

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: August 4, 2025

Topic:

Conduct a public hearing of the City Council of the City of Tomball to consider the advisability of the creation of a Public Improvement District to make certain improvements over certain property located with the City to be established as Graylou Grove Public Improvement District No. 15 (PID 15).

Background:

Per Chapter 372 of the Texas Local Government Code, prior to the creation of a Public Improvement District (PID), the City of Tomball should hold a public hearing regarding the advisability of the proposed district.

FLS Development, the developer for the Graylou Grove development, has submitted their petition for annexation and PID and application for a Planned Development. The annexation was accepted at the July 7 City Council meeting with a scheduled public hearing and first reading of the ordinance on August 4. The second reading of the annexation will be conducted pending the Certificate of Convenience and Necessity (CCN) transfer being completed.

The Planned Development was approved by Planning and Zoning on July 14, 2025, and first reading of the Ordinance for adoption was conducted on July 21, 2025, with the second reading scheduled pending annexation.

This item is to conduct a public hearing to consider the advisability of creating the Graylou Grove Public Improvement District No. 15. Following the public hearing, City Council will consider a resolution to create the requested PID however the item will not be brought before Council for approval until the annexation can be completed.

The table below depicts the tentative schedule for all aspects for the potential development.

Annexation Elements	
July 7	Accept Annexation Petition & Call for Public Hearing
August 4	Conduct Public Hearing & First Reading of Ordinance
August 18 – PENDING	Final Adoption of Annexation Ordinance (second reading)
PID Elements	
July 7	Accept PID Petition & Call for Public Hearing
August 4	Conduct Public Hearing Approve Professional Services Agreement (Legal)
August 18 – PENDING	Resolution for PID Creation Approval of Development Agreement Professional Services Agreement (P3 Works)
Planned Development Elements	
July 14	Planned Development approved by Planning & Zoning Commission
July 21	Conducted Public Hearing & First Reading of Ordinance
August 18 – PENDING	Final Adoption of Planned Development (second reading)

Origination: Project Management

Recommendation:

Staff recommends conducting 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		Approved by	
	Staff Member	Date	City Manager	Date