

By: Garcia

S.B. No. 896

A BILL TO BE ENTITLED

AN ACT

relating to the creation of the East Houston Management District;  
providing authority to issue bonds; providing authority to impose  
assessments, fees, or taxes.

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

SECTION 1. Subtitle C, Title 4, Special District Local Laws  
Code, is amended by adding Chapter 3923 to read as follows:

CHAPTER 3923. EAST HOUSTON MANAGEMENT DISTRICT

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 3923.001. DEFINITIONS. In this chapter:

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

(2) "City" means the City of Houston.

(3) "County" means Harris County.

(4) "Director" means a board member.

(5) "District" means the East Houston Management  
District.

Sec. 3923.002. CREATION AND NATURE OF DISTRICT. The  
district is a special district created under Section 59, Article  
XVI, Texas Constitution.

Sec. 3923.003. PURPOSE; LEGISLATIVE FINDINGS. (a) The  
creation of the district is essential to accomplish the purposes of  
Sections 52 and 52-a, Article III, and Section 59, Article XVI,  
Texas Constitution, and other public purposes stated in this  
chapter. By creating the district and in authorizing the city and

other political subdivisions to contract with the district, the legislature has established a program to accomplish the public purposes set out in Section 52-a, Article III, Texas Constitution.

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

(c) The district is created to supplement and not to supplant city services provided in the district.

Sec. 3923.004. FINDINGS OF BENEFIT AND PUBLIC PURPOSE. (a) The district is created to serve a public use and benefit.

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

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

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

(2) eliminating unemployment and underemployment;

(3) developing or expanding transportation and commerce; and

(4) providing quality residential housing.

(d) The district will:

(1) promote the health, safety, and general welfare of

residents, employers, potential employees, employees, visitors,  
and consumers in the district, and of the public;

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

(3) promote the health, safety, welfare, and enjoyment  
of the public by providing pedestrian ways and by landscaping,  
removing graffiti from, and developing certain areas in the  
district, which are necessary for the restoration, preservation,  
and enhancement of scenic beauty.

(e) Pedestrian ways along or across a street, whether at  
grade or above or below the surface, and street lighting, street  
landscaping, vehicle parking, and street art objects are parts of  
and necessary components of a street and are considered to be an  
improvement project that includes a street or road improvement.

(f) The district will not act as the agent or  
instrumentality of any private interest even though the district  
will benefit many private interests as well as the public.

Sec. 3923.005. DISTRICT TERRITORY. (a) The district is  
initially composed of the territory described by Section 2 of the  
Act enacting this chapter.

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

(1) organization, existence, or validity;

1           (2) right to issue any type of bond for the purposes  
2 for which the district is created or to pay the principal of and  
3 interest on a bond;

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

5           (4) legality or operation.

6           Sec. 3923.006. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

7           (a) All or any part of the area of the district is eligible to be  
8 included in:

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

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

13           (3) an enterprise zone created under Chapter 2303,  
14 Government Code; or

15           (4) an industrial district created under Chapter 42,  
16 Local Government Code.

17           (b) If the city creates a tax increment reinvestment zone  
18 described by Subsection (a), the city and the board of directors of  
19 the zone, by contract with the district, may grant money deposited  
20 in the tax increment fund to the district to be used by the district  
21 for the purposes permitted for money granted to a corporation under  
22 Section 380.002(b), Local Government Code, including the right to  
23 pledge the money as security for any bonds issued by the district  
24 for an improvement project. A project may not receive public funds  
25 under Section 380.002(b), Local Government Code, unless the project  
26 has been approved by the governing body of the city.

27           (c) A tax increment reinvestment zone created by the city in

1 the district is not subject to the limitations provided by Section  
2 311.006(b), Tax Code.

3 Sec. 3923.007. APPLICABILITY OF MUNICIPAL MANAGEMENT  
4 DISTRICTS LAW. Except as otherwise provided by this chapter,  
5 Chapter 375, Local Government Code, applies to the district.

6 Sec. 3923.008. CONSTRUCTION OF CHAPTER. This chapter shall  
7 be liberally construed in conformity with the findings and purposes  
8 stated in this chapter.

9 SUBCHAPTER B. BOARD OF DIRECTORS

10 Sec. 3923.051. GOVERNING BODY; TERMS. The district is  
11 governed by a board of 11 directors who serve staggered terms of  
12 four years, with 5 or 6 directors' terms expiring June 1 of each  
13 odd-numbered year.

14 Sec. 3923.052. QUALIFICATIONS OF DIRECTORS APPOINTED BY  
15 CITY. (a) To be qualified to serve as a director appointed by the  
16 governing body of the city, a person must be:

17 (1) a resident of the district who is also a registered  
18 voter of the district;

19 (2) an owner of stock or a partnership or membership  
20 interest, whether beneficial or otherwise, of a corporate  
21 partnership, limited liability company, or other entity owner of a  
22 direct or indirect interest in property in the district; or

23 (3) an agent, employee, or tenant of a person  
24 described by Subdivision (2).

25 (b) Section 49.052, Water Code, does not apply to the  
26 district.

27 Sec. 3923.053. APPOINTMENT OF DIRECTORS; COMPOSITION OF

1 BOARD. (a) The governing body of the city shall appoint directors  
2 from persons recommended by the board.

3 (b) In making appointments under this section, the  
4 governing body of the city shall ensure that:

5 (1) eight positions on the board are occupied by  
6 persons described by Sections 3923.052(a)(2) or (3); and

7 (2) three positions on the board are occupied by  
8 persons described by Section 3923.052(a)(1).

9 Sec. 3923.054. VACANCY. If a vacancy occurs on the board,  
10 the remaining directors shall appoint a director for the remainder  
11 of the unexpired term.

12 Sec. 3923.055. DIRECTOR'S OATH OR AFFIRMATION. (a) A  
13 director shall file the director's oath or affirmation of office  
14 with the district, and the district shall retain the oath or  
15 affirmation in the district records.

16 (b) A director shall file a copy of the director's oath or  
17 affirmation with the secretary of the city.

18 Sec. 3923.056. QUORUM. A vacant director position is not  
19 counted for purposes of establishing a quorum.

20 Sec. 3923.057. OFFICERS. The board shall elect from among  
21 the directors a chair, a vice chair, and a secretary. The offices  
22 of chair and secretary may not be held by the same person.

23 Sec. 3923.058. COMPENSATION; EXPENSES. (a) The district  
24 may compensate each director in an amount not to exceed \$50 for each  
25 board meeting. The total amount of compensation a director may  
26 receive each year may not exceed \$2,000.

27 (b) A director is entitled to reimbursement for necessary

1 and reasonable expenses incurred in carrying out the duties and  
2 responsibilities of the board.

3 Sec. 3923.059. LIABILITY INSURANCE. The district may obtain  
4 and pay for comprehensive general liability insurance coverage from  
5 a commercial insurance company or other source that protects and  
6 insures a director against personal liability and from all claims  
7 relating to:

8 (1) actions taken by the director in the director's  
9 capacity as a member of the board;

10 (2) actions and activities taken by the district; or

11 (3) the actions of others acting on behalf of the  
12 district.

13 Sec. 3923.060. NO EXECUTIVE COMMITTEE. The board may not  
14 create an executive committee to exercise the powers of the board.

15 Sec. 3923.061. BOARD MEETINGS. The board shall hold  
16 meetings at a place accessible to the public.

17 Sec. 3923.062. INITIAL DIRECTORS. (a) The initial board  
18 consists of:

	<u>Pos. No.</u>	<u>Name of Director</u>
19		
20	<u>1</u>	_____
21	<u>2</u>	_____
22	<u>3</u>	_____
23	<u>4</u>	_____
24	<u>5</u>	_____
25	<u>6</u>	_____
26	<u>7</u>	_____
27	<u>8</u>	_____

1	<u>9</u>	<u></u>
2	<u>10</u>	<u></u>
3	<u>11</u>	<u></u>

4        (b) The terms of the initial directors expire June 1, 2017.

5        (c) Of the directors who replace an initial director, the  
6 terms of directors serving in positions 1 through 6 expire June 1,  
7 2019, and the terms of directors serving in positions 7 through 11  
8 expire June 1, 2021.

9        (d) Section 3923.053 does not apply to initial directors  
10 under this section.

11        (e) This section expires September 1, 2021.

12                        SUBCHAPTER C. POWERS AND DUTIES

13        Sec. 3923.101. GENERAL POWERS AND DUTIES. The district has  
14 the powers and duties necessary to accomplish the purposes for  
15 which the district is created.

16        Sec. 3923.102. IMPROVEMENT PROJECTS AND SERVICES. The  
17 district may provide, design, construct, acquire, improve,  
18 relocate, operate, maintain, or finance an improvement project or  
19 service using money available to the district, or contract with a  
20 governmental or private entity to provide, design, construct,  
21 acquire, improve, relocate, operate, maintain, or finance an  
22 improvement project or service authorized under this chapter or  
23 Chapter 375, Local Government Code.

24        Sec. 3923.103. LOCATION OF IMPROVEMENT PROJECT. An  
25 improvement project described by Section 3923.102 may be located:

- 26                        (1) in the district; or  
27                        (2) in an area outside but adjacent to the district if



1 the project is for the purpose of extending a public infrastructure  
2 improvement beyond the district's boundaries to a logical terminus.

3 Sec. 3923.104. DEVELOPMENT CORPORATION POWERS. The  
4 district, using money available to the district, may exercise the  
5 powers given to a development corporation under Chapter 505, Local  
6 Government Code, including the power to own, operate, acquire,  
7 construct, lease, improve, or maintain a project under that  
8 chapter.

9 Sec. 3923.105. NONPROFIT CORPORATION. (a) The board by  
10 resolution may authorize the creation of a nonprofit corporation to  
11 assist and act for the district in implementing a project or  
12 providing a service authorized by this chapter.

13 (b) The nonprofit corporation:

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

17 (2) may implement any project and provide any service  
18 authorized by this chapter.

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

25 Sec. 3923.106. AGREEMENTS; GRANTS. (a) As provided by  
26 Chapter 375, Local Government Code, the district may make an  
27 agreement with or accept a gift, grant, or loan from any person.

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

4       Sec. 3923.107. LAW ENFORCEMENT SERVICES. To protect the  
5 public interest, the district may contract with a qualified party,  
6 including the county or the city, to provide law enforcement  
7 services in the district for a fee.

8       Sec. 3923.108. MEMBERSHIP IN CHARITABLE ORGANIZATIONS. The  
9 district may join and pay dues to a charitable or nonprofit  
10 organization that performs a service or provides an activity  
11 consistent with the furtherance of a district purpose.

12       Sec. 3923.109. ECONOMIC DEVELOPMENT. (a) The district may  
13 engage in activities that accomplish the economic development  
14 purposes of the district.

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

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

20               (2) provide district personnel and services.

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

23               (1) Chapter 380, Local Government Code, provides to a  
24 municipality; and

25               (2) Subchapter A, Chapter 1509, Government Code,  
26 provides to a municipality.

27       Sec. 3923.110. NO EMINENT DOMAIN POWER. The district may

1 not exercise the power of eminent domain.

2 SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS; ASSESSMENTS

3 Sec. 3923.151. DISBURSEMENTS AND TRANSFERS OF MONEY. The  
4 board by resolution shall establish the number of signatures and  
5 the procedure required for a disbursement or transfer of the  
6 district's money.

7 Sec. 3923.152. MONEY USED FOR IMPROVEMENTS OR SERVICES.  
8 The district may acquire, construct, finance, operate, or maintain  
9 an improvement project or service authorized under this chapter or  
10 Chapter 375, Local Government Code, using any money available to  
11 the district.

12 Sec. 3923.153. GENERAL POWERS REGARDING PAYMENT OF DISTRICT  
13 BONDS, OBLIGATIONS, OR OTHER COSTS. The district may provide or  
14 secure the payment or repayment of any bond, note, or other  
15 temporary or permanent obligation or reimbursement or other  
16 contract with any person and the costs and expenses of the  
17 establishment, administration, and operation of the district and  
18 the district's costs or share of the costs or revenue of an  
19 improvement project or district contractual obligation or  
20 indebtedness by:

21 (1) the imposition of an ad valorem tax or sales and  
22 use tax or an assessment, user fee, concession fee, or rental  
23 charge; or

24 (2) any other revenue or resources of the district, or  
25 other revenue authorized by the city, including revenues from a tax  
26 increment reinvestment zone created by the city under applicable  
27 law.

1       Sec. 3923.154. PETITION REQUIRED FOR FINANCING SERVICES AND  
2 IMPROVEMENTS WITH ASSESSMENTS. (a) The board may not finance a  
3 service or improvement project with assessments under this chapter  
4 unless a written petition requesting that service or improvement  
5 has been filed with the board.

6       (b) The petition must be signed by:

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

10          (2) at least 50 persons who own real property in the  
11 district subject to assessment, if more than 50 persons own real  
12 property in the district subject to assessment as determined by the  
13 most recent certified tax appraisal roll for the county.

14       Sec. 3923.155. METHOD OF NOTICE FOR HEARING. The district  
15 may mail the notice required by Section 375.115(c), Local  
16 Government Code, by certified or first class United States mail.  
17 The board shall determine the method of notice.

18       Sec. 3923.156. ASSESSMENTS; LIENS FOR ASSESSMENTS. (a)  
19 The board by resolution may impose and collect an assessment for any  
20 purpose authorized by this chapter in all or any part of the  
21 district.

22       (b) An assessment, a reassessment, or an assessment  
23 resulting from an addition to or correction of the assessment roll  
24 by the district, penalties and interest on an assessment or  
25 reassessment, an expense of collection, and reasonable attorney's  
26 fees incurred by the district:

27           (1) are a first and prior lien against the property

1 assessed;

2 (2) are superior to any other lien or claim other than  
3 a lien or claim for county, school district, or municipal ad valorem  
4 taxes; and

5 (3) are the personal liability of and a charge against  
6 the owners of the property even if the owners are not named in the  
7 assessment proceedings.

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

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

16 Sec. 3923.157. STORM WATER USER CHARGES. The district may  
17 establish user charges related to the operation of storm water  
18 facilities, including the regulation of storm water for the  
19 protection of water quality in the district.

20 Sec. 3923.158. NONPOTABLE WATER USER CHARGES. The district  
21 may establish user charges for the use of nonpotable water for  
22 irrigation purposes, subject to approval of the governing body of  
23 the city.

24 Sec. 3923.159. COSTS FOR IMPROVEMENT PROJECTS. The  
25 district may undertake separately or jointly with other persons,  
26 including the city or county, all or part of the cost of an  
27 improvement project, including an improvement project:

1           (1) for improving, enhancing, and supporting public  
2 safety and security, fire protection and emergency medical  
3 services, and law enforcement in or adjacent to the district; or

4           (2) that confers a general benefit on the entire  
5 district or a special benefit on a definable part of the district.

6           Sec. 3923.160. TAX AND ASSESSMENT ABATEMENTS. The district  
7 may designate reinvestment zones and may grant abatements of a tax  
8 or assessment on property in the zones.

9                           SUBCHAPTER E. TAXES AND BONDS

10           Sec. 3923.201. TAX ABATEMENT. The district may enter into a  
11 tax abatement agreement in accordance with the general laws of this  
12 state authorizing and applicable to a tax abatement agreement by a  
13 municipality.

14           Sec. 3923.202. PROPERTY TAX AUTHORIZED. (a) The district  
15 may impose an ad valorem tax on all taxable property in the district  
16 to:

17                   (1) pay for an improvement project of the types  
18 authorized by Section 52(b), Article III, and Section 59, Article  
19 XVI, Texas Constitution; or

20                   (2) secure the payment of bonds issued for a purpose  
21 described by Subdivision (1).

22           (b) The district may not impose an ad valorem tax to pay for  
23 an improvement project under this chapter unless the imposition is  
24 approved by the voters of the district voting at an election held  
25 for that purpose. The board may call an election to approve the  
26 imposition of an ad valorem tax to pay for an improvement project  
27 under this chapter only if the board receives a petition requesting

1 the election signed by:

2 (1) more than 51 percent of the record owners of real  
3 property in the district subject to taxation; or

4 (2) owners representing more than 51 percent of the  
5 appraised value of real property in the district subject to  
6 taxation, as determined by the tax rolls of the appraisal district.

7 Sec. 3923.203. SALES AND USE TAX. (a) The district may  
8 impose a sales and use tax if authorized by a majority of the voters  
9 of the district voting at an election called for that purpose.  
10 Revenue from the tax may be used for any purpose for which ad  
11 valorem tax revenue of the district may be used.

12 (b) The district may not adopt a sales and use tax if as a  
13 result of the adoption of the tax the combined rate of all sales and  
14 use taxes imposed by the district and other political subdivisions  
15 of this state having territory in the district would exceed two  
16 percent at any location in the district.

17 (c) If the voters of the district approve the adoption of  
18 the tax at an election held on the same election date on which  
19 another political subdivision adopts a sales and use tax or  
20 approves an increase in the rate of its sales and use tax and as a  
21 result the combined rate of all sales and use taxes imposed by the  
22 district and other political subdivisions of this state having  
23 territory in the district would exceed two percent at any location  
24 in the district, the election to adopt a sales and use tax under  
25 this chapter has no effect.

26 Sec. 3923.204. BONDS AND OTHER OBLIGATIONS. (a) The  
27 district may issue, by public or private sale, bonds, notes, or

1 other obligations payable wholly or partly from ad valorem taxes,  
2 sales and use taxes, or assessments in the manner provided by  
3 Subchapter A, Chapter 372, or Subchapter J, Chapter 375, Local  
4 Government Code.

5 (b) In exercising the district's borrowing power, the  
6 district may issue a bond or other obligation in the form of a bond,  
7 note, certificate of participation or other instrument evidencing a  
8 proportionate interest in payments to be made by the district, or  
9 other type of obligation.

10 (c) In addition to the sources of money described by  
11 Subchapter A, Chapter 372, and Subchapter J, Chapter 375, Local  
12 Government Code, district bonds may be secured and made payable  
13 wholly or partly by a pledge of any part of the money the district  
14 receives from improvement revenue or from any other source.

15 Sec. 3923.205. BOND MATURITY. Bonds may mature not more  
16 than 40 years from their date of issue.

17 Sec. 3923.206. TAXES FOR BONDS AND OTHER OBLIGATIONS. At  
18 the time bonds or other obligations payable wholly or partly from ad  
19 valorem taxes are issued:

20 (1) the board shall impose a continuing direct annual  
21 ad valorem tax for each year that all or part of the bonds are  
22 outstanding; and

23 (2) the district annually shall impose an ad valorem  
24 tax on all taxable property in the district in an amount sufficient  
25 to:

26 (A) pay the interest on the bonds or other  
27 obligations as the interest becomes due; and



1                   (B) create a sinking fund for the payment of the  
2 principal of the bonds or other obligations when due or the  
3 redemption price at any earlier required redemption date.

4                   SUBCHAPTER F. DISSOLUTION

5           Sec. 3923.251. DISSOLUTION BY CITY ORDINANCE. (a) The city  
6 by ordinance may dissolve the district.

7           (b) The city may not dissolve the district until the  
8 district's outstanding debt or contractual obligations that are  
9 payable from ad valorem taxes have been repaid or discharged, or the  
10 city has affirmatively assumed the obligation to pay the  
11 outstanding debt from city revenue.

12           Sec. 3923.252. COLLECTION OF ASSESSMENTS AND OTHER REVENUE.

13 (a) If the dissolved district has bonds or other obligations  
14 outstanding secured by and payable from assessments or other  
15 revenue, other than ad valorem taxes, the city shall succeed to the  
16 rights and obligations of the district regarding enforcement and  
17 collection of the assessments or other revenue.

18           (b) The city shall have and exercise all district powers to  
19 enforce and collect the assessments or other revenue to pay:

20                   (1) the bonds or other obligations when due and  
21 payable according to their terms; or

22                   (2) special revenue or assessment bonds or other  
23 obligations issued by the city to refund the outstanding bonds or  
24 obligations.

25           Sec. 3923.253. CONCURRENCE ON ADDITIONAL POWERS. If the  
26 legislature grants the district a power that is in addition to the  
27 powers approved by the initial resolution of the governing body of

1 the city consenting to the creation of the district, the district  
2 may not exercise that power unless the governing body of the city  
3 consents to that change by resolution.

4 Sec. 3923.254. ASSUMPTION OF ASSETS AND LIABILITIES. (a)  
5 After the city dissolves the district, the city assumes, subject to  
6 the appropriation and availability of funds, the obligations of the  
7 district, including any bonds or other debt payable from  
8 assessments or other district revenue.

9 (b) If the city dissolves the district, the board shall  
10 transfer ownership of all district property to the city.

11 SECTION 2. The East Houston Management District initially  
12 includes all the territory contained in the following area:

13 The described area is +/- 5,507 acres (8.6 sq. miles) in size and is  
14 situated in East Houston and generally bounded by Loop 610 East on  
15 the east, Clinton Dr. & Greater East End District on the south,  
16 Lockwood Dr. on the west and Liberty Rd. on the north.

17 Beginning at a point where the south right-of-way (ROW) of Liberty  
18 Road intersects with the ROW centerline of Interstate 610 N Loop E  
19 (southbound) then southeast along ROW centerline of Interstate Hwy  
20 610 E to ROW centerline of Clinton Dr. and coincident boundary line  
21 of Greater East End Management District;

22 Then northwest along ROW centerline of Clinton Dr. to west ROW of  
23 Dorsett St.;

24 Then north along west ROW of Dorsett St. to south ROW of Tilgham  
25 St.;

26 Then west along south ROW of Tilgham to east ROW of Labco St.;

27 Then north along east ROW of Labco St. to south ROW of Market St.;

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1 Then generally east along south ROW of Market St. to east ROW of  
2 Dorsett St.;

3 Then north along east ROW of Dorsett St. to ROW centerline of Lyons  
4 Ave.;

5 Then west along ROW centerline of Lyons Ave. to ROW centerline of  
6 Crown St.;

7 Then south along ROW centerline of Crown St. to south ROW of Market  
8 St.;

9 Then generally east along south ROW of Market St. to west ROW of N.  
10 Wayside Dr./US 90-A Hwy West (southbound) and coincident Greater  
11 East End District boundary line;

12 Then south along Greater East End District boundary line to north  
13 easement of Amtrak Railway;

14 Then northwest along north easement of Amtrak Railway to ROW  
15 centerline of Clinton Dr.;

16 Then generally west and west northwest along ROW centerline of  
17 Clinton Dr. to east ROW of Lockwood Dr.;

18 Then generally north along east ROW of Lockwood Dr., and east  
19 boundary line of Near Northside District to south ROW of Liberty  
20 Road;

21 Then east northeast along south ROW of Liberty Road to ROW  
22 centerline of Interstate 610 N Loop E (southbound) and beginning  
23 point of +/- 5,507 acre tract.

24 Save and Except INTERNATIONAL TRUCK PLACE RES A BLK 1;

25 Save and Except GULFPORT INDUSTRIAL PARK TR D BLK 1;

26 Save and Except HOUSTON BELT RAILWAY IND PARK TRS 6A-1A & 6B-1 BLK  
27 2;

1           SECTION 3. (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 4. This Act takes effect immediately if it receives  
24 a vote of two-thirds of all the members elected to each house, as  
25 provided by Section 39, Article III, Texas Constitution. If this  
26 Act does not receive the vote necessary for immediate effect, this  
27 Act takes effect September 1, 2015.