

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: July 21, 2025

Topic:

Approve a Memorandum of Understanding with FLS Development, LLC pertaining to the Graylou Grove development, and authorize the City Manager to execute any and all related documents.

Background:

On June 2, City Council appointed Councilmember Garcia and Councilmember Covington to serve on an ad-hoc committee with City staff to complete negotiations with FLS Development, LLC pertaining to the Graylou Grove development. FLS Development has requested voluntary annexation into the city limits, applied for a planned development for mix use development (commercial and residential), and petitioned for a Public Improvement District (PID).

The committee met with the developer on June 30 and worked with the developer to identify their development goals and the City's priorities as it relates to the development. In order to continue progressing with the annexation, planned development, and PID process, the committee recommended a Memorandum of Understanding that outlines the requirements of the developer for approval of the three requests including:

1. Completion of voluntary annexation.
2. Complete Certificate of Convenience and Necessity (CCN) transfer from Aqua Services to the City of Tomball for water and sewer.
3. Extend all utilities, including water, wastewater, and natural gas, to the entire development.
4. Dedication of required right-of-way for the future expansion of Medical Complex Drive through the entire property to the eastern property boundary.
5. Construct a full boulevard, four lanes divided by a median, from the intersection of Medical Complex Drive and Hufsmith-Kohrville Road to the cul-de-sac at the eastern edge of the area designated for residential development.
6. Design the detention ponds for full capacity of the development.
7. Design and construct a loop system for the required water line with two connection points along Hufsmith Kohrville Road.
8. Developer, and future Homeowners Association (HOA), will be responsible for all right-of-way grass and landscaped areas, detention pond maintenance, and amenities for the life of the development.

In addition to these items, the City and developer will explore the option to have a connection to the neighboring development, Country Club Green, for emergency access only, as permitted by law. In return for completion and agreeance of these items, the City agrees to create a debt PID with a single issuance bond to be sold with the LTV is at 3:1, as required by City policy, with an approved assessment of \$0.95 for a 30-year term, not to exceed \$8,000,000.

Origination: Project Management

Recommendation:

Approve a Memorandum of Understanding with FLS Development, LLC pertaining to the Graylou Grove development.

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	