

City of Lubbock, Texas
Willow Bend Villas Public Improvement District
Public Hearing for the Proposed Willow Bend Villas Public Improvement District
October 26, 2021
5:00 P.M.
City Council Chambers

Please take notice that on October 26, 2021, at 5:00 PM, the City Council of Lubbock, Texas, will conduct a public hearing in the City Council Chamber of Citizens Tower at 1314 Avenue K, Lubbock, TX 79401. The purpose of this hearing is to consider the establishment of the Willow Bend Villas Public Improvement District (“District”) pursuant to Chapter 372 of the Texas Local Government Code (The “Act”).

All interested persons will be given the opportunity to appear and be heard at such public hearing. Written or oral objections will be considered. The hearing may be adjourned from time to time until the City Council makes findings by ordinance as to the advisability of the District.

The following information is hereby provided concerning the matters to be considered at such hearing:

Nature of the Services and Improvements: The general nature of the proposed public improvements is: (i) acquisition, construction, or drainage facilities or improvements, (ii) the design, construction and maintenance of parks and green spaces, together with any ancillary structures, features or amenities such as playgrounds, splash pads, pool(s), athletic facilities, pavilions, community facilities, irrigation, walkways, lighting, benches, trash receptacles and any similar items located there in along with all necessary grading, drainage, and similar infrastructure involved in the construction of such parks and greens; landscaping, hardscaping and irrigation; and (iii) payment of costs associated with developing and financing the public improvements listed in subdivision (iv) including costs of establishing, administering and operating the District.

Estimated Cost of the Services and Improvements: The proposed assessment for the first year is for tax year 2022 which will fund the budget for FY 2022-23. The total estimated cost of services provided by the District is estimated at \$136,852 over the next five years. The estimated annual cost rises from \$7,000 in the first year to \$33,434 in year five (5). The costs are based on a proposed assessment rate of \$0.15 per \$100.00 of valuation through tax year 2026.

Boundaries: The proposed boundaries of the Willow Bend Villas Public Improvement District (PID) covers a portion of an area in the City of Lubbock, Lubbock County, Texas, generally bounded by 19th Street to the north, the alley between Kelsey Avenue and Kenwood Avenue to the east, and railroad tracks to the south and west.

Method of Assessment: Properties will be assessed based on the City’s “net taxable value” as established by the Lubbock Central Appraisal District. Each assessment will be determined using the formula: (net taxable value divided by 100) multiplied by assessment rate.

Apportionment of Cost: The District is to supplement and enhance services within the District, but not replace or supplant existing City services provided within the District. One hundred percent of the maintenance of the public improvements and any construction of new public improvements included in the Service Plan will be funded by the Public Improvement District.

Public hearings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary’s Office at 775-2025 or write to P.O. Box 2000, Lubbock, Texas, 79457, at least 48 hours in advance of the public hearing.