



# Agenda Item Report

**Legislative Board:** City Council  
**Date:** October 21, 2025  
**Contact:** Angela Kennedy, Director  
**Agenda Item ID / Number:** 2025-827- / H.4

**ITEM TITLE:** Adoption of a Resolution setting a public hearing date for the creation of a Public Improvement District (PID) for the West Oak project (Development Services Director/City Engineer Angela Kennedy, P.E., CFM)

## 1. EXECUTIVE SUMMARY

A resolution was approved at the September 16, 2025, meeting accepting the Public Improvement District (PID) Petition for the West Oak development. This resolution will authorize the publication of a required notice to set a public hearing for consideration of creation of the PID on November 18, 2025.

## 2. BACKGROUND/HISTORY

On September 5, 2025, the City received a petition for the creation of a Public Improvement District (PID) from a majority of the project property owners for the West Oak project. The PID would be created under Chapter 372 of the Texas Local Government Code. It would include the full 44.66-acres that comprises of the West Oak development. A resolution was approved at the September 16, 2025 meeting accepting the Public Improvement District (PID) Petition for the West Oak development.

At the November 18, 2025, City Council meeting, this PID petition will be considered in conjunction with a Development Agreement (DA) and a Planned Development (PD) zoning.

The action on this item does not create the PID, it only sets the date for a public hearing.

## 3. ANALYSIS

The petition is found to be compliant with Chapter 372 of the Texas Local Government Code. The applicant owns more the property to be included in the PID.

If the Resolution is approved, the next steps will be to:

- Publish Notice will be published in the Hays Free Press: October 29, 2025
- Hold a Public Hearing for Consideration of Creating the PID: November 18, 2025 (>15 days after notice is published)
- Council Consider Creation of the PID: November 18, 2025

## 4. FINANCIAL IMPACT

A financing plan will be presented by P3 Works, the City's advisor, at the consideration of the PID creation. Tonight's action is only to establish the public hearing for considering creation of the PID at the future date.

The PID, if approved, would be authorized to issue up to \$10,985,000.00 in bonds to fund public improvements. The PID will need to follow the restrictions outlined in the Development Agreement.

## 5. STRATEGIC PLAN/GOALS

## BALANCED AND INTENTIONAL GROWTH

### **6. STRATEGIC PLAN OBJECTIVES**

Develop 1626 commercial corridor that is aligned with Comprehensive Plan

### **7. PROS AND CONS**

Not applicable.

### **8. ALTERNATIVES**

The City Council may:

- Approve - sets a public hearing date for consideration of the formation of the PID.
- Decline - ends the process.
- Postpone - delay this item if more information is needed to a future date.

### **9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION**

Staff recommends approval of the resolution.

### **Attachments:**

[Resolution - Setting Public Hearing \(11.18.25 Mtg\) 101525.pdf](#)

[Notice of Public Hearing re Advisability West Oak \(11.18.25 Mtg\) 100625.pdf](#)

[Petition - PID 25-01 West Oak.pdf](#)

[PID 25-01 West Oak - Analysis.pdf](#)