or affecting the use of
10 the public right-of-way or a requirement for off-street parking is
11 subject to all applicable county requirements.

12 Sec. 3916.154. FEES. The district may set the amount of and
13 impose a fee for the use of the district's public transit system and
14 parking facilities.

15 Sec. 3916.155. AGREEMENT WITH RAPID TRANSIT AUTHORITY. (a)
16 In this section, "authority" means a rapid transit authority
17 created under Chapter 451, Transportation Code.

18 (b) The district and an authority may agree to jointly
19 construct, own, operate, and maintain a transit facility or a
20 parking facility under the terms the authority and district desire.

21 (c) The agreement may provide that the district and the
22 authority exchange or trade land provided that each party to the
23 agreement receives fair market value. The authority is not
24 required to offer any property that it proposes to trade to the
25 district for sale to the public or for sale to any abutting property
26 owner.

1 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

2 Sec. 3916.201. MONEY USED FOR IMPROVEMENTS OR SERVICES.

3 The district may acquire, construct, finance, operate, maintain, or
4 provide any improvement or service authorized under this chapter or
5 Chapter 375, Local Government Code, using any money available to
6 the district.

7 Sec. 3916.202. PETITION REQUIRED FOR FINANCING SERVICES AND
8 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a

9 service or improvement project with assessments under this chapter
10 unless a written petition requesting that service or improvement
11 has been filed with the board.

12 (b) The petition must be signed by:

13 (1) the owners of a majority of the assessed value of
14 real property in the district subject to assessment according to
15 the most recent certified tax appraisal roll for the county; or

16 (2) at least 50 persons who own real property in the
17 district subject to assessment, if more than 50 persons own real
18 property in the district according to the most recent certified tax
19 appraisal roll for the county.

20 Sec. 3916.203. METHOD OF NOTICE FOR HEARING. The district
21 may mail the notice required by Section 375.115(c), Local
22 Government Code, by certified or first class United States mail.
23 The board shall determine the method of notice.

24 Sec. 3916.204. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)

25 The board by resolution may impose and collect an assessment for any
26 purpose authorized by this chapter in all or any part of the
27 district without regard to whether that area is already subject to

1 or overlaps with an area of the district that is subject to a prior
2 assessment imposed by the board.

3 (b) An assessment, a reassessment, or an assessment
4 resulting from an addition to or correction of the assessment roll
5 by the district, penalties and interest on an assessment or
6 reassessment, an expense of collection, and reasonable attorney's
7 fees incurred by the district are:

8 (1) a first and prior lien against the property
9 assessed;

10 (2) superior to any other lien or claim other than a
11 lien or claim for county, school district, or municipal ad valorem
12 taxes; and

13 (3) the personal liability of and a charge against the
14 owners of the property even if the owners are not named in the
15 assessment proceedings.

16 (c) The lien is effective from the date of the board's
17 resolution imposing the assessment until the date the assessment is
18 paid. The board may enforce the lien in the same manner that the
19 board may enforce an ad valorem tax lien against real property.

20 (d) The board may make a correction to or deletion from the
21 assessment roll that does not increase the amount of assessment of
22 any parcel of land without providing notice and holding a hearing in
23 the manner required for additional assessments.

24 Sec. 3916.205. TAX AND ASSESSMENT ABATEMENTS. The district
25 may designate reinvestment zones and may grant abatements of a tax
26 or assessment on property in the zones.

27 Sec. 3916.206. UTILITY PROPERTY EXEMPT FROM ASSESSMENTS.

1 The district may not impose an assessment on the property,
2 including the equipment, rights-of-way, facilities, or
3 improvements, of:

4 (1) an electric utility or a power generation company
5 as defined by Section 31.002, Utilities Code;

6 (2) a gas utility as defined by Section 101.003 or
7 121.001, Utilities Code;

8 (3) a telecommunications provider as defined by
9 Section 51.002, Utilities Code; or

10 (4) a person who provides to the public cable
11 television or advanced telecommunications services.

12 Sec. 3916.207. CONDUITS. (a) The district may finance,
13 acquire, construct, improve, operate, maintain, or charge a fee for
14 the use of conduits for:

15 (1) fiber-optic cable and supporting facilities;

16 (2) electronic transmission and distribution lines
17 and supporting facilities; or

18 (3) other types of transmission and distribution lines
19 and supporting facilities.

20 (b) The district may not require a person to use a conduit
21 for a purpose described by Subsection (a)(1) or for any other
22 telecommunications purpose.

23 Sec. 3916.208. RESIDENTIAL PROPERTY. Section 375.161,
24 Local Government Code, does not apply to:

25 (1) a tax imposed by the district; or

26 (2) a required payment for a service provided by the
27 district, including water and sewer service.

1 Sec. 3916.209. OPERATION AND MAINTENANCE TAX. (a) If
2 authorized at an election held under Section 3916.213, the district
3 may impose an annual operation and maintenance tax on taxable
4 property in the district in accordance with Section 49.107, Water
5 Code, for any district purpose, including to:

6 (1) operate and maintain the district;

7 (2) construct or acquire improvements; or

8 (3) provide a service.

9 (b) The board shall determine the tax rate. The rate may not
10 exceed the rate approved at the election.

11 (c) Section 49.107(h), Water Code, does not apply to the
12 district.

13 Sec. 3916.210. CONTRACT TAXES. (a) In accordance with
14 Section 49.108, Water Code, the district may impose a tax other than
15 an operation and maintenance tax and use the revenue derived from
16 the tax to make payments under a contract after the provisions of
17 the contract have been approved by a majority of the district voters
18 voting at an election held for that purpose.

19 (b) A contract approved by the district voters may contain a
20 provision stating that the contract may be modified or amended by
21 the board without further voter approval.

22 Sec. 3916.211. AUTHORITY TO BORROW MONEY AND TO ISSUE BONDS
23 AND OTHER OBLIGATIONS. (a) The district may borrow money on terms
24 determined by the board.

25 (b) The district may by competitive bid or negotiated sale
26 issue bonds, notes, or other obligations payable wholly or partly
27 from taxes, including ad valorem taxes, or assessments, fees,

1 revenue, contract payments, grants, or other district money, or any
2 combination of those sources of money, to pay for any authorized
3 district purpose.

4 (c) In addition to any other terms authorized by the board
5 by bond order or resolution, the proceeds of the district's bonds
6 may be used for a reserve fund, credit enhancement, or capitalized
7 interest for the bonds.

8 (d) The limitation on the outstanding principal amount of
9 bonds, notes, and other obligations provided by Section 49.4645,
10 Water Code, does not apply to the district.

11 Sec. 3916.212. TAXES FOR BONDS. At the time the district
12 issues bonds payable wholly or partly from ad valorem taxes, the
13 board shall provide for the annual imposition of a continuing
14 direct ad valorem tax, without limit as to rate or amount, while all
15 or part of the bonds are outstanding as required and in the manner
16 provided by Sections 54.601 and 54.602, Water Code.

17 Sec. 3916.213. ELECTIONS REGARDING TAXES AND BONDS. (a)
18 The district may issue, without an election, bonds, notes, and
19 other obligations secured by:

20 (1) revenue other than ad valorem taxes; or

21 (2) contract payments described by Section 3916.210.

22 (b) The district must hold an election in the manner
23 provided by Subchapter L, Chapter 375, Local Government Code, to
24 obtain voter approval before the district may impose an ad valorem
25 tax or sales and use tax or issue bonds payable from ad valorem
26 taxes.

27 (c) Section 375.243, Local Government Code, does not apply

1 to the district.

2 (d) All or any part of any facilities or improvements that
3 may be acquired by a district by the issuance of district bonds may
4 be included in one single proposition to be voted on at the election
5 or the bonds may be submitted in several propositions.

6 Sec. 3916.214. MUNICIPALITY NOT REQUIRED TO PAY DISTRICT
7 OBLIGATIONS. Except as provided by Section 375.263, Local
8 Government Code, a municipality is not required to pay a bond, note,
9 or other obligation of the district.

10 SUBCHAPTER E. DEFINED AREAS

11 Sec. 3916.226. AUTHORITY TO ESTABLISH DEFINED AREAS OR
12 DESIGNATED PROPERTY. The district may define areas or designate
13 certain property of the district to pay for improvements,
14 facilities, or services that primarily benefit that area or
15 property and do not generally and directly benefit the district as a
16 whole.

17 Sec. 3916.227. PROCEDURE FOR ELECTION. (a) Before the
18 district may impose an ad valorem tax or issue bonds payable from ad
19 valorem taxes of the defined area or designated property, the board
20 shall hold an election in the defined area or in the designated
21 property only.

22 (b) The election shall be conducted as provided by Section
23 3916.213.

24 (c) The board may submit the issues to the voters on the same
25 ballot to be used in another election.

26 Sec. 3916.228. DECLARING RESULT AND ISSUING ORDER. (a) If
27 a majority of the voters voting at the election approve the

1 proposition or propositions, the board shall declare the results
2 and, by order, shall establish the defined area and describe it by
3 metes and bounds or designate the specific property.

4 (b) A court may not review the board's order except on the
5 ground of fraud, palpable error, or arbitrary and confiscatory
6 abuse of discretion.

7 Sec. 3916.229. TAXES FOR SERVICES, IMPROVEMENTS, AND
8 FACILITIES IN DEFINED AREAS OR DESIGNATED PROPERTY. On voter
9 approval and adoption of the order described by Section 3916.228,
10 the district may apply separately, differently, equitably, and
11 specifically its taxing power and lien authority to the defined
12 area or designated property to provide money to construct,
13 administer, maintain, and operate services, improvements, and
14 facilities that primarily benefit the defined area or designated
15 property.

16 Sec. 3916.230. ISSUANCE OF BONDS FOR DEFINED AREA OR
17 DESIGNATED PROPERTY. After the order under Section 3916.228 is
18 adopted, the district may issue bonds to provide for any land,
19 improvements, facilities, plants, equipment, and appliances for
20 the defined area or designated property.

21 SUBCHAPTER F. SALES AND USE TAX

22 Sec. 3916.251. APPLICABILITY OF CERTAIN TAX CODE
23 PROVISIONS. (a) Chapter 321, Tax Code, governs the imposition,
24 computation, administration, enforcement, and collection of the
25 sales and use tax authorized by this subchapter except to the extent
26 Chapter 321, Tax Code, is inconsistent with this chapter.

27 (b) A reference in Chapter 321, Tax Code, to a municipality

1 or the governing body of a municipality is a reference to the
2 district or the board, respectively.

3 Sec. 3916.252. ELECTION; ADOPTION OF TAX. (a) The district
4 may adopt a sales and use tax if authorized by a majority of the
5 voters of the district voting at an election held for that purpose.

6 (b) The board by order may call an election to authorize the
7 adoption of the sales and use tax. The election may be held on any
8 uniform election date and in conjunction with any other district
9 election.

10 (c) The ballot shall be printed to provide for voting for or
11 against the proposition: "Authorization of a sales and use tax in
12 the Generation Park Management District at a rate not to exceed _____
13 percent" (insert rate of one or more increments of one-eighth of one
14 percent).

15 Sec. 3916.253. SALES AND USE TAX RATE. (a) On or after the
16 date the results are declared of an election held under Section
17 3916.252, at which the voters approved imposition of the tax
18 authorized by this subchapter, the board shall determine and adopt
19 by resolution or order the initial rate of the tax, which must be in
20 one or more increments of one-eighth of one percent.

21 (b) After the election held under Section 3916.252, the
22 board may increase or decrease the rate of the tax by one or more
23 increments of one-eighth of one percent.

24 (c) The initial rate of the tax or any rate resulting from
25 subsequent increases or decreases may not exceed the lesser of:

26 (1) the maximum rate authorized by the district voters
27 at the election held under Section 3916.252; or

1 (2) a rate that, when added to the rates of all sales
2 and use taxes imposed by other political subdivisions with
3 territory in the district, would result in the maximum combined
4 rate prescribed by Section 321.101(f), Tax Code, at any location in
5 the district.

6 Sec. 3916.254. TAX AFTER ANNEXATION. (a) This section
7 applies to the district after a municipality annexes part of the
8 territory in the district and imposes the municipality's sales and
9 use tax in the annexed territory.

10 (b) If at the time of annexation the district has
11 outstanding debt or other obligations payable wholly or partly from
12 district sales and use tax revenue, Section 321.102(g), Tax Code,
13 applies to the district.

14 (c) If at the time of annexation the district does not have
15 outstanding debt or other obligations payable wholly or partly from
16 district sales and use tax revenue, the district may:

17 (1) exclude the annexed territory from the district,
18 if the district has no outstanding debt or other obligations
19 payable from any source; or

20 (2) reduce the sales and use tax in the annexed
21 territory by resolution or order of the board to a rate that, when
22 added to the sales and use tax rate imposed by the municipality in
23 the annexed territory, is equal to the sales and use tax rate
24 imposed by the district in the district territory that was not
25 annexed by the municipality.

26 Sec. 3916.255. NOTIFICATION OF RATE CHANGE. The board
27 shall notify the comptroller of any changes made to the tax rate

1 under this subchapter in the same manner the municipal secretary
2 provides notice to the comptroller under Section 321.405(b), Tax
3 Code.

4 Sec. 3916.256. USE OF REVENUE. Revenue from the sales and
5 use tax imposed under this subchapter is for the use and benefit of
6 the district and may be used for any district purpose. The district
7 may pledge all or part of the revenue to the payment of bonds,
8 notes, or other obligations, and that pledge of revenue may be in
9 combination with other revenue, including tax revenue, available to
10 the district.

11 Sec. 3916.257. ABOLITION OF TAX. (a) Except as provided by
12 Subsection (b), the board may abolish the tax imposed under this
13 subchapter without an election.

14 (b) The board may not abolish the tax imposed under this
15 subchapter if the district has outstanding debt secured by the tax,
16 and repayment of the debt would be impaired by the abolition of the
17 tax.

18 (c) If the board abolishes the tax, the board shall notify
19 the comptroller of that action in the same manner the municipal
20 secretary provides notice to the comptroller under Section
21 321.405(b), Tax Code.

22 (d) If the board abolishes the tax or decreases the tax rate
23 to zero, a new election to authorize a sales and use tax must be held
24 under Section 3916.252 before the district may subsequently impose
25 the tax.

26 (e) This section does not apply to a decrease in the sales
27 and use tax authorized under Section 3916.254(c)(2).

1 SUBCHAPTER G. HOTEL OCCUPANCY TAX

2 Sec. 3916.301. DEFINITION. In this subchapter, "hotel" has
3 the meaning assigned by Section 156.001, Tax Code.

4 Sec. 3916.302. APPLICABILITY OF CERTAIN TAX CODE
5 PROVISIONS. (a) In this subchapter:

6 (1) a reference in Subchapter A, Chapter 352, Tax
7 Code, to a county is a reference to the district; and

8 (2) a reference in Subchapter A, Chapter 352, Tax
9 Code, to the commissioners court is a reference to the board.

10 (b) Except as inconsistent with this subchapter, Subchapter
11 A, Chapter 352, Tax Code, governs a hotel occupancy tax authorized
12 by this subchapter, including the collection of the tax, subject to
13 the limitations prescribed by Sections 352.002(b) and (c), Tax
14 Code.

15 Sec. 3916.303. TAX AUTHORIZED; USE OF REVENUE. The
16 district may impose a hotel occupancy tax for any purpose described
17 by Section 351.101 or 352.101, Tax Code.

18 Sec. 3916.304. TAX RATE. (a) The amount of the hotel
19 occupancy tax may not exceed the lesser of:

20 (1) the maximum rate prescribed by Section 352.003(a),
21 Tax Code; or

22 (2) a rate that, when added to the rates of all hotel
23 occupancy taxes imposed by other political subdivisions with
24 territory in the district and by this state, does not exceed the sum
25 of the rate prescribed by Section 351.0025(b), Tax Code, and two
26 percent.

27 (b) The district tax is in addition to a tax imposed by the

1 city under Chapter 351, Tax Code, or by the county under Chapter
2 352, Tax Code.

3 Sec. 3916.305. INFORMATION. The district may examine and
4 receive information related to the imposition of hotel occupancy
5 taxes to the same extent as if the district were a county.

6 Sec. 3916.306. USE OF REVENUE. The district may use revenue
7 from the hotel occupancy tax for any district purpose. The district
8 may pledge all or part of the revenue to the payment of bonds,
9 notes, or other obligations and that pledge of revenue may be in
10 combination with other revenue available to the district.

11 Sec. 3916.307. ABOLITION OF TAX. (a) Except as provided by
12 Subsection (b), the board may abolish the tax imposed under this
13 subchapter.

14 (b) The board may not abolish the tax imposed under this
15 subchapter if the district has outstanding debt secured by the tax,
16 and repayment of the debt would be impaired by the abolition of the
17 tax.

18 SUBCHAPTER H. DISSOLUTION AND CONSOLIDATION

19 Sec. 3916.351. DISSOLUTION OF DISTRICT WITH OUTSTANDING
20 DEBT. (a) The board may dissolve the district regardless of
21 whether the district has debt. Section 375.264, Local Government
22 Code, does not apply to the district.

23 (b) If the district has debt when it is dissolved, the
24 district shall remain in existence solely for the purpose of
25 discharging its debts. The dissolution is effective when all debts
26 have been discharged.

27 Sec. 3916.352. CONSOLIDATION. In addition to any other

1 provision provided by law, including Subchapter M, Chapter 375,
2 Local Government Code, the district and one or more other districts
3 governed by Chapter 54, Water Code, may be consolidated in
4 accordance with Subchapter H, Chapter 54, Water Code.

5 SECTION 2. The Generation Park Management District
6 initially includes all the territory contained in the following
7 area:

8 All that certain 316.448 acres of land out of the 1804.19 acre
9 tract described in the deed from Robert C. Hux, et al to FRM N.E.
10 Belt Venture #1, Ltd. recorded under File No. T107162, in the
11 Official Public Records of Real Property of Harris County, Texas,
12 in the Victor Blanco Survey, A-2, Harris County, Texas, and more
13 particularly described by metes and bounds as follows: (All
14 bearings based on Texas State Plane Coordinate System, South
15 Central Zone)

16 BEGINNING at the northwest corner of the herein described
17 tract, common to a found 5/8" iron rod, in the north line of said
18 1804.19 acre tract, and in the east right-of-way line of Beltway 8
19 (East Loop) (R.O.W. Varies);

20 THENCE North 88° 05' 36" East - 1783.65' along said north line
21 to the northeast corner of the herein described tract from which a
22 brass disc in concrete found for the northeast corner of said
23 1804.19 acre tract in the west right-of-way line of Lake Houston
24 Parkway (300' R.O.W.) bears North 88° 05' 36" East - 9564.04';

25 THENCE South 34° 50' 50" East - 591.18' to an angle corner of
26 the herein described tract;

27 THENCE South 29° 23' 48" West - 1130.88' to an angle corner of

1 the herein described tract;

2 THENCE South 34° 39' 21" East - 222.10' to an angle corner of

3 the herein described tract;

4 THENCE South 71° 53' 22" East - 251.89' to an angle corner of

5 the herein described tract;

6 THENCE South 24° 02' 14" East - 689.83' to an angle corner of

7 the herein described tract;

8 THENCE South 03° 49' 02" West - 1177.11' to an angle corner of

9 the herein described tract;

10 THENCE South 22° 34' 05" East - 893.29' to an angle corner of

11 the herein described tract;

12 THENCE South 55° 11' 23" West - 1634.61' to an angle corner of

13 the herein described tract;

14 THENCE South 77° 29' 40" East - 2386.24' to the southeast

15 corner of the herein described tract the south line of the aforesaid

16 1804.19 acre tract;

17 THENCE South 87° 35' 19" West - 535.60' along said south line

18 to an angle corner of the herein described tract

19 THENCE South 87° 31' 04" West - 3522.50', along said south

20 line to a 5/8" iron rod found in the east right-of-way line of

21 aforesaid Beltway 8, common to the southwest corner of the herein

22 described tract, common to a point on a curve to the right, having a

23 central angle of 02° 21' 08", a radius of 2614.79', and from which

24 the center of the circle of said curve bears South 86° 23' 17" East;

25 THENCE along said curve to the right, along said east

26 right-of-way line, in a northerly direction, an arc distance of

27 107.35' to the end of curve;

1 THENCE North 05° 42' 21" East - 5848.90' to the POINT OF
2 BEGINNING of the herein described tract and containing 316.448
3 acres of land.

4 SECTION 3. (a) The legal notice of the intention to
5 introduce this Act, setting forth the general substance of this
6 Act, has been published as provided by law, and the notice and a
7 copy of this Act have been furnished to all persons, agencies,
8 officials, or entities to which they are required to be furnished
9 under Section 59, Article XVI, Texas Constitution, and Chapter 313,
10 Government Code.

11 (b) The governor, one of the required recipients, has
12 submitted the notice and Act to the Texas Commission on
13 Environmental Quality.

14 (c) The Texas Commission on Environmental Quality has filed
15 its recommendations relating to this Act with the governor,
16 lieutenant governor, and speaker of the house of representatives
17 within the required time.

18 (d) The general law relating to consent by political
19 subdivisions to the creation of districts with conservation,
20 reclamation, and road powers and the inclusion of land in those
21 districts has been complied with.

22 (e) All requirements of the constitution and laws of this
23 state and the rules and procedures of the legislature with respect
24 to the notice, introduction, and passage of this Act have been
25 fulfilled and accomplished.

26 SECTION 4. This Act takes effect immediately if it receives
27 a vote of two-thirds of all the members elected to each house, as

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1 provided by Section 39, Article III, Texas Constitution. If this
2 Act does not receive the vote necessary for immediate effect, this
3 Act takes effect September 1, 2013.