



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 12, 2019

SUBJECT: Consider Resolution No. 2019-032 setting a public hearing under Section 372.009 of the Texas Local Government Code for the creation of the City Point Public Improvement District within the City of North Richland Hills, Texas; and authorizing the issuance of notice by the City Secretary of North Richland Hills, Texas regarding the public hearing.

PRESENTER: Mark Hindman, City Manager

SUMMARY:

City Council is being asked to consider a resolution that sets forth the public hearing process for the creation of the City Point Public Improvement District.

GENERAL DESCRIPTION:

The City has been approached by Centurion American Development Group ("CADG") for a mixed-use development around the City Hall property. The current owner, La Verne Butterfield, L.P., is under contract to sell 52.873 acres to CADG. The development, proposed as City Point, is a mix of single-family residential, multi-family residential, commercial business and hospitality uses.

In order to enhance the quality and expedite the timing of the development, the city is being asked to consider the establishment of a Public Improvement District ("PID") through a petition filed by the property owner.

A PID is a special district created by a city or county under the authority of Chapter 372 of the Texas Local Government Code. The statute allows for a city or county to levy a special assessment against properties within the district to pay for public improvements to the properties within the district.

In this case, the petition is asking City Council to consider holding a public hearing on September 9, 2019 on the creation of a City Point PID to pay for improvements to the properties that will include: roads, water distribution lines, wastewater collection lines, drainage improvements, and public open space including but not limited to landscaping, irrigation, trails and parks.

In order to consider holding the aforementioned public hearing, City Council must first approve a resolution that sets for the public hearing process to consider the creation of the City Point PID.

RECOMMENDATION:

Approve Resolution No. 2019-032