

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 18, 2022

Topic:

Resolution No. 2022-25, a Resolution of the City Council of the City of Tomball, Texas, calling for a public hearing on August 15, 2022, for the creation of Tomball Public Improvement District No. 14 (Seven Oaks) and being located within the City of Tomball.

Background:

Resolution No. 2022-25 pertains to Tomball Public Improvement District No. 14, also known as Seven Oaks, which encompasses approximately 19.34 acres located on the north side of Holderrieth Road, and 0.598 miles west of the Holderrieth Road and Hufsmith-Kohrville intersection. The resolution will accept the PID petition received from HMH Tomball Townhomes, LLC, and calls for a public hearing on August 15, 2022 to consider the creation of Tomball PID No. 14.

On March 21, 2022 City Council approved an amendment to the Administrative Policy for Public Improvement Districts (PIDs). The PID Policy specifies that the minimum requirement for a district to be eligible for a bond PID is 50-acres. Additionally, the development would need to provide a unique or special development that provides benefits to the Tomball community. These benefits could include, but are not limited to: parks, walking trails, sidewalks, specialty lighting, signage, etc. The development would also need to exceed development requirements which could include enhanced architectural standards, enhanced landscaping, enhanced amenities, and provide for the superior design of the lots or building.

The developer is requesting creation of a bond (debt) PID. As submitted, the PID does not meet the 50-acre minimum for consideration of a bond PID under the City's adopted policy, however, the developer is requesting consideration based on the unique amenities that are being included in the development. Staff agrees that the developer has gone beyond the standard requirements to include trails, park space, and amenities that the City will require to be included as part of development should the Council agree to the PID. Additionally, the PID policy does maintain that 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 all the minimum requirements of the PID policy. If approved, bonds would not be issued until fifty-percent of the homes are completed with Certificate of Occupancies issued.

Origination: HMH Tomball Townhomes, LLC and Project Management Office

Recommendation:

Staff recommends accepting the PID petition and calling the public hearing on August 15, 2022.

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		Approved by		
	Staff Member	Date		City Manager	Date