

By: Vo

H.B. No. 4136

Substitute the following for H.B. No. 4136:

By: Alvarado

C.S.H.B. No. 4136

A BILL TO BE ENTITLED

1 AN ACT
2 relating to the board of directors, authority to impose
3 assessments, and territory of the International Management
4 District.

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

6 SECTION 1. Section [3849.051](#), Special District Local Laws
7 Code, is amended to read as follows:

8 Sec. 3849.051. BOARD OF DIRECTORS; TERMS. (a) The district
9 is governed by a board of 13 [~~11~~] voting directors who serve
10 staggered terms of four years, with [~~five or~~] six or seven
11 directors' terms expiring June 1 of each odd-numbered year.

12 (b) Two voting directors must represent territory added to
13 the district after March 1, 2015.

14 (c) A director may not serve as the chair of the board for
15 more than three consecutive two-year terms.

16 (d) A director who has served as the chair of the board may
17 not serve as the chair again unless:

18 (1) at least six years have passed since the last day
19 of the director's most recent term as chair; and

20 (2) the director is elected as chair by at least
21 two-thirds of the serving directors [~~The board by resolution may~~
22 ~~change the number of voting directors on the board, but only if the~~
23 ~~board determines that the change is in the best interest of the~~
24 ~~district. The board may not consist of fewer than five or more than~~

1 ~~15 voting directors]~~.

2 SECTION 2. Section 3849.053, Special District Local Laws
3 Code, is amended to read as follows:

4 Sec. 3849.053. APPOINTMENT AND REMOVAL OF DIRECTORS. (a)
5 The mayor and members of the governing body of the City of Houston
6 shall appoint voting directors from persons recommended by the
7 board. A person is appointed if a majority of the members of the
8 governing body, including the mayor, vote to appoint that person.

9 (b) A majority of the directors after notice and hearing may
10 remove a director for misconduct or failure to carry out the
11 director's duties.

12 SECTION 3. Section 3849.153, Special District Local Laws
13 Code, is amended by amending Subsection (b) and adding Subsection
14 (c) to read as follows:

15 (b) Except as provided by Subsection (c), the [The] petition
16 must be signed by:

17 (1) the owners of a majority of the assessed value of
18 real property in the district subject to assessment according to
19 the most recent certified tax appraisal roll for Harris County; or

20 (2) at least 50 owners of real property in the
21 district, if more than 50 persons own real property in the district
22 according to the most recent certified tax appraisal roll for
23 Harris County.

24 (c) The board may not impose an assessment on territory
25 added to the district by an act of the legislature enacted after
26 March 1, 2015, to finance a service or improvement project unless a
27 written petition consenting to the imposition of assessments in the

1 added territory has been filed with the board. The petition must be
2 signed by the owners of a majority of the assessed value of real
3 property in the added territory subject to assessment according to
4 the most recent certified tax appraisal roll for Harris County.

5 SECTION 4. Section 3849.052, Special District Local Laws
6 Code, is repealed.

7 SECTION 5. The following territory is added to the
8 territory of the International Management District:

9 Tract is +/- 4,026 acres (6.3 sq. miles) with beginning point being
10 the south right-of-way (ROW) of Westheimer Rd. (FM 1093) and east
11 ROW of Kirkwood Road;

12 Then south along east ROW of Kirkwood Dr., across Westpark Drive,
13 and along west boundary of ROYAL OAKS COUNTRY CLUB SEC 12 to
14 northeast corner of +/- 3.4 acre tract (DAIRY OUTLOTS TRS 46C & 59);

15 Then west along north boundary of said +/- 3.4 acre tract to
16 northwest corner of said tract and east easement of Brays Bayou;

17 Then south along east easement of Brays Bayou to south ROW of
18 Westpark Toll Road;

19 Then generally east along south ROW of Westpark Toll Road to
20 northeast corner of 1.0119 acre parcel (BRIARLEAF SEC 2 RES B2);

21 Then south along east boundary of said 1.0119 acre parcel, and
22 0.7857 acre parcel (BRIARLEAF SEC 2 RES B1) to north ROW of Harwin
23 Dr.;

24 Then generally east along north ROW of Harwin Dr., and boundary line
25 of Westchase Mgmt. District and south boundary of BRAYS VILLAGE
26 EAST SEC 3 to southeast corner of said subdivision;

27 Then south across ROW of Harwin Dr. and along east boundary of BRAYS

1 VILLAGE EAST Subdivision SEC 1, and boundary line of Westchase
2 Mgmt. District to southeast corner of 2.23 acre parcel (BRAYS
3 VILLAGE EAST SEC 1 RES C BLK 70;
4 Then west along south boundary of said 2.23 acre parcel, BRAYS
5 VILLAGE EAST SEC 1 LTS 83-85 BLK 7, and boundary line of Westchase
6 Mgmt. District to west boundary of BRAYS VILLAGE EAST SEC 1 TR 68
7 BLK 7;
8 Then south along east boundary of BRAYS VILLAGE EAST Subdivision
9 SEC 1, and boundary line of Westchase Mgmt. District to north
10 easement of Brays Bayou and boundary line of International Mgmt.
11 District;
12 Then west and northwest along north easement of Brays Bayou and
13 boundary line of International Mgmt. District to a point east of
14 southeast corner of 1 acre parcel (BRAYS FOREST SEC 1 LT 30 BLK 2);
15 Then generally west along boundary line of International Mgmt.
16 District across easement of Brays Bayou, and south boundary of said
17 1 acre parcel and coincident north drainage easement of tributary
18 of Brays Bayou to full purpose boundary line of City of Houston;
19 Then north along boundary line of International Mgmt. District, and
20 full purpose boundary line of City of Houston to southeast corner of
21 0.2182 acre tract (PHEASANT RUN SEC 2 R/P TR 12B BLK 5);
22 Then generally west along south boundary of said 0.2182 acre tract,
23 and PHEASANT RUN SEC 2 R/P LOTS 13-34 BLK 5, and boundary line of
24 International Mgmt. District and north easement of trib. of Brays
25 Bayou to east ROW of Metro Blvd.;
26 Then north along boundary line of International Mgmt. District and
27 east ROW of Metro Blvd. to south ROW of Alief-Clodine Rd.;

1 Then west along boundary line of International Mgmt. District south
2 ROW of Alief-Clodine Rd. to west ROW of State Highway 6
3 (southbound);
4 Then north along west ROW of State Highway 6 (southbound) to south
5 ROW of Westheimer Rd. (FM 1093);
6 Then east along south ROW of Westheimer Rd. (FM 1093) to east ROW of
7 Kirkwood Rd. and beginning point of +/- 4,400 acre tract;
8 Save and Except TR 21 & TR 6 ABST 42 H K LEWIS ABST 24 W HARDIN;
9 Save and Except TR 21A & TR 6A ABST 42 H K LEWIS ABST 24 W HARDIN;
10 Save and Except WEST HOUSTON MEDICAL CTR SEC 2 RES A BLK1;
11 Save and Except WEST HOUSTON MEDICAL CTR SEC 2 RES A1;
12 Save and Except WEST HOUSTON MEDICAL CTR SEC 2 RES A3 BLK 1;
13 Save and Except ABST 80 J WHEATON TR 27A;
14 Save and Except ABST 80 J WHEATON TR 27A-1;
15 Save and Except ABST 80 J WHEATON TR 27A-10;
16 Save and Except ABST 80 J WHEATON TR 27A-11;
17 Save and Except ABST 80 J WHEATON TR 27A-17;
18 Save and Except ABST 80 J WHEATON TR 27A-19;
19 Save and Except ABST 80 J WHEATON TR 27A-2;
20 Save and Except ABST 80 J WHEATON TR 27A-20;
21 Save and Except ABST 80 J WHEATON TR 27A-21;
22 Save and Except ABST 80 J WHEATON TR 27A-22;
23 Save and Except ABST 80 J WHEATON TR 27A-3;
24 Save and Except ABST 80 J WHEATON TR 27A-5;
25 Save and Except ABST 80 J WHEATON TR 27A-6;
26 Save and Except ABST 80 J WHEATON TR 27A-7;
27 Save and Except ABST 80 J WHEATON TR 27A-8;

- 1 Save and Except ABST 80 J WHEATON TR 27A-9;
- 2 Save and Except CHEVRON USA INC @ WESTHEIMER RD @ ELDRIDGE PKWY RES
- 3 A BLK 1;
- 4 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES A BLK 1;
- 5 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES A1 BLK 1;
- 6 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES A2 BLK 1;
- 7 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES A3 BLK 1;
- 8 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES A4 BLK 1;
- 9 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES A5 BLK 1;
- 10 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES B BLK 1;
- 11 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES C BLK 1;
- 12 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES C1 BLK 1;
- 13 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES C2 BLK 1;
- 14 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES C3 BLK 1;
- 15 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES C4 BLK 1;
- 16 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES C5 BLK 1;
- 17 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES C6 BLK 1;
- 18 Save and Except ELDRIDGE PARKWAY RETAIL CENTER RES C7 BLK 1;
- 19 Save and Except HARRIS COUNTY MUD NO. 359;
- 20 Save and Except W W ROYAL OAKS RES BLK 1;
- 21 Save and Except SCHLOTZSKYS AT SHADOWLAKE R/P RES A BLK 1;
- 22 Save and Except MANDALAY AT SHADOWLAKE APARTMENTS RESERVE BLK 1;

23 SECTION 6. Except as provided by Section [3849.153](#), Special
24 District Local Laws Code, as amended by this Act, the territory
25 added to the International Management District by Section 5 of this
26 Act is subject to Chapter 3849, Special District Local Laws Code, in
27 the same manner that the original territory of the district is

1 subject to that chapter, including provisions of that chapter
2 applicable to district assessments.

3 SECTION 7. (a) On the later of June 1, 2015, or the
4 effective date of this Act, the board of directors of the
5 International Management District is dissolved.

6 (b) On the effective date of this Act, the board of
7 directors of the International Management District is
8 reconstituted and is composed of the following directors:

9	Pos. No.	Director
10	1	A director appointed under Subsection (c) of
11		this section
12	2	Karen Loper
13	3	Thuy Vu
14	4	H. D. Chambers
15	5	Leeshan Birney
16	6	Vican Tan Sun
17	7	A director appointed under Subsection (c) of
18		this section
19	8	Fred Bhandara
20	9	Stephen Le
21	10	Wea Lee
22	11	Be Nguyen
23	12	A director appointed under Subsection (c) of
24		this section
25	13	A director appointed under Subsection (c) of
26		this section

27 (c) Notwithstanding Section [3849.053](#), Special District

1 Local Laws Code, the directors named in Subsection (b) of this
2 section shall appoint directors to fill positions Nos. 1, 7, 12,
3 and 13 in Subsection (b) of this section.

4 (d) Notwithstanding the requirement in Section 3849.051,
5 Special District Local Laws Code, as amended by this Act, that
6 directors serve four-year terms:

7 (1) the terms of the directors of the International
8 Management District serving in positions 1 through 6 as provided by
9 Subsection (b) of this section expire June 1, 2017; and

10 (2) the terms of the directors of the International
11 Management District serving in positions 7 through 13 as provided
12 by Subsection (b) of this section expire June 1, 2019.

13 (e) Not later than the 60th day after the effective date of
14 this Act, the board of directors of the International Management
15 District, as reconstituted, shall elect officers and a chair.

16 SECTION 8. (a) The legislature validates and confirms all
17 governmental acts and proceedings of the International Management
18 District that were taken before the effective date of this Act. An
19 act or proceeding may not be held invalid because the act or
20 proceeding was not in accordance with Chapter 3849, Special
21 District Local Laws Code, or other law.

22 (b) This section does not apply to any matter that on the
23 effective date of this Act:

24 (1) is involved in litigation if the litigation
25 ultimately results in the matter being held invalid by a final court
26 judgment; or

27 (2) has been held invalid by a final court judgment.

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

8 (b) The governor, one of the required recipients, has
9 submitted the notice and Act to the Texas Commission on
10 Environmental Quality.

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

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

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

23 SECTION 10. This Act takes effect immediately if it
24 receives a vote of two-thirds of all the members elected to each
25 house, as provided by Section 39, Article III, Texas Constitution.
26 If this Act does not receive the vote necessary for immediate
27 effect, this Act takes effect September 1, 2015.