

# City Council Meeting

## Agenda Item

### Data Sheet

Meeting Date: July 7, 2025

#### Topic:

Approve Resolution No. 2025-23, a Resolution of the City Council of the City of Tomball, Texas, calling for a public hearing on August 4, 2025, for the creation of Tomball Public Improvement District No. 15 (Graylou Grove) and being located within the City of Tomball.

#### Background:

Resolution No. 2025-23 pertains to Tomball Public Improvement District No. 15, also known as Graylou Grove, which encompasses approximately 43.149 acres located on the east side of Hufsmith-Kohrville Road, at the intersection of Medical Complex Drive. The resolution will accept the PID petition received from FLS Development, LLC, and calls for a public hearing on August 4, 2025, to consider the creation of a PID.

On September 19, 2022, the City Council approved an amendment to the Administrative Policy for Public Improvement Districts (PIDs). The PID Policy amendment specified that the maximum term and assessment for a debt PID as \$0.48 per \$100 assessed value for 30 years and \$0.96 per \$100 assessed value for 15 years. Additionally, the development provides amenities but none than provides a unique or special benefit to the City of Tomball compared to amenities that have been included in both non-PID developments and PID developments.

The submitted petition requests the creation of a bond PID. The PID petition does not meet the adopted PID policy for the following items:

- Maximum term and assessment for debt PID.
  - The development is requesting a 30-year debt PID at \$0.95 per \$100 assessed value.
- Minimum acreage of 50-acres for debt PID.
  - The PID petition states the acreage for requested PID is 43.149 acres, total acreage for the development is 50.1051 acres.

Staff has provided a copy of the PID policy to the developer and discussed the policy requirements with them. The PID policy does maintain that the Council has the flexibility to consider unique and desirable elements, and grants Council the final authority for PID creation if the proposed development does not meet the minimum requirements.

**Origination:** Project Management

#### Recommendation:

Approval of Resolution No. 2025-23 accepts the PID Petition received from FLS Development, LLC for Public Improvement District No. 15, Graylou Grove, and calls for the Public Hearing.

**Party(ies) responsible for placing this item on agenda:** Meagan Mageo, Project Manager

**FUNDING (IF APPLICABLE)**

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: \_\_\_\_\_ No: \_\_\_\_\_ If yes, specify Account Number: # \_\_\_\_\_

If no, funds will be transferred from account # \_\_\_\_\_ To account # \_\_\_\_\_

Signed	Meagan Mageo	Date	Approved by		Date
	Staff Member			City Manager	