



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 11, 2025
SUBJECT: Public hearing to discuss, consider, and act upon Ordinance No. 3918 approving the 2025 Annual Service Plan Update for the City Point Public Improvement District
PRESENTER: Craig Hulse, Director Economic Development

SUMMARY:

City Council is being asked to conduct a public hearing and consider an ordinance approving the Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Rolls, for the City Point Public Improvement District in accordance with Chapter 372, Texas Local Government Code, as amended; and providing an effective date.

GENERAL DESCRIPTION:

The area surrounding City Hall, known as City Point, is the former site of North Hills Mall, which closed in 2004. The mall's owner—a limited partnership based in California—was unsuccessful in efforts to revitalize the property. As a result, the building was demolished in 2007.

In late 2018, the City engaged Centurion American to explore a mixed-use development for the site. Following a collaborative and public process, the City Council approved the rezoning of the 52-acre property as a Planned Development named City Point. The approved plan includes: 364 single-family homes, 300 multi-family units, 60,000 square feet of commercial space and an upscale hotel.

At the request of the property owner, on September 9, 2019, the City Council approved the creation of the City Point Public Improvement District (PID) to help fund public infrastructure improvements. A PID is a designated area where property owners pay a special assessment for improvements and services that directly benefit that area. These services are supplemental to those already provided by the City.

In accordance with Chapter 372 of the Texas Local Government Code (PID Act), on December 9, 2019, the City Council adopted Ordinance No. 3625 and Ordinance No. 3526, which approved the Service and Assessment Plan for the PID and levied assessments on properties within Improvement Zone A and Improvement Zone B, respectively.

Following approval, PID Bonds were issued to fund infrastructure such as roads, water lines, sanitary sewer lines, storm drainage, landscaping, and open space amenities. These bonds are repaid by property owners within the PID over a 30-year period.

As required by the PID Act, the Service and Assessment Plan, including the Assessment Rolls, must be updated and approved annually by the City Council through an Annual Service Plan Update. This update must be submitted to the Tarrant County Tax Assessor-Collector by September 1 each year to be included in property tax bills.

P3Works, the City's PID Administrator, has prepared the Annual Service Plan Update, which is included in your meeting agenda packet.

RECOMMENDATION:

Approve Ordinance No. 3918 accepting the Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Rolls, for the City Point Public Improvement District.