



Notice of Development

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Location

Tarrant County, Texas

Notice Text

Legal Notice Re: Notice of Public Hearing Regarding the Proposed Establishment of Fort Worth Public Improvement District No. 21 (Las Vegas Trail) Pursuant to Section 372.009 of the Texas Local Government Code, as amended, ("Code") notice is hereby given that the City Council ("City Council") of the City of Fort Worth, Texas ("City") will conduct a public hearing to consider the establishment of Fort Worth Public Improvement District No. 21 (Las Vegas Trail) ("PID"). The proposed boundaries of the PID include those certain properties bounded by Highway 820 on the west; Interstate Highway 30 on the north; South Cherry Lane on the east; and certain parcels fronting or adjacent to the south side of Camp Bowie West Boulevard. A more detailed map of the PID boundaries is on file in the Fort Worth City Secretary's Office for review. The City Council will hold one public hearing concerning the establishment of the PID on Tuesday, June 22, 2021, beginning at 7:00 P.M. in the City Council Chamber, City Hall, 200 Texas Street, Fort Worth, Texas. The City Council is expected to take final action and vote on the establishment of the PID following the close of this public hearing. NOTE: The above-stated public hearing is to consider the establishment of the proposed PID, not the levy of any assessments. A public hearing will be held to consider the levy of assessments most likely in August or September of 2021. All property owners subject to assessment within the PID will receive a separate notice providing details of the public hearing to consider the assessment and other pertinent information. All persons owning property that are liable for assessment located within this PID are invited to be heard concerning the proposed improvements and services (collectively, "Proposed Improvements"), the benefits to the property because of the proposed improvements and services, and any other matter to which they are entitled to be heard pursuant to the Code. All interested persons will be given an opportunity to appear and be heard at such public hearings. Written and oral objections will be considered at the hearing. If you would like to speak at the public hearing, you must sign up no later than 5:00 pm on the day of the hearing online at <https://fortworthgov.legistar.com/Calendar.aspx> by clicking on the applicable agenda item OR by 4:00 P.M. on the day of the hearing by either (i) email at csadmin@fortworthtexas.gov or (ii) phone at 817-392-6150. NOTE: DUE TO THE COVID-19 PANDEMIC, YOU DO NOT HAVE TO BE PRESENT AT THE CITY COUNCIL MEETING TO SPEAK AT THE PUBLIC HEARINGS. IF YOU WANT SPEAK REMOTELY, YOU MAY DO SO BY SIGNING UP TO SPEAK THROUGH THE ABOVE-STATED METHODS. There is no requirement that any property owners attend or speak at the public hearing. You can submit any written objections or concerns about this PID to the contact listed at the bottom of this notice, which should be submitted prior to the date of the hearing to ensure adequate time for written comments to be received and distributed for proper consideration. The subject of the public hearing will include the following matters: 1. Whether it is advisable to create the PID for the Proposed Improvements described below and in the petition, which is on file at the office of the City Secretary at City Hall, 200 Texas Street, Fort Worth Texas. Whether the Proposed Improvements promote the interest of the City and confer a special benefit on the assessed properties within the PID. 2. (a) The general nature of the Proposed Improvements to be provided in the PID include, without limitation, the following: i. Landscaping, promotional sign and banner programs, lighting, and various other streetscape and capital improvements, including streets, sidewalks, roadways, and rights-of-way. ii. Special supplemental services for improvement and promotion of the PID, including services relating to advertising, promotion, health and sanitation, water and waste water, public safety, security, business recruitment, development, recreation, and cultural enhancements. iii. Payment of expenses incurred in the establishment, administration, and operation of the PID. iv. Any other improvements and services allowed pursuant to the Act. (b) The following programs may be initiated to ensure that the Proposed Improvements are implemented: i. Public Safety A. Security patrols will be added to the PID to increase public safety and allow for more support in high transit areas and at public and private events held throughout the PID. B. Additional surveillance cameras will be installed in areas where high illegal activity may occur. C. Additional lighting will be installed in areas where the community has expressed a need to create a well-lit and safe walkable environment during evening hours. ii. Community Center Operations A. The community center within the PID will be available for public use and will provide services that are intended to improve and promote the PID, including, without limitation, programs designed to increase community engagement and meet social service needs,

including, without limitation, job training, after and out-of-school programming, educational pathway courses, and access to additional social service providers. PID funding will help fund these services and offset the overhead expenses associated with providing the above-stated services, including, without limitation, staff wages, office supplies, maintenance fees, equipment, and utilities. iii. Community Enhancements A. A cooperative program with local governments, neighborhood groups, foundations, universities, and others to assist with obtaining grants or other special funding to undertake studies, historic preservation/restoration, landscape improvements, street improvements, signs and banners programs, and other streetscape amenities. B. Various enhancements to the PID's main corridors, including, without limitation, landscaping, maintenance, and litter abatement. (c) The Proposed Improvements will be a supplement to the standard level of improvements and services provided by the City. The City will furnish or pay for the standard level of improvements and services in the PID comparable to what would be provided for the taxpayers generally. 3. A preliminary estimate of the cost of the Proposed Improvements to be provided in the PID for fiscal year 2021-2022 (October 1 September 30) is \$289,761.00. Below is the preliminary budget detailing the costs for the Proposed Improvements for fiscal year 2021-2022: Fiscal Year 2021-2022 BUDGET Management Fee \$25,000.00 Public Safety \$117,371.00 Community Center Operations \$76,141.00 Community Enhancement \$15,938.00 City Administration Fee \$5,795.00 Contribution to Fund Balance \$49,516.00 \$289,761.00 4. The estimated cost of the Proposed Improvements to be provided in subsequent years will be subject to future annual budget and service and assessment plans adopted by the City Council in accordance with the Code. 5. All costs of the PID will be apportioned solely to the PID to the extent allowed by the Code and City Policy. No City property within the PID will be assessed, and the City will not be obligated to pay any assessments levied on property in the PID. The City may contribute to the PID each year an amount equal to the costs that the City would have paid or incurred for the maintenance of any City owned property within the PID for which the PID provides maintenance. Additional participation, if any, by the City in the costs of the PID will be at the discretion of the City Council. 6. The proposed boundaries of the PID are set forth above, and a map is on file in the Fort Worth City Secretary's Office for review. 7. Only those properties within the proposed boundaries of the PID that are commercial, multi-family, or vacant properties that are zoned commercial will be subject to assessment. Multi-family property means any residential development with eight (8) or more dwelling units. Any property within the proposed boundaries that is redeveloped into commercial or multi-family after the establishment of the PID will automatically be subject to assessment in the City's fiscal year following such redevelopment. 8. The costs of the Proposed Improvements will be assessed against commercial, multifamily, and commercially-zoned vacant properties in the PID on the basis of special benefits accruing to the property because of the Proposed Improvements according to the value of such property, including the value of structures and other improvements, as determined by the Tarrant Appraisal District. For further information, please contact Crystal Hinojosa Public Improvement District Administrator, at (817) 392-7808 or via email at crystal.hinojosa@fortworthtexas.gov ** Si necesita esta carta en Espa ol, por favor llamar al (817) 392-6021. ** Sincerely, /s/ Crystal Hinojosa Crystal Hinojosa PID Administrator W00000000 Publication Dates