

# Public Improvement District (PID) Petition for the Mirabella Development & Public Hearing

Presentation to City of Corpus Christi, Texas  
October 29, 2024



# Public Improvement District Petition

- PID Policy was adopted on March 31, 2020
- A PID application & PID petition has been submitted to the City of Corpus Christi for the Mirabella development on October 18, 2024
- Rhodes Development introduced the Mirabella development to City Staff in late 2023



# Local Government Code Requirements

- Texas LGC 372.005 requires the PID petition to state:
  - (1) the general nature of the proposed improvement
  - (2) the estimated cost of the improvement
  - (3) the boundaries of the proposed assessment district
  - (4) the proposed method of assessment, which may specify included or excluded classes of assessable property



# Local Government Code Requirements

- (5) the proposed apportionment of cost between the public improvement district and the municipality or county as a whole
- (6) whether the management of the district is to be by the municipality or county, the private sector, or a partnership between the municipality or county and the private sector
- (7) at least 50% of the property owners requesting or concurring with the establishment of the district must sign the petition; and
- (8) that an advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality or county.

**A feasible project as it creates economic development opportunities that do not currently exist**



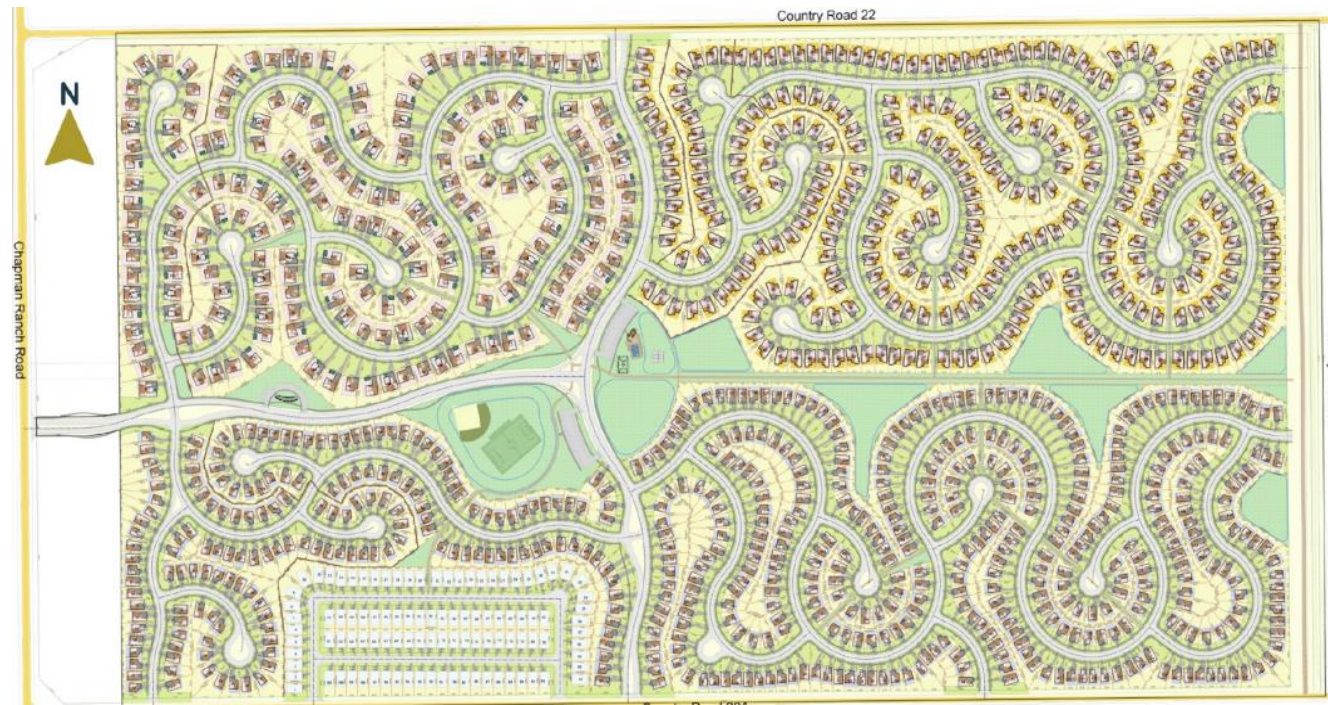
# Local Government Requirements

- Texas LGC 372.009: requires a public hearing before a public improvement district may be established and improvements provided by the district may be financed. Notice of the hearing must be given in a newspaper of general circulation in the municipality.
- The final publication of notice must be made before the 15<sup>th</sup> day before the date of the hearing. A written notice containing the required information outlined in Sec. 372.009 (c) must be mailed before the 15<sup>th</sup> day before the date of the hearing. The notice must be addressed to “Property Owner” and mailed to the current address of the owner, as reflected on tax rolls, of property subject to assessment under the proposed public improvement district.



# Proposed Development Highlights

- This 300-acre development proposes 1,154 units ranging from single-family, multi-family, and rental residential housing, as well as 23.53 acres of parks that include 13.4 miles of hike and bike trails. The development includes amenities such as a community center, community resort-style pool, and recreation fields for residents to play baseball, pickleball, and basketball.
- Possible TIRZ for London area



# Project Location



# Next Steps

## Today

- Call a Public hearing on the district

## December 3

- Create the district

## Early 2025

- Approve development agreement
- Create a TIRZ





# Staff Recommendation

City Council to accept the Public Improvement District petition and set the date for the public hearing on December 3, 2024.





Questions?