



## **AGENDA MEMORANDUM**

Planning Commission Meeting of August 7, 2019

**DATE:** July 31, 2019

**TO:** The Corpus Christi Planning Commission

**FROM:** Dan McGinn, AICP, Director of Planning and Environmental Services  
[DanielMC@cctexas.com](mailto:DanielMC@cctexas.com)  
361-826-7011

### City of Corpus Christi Public Improvement District (PID) Policy

#### **PURPOSE:**

To provide specific, objective, and prescriptive guidance for making decisions about petitions to create PIDs within the City of Corpus Christi and its extraterritorial jurisdiction (ETJ); and to provide guidance about the process for establishing a PID.

#### **BACKGROUND AND FINDINGS:**

During the City Council meeting on May 5, 2019, Council directed staff to prepare a Public Improvement District (PID) policy for Council's consideration. PIDs are a special district authorized and governed by Texas local Government Code Chapter 372. PIDs are created by petition of a majority of property owners in the proposed district to finance enhanced amenities, services, and/or public improvements.

While many cities across Texas utilize PIDs, only a few have adopted PID policies. The purpose of this PID policy is to outline the issues to be addressed before the City Council can support the establishment of a PID. This Policy outlines such things as petition requirements, qualified costs, financing criteria, information disclosures to property owners, and the determination of annual plans of services, budgets and assessments.

#### **CONFORMITY TO CITY POLICY:**

The proposed PID Policy conforms to City policy.

#### **DEPARTMENTAL CLEARANCES:**

Planning and Environmental Services, Legal, Business Liaison, Finance, Development Services, Engineering, City Manager's Office.

#### **RECOMMENDATION:**

Staff recommends adoption of the PID policy.

**LIST OF SUPPORTING DOCUMENTS:**

Exhibit A – City of Corpus Christi PID Policy  
PowerPoint Presentation