

BILL ANALYSIS

Senate Research Center
8634674 SMT-F

C.S.H.B. 4703
By: Coleman (Whitmire)
Intergovernmental Relations
5/17/2019
Committee Report (Substituted)

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

C.S.H.B. 4703 creates Harris County Improvement District No. 28. The district would include a tract of undeveloped land along Allen Parkway in the corporate limits of the City of Houston. The property within the proposed district is being developed as a mixed-use development designed to accommodate various uses including office, restaurants, hotel, and retail. The district would have standard management district powers and would provide essential public infrastructure improvements and services to support development of the property within the district. The landowners are in support of the creation of the district.

C.S.H.B. 4703 utilizes standardized management district creation language developed by prior House and Senate Committees.

COMMITTEE SUBSTITUTE

C.S.H.B. 4703 names directors (5) for the district. Additionally, it increases the percentage of owners required to impose an assessment to 60 percent, limits the purposes for which bonds payable from ad valorem taxes may be issued by the district, and requires the district to conduct a confirmation election prior to the issuance of bonds payable from ad valorem taxes.

C.S.H.B. 4703 amends current law relating to the creation of the Harris County Improvement District No. 28; provides authority to issue bonds; and provides authority to impose assessments, fees, and 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 3987, as follows:

CHAPTER 3987. HARRIS COUNTY IMPROVEMENT DISTRICT NO. 28

Sets forth standard language for the creation of the Harris County Improvement District No. 28 (district) in the City of Houston. Sets forth standards, procedures, requirements, and criteria for:

Creation and approval of the district (Sections 3987.0101–3987.0108);

Size, composition, appointment, terms, and compensation of the board of directors of the district, including the naming of and provisions related to initial temporary directors (Sections 3987.0201–3987.0206);

Powers and duties of the district (Sections 3987.0301–3987.0310);

General financial provisions including authority to impose assessments (Sections 3987.0401–3987.0402);

Authority to impose a tax and to issue bonds and obligations for the district (Sections 3987.0501–3987.0508); and

Dissolution of the district by the board (3987.0901).

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 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, 2019.