

1-1 By: Ellis S.B. No. 1691  
 1-2 (In the Senate - Filed March 13, 2015; March 23, 2015, read  
 1-3 first time and referred to Committee on Intergovernmental  
 1-4 Relations; May 12, 2015, reported adversely, with favorable  
 1-5 Committee Substitute by the following vote: Yeas 4, Nays 2;  
 1-6 May 12, 2015, sent to printer.)

1-7 COMMITTEE VOTE

|                          | Yea | Nay | Absent | PNV |
|--------------------------|-----|-----|--------|-----|
| 1-8 Lucio                | X   |     |        |     |
| 1-9 Bettencourt          |     | X   |        |     |
| 1-10 Campbell            | X   |     |        |     |
| 1-11 Garcia              | X   |     |        |     |
| 1-12 Menéndez            | X   |     |        |     |
| 1-13 Nichols             |     |     | X      |     |
| 1-14 Taylor of Galveston |     | X   |        |     |

1-16 COMMITTEE SUBSTITUTE FOR S.B. No. 1691 By: Lucio

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the territory included in, the composition of the board  
 1-20 of directors of, and the method of assessment of the Harris County  
 1-21 Improvement District No. 10 and to clarifying the law to reflect  
 1-22 the prior division of the district.

1-23 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-24 SECTION 1. The heading to Chapter 3860, Special District  
 1-25 Local Laws Code, is amended to read as follows:

1-26 CHAPTER 3860. HARRIS COUNTY IMPROVEMENT DISTRICT NO. 10 AND FIVE  
 1-27 CORNERS IMPROVEMENT DISTRICT

1-28 SECTION 2. Section 3860.001(2), Special District Local Laws  
 1-29 Code, is amended to read as follows:

1-30 (2) "District" means the Harris County Improvement  
 1-31 District No. 10 or the Five Corners Improvement District, as  
 1-32 appropriate.

1-33 SECTION 3. Section 3860.111, Special District Local Laws  
 1-34 Code, is amended to read as follows:

1-35 Sec. 3860.111. DIVISION OF DISTRICT. (a) As provided by  
 1-36 Chapter 968, Acts of the 80th Legislature, Regular Session, 2007,  
 1-37 and Chapter 1091, Acts of the 81st Legislature, Regular Session,  
 1-38 2009, the district was divided into the Harris County Improvement  
 1-39 District No. 10 and the Five Corners Improvement District [~~The~~  
 1-40 ~~district shall be divided into two districts only if the district is~~  
 1-41 ~~not imposing ad valorem taxes~~].

1-42 (b) The Harris County Improvement District No. 10 [~~Not~~  
 1-43 ~~later than the 60th day after the effective date of the Act creating~~  
 1-44 ~~this chapter, the board shall adopt an order dividing the district~~  
 1-45 ~~into two districts. The original district]~~ includes all district  
 1-46 territory not included in the Five Corners Improvement District  
 1-47 [~~new district~~].

1-48 (c) The Five Corners Improvement District [~~new district~~]  
 1-49 includes:

1-50 (1) all the territory included in state representative  
 1-51 district 131 on the date the order of division was [~~is~~] effective;

1-52 (2) territory added to the district by Chapter 1091,  
 1-53 Acts of the 81st Legislature, Regular Session, 2009; and

1-54 (3) any territory added by other law.

1-55 (d) Notwithstanding Section 3860.051(a), [~~Neither district~~  
 1-56 ~~may request consent to its creation from the City of Houston until~~  
 1-57 ~~the order dividing the district is adopted.~~

1-58 [~~(c) After the division of the district:~~

1-59 [~~(1)~~] the Harris County Improvement District No. 10  
 1-60 [~~original district~~] is governed by a board of nine [~~seven~~] voting

2-1 directors [~~consisting of the directors appointed to positions 8~~  
2-2 ~~through 14,~~] and  
2-3 [~~(2)~~] the Five Corners Improvement District [~~new~~  
2-4 ~~district~~] is governed by a board of nine [~~seven~~] voting directors  
2-5 [~~consisting of the directors appointed to positions one through~~  
2-6 ~~seven of the original district].~~

2-7 [~~(d) An order dividing the district must:~~  
2-8 [~~(1) name the new district,~~  
2-9 [~~(2) describe the boundaries of the new district,~~  
2-10 [~~(3) name the initial directors of the new district,~~  
2-11 and  
2-12 [~~(4) divide the assets and liabilities in any manner~~  
2-13 ~~between the new district and the original district.]~~

2-14 (e) [~~Not later than the 10th day after the date the board~~  
2-15 ~~adopts the order, the district shall file the order with the Texas~~  
2-16 ~~Commission on Environmental Quality and record the order in the~~  
2-17 ~~real property records of Harris County.~~

2-18 [~~(f)~~] The Harris County Improvement District No. 10 and the  
2-19 Five Corners Improvement District have [~~new district has~~] all the  
2-20 powers and duties of the district created by Chapter 968, Acts of  
2-21 the 80th Legislature, Regular Session, 2007, and any applicable  
2-22 subsequently enacted law.

2-23 SECTION 4. Chapter 3860, Special District Local Laws Code,  
2-24 is amended by adding Subchapter E-1 to read as follows:

2-25 SUBCHAPTER E-1. FINANCIAL PROVISIONS FOR HARRIS COUNTY  
2-26 IMPROVEMENT DISTRICT NO. 10

2-27 Sec. 3860.221. APPLICABILITY. This subchapter applies to  
2-28 the Harris County Improvement District No. 10. This subchapter  
2-29 does not apply to the Five Corners Improvement District.

2-30 Sec. 3860.222. 10-YEAR PLAN. (a) If the board adopts an  
2-31 order under Section 375.116, Local Government Code, before January  
2-32 1, 2017, that grants a petition for improvement projects or  
2-33 services financed through a 10-year assessment period, the board  
2-34 shall create a 10-year plan for the management of the project or  
2-35 service and assessments.

2-36 (b) The board shall include in an order that levies  
2-37 assessments described by Subsection (a):

2-38 (1) the amount of annual installments during the  
2-39 10-year assessment period; and

2-40 (2) penalties and interest the district may collect on  
2-41 delinquent assessments.

2-42 Sec. 3860.223. ASSESSMENT DISTRIBUTION. To provide  
2-43 sufficient funds for projects and programs dedicated to public  
2-44 improvements in preparation for the 2017 Super Bowl, a 10-year plan  
2-45 adopted under Section 3860.222 must provide that:

2-46 (1) of the levy from the first 5 years of the 10-year  
2-47 assessment period:

2-48 (A) 60 percent shall be apportioned to fund  
2-49 services and improvements in the territory added to the Harris  
2-50 County Improvement District No. 10 after March 1, 2015; and

2-51 (B) 40 percent shall be apportioned to fund  
2-52 services and improvements in the territory of the Harris County  
2-53 Improvement District No. 10 that existed on March 1, 2015; and

2-54 (2) of the levy from the last 5 years of the 10-year  
2-55 assessment period:

2-56 (A) 60 percent shall be apportioned to fund  
2-57 services and improvements in the territory of the Harris County  
2-58 Improvement District No. 10 that existed on March 1, 2015; and

2-59 (B) 40 percent shall be apportioned to fund  
2-60 services and improvements in the territory added to the Harris  
2-61 County Improvement District No. 10 after March 1, 2015.

2-62 SECTION 5. (a) The change in law made to Section  
2-63 3860.111(c)(2), Special District Local Laws Code, by this Act  
2-64 conforms the law relating to the number of directors serving on the  
2-65 board of the Five Corners Improvement District to reflect the  
2-66 number of directors serving on the effective date of this Act. This  
2-67 Act does not otherwise affect that board.

2-68 (b) The terms of the members of the board of the Harris  
2-69 County Improvement District No. 10 serving on the effective date of

3-1 this Act who were appointed under Chapter 3860, Special District  
3-2 Local Laws Code, before the effective date of this Act expire on the  
3-3 effective date of this Act. On the effective date of this Act, the  
3-4 board of directors of the Harris County Improvement District No. 10  
3-5 is composed of the following directors:

- 3-6 (1) E. D. Wulfe
- 3-7 (2) Leroy Shafer
- 3-8 (3) Camille Foster
- 3-9 (4) Rodney Jones
- 3-10 (5) Brandon Dudley
- 3-11 (6) J. Kent Friedman
- 3-12 (7) Willie Belle Boone
- 3-13 (8) John Modest
- 3-14 (9) Kevin Hoffman

3-15 (c) The terms of the directors in positions (b)(2), (4),  
3-16 (6), and (8) of this section expire June 1, 2017.

3-17 (d) The terms of the directors in positions (b)(1), (3),  
3-18 (5), (7), and (9) of this section expire June 1, 2019.

3-19 (e) The mayor and members of the governing body of the City  
3-20 of Houston shall appoint successor directors as provided by Section  
3-21 375.064, Local Government Code, and Section 3860.052, Special  
3-22 District Local Laws Code.

3-23 SECTION 6. The following territory in Harris County is  
3-24 added to the territory of the Harris County Improvement District  
3-25 No. 10:

3-26 Tract is +/- 2,058 acres (3.21 sq. miles) and beginning at a  
3-27 point where the south right-of-way (ROW) of El Paseo St. and east  
3-28 ROW of Cambridge St. intersect then south southwest along the east  
3-29 ROW of Cambridge St. to north ROW of Holly Hall St.;

3-30 Then east along north ROW of Holly Hall St. to the ROW  
3-31 centerline of FM 521/Alameda Rd.;

3-32 Then south southwest along the ROW centerline of FM  
3-33 521/Alameda Rd. to northwest corner of Harris County Improvement  
3-34 District (HCID) 10 A;

3-35 Then south southwest along the west boundary of HCID No. 10 A  
3-36 and ROW centerline of FM 521/Alameda Rd. to south ROW of Holmes Rd.;

3-37 Then west southwest along south ROW of Holmes Rd. to a point  
3-38 due south of southwest corner of 12.5087 acre tract (CORPORATE  
3-39 CENTRE KIRBY RES A4 BLK 1);

3-40 Then north across ROW of Holmes Rd. and ABST 179 BBB&C RR CO  
3-41 TR R60, and along west boundaries of said 12.5087 acre tract, and  
3-42 9.766 acre tract (CORPORATE CENTRE KIRBY RES A2 BLK 1) to northwest  
3-43 corner of said 9.766 acre tract and south boundary of 8 acre tract  
3-44 (ABST 179 BBB&C RR CO TRS 3 THRU 10 IN TR 8);

3-45 Then west along south boundaries of said 8 acre tract, and 1  
3-46 acre tract (ABST 179 BBB&C RR CO TR 1 IN TR 8) to southwest corner of  
3-47 said 1 acre tract and west boundary of 15.47 acre tract (MOORINGS  
3-48 APTS R/P RESERVE BLK 1);

3-49 Then south along east boundary of said 15.47 acre tract to  
3-50 southeast corner of said tract;

3-51 Then west along south boundary of said 15.47 acre tract  
3-52 across ROW of Lakes at 610 Dr. to west ROW of Lakes at 610 Dr.;

3-53 Then generally north along west ROW of Lakes at 610 Dr. to  
3-54 southeast corner of 7.0721 acre tract (LAKES AT 610 SEC 2 RES E);

3-55 Then west along south boundary of 7.0721 acre tract to  
3-56 southwest corner of said tract;

3-57 Then north along west boundary of said 7.0721 acre tract to  
3-58 south ROW of W. Bellfort St.;

3-59 Then generally west along south ROW of W. Bellfort St. to  
3-60 east ROW of S. Main St./US 90 Hwy;

3-61 Then southwest along east ROW of S. Main St./US 90 Hwy. to  
3-62 north corner of 0.2167 acre tract (MAINVIEW 14 BLK 4 TRS 1 & 14B ADJ  
3-63 15X79 FT OF LT);

3-64 Then southeast along east boundary of said 0.2167 acre tract  
3-65 to east corner of said tract;

3-66 Then southwest along south boundary of said 0.2167 acre  
3-67 tract, and 0.1123 acre tract (MAINVIEW TRS 2 & 14A BLK 4) to south  
3-68 corner of said 0.1123 acre tract and coincident north corner of  
3-69 0.4131 acre tract (MAINVIEW TRS 11A 12 13 13C & 14D BLK 4);

4-1 Then southeast along east boundary of said 0.4131 acre tract  
4-2 to east corner of said tract;  
4-3 Then southwest along south boundary of said 0.4131 acre  
4-4 tract, and 1.3895 acre tract (MAINVIEW BLK 4 LTS 5 6 8 9 & 10 & TRS 7B  
4-5 & 11) to west ROW of Clearview St.;  
4-6 Then northwest along west ROW of Clearview St. to east ROW of  
4-7 S. Main St./US 90 Hwy;  
4-8 Then southwest along east ROW of S. Main St./US 90 Hwy. to  
4-9 northeast corner of 6.6694 acre tract (ABST 173 BBB&CRR CO TRS 19 &  
4-10 20);  
4-11 Then south along east boundary of said 6.6694 acre tract to  
4-12 southeast corner of said tract;  
4-13 Then northeast along north ROW/easement of Old Main Street  
4-14 Loop Rd. to a point north of 6.6537 acre parcel (R HASSELL  
4-15 PROPERTIES RES A1 BLK 1);  
4-16 Then south across ROW/easement of Old Main Street Loop Rd.  
4-17 and along east boundary of said 6.6537 acre parcel, and coincident  
4-18 boundary line of HCID 12 to ROW centerline of Willowbend Blvd.;  
4-19 Then generally west along ROW centerline of Willowbend Blvd.  
4-20 to west ROW of Stella Link Rd;  
4-21 Then north along west ROW of Stella Link Rd. to north ROW of  
4-22 Woodfin St.;  
4-23 Then east along north ROW of Woodfin St. to centerline of  
4-24 Stella Link Rd. ROW;  
4-25 Then north along centerline of Stella Link Rd. ROW to  
4-26 centerline ROW of Interstate 610 (So. Loop Fwy. W.);  
4-27 Then generally east along ROW centerline of Interstate 610  
4-28 (So. Loop Fwy. W.) to ROW centerline of S. Main St;  
4-29 Then northeast along ROW centerline of S. Main St. to south  
4-30 bank of Brays Bayou;  
4-31 Then east and northeast along south bank of Brays Bayou to ROW  
4-32 centerline of Fannin St. and coincident boundary of Greater  
4-33 Southeast Management District;  
4-34 Then south along ROW centerline of Fannin St. and coincident  
4-35 boundary of Greater Southeast Management District to south ROW of  
4-36 Old Spanish Trail/US 90 Alternate Hwy.;  
4-37 Then west southwest along south ROW of Old Spanish Trail/US  
4-38 90A Hwy. to east ROW of Greenbriar Dr.;  
4-39 Then south and east along east ROW of Greenbriar Dr. and  
4-40 across Fannin St. to east ROW of Fannin St. and coincident  
4-41 northwest corner of 3.2334 acre parcel (HOMESTEAD  
4-42 VILLAGE-ASTRODOME RES A BLK 1);  
4-43 Then east along north boundary of said 3.2334 acre parcel and  
4-44 3.6393 acre parcel (ASTRODOME OAKS SEC 1 R/P RES A) to west ROW of  
4-45 Knight Rd. and coincident boundary of Greater Southeast Management  
4-46 District;  
4-47 Then south along west ROW of Knight Rd. and coincident  
4-48 boundary of Greater Southeast Management District to south ROW of  
4-49 El Paseo St;  
4-50 Then east along south ROW of El Paseo St. and coincident  
4-51 boundary of Greater Southeast Management District to east ROW of  
4-52 Cambridge St. and point of beginning of +/- 2,058 acre tract.  
4-53 Save and Except Harris County Improvement District No. 8;  
4-54 Save and Except RES A BLK 1 SAMUELS DODGE AT SOUTH LOOP W;  
4-55 Save and Except TR 1L ABST 874 J WALTERS;  
4-56 Save and Except RES A BLK 1 MIKE CALVERT TOYOTA;  
4-57 Save and Except TR 30E & ABANDED ROW PARCEL 596-081 ABST 887 J  
4-58 HAMILTON;  
4-59 Save and Except LOTS 1-24 BLK 1 BUFFALO SPEEDWAY;  
4-60 Save and Except RES A, B & C BLK 1 BUFFALO SPEEDWAY;  
4-61 Save and Except PERMANENT ACCESS ESMT BUFFALO SPEEDWAY BLK 1  
4-62 BUFFALO SPEEDWAY;  
4-63 Save and Except PT RES B BLK 1(POLLUTION CONTROL) (DETENTION  
4-64 POND) R & S PARK;  
4-65 Save and Except PT RES B BLK 1(PC\*1200210010003) R & S PARK;  
4-66 Save and Except +/-9.7 acre tract located at southwest corner  
4-67 of intersection of Westridge St. and Hearth Dr. with beginning  
4-68 point at south ROW of Westridge St. and west ROW of Hearth Dr.;  
4-69 Then south along west ROW of Hearth Dr. to north ROW of S.

5-1 Bartell Dr.;  
 5-2 Then west along north ROW of S. Bartell Dr. to east ROW of W.  
 5-3 Bartell Dr.;  
 5-4 Then north along east ROW of W. Bartell Dr. to south ROW of  
 5-5 Westridge St.;  
 5-6 Then east along south ROW of Westridge St. to west ROW of  
 5-7 Hearth Dr. and beginning point of +/- 9.7 acre tract;  
 5-8 Save and Except HEARTHWOOD CONDO SEC 1;  
 5-9 Save and Except BLDG 1-8 CITY PLAZA CONDO;  
 5-10 Save and Except BRAESWOOD PARK CONDO;  
 5-11 Save and Except THE BRAESWOOD CONDO;  
 5-12 Save and Except BRIAR GREEN CONDO PH 1-2;  
 5-13 Save and Except THE VALENCIA CONDO;  
 5-14 Save and Except LOTS 1-19 BLK 1 NAOMI PLACE SEC 2;  
 5-15 Save and Except LOTS 1-5 BLK 1 NAOMI PLACE SEC 3;  
 5-16 Save and Except LOTS 1-12 BLK 1 NAOMI PLACE;  
 5-17 Save and Except LOTS 1-5 BLK 1 NAOMI PLACE SEC 4 PAR RP AMEND;  
 5-18 Save and Except LOTS 1-7 BLK 1 NAOMI PLACE SEC 4 R/P AMEND;  
 5-19 Save and Except LOTS 1-12 BLK 2 NAOMI PLACE SEC 4 R/P AMEND;  
 5-20 Save and Except LOTS 1-12 BLK 1 NAOMI AVENUE PLACE;  
 5-21 Save and Except LOT 1 BLK 39 KNIGHTS MAIN STREET;  
 5-22 Save and Except LOTS 1 and 6 BLK 40 KNIGHTS MAIN STREET;  
 5-23 Save and Except TR 1 BLK 17 KNIGHTS MAIN STREET;  
 5-24 Save and Except CONTEMPORARY PLAZA SEC 3;  
 5-25 Save and Except CONTEMPORARY PLAZA SEC 4;  
 5-26 Save and Except CONTEMPORARY PLAZA SEC 5;  
 5-27 Save and Except CONTEMPORARY PLAZA SEC 6;  
 5-28 Save and Except CONTEMPORARY PLAZA SEC 7 AMEND;  
 5-29 Save and Except CONTEMPORARY PLAZA SEC 8;  
 5-30 Save and Except CONTEMPORARY PLAZA SEC 8 & PAR R/P;  
 5-31 Save and Except CONTEMPORARY PLAZA T/H CONDO AMEND;  
 5-32 Save and Except BLK 1-6 CONTEMPORARY MAIN SEC 1;  
 5-33 Save and Except PERMANENT ACCESS ESMNTS CONTEMPORARY MAIN SEC  
 5-34 1;  
 5-35 Save and Except RES A BLK 1 (OPEN SPACE) CONTEMPORARY MAIN SEC  
 5-36 1;  
 5-37 Save and Except RES B BLK 2 (OPEN SPACE) CONTEMPORARY MAIN SEC  
 5-38 1;  
 5-39 Save and Except RES C BLK 3 (OPEN SPACE) CONTEMPORARY MAIN SEC  
 5-40 1;  
 5-41 Save and Except RES D BLK 4 (OPEN SPACE) CONTEMPORARY MAIN SEC  
 5-42 1;  
 5-43 Save and Except RES E BLK 5 (OPEN SPACE) CONTEMPORARY MAIN SEC  
 5-44 1;  
 5-45 Save and Except RES F BLK 6 (OPEN SPACE) CONTEMPORARY MAIN SEC  
 5-46 1;  
 5-47 Save and Except RES G BLK 6 CONTEMPORARY MAIN SEC 1;  
 5-48 Save and Except LT 1-6 BLK 1 CHEQUERS COURT;  
 5-49 Save and Except RES A BLK 1 (OPEN SPACE) CHEQUERS COURT;  
 5-50 Save and Except ROW-PRIVATE ACCESS CHEQUERS COURT;  
 5-51 Save and Except LT 1-12 BLK 1 KINGSGATE;  
 5-52 Save and Except RES A-E BLK 1 (OPEN SPACE) KINGSGATE;  
 5-53 Save and Except ROW-PRIVATE ACCESS EASEMENTS KINGSGATE;  
 5-54 Save and Except LT 1-12 BLK 1 CONTEMPORARY PLAZA SEC 1;  
 5-55 Save and Except RES A-D BLK 1 (OPEN SPACE) CONTEMPORARY PLAZA  
 5-56 SEC 1;  
 5-57 Save and Except LT 1-9 BLK 2 CONTEMPORARY PLAZA SEC 1;  
 5-58 Save and Except RES A-D BLK 2 (OPEN SPACE) CONTEMPORARY PLAZA  
 5-59 SEC 1;  
 5-60 Save and Except CONTEMPORARY PLAZA 2 AMEND 1;  
 5-61 Save and Except BLK 1 SILVERSTON PLAZA;  
 5-62 Save and Except CONTEMPORARY PLAZA SEC 9 R/P;  
 5-63 Save and Except ABST 645 P W ROSE TR 34;  
 5-64 Save and Except LT 1-6 BLK 1 SUMMA T/H;  
 5-65 Save and Except ROW - PRIVATE ACCESS EASEMENT SUMMA T/H;  
 5-66 Save and Except RES A BLK 1 (OPEN SPACE) SUMMA T/H;  
 5-67 Save and Except ROW-PRIVATE ACCESS EASEMENTS CONTEMPORARY  
 5-68 PLAZA SEC 1;  
 5-69 Save and Except WOODSIDE PLAZA SEC 5 LT 7 BLK 7 (IMPS ONLY)

6-1 (POLLUTION CONTROL) (MAIN ACCT\*0951920000007);  
6-2 Save and Except WOODSIDE PLAZA SEC 5 LT 7 BLK 7 (PC  
6-3 IMPS\*0951920000110);  
6-4 Save and Except MAINVIEW LT 4 & TRS 11B & 12A ADJ 80X45 FT OF  
6-5 LTS 11 & 12 BLK 4;  
6-6 Save and Except MEDCENTER PARK RES A, B and C BLK 1;  
6-7 Save and Except MEDCENTER PARK RES A BLK 2;  
6-8 Save and Except MEDCENTER PARK II RES A BLK 1;  
6-9 Save and Except ABST 645 P W ROSE TR 4A;  
6-10 Save and Except SOUTH POINT BUSINESS PARK SEC 2 RES J;  
6-11 Save and Except SOUTH POINT BUSINESS PARK SEC 4 RES D2, RES D3  
6-12 and RES E;  
6-13 SECTION 7. This Act takes effect immediately if it receives  
6-14 a vote of two-thirds of all the members elected to each house, as  
6-15 provided by Section 39, Article III, Texas Constitution. If this  
6-16 Act does not receive the vote necessary for immediate effect, this  
6-17 Act takes effect September 1, 2015.

6-18

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