
PID Petition

Public Improvement District No. 15

Graylou Grove

December 18, 2023



Graylou Grove PID Petition Summary

- FLS Development, LLC (Harrisburg Homes) for creation of Public Improvement District No. 15, also known as Graylou Grove.
- Development is 43.149 acres located on Hufsmith-Kohrville Road.
 - Mixed Use Commercial/Residential Development
- Approximately 87 single-family homes to be constructed.
- Reimbursement Bond PID: \$8,000,000.
- Estimated market value of \$625,000
 - Maximum Annual Installment: \$5,938 (at \$0.95 per \$100 assessed value)
- Development will be requesting annexation in the City, pending approval of creation of the PID



Summary of PID Petition

- Petition states that bond funds will be used to for:
 - Street & Roadway Improvements
 - Sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking, and right-of-way
 - Parks and open spaces
 - Trails, playgrounds, walkways, lighting, and similar items
 - Costs related to sidewalks, landscaping and hardscaping, fountains, lighting, and signage
 - Infrastructure and facilities
 - Gas, water, wastewater, and drainage (including detention)



Proposed Development

- Development plans to request approval for a Planned Development
 - Annexation application has not been submitted.
 - Planned Development application has been submitted
 - Cannot proceed until annexation process begins.



Proposed Amenities

- Wet amenity detention pond with fountains
- Designated walking trails around amenity pond
- With workout equipment
- Playground structure
- Fishing dock
- Shade structure
- Up to two (2) monument signs with platted areas
- Two (2) pickleball courts with fence and seating



Concept Plan for PID Petition



- Legend

- Blue – Detention Areas
- Orange – Amenity Areas
- Yellow – Residential Lots (87)
- Red – General Retail
- Dark Green – Landscape Buffer
- White – Public Roads
- Light Green – ROW Dedication Only



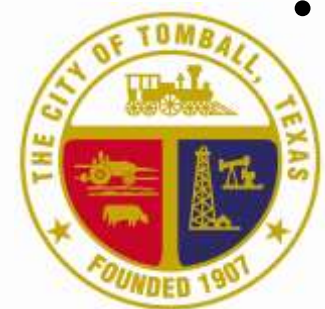
City of Tomball PID Policy: General

- September 19, 2022, City Council adopted a revised PID Policy outlining the minimum requirements for eligibility of a PID, with priority being given to PIDs that:
 - Generate economic and superior development benefits to the City beyond what normal development would generate
 - Parks, walking trails, amenity centers, pools, landscaping, arts, specialty lighting, signage, etc.
 - Exceed development requirements
 - Architectural standards, enhanced landscaping, enhanced amenities, and provide superior design of the lots or buildings.
 - Provide for improvements in the public right of way
 - Landscaping, entryways, fountains, specialty lighting, multi-use trails, etc.
 - Meet community needs
 - Enhanced drainage improvements, pedestrian connectivity, utility improvements, etc.
 - Provide a unique or special development that provides benefits to the Tomball community.



City of Tomball PID Policy: Debt PID

- Debt PID requires that the following guidelines be adhered to, in addition to the previous considerations:
 - Minimum of 50 acres;
 - Minimum appraised value to lien ratio of 3:1;
 - All improvements to be funded with PID bonds must be fully engineered and competitively bid;
 - Maximum term of PID assessment is not to exceed 30 years with \$0.48 per \$100 assessment cap OR 15 years with \$0.96 per \$100 assessment cap; and
 - All PID bonds are subject to City Council approval.



PID Policy Standards

Based on the approved PID Policy, the PID petition does not meet the minimum requirement for a bond PID for the following reasons:

- Maximum Term and Assessment for Debt PID
- Minimum acreage of 50 acres for debt PID
- Non-adherence Section II-E: Increase or enhance the City's transportation and roadway plans
 - Ordinance Section 38-125 (When Construction is Permitted): *"...must construct street or drainage facilities in such a manner that they will benefit other property owners, may at their cost and expense construct such street and drainage facilities in accordance with the master plan of the city and in accordance with such conditions as may be prescribed by the ordinances of the city or the city council."*
 - Code of Ordinances, Section 40-64 (Public Streets; General Arrangement and Layout): *"Provide adequate street connections to adjacent properties to ensure adequate traffic circulation within the general area:"*
- Non-adherence to Section X – A: Plans for proposed development shall be prepared and reviewed by the City in compliance with the City's development ordinances regarding land use, development, infrastructure design, permitting, and inspections.
 - Ordinance Section 40-65 (Streets, specific standards), (f) (Dead-end Streets): *"Dead-end streets shall not be approved except in those instances where the street is terminated by a temporary circular cul-de-sac turnaround or where the street is designated to be extended into adjacent property..."*



Recommendation

- Based on the submitted petition request of a Reimbursement Bond PID, staff is recommending denial of the petition since it does not meet the minimum requirements as specified in the adopted PID policy.



Applicant

