

1-1 By: Kolkhorst, Eckhardt S.B. No. 1012
1-2 (In the Senate - Filed January 30, 2025; February 24, 2025,
1-3 read first time and referred to Committee on Business & Commerce;
1-4 April 24, 2025, reported adversely, with favorable Committee
1-5 Substitute by the following vote: Yeas 11, Nays 0; April 24, 2025,
1-6 sent to printer.)

1-7	COMMITTEE VOTE				
1-8		Yea	Nay	Absent	PNV
1-9	Schwertner	X			
1-10	King	X			
1-11	Blanco	X			
1-12	Campbell	X			
1-13	Creighton	X			
1-14	Johnson	X			
1-15	Kolkhorst	X			
1-16	Menéndez	X			
1-17	Middleton	X			
1-18	Nichols	X			
1-19	Zaffirini	X			

1-20 COMMITTEE SUBSTITUTE FOR S.B. No. 1012 By: Kolkhorst

1-21 A BILL TO BE ENTITLED
1-22 AN ACT

1-23 relating to authorizing the sale or lease by the State of Texas of
1-24 certain real property located in Austin, Texas.

1-25 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-26 SECTION 1. (a) As soon as practicable after the effective
1-27 date of this Act, the General Land Office shall offer to sell or
1-28 lease the real property described by Section 2 of this Act under the
1-29 terms provided by this section.

1-30 (b) The General Land Office shall negotiate and close a
1-31 transaction under this section under Section 31.158, Natural
1-32 Resources Code. Proceeds from the transaction shall be deposited
1-33 in a new dedicated account in the general revenue fund, to be known
1-34 as the bicentennial Texas State Library and Archives Commission
1-35 fund. Proceeds from the bicentennial Texas State Library and
1-36 Archives Commission fund shall be used:

1-37 (1) for capital improvements to the Sam Houston
1-38 Regional Library and Research Center and the Lorenzo de Zavala
1-39 State Archives and Library Building; and

1-40 (2) to make original source materials more accessible
1-41 to the public.

1-42 (c) The sale or lease of the real property described by
1-43 Section 2 of this Act shall be contingent upon the construction and
1-44 occupation of an alternative state records facility that replaces
1-45 the facility being operated on the real property by the Texas State
1-46 Library and Archives Commission on the effective date of this Act.

1-47 SECTION 2. The real property to which Section 1 of this Act
1-48 applies is situated in Travis County, Texas, and more particularly
1-49 described as follows:

1-50 20.3127 acres, more or less, located at 4400 Shoal Creek
1-51 Boulevard in Austin, Travis County, Texas, and having a legal
1-52 description of ABS 697 SUR 7 SPEAR G W ACR 20.3127.

1-53 SECTION 3. (a) In this section, "commission" means the
1-54 Health and Human Services Commission.

1-55 (b) As soon as practicable after the effective date of this
1-56 Act, the commission may lease the real property described by
1-57 Section 4 of this Act under the terms provided by this section.

1-58 (c) The commission shall negotiate execution of one or more
1-59 leases under Section 533.087, Health and Safety Code. Proceeds from
1-60 a lease authorized by this section shall be deposited in the Texas

2-1 capital trust fund for the benefit of the commission.

2-2 (d) A lease of all or a portion of the real property
2-3 described by Section 4 of this Act must:

2-4 (1) provide for commission approval and restriction of
2-5 the lessee's proposed use of the property; and

2-6 (2) grant the commission easements to commission
2-7 properties adjacent to the leased property.

2-8 SECTION 4. The real property to which Section 3 of this Act
2-9 applies is situated in Travis County, Texas, and more particularly
2-10 described as follows:

2-11 Approximately 7.5 acres adjoining the south right of way line
2-12 of West 45th street and the East right of way line of Lamar Blvd.,
2-13 located in Austin, Travis County, Texas, and furthermore being
2-14 described as located in LOTS 79, 80 AND 82, DIVISION D OF THE
2-15 GOVERNMENT OUTLOTS on file in the General Land Office.

2-16 SECTION 5. This Act takes effect September 1, 2025.

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