

1 AN ACT

2 relating to the powers and duties of the Karis Municipal Management  
3 District of Tarrant County; changing the territory of the district;  
4 providing a civil penalty; providing authority to issue bonds.

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 3970 to read as follows:

8 CHAPTER 3970. KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT

9 COUNTY

10 SUBCHAPTER A. GENERAL PROVISIONS

11 Sec. 3970.0101. DEFINITIONS. In this chapter:

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

13 (2) "City" means the City of Crowley.

14 (3) "County" means Tarrant County.

15 (4) "Director" means a board member.

16 (5) "District" means the Karis Municipal Management  
17 District of Tarrant County created by order of the Texas Commission  
18 on Environmental Quality on February 19, 2019.

19 Sec. 3970.0102. CONFLICTS. In the case of a conflict  
20 between the order of the Texas Commission on Environmental Quality  
21 dated February 19, 2019, that created the district and this  
22 chapter, this chapter prevails.

23 Sec. 3970.0103. ELIGIBILITY FOR INCLUSION IN SPECIAL ZONES.

24 (a) All or any part of the area of the district is eligible to be

1 included in:

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

4 (2) a tax abatement reinvestment zone created under  
5 Chapter 312, Tax Code; or

6 (3) an enterprise zone created under Chapter 2303,  
7 Government Code.

8 (b) If the city creates a tax increment reinvestment zone  
9 under Chapter 311, Tax Code, the city, by contract with the  
10 district, may grant money deposited in the tax increment fund to the  
11 district to be used by the district for the purposes permitted for  
12 money granted to a corporation under Section 380.002(b), Local  
13 Government Code, including the right to pledge the money as  
14 security for any bonds issued by the district for an improvement  
15 project.

16 SUBCHAPTER B. BOARD OF DIRECTORS

17 Sec. 3970.0201. VACANCY. The governing body of the city  
18 shall fill a vacancy on the board for the remainder of the unexpired  
19 term in the same manner as the original appointment.

20 Sec. 3970.0202. QUORUM. For purposes of determining the  
21 requirements for a quorum of the board, the following are not  
22 counted:

23 (1) a board position vacant for any reason, including  
24 death, resignation, or disqualification; or

25 (2) a director who is abstaining from participation in  
26 a vote because of a conflict of interest.

27 Sec. 3970.0203. COMPENSATION. A director is entitled to

1 receive fees of office and reimbursement for actual expenses as  
2 provided by Section 49.060, Water Code. Sections 375.069 and  
3 375.070, Local Government Code, do not apply to the board.

4 SUBCHAPTER C. POWERS AND DUTIES

5 Sec. 3970.0301. DEVELOPMENT CORPORATION POWERS. The  
6 district, using money available to the district for that purpose,  
7 may exercise the powers given to a development corporation under  
8 Chapter 505, Local Government Code, including the power to own,  
9 operate, acquire, construct, lease, improve, or maintain a project  
10 under that chapter.

11 Sec. 3970.0302. MEMBERSHIP IN CHARITABLE ORGANIZATIONS.  
12 The 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. 3970.0303. ECONOMIC DEVELOPMENT PROGRAMS. (a) The  
16 district may engage in activities that accomplish the economic  
17 development 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 provided to  
26 municipalities by:

27 (1) Chapter 380, Local Government Code; and

1           (2) Subchapter A, Chapter 1509, Government Code.

2           Sec. 3970.0304. WATER DISTRICT POWERS. The district has  
3 the powers provided by the general laws relating to conservation  
4 and reclamation districts created under Section 59, Article XVI,  
5 Texas Constitution, including Chapters 49 and 54, Water Code.

6           Sec. 3970.0305. ROAD DISTRICT POWERS. The district has the  
7 powers provided by the general laws relating to road districts and  
8 road utility districts created under Section 52(b), Article III,  
9 Texas Constitution, including Chapters 257 and 441, Transportation  
10 Code.

11           Sec. 3970.0306. NAVIGATION DISTRICT POWERS. (a) The  
12 district has the powers provided by the general laws relating to  
13 navigation districts created under Section 59, Article XVI, Texas  
14 Constitution, including Chapters 60 and 62, Water Code.

15           (b) The district may purchase, construct, acquire, own,  
16 operate, maintain, improve, or extend, inside and outside the  
17 district, a canal, waterway, bulkhead, dock, or other improvement  
18 or facility necessary or convenient to accomplish the navigation  
19 purposes of the district.

20           Sec. 3970.0307. RULES; ENFORCEMENT. (a) The district may  
21 adopt rules:

22                   (1) to administer or operate the district;

23                   (2) for the use, enjoyment, availability, protection,  
24 security, and maintenance of the district's property and  
25 facilities; or

26                   (3) to provide for public safety and security in the  
27 district.

1 (b) The district may enforce its rules by injunctive relief.

2 (c) A person who violates a rule adopted under this section  
3 is liable to the district for a civil penalty of not less than \$25 or  
4 more than \$250 for each violation.

5 Sec. 3970.0308. USE OF ROADWAY, PARK, OR OTHER PUBLIC AREA  
6 OR FACILITY OF DISTRICT. (a) The board by rule may regulate the  
7 private use of a public roadway, open space, park, sidewalk, or  
8 similar public area or facility in the district. A rule may provide  
9 for the safe and orderly use of public roadways, open spaces, parks,  
10 sidewalks, and similar public areas or facilities.

11 (b) The board may require a permit for a parade,  
12 demonstration, celebration, entertainment event, or similar  
13 nongovernmental activity in or on a public roadway, open space,  
14 park, sidewalk, or similar public area or facility owned by the  
15 district. The board may charge a fee for the permit application or  
16 for public safety or security services for those facilities in an  
17 amount determined by the board.

18 (c) The board may require a permit or franchise agreement  
19 with a vendor, concessionaire, exhibitor, or similar private or  
20 commercial person or organization for the limited use of an area or  
21 facility owned by the district on terms and on payment of a permit  
22 or franchise fee the board may impose.

23 Sec. 3970.0309. APPROVAL BY CITY. Section [375.207\(c\)](#),  
24 Local Government Code, does not apply to the district.

25 Sec. 3970.0310. ADDING OR EXCLUDING LAND. The district may  
26 add or exclude land in the manner provided by Subchapter J, Chapter  
27 [49](#), Water Code.

1       Sec. 3970.0311. NO EMINENT DOMAIN POWER. The district may  
2 not exercise the power of eminent domain.

3               SUBCHAPTER D. GENERAL FINANCIAL PROVISIONS

4       Sec. 3970.0401. COSTS FOR IMPROVEMENT PROJECTS. The  
5 district may undertake separately or jointly with other persons,  
6 including the city or the county, all or part of the cost of an  
7 improvement project, including an improvement project:

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

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

13       Sec. 3970.0402. TAX AND ASSESSMENT ABATEMENTS. The  
14 district may designate reinvestment zones and may grant abatements  
15 of a tax or assessment on property in the zones.

16       Sec. 3970.0403. 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, subject to approval of  
20 the governing body of the city.

21       Sec. 3970.0404. NONPOTABLE WATER USER CHARGES. The  
22 district may establish user charges for the use of nonpotable water  
23 for irrigation purposes, subject to approval of the governing body  
24 of the city.

25       Sec. 3970.0405. RESIDENTIAL PROPERTY NOT EXEMPT FROM  
26 CERTAIN REQUIREMENTS. Section [375.161](#), Local Government Code, does  
27 not apply to the district.

1       Sec. 3970.0406. ASSESSMENTS. The district may impose an  
2 assessment on property in the district to pay the cost or the cost  
3 of maintenance of any authorized district improvement in the manner  
4 provided for:

5           (1) a district under Subchapters A, E, and F, Chapter  
6 375, Local Government Code; or

7           (2) a municipality or county under Subchapter A,  
8 Chapter 372, Local Government Code.

9       Sec. 3970.0407. BONDS AND OTHER OBLIGATIONS. (a) In  
10 addition to the authority to issue bonds granted to the district in  
11 Subchapter J, Chapter 375, Local Government Code, the district may  
12 issue, by competitive bid or private sale, bonds, notes, or other  
13 obligations in the manner provided by Subchapter A, Chapter 372,  
14 Local Government Code. Sections 375.207(a) and (b), Local  
15 Government Code, do not apply to the district.

16       (b) At the time of issuance, the total principal amount of  
17 bonds or other obligations issued or incurred to finance road  
18 projects and payable from ad valorem taxes may not exceed  
19 one-fourth of the assessed value of the real property in the  
20 district.

21       (c) Section 375.243, Local Government Code, does not apply  
22 to the district.

23       Sec. 3970.0408. ATTORNEY GENERAL APPROVAL NOT REQUIRED FOR  
24 CERTAIN BORROWING. Section 375.205, Local Government Code, does  
25 not apply to a loan, line of credit, or other borrowing from a bank  
26 or financial institution secured by revenue other than ad valorem  
27 taxes.

1                   SUBCHAPTER I. DISSOLUTION OF DISTRICT

2                   Sec. 3970.0901. DISSOLUTION BY CITY ORDINANCE. (a) Except  
3 as provided by Subsection (b), the city by ordinance may dissolve  
4 the district.

5                   (b) The city may not dissolve the district until the  
6 district's outstanding debt or contractual obligations that are  
7 payable from ad valorem taxes have been repaid or discharged.

8                   SECTION 2. The Karis Municipal Management District of  
9 Tarrant County consists of the territory contained in the following  
10 area:

11                   The Karis Municipal Management District is situated north  
12 northwest of the intersection of W Main St and N Beverly St within  
13 the municipal limits of Crowley, Texas. The District is +/- 597  
14 acres of land and described as follows:

15                   Beginning at northwest corner of 0.16 acre lot (COUNTRY CREEK  
16 ESTATES Block 1 Lot 1) and southwest corner of 12.34 acre tract  
17 (REYNOLDS, SYLVESTER S SURVEY Abstract 1316 Tract 1C 1D & 1E) and  
18 east right-of-way (ROW) of N Oak St;

19                   Then north along east ROW of N Oak St and west boundary of  
20 said 12.34 acre tract, and 25.175 acre tract (HAYNES, J W SURVEY  
21 Abstract 780 Tract 2A 2B & 2C) to southeast corner of 16.977 acre  
22 tract (CLICK, JOHN SURVEY Abstract 287 Tract 3);

23                   Then west along south boundary of said 16.977 acre tract and  
24 north boundary of HOLLEY PLACE Block 1 to northwest corner of  
25 0.223994 acre lot (HOLLEY PLACE Block 1 Lot 1);

26                   Then south along west boundary of said 0.223994 acre lot to  
27 southwest corner of said lot, south boundary of said 16.977 acre



1 tract and north ROW of Race St;

2       Then due south to centerline of ROW of Race St;

3       Then west along centerline of ROW of Race St to west ROW of N

4 Trail St and east boundary of 0.28 acre tract (CLICK, JOHN SURVEY

5 Abstract 287 Tract 1W);

6       Then north along east boundary of said 0.28 acre tract, and

7 NORTH TRAIL ADDITION Block 1 Lots 1- 4, and CLICK, JOHN SURVEY

8 Abstract 287 Tracts 1J, 1C and 1A (0.56 acres) to northeast corner

9 of said Tract 1A and south ROW of Roundtree Ln;

10       Then west along north boundary of said 0.56 acre tract, and

11 south ROW of Roundtree Ln to northwest corner of said tract and east

12 boundary of 27.46 acre tract (CLICK, JOHN SURVEY Abstract 287 Tract

13 1AA);

14       Then south along east boundary of said 27.46 acre tract to

15 southeast corner of said tract and north boundary of QUAIL CREEK

16 ADDITION-CROWLEY;

17       Then west, north and west along south boundary of said 27.46

18 acre tract and north boundary QUAIL CREEK ADDITION-CROWLEY to

19 southeast corner of 44.515 acre tract (POOL, BEVERLY SURVEY

20 Abstract 1243 Tract 1D & A1598 TR 3G CITY BOUNDARY SPLIT);

21       Then west, south and west along south boundary of said 44.515

22 acre tract and north boundary QUAIL CREEK ADDITION-CROWLEY, 3.07

23 acre tract (POOL, BEVERLY SURVEY Abstract 1243 Tract 1C), across

24 ROW of McCart Ave to southwest corner of said 44.515 acre and

25 municipal boundary line of Crowley;

26       Then north and north northeast +/- 1,161 feet along municipal

27 boundary line of Crowley to centerline of a creek;

1           Then easterly generally along the centerline of a creek the  
2 following calls:  South 89 degrees 08 minutes 45 seconds East at  
3 47.89 feet,  
4           South 80 degrees 01 minutes 05 seconds East at 78.78 feet,  
5           South 41 degrees 59 minutes 54 seconds East at 118.56 feet,  
6           South 64 degrees 49 minutes 24 seconds East at 89.69 feet,  
7           South 74 degrees 50 minutes 24 seconds East at 74.79 feet,  
8           South 34 degrees 36 minutes 36 seconds East at 72.32 feet,  
9           South 60 degrees 19 minutes 16 seconds East at 192.49 feet,  
10          South 11 degrees 37 minutes 32 seconds East at 77.57 feet,  
11          South 63 degrees 26 minutes 56 seconds East at 26.21 feet,  
12          North 64 degrees 52 minutes 34 seconds East at 51.01 feet,  
13          South 86 degrees 32 minutes 02 seconds East at 58.72 feet,  
14          South 37 degrees 48 minutes 48 seconds East at 92.58 feet,  
15          South 55 degrees 44 minutes 18 seconds East at 108.13 feet,  
16          South 39 degrees 07 minutes 52 seconds East at 61.29 feet,  
17          South 25 degrees 27 minutes 51 seconds East at 106.14 feet,  
18          South 51 degrees 48 minutes 33 seconds East at 110.25 feet,  
19          South 82 degrees 37 minutes 06 seconds East at 75.79 feet,  
20          North 75 degrees 35 minutes 16 seconds East at 62.88 feet,  
21          North 64 degrees 53 minutes 51 seconds East at 211.76 feet,  
22          South 76 degrees 10 minutes 31 seconds East at 100.20 feet,  
23          South 85 degrees 14 minutes 19 seconds East at 61.42 feet,  
24          North 78 degrees 17 minutes 34 seconds East at 40.52 feet to  
25 the east boundary line of Beverly Pool Survey, Abstract 1243 and  
26 east boundary of said tract and west boundary of 27.46 acre tract  
27 (CLICK, JOHN SURVEY Abstract 287 Tract 1AA);

1           Then northerly generally along the centerline of said creek  
2 the following calls:

3           North 78 degrees 17 minutes 34 seconds East at 171.59 feet,  
4           North 43 degrees 00 minutes 10 seconds East at 76.73 feet,  
5           North 52 degrees 33 minutes 37 seconds East at 85.13 feet,  
6           North 34 degrees 20 minutes 24 seconds East at 95.67 feet,  
7           North 17 degrees 24 minutes 39 seconds East at 97.66 feet,  
8           North 05 degrees 36 minutes 46 seconds West at 86.74 feet,  
9           North 30 degrees 54 minutes 11 seconds West at 77.82 feet,  
10          North 08 degrees 07 minutes 46 seconds West at 225.97 feet,

11 and

12          North 36 degrees 07 minutes 47 seconds East at 51.53 feet to  
13 the north boundary line of said 27.46 acre tract and south boundary  
14 152 acre tract (WALTERS, MOSES SURVEY Abstract 1598 Tract 4 & A287  
15 TR 3F CITY BOUNDARY SPLIT);

16          Then east along south boundary of said 152 acre tract to  
17 northwest corner of 3.11 acre tract (CLICK, JOHN SURVEY Abstract  
18 287 Tract 1Z);

19          Then south by west along west boundary of said 3.11 acre tract  
20 to southwest corner of said tract and north ROW of Roundtree Ln;

21          Then east along south boundary of said 3.11 acre tract and  
22 north ROW of Roundtree Ln to east ROW of N Trail St and west boundary  
23 of 4 acre tract (CLICK, JOHN SURVEY Abstract 287 Tract 3D & 3E);

24          Then south along east ROW of N Trail St to southwest corner of  
25 0.30 acre lot (SPEILMAN ADDITION Block 3 Lot 1) and north ROW of  
26 Race St;

27          Then east along south boundary of said 0.30 acre lot, and

1 north ROW of Race St, across ROW of N Water Ln to southwest corner of  
2 16.977 acre tract (CLICK, JOHN SURVEY Abstract 287 Tract 3);

3 Then north along west boundary of said 16.977 acre tract to  
4 northwest corner of said tract and south boundary of 8.353 acre  
5 tract (WELLS, SAMUEL T SURVEY Abstract 1684 Tract 1B 1B1 & 1C);

6 Then west along south boundary of said 8.353 acre tract to  
7 southwest corner of said tract;

8 Then north along west boundary of said 8.353 acre tract, and  
9 113.62 acre tract (WELLS, SAMUEL T SURVEY Abstract 1684 Tract 1E) to  
10 northwest corner of said tract and southeast corner of 10.52 acre  
11 tract (WALTERS, MOSES SURVEY Abstract 1598 Tract 4A BOUNDARY  
12 SPLIT);

13 Then west by north +/- 1,978 feet along south boundary of said  
14 10.52 acre tract to the municipal boundary line of Crowley;

15 Then northeast +/- 181 feet along municipal boundary line of  
16 Crowley across said 10.52 acre and 0.859533 acre tract (GILL, JOSE A  
17 SURVEY Abstract 568 Tract 1B A 568 TR 1B BOUNDARY SPLIT) to south  
18 boundary of 2.84 acre lot (CARSON RANCH ESTATES ADDITION Block 19  
19 Lot 12);

20 Then generally east +/- 50 feet along municipal boundary line  
21 of Crowley and south boundary of said 2.84 acre lot to southeast  
22 corner of said lot and southwest corner of 66.907 acre tract (GILL,  
23 JOSE A SURVEY Abstract 568 Tract 1C);

24 Then north northeast along west boundary of said 66.907 acre  
25 tract and east boundary of CARSON RANCH ESTATES ADDITION to  
26 northwest corner of said 66.907 acre tract;

27 Then north by east +/- 63 feet to municipal boundary line of

1 Crowley and generally west of northwest corner of 158.022 acre  
2 tract (WELLS, F M SURVEY Abstract 1683 Tract 1 A 1683 TR 1 BOUNDARY  
3 SPLIT);

4 Then east and east by south +/- 3,155 feet along municipal  
5 boundary line of Crowley to east boundary of 158.022 acre tract  
6 (WELLS, F M SURVEY Abstract 1683 Tract 1 A 1683 TR 1 BOUNDARY  
7 SPLIT);

8 Then south along east boundary of said 158.022 acre tract to  
9 northwest corner of 48.012 acre tract (TOLER, THOMAS H SURVEY  
10 Abstract 1536 Tract 1);

11 Then east along north boundary of said 48.012 acre tract, and  
12 4.044 acre tract (TOLER, THOMAS H SURVEY Abstract 1536 Tract 1D) to  
13 northeast corner of said 4.044 acre tract and northwest corner of  
14 6.1 acre tract (TOLER, THOMAS H SURVEY Abstract 1536 Tract 3);

15 The south by west along west boundary of said 6.1 acre tract  
16 across ROW of Industrial Blvd to southwest corner of said 6.1 acre  
17 tract;

18 Then south by east +/- 70 feet to northeast corner of 22.10  
19 acre tract (HUNTON, JOHN C SURVEY Abstract 728 Tract 1C02);

20 Then generally south by west along east boundary of said  
21 22.10 acre tract to southeast corner of said tract;

22 Then west along said 22.10 acre tract, and 8.72 acre tract  
23 (WELLS, SAMUEL T SURVEY Abstract 1684 Tract 1B03) to southwest  
24 corner of said 8.72 acre tract and east ROW of N Beverly St;

25 Then generally south along east ROW of N Beverly St to a point  
26 due east of northeast corner of 0.16 acre tract (REYNOLDS,  
27 SYLVESTER S SURVEY Abstract 1316 Tract 1A02);

1 Then west across ROW of N Beverly St and along north boundary  
2 of said 0.16 acre tract to northwest corner of said tract;

3 The south by west along west boundary of said 0.16 acre tract  
4 to southwest corner of said tract and south boundary line of 12.34  
5 acre tract (REYNOLDS, SYLVESTER S SURVEY Abstract 1316 Tract 1C 1D &  
6 1E);

7 Then west along south boundary of said 12.34 acre tract to  
8 southwest corner of said tract, and coincident northwest corner of  
9 0.16 acre lot (COUNTRY CREEK ESTATES Block 1 Lot 1) and the PLACE OF  
10 BEGINNING of Karis Management District Boundary, containing +/- 597  
11 acres of land.

12 Save and Except Oncor Electric Delivery Co LLC 3.59 acre  
13 tract (TOLER, THOMAS H SURVEY Abstract 1536 Tract 1A), TAD Account  
14 04217470;

15 Save and Except Oncor Electric Delivery Co LLC 10.52 acre  
16 tract (WALTERS, MOSES SURVEY Abstract 1598 Tract 4A BOUNDARY  
17 SPLIT), TAD Account 04231473;

18 Save and Except Oncor Electric Delivery Co LLC 9 acre tract  
19 (WELLS, SAMUEL T SURVEY Abstract 1684 Tract 1A), TAD Account  
20 04265378;

21 Save and Except Oncor Electric Delivery Co LLC 10.52 acre  
22 tract (WALTERS, MOSES SURVEY Abstract 1598 Tract 4A BOUNDARY  
23 SPLIT), TAD Account 04901304;

24 Save and Except Oncor Electric Delivery Co LLC 4.044 acre  
25 tract (TOLER, THOMAS H SURVEY Abstract 1536 Tract 1D), TAD Account  
26 05700973;

27 SECTION 3. (a) The legal notice of the intention to

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

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

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

14 (d) All requirements of the constitution and laws of this  
15 state and the rules and procedures of the legislature with respect  
16 to the notice, introduction, and passage of this Act have been  
17 fulfilled and accomplished.

18 SECTION 4. This Act takes effect immediately if it receives  
19 a vote of two-thirds of all the members elected to each house, as  
20 provided by Section 39, Article III, Texas Constitution. If this  
21 Act does not receive the vote necessary for immediate effect, this  
22 Act takes effect September 1, 2019.

\_\_\_\_\_  
President of the Senate

\_\_\_\_\_  
Speaker of the House

I hereby certify that S.B. No. 2456 passed the Senate on May 3, 2019, by the following vote: Yeas 29, Nays 2.

\_\_\_\_\_  
Secretary of the Senate

I hereby certify that S.B. No. 2456 passed the House on May 22, 2019, by the following vote: Yeas 118, Nays 25, three present not voting.

\_\_\_\_\_  
Chief Clerk of the House

Approved:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Governor