UT LAW CLE | THE UNIVERSITY OF TEXAS SCHOOL OF LAW

PRESENTED AT

20th Annual Land Use Conference

April 28-29, 2016
Austin, Texas

PID/TIRZ in the City

Julie Y. Fort

City of Celina, Texas
Hillwood-Wells South Master Schedule
as of November 29, 2015

DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
April 28, 2015	City Council approval of Wells South development agreement	COMPLETED To be recorded with county clerk after Hillwood closes on the property.	City	47804/44243
June 9, 2015	First draft of SAP submitted to City Team and TIRZ structure confirmed.	COMPLETED	SVLO	47693 (SAP)
June 9, 2015	**REGULAR CITY COUNCIL MEETING:** • Accepted PID Petition and called 7/14 public hearing on PID Creation • Accepted Conditional Annexation Petition for Wells South and called 7/14 public hearing • Approved resolution calling 7/14 public hearing on TIRZ Creation	COMPLETED • PID creation petition (Signed / Unsigned) • Resolution accepting PID creation petition (Signed / Unsigned) • Conditional annexation petition for Wells South (Signed / Unsigned) • Resolution calling TIRZ public hearing	City	47590/47282 49456/47887 47588/47286 47706
June 12, 2015	Publication of notices of 7/14 public hearings on TIRZ Creation and PID Creation	COMPLETED Bond counsel will need 5 affidavits of publication and tear sheets of newspaper notices	City	48363 (PID) 48364 (TIRZ)
June 15, 2015	Mail notice to Property Owners of 7/14 PID creation public hearing and TIRZ creation public hearing	COMPLETED Statutory deadline: July 3, 2015	City	48366 (PID) 48362 (TIRZ)
July 1, 2015	Scheduled installation of zoning notification signs	COMPLETED Statutory deadline: July 6, 2015 (14 days prior to July 21st P&Z hearing)	Hillwood	N/A
July 1, 2015	Newspaper Notices • Send notice of 7/21 P&Z zoning public hearing to newspaper for 7/3 publication Mailed Notice • Zoning notice to owners within 200 feet and the independent school district	COMPLETED Statutory zoning notice deadline is July 3, 2015 (at least 17 days before July 21st P&Z hearing) Zoning ordinance requires notice to be mailed 12 days prior to P&Z meeting.	City	48766 48767
July 10, 2015	Post notice of July 14, 2015 City Council meeting	COMPLETED	City	48935 (Agenda)
July 14, 2015	**DEADLINE** for Hillwood to submit photograph verifying that zoning sign is erected on the property	COMPLETED Required one week prior to 7/21/15 P&Z meeting	Hillwood	48929

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DATE	ACTION	NOTES	RESPONSIBLE PARTY	SVLO DOC. #
July 14, 2015	**REGULAR CITY COUNCIL MEETING**: • Conduct public hearing on PID creation • Consider resolution creating PID • Conduct public hearing on TIRZ creation and continue public hearing to August 11th City Council meeting	COMPLETED • Resolution creating PID (Signed / Unsigned) • Official minutes of July 14, 2015 Council Meeting	City	49592/48645 50333
July 15, 2015	Newspaper Notices • Send notice of 7/29 annexation public hearings for Wells South to newspaper for 7/17 publication City Website Notice of Annexation for Wells South Mailed Notice • Notice of Wells South annexation mailed to school district	COMPLETED Statutory annexation notice deadline is July 17, 2015 (10-20 days before July 29th hearings) Mailed annexation notice to school district shall contain a description of: (1) the area within the district proposed for annexation; (2) any financial impact on the district resulting from the annexation, including any changes in utility costs; and (3) any proposal the municipality has to abate, reduce, or limit any financial impact on the district. The municipality may not proceed with the annexation unless the municipality provides the required notice.	City	Website notice: 49049 Mailed notice: 49112 Newspaper notice: 49322
July 17, 2015	Notice of 7/29 annexation public hearings for Wells South published in the newspaper	COMPLETED	City	49322
July 21, 2015	**REGULAR P&Z MEETING**: Conduct a public hearing and provide recommendation on PD zoning ordinance	COMPLETED	City	50742v8
July 24, 2015	**DEADLINE** to post agenda of 7/29 City Council meeting	COMPLETED	City	49043v12
July 24, 2015	Hillwood withdraws pending zoning application	COMPLETED	Hillwood	N/A
July 24, 2015	PID creation resolution published in the newspaper	COMPLETED Bond counsel will need 5 affidavits of publication and tear sheets of newspaper notices for each series of PID bonds.	City	50397
July 28, 2015	File new zoning application	COMPLETED This is a new zoning application that includes the 60' strip of CR 83 ROW. Staff indicated the deadline is 7/30; however, the application should be filed before staff provides notice to the newspaper on 7/29 for publication on 7/31.	Hillwood	49250

Also available as part of the eCourse
[Developments in Zoning and Special Districts: Short-Term Rentals, Historic Preservation, Public Improvement Districts and Tax Increment Reinvestment Zones, and Federal Disability Law]

First appeared as part of the conference materials for the
20th Annual Land Use Conference session
"PID/TIRZ in the City"