Legislation Details (With Text)

File #:	18-712	**Name:**	
Type:	Report	**Status:**	Individual Item Ready
File created:	11/21/2018	**In control:**	City Council
On agenda:	1/14/2019	**Final action:**	
Title:	Public hearing and possible action on the creation of the Solms Landing/New Braunfels Co-Op Public Improvement District.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:			

Date	Ver.	Action By	Action	Result
1/14/2019	1	City Council		

Presenter/Contact
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SUBJECT:

Public hearing and possible action on the creation of the Solms Landing/New Braunfels Co-Op Public Improvement District.

BACKGROUND / RATIONALE:

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, the City is holding a public hearing to accept public comments and discuss the petition filed by the Solms Landing Development, LLC, and the Jerome W. Timmerman Family Trust (collectively the “Owners”), requesting that the City create a public improvement district (PID) to include approximately 97.97 acres of property owned by the Owners.

The purposes of the PID include the design, acquisition, construction, and improvement of public improvement projects that are necessary for the development of the property, which public improvements will generally include: (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking structures, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein; (ii) landscaping; (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities; (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities; (v) entry monumentation and features; (vi) signage; (vii) projects similar to those listed in subsections (i) - (vi) above; and (viii) payment of costs associated with constructing and financing the public improvements listed in subparagraphs (i) - (vii) above, including costs of establishing, administering and operating the PID.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

N/A

FISCAL IMPACT:

The City will not be obligated to provide any funds to finance the Public Improvements, other than from assessments levied on the public improvement district property. Administration of the PID will also be covered by the assessments. No municipal property in the public improvement district shall be assessed.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

No action is necessary.