File #: 2465, **Version:** 1

CC MEETING: February 2, 2015

DATE: January 25, 2016

TO: Leonard Martin, City Manager

FROM: Marc Guy, Assistant City Manager

Hold A Public Hearing And Consider An **Ordinance Accepting And Approving The Service And Assessment Plan And Assessment Roll For The Carrollton Castle Hills PID No. 1, Located At The Southeast Corner Of Windhaven Parkway And Old Denton Road**.

BACKGROUND:
The city has received a petition to create a public improvement district (PID). The boundary of the PID will coincide with the 94.35-acre Singer Ranch at the southeast corner of Windhaven Parkway and Old Denton Road. The property will be developed for single-family detached homes as a future phase of Castle Hills. The purpose of the PID will be to fund site improvements and infrastructure that will support development within the district such as water and wastewater utilities, drainage, streets, sidewalks and project amenities like a perimeter screening wall, hike-and-bike trail and neighborhood park.

On January 5, 2016 City Council approved a resolution authorizing the creation of the Carrollton Castle Hills Public Improvement District No. 1.

Before assessments can be levied and collected from property owners within the PID a service and assessment plan (SAP) must be approved by the City Council. The SAP identifies the estimated cost of improvements within the district and establishes an allocation of those costs to be reimbursed to the developer from the property owner assessments. On January 19, City Council received the preliminary SAP and called a public hearing for February 2.

FINANCIAL IMPLICATIONS:
There will be a cost to the City for administration of the PID, which will be reimbursed to the City by the PID through the annual homeowner assessments.

STAFF RECOMMENDATION/ACTION DESIRED:
Staff recommends City Council hold a public hearing and approve an ordinance accepting and approving the Service and Assessment Plan and assessment roll for the Carrollton Castle Hills PID No. 1.