

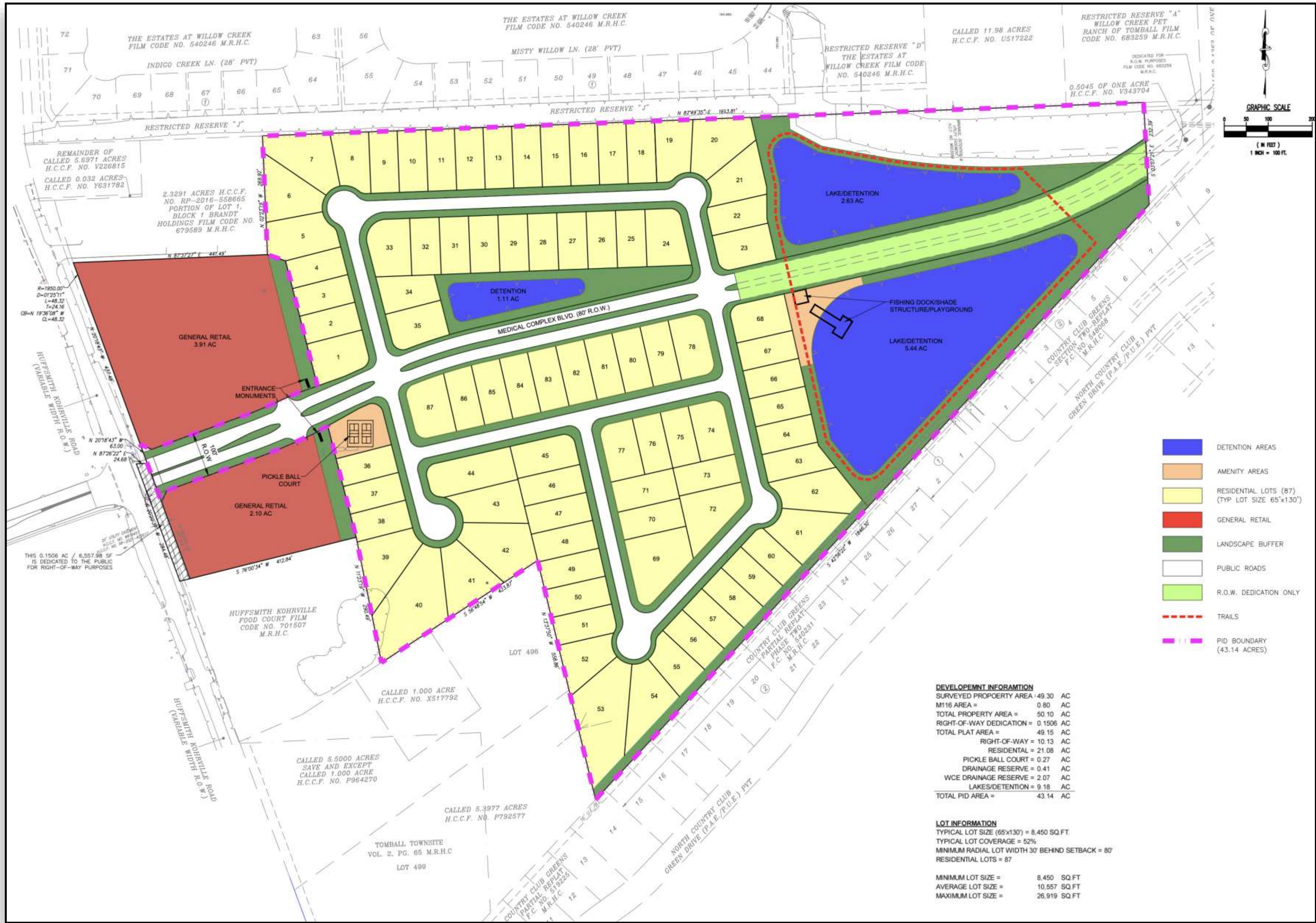
GRAYLOU | GROVE



50 Acre Mixed Use Development At Hufsmith Kohrville Rd. and Medical Complex Dr.

FLS Development LLC in Partnership with Harrisburg Homes





PID Considerations:

- Page 1 Section H states: “Are willing to annex into the City of Tomball, if applicable, in exchange for the creation of a PID”
- 8,500 sf Lots with homes priced at \$625,000.
- \$54M worth of residential & 45,000 square feet of commercial worth \$16M in assessable tax revenue.
- Sales tax revenue from commercial.
- Will not raise taxes for current Tomball residents.
- Grow the city’s tax base without obligating city revenues.
- The burden of the PID levy is on the home builder, not the City of Tomball.



Treeline

Treeline



Playground



Gazebo



Fishing dock



Entrance monument



Pickleball court

GRAYLOU GROVE



GRAYLOU GROVE

EST.
2023













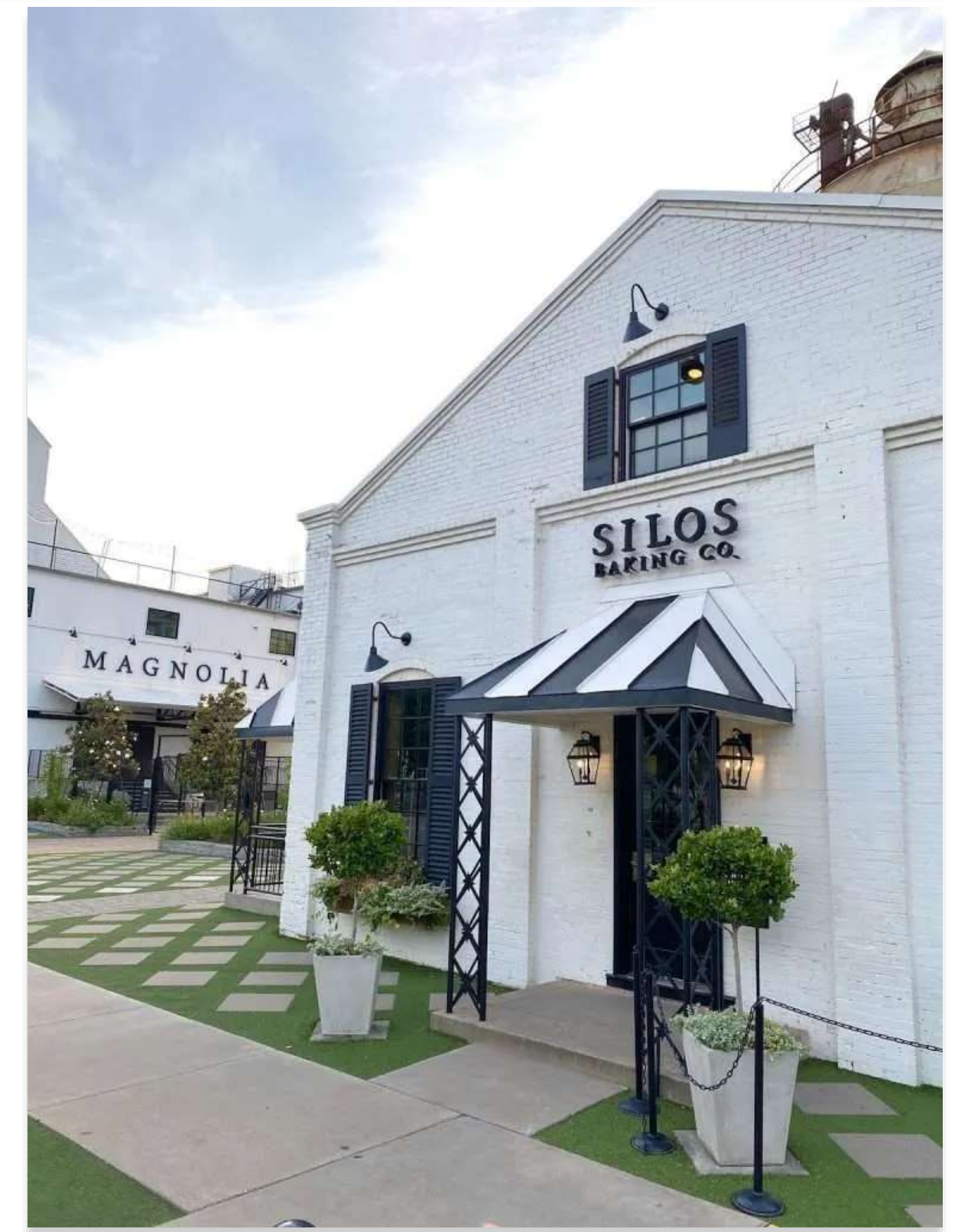
HARRISBURG
— HOMES —



Architectural Benefits

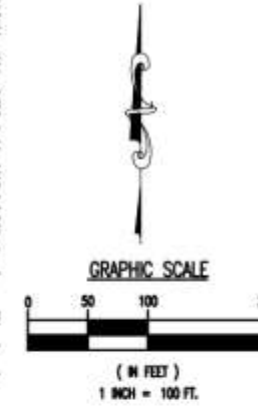
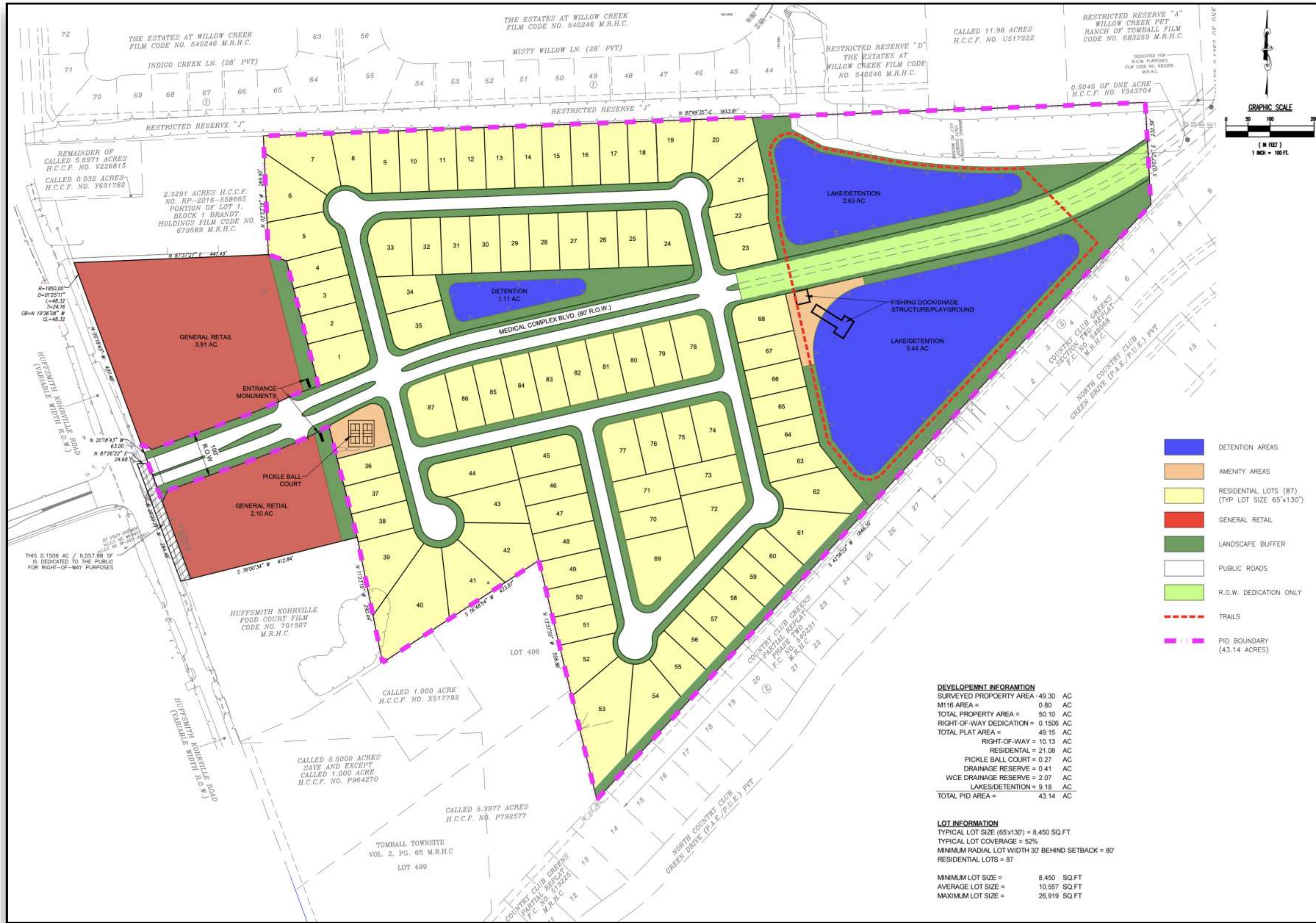
- **A unique and controlled concept of Architectural Design**
- **Restrictions to create a consistent environment**
- **Residential and Commercial Showpiece for City of Tomball**





Important Facts:

- **Voluntarily annexing into the city.**
- **Removing from Aqua Texas CCN.**
- **High per-lot development costs.**
- **8,500 sf Lots with homes priced at \$625,000.**
- **Variance to the PID policy amount is warranted.**
- **Amenities that are unique and special to the Tomball residents.**
- **Relationship with surrounding developments.**
- **Planned Development is 50.1 acres.**



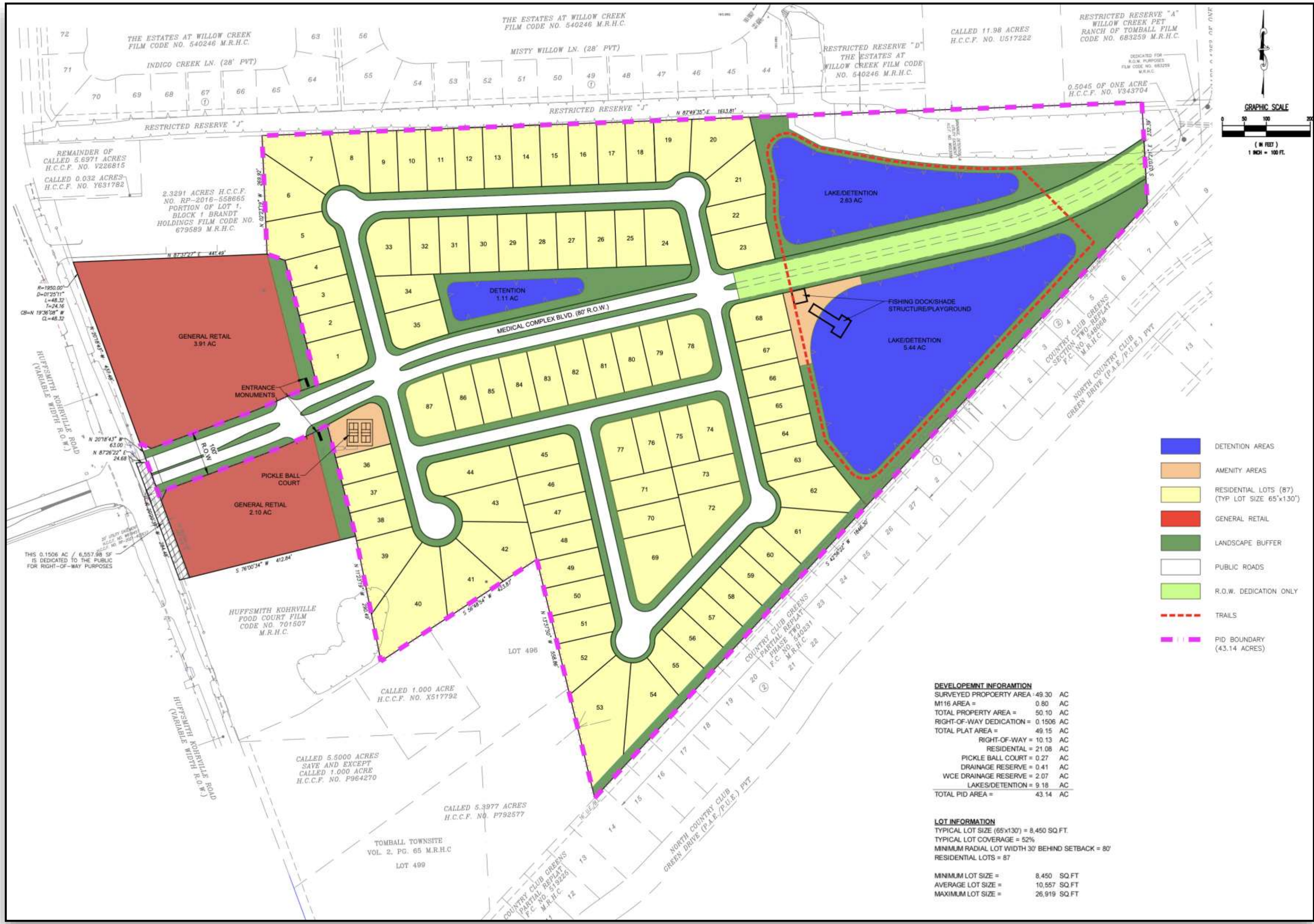
- DETENTION AREAS
- AMENITY AREAS
- RESIDENTIAL LOTS (87)
(TYP LOT SIZE 65'x130')
- GENERAL RETAIL
- LANDSCAPE BUFFER
- PUBLIC ROADS
- R.O.W. DEDICATION ONLY
- TRAILS
- PID BOUNDARY (43.14 ACRES)

DEVELOPMENT INFORMATION

SURVEYED PROPERTY AREA	= 49.30 AC
M116 AREA	= 0.80 AC
TOTAL PROPERTY AREA	= 50.10 AC
RIGHT-OF-WAY DEDICATION	= 0.1506 AC
TOTAL PLAT AREA	= 49.15 AC
RIGHT-OF-WAY	= 10.13 AC
RESIDENTIAL	= 21.08 AC
PICKLE BALL COURT	= 0.27 AC
DRAINAGE RESERVE	= 0.41 AC
WCE DRAINAGE RESERVE	= 2.07 AC
LAKE/DETENTION	= 9.18 AC
TOTAL PID AREA	= 43.14 AC

LOT INFORMATION

TYPICAL LOT SIZE (65'x130')	= 8,450 SQ.FT.
TYPICAL LOT COVERAGE	= 52%
MINIMUM RADIAL LOT WIDTH 30' BEHIND SETBACK = 80'	
RESIDENTIAL LOTS	= 87
MINIMUM LOT SIZE	= 8,450 SQ.FT
AVERAGE LOT SIZE	= 10,557 SQ.FT
MAXIMUM LOT SIZE	= 26,919 SQ.FT



PID Considerations:

- Page 1 Section H states: “Are willing to annex into the City of Tomball, if applicable, in exchange for the creation of a PID”
- 8,500 sf Lots with homes priced at \$625,000.
- \$54M worth of residential & 45,000 square feet of commercial retail worth \$16M in assessable tax revenue.
- Sales tax revenue from commercial.
- Will not raise taxes for current Tomball residents.
- Grow the city’s tax base without obligating city revenues.
- The burden of the PID levy is on the home builder, not the City of Tomball.

Actionable requests:

- **Adopt PID with a rate of \$0.95/\$100 for the duration of 30 years.**
- **Approve staff to proceed with work on the submitted Development Agreement which includes the land plan as shown here.**



FLS Development



Thank You