

# City Council Meeting

## Agenda Item

### Data Sheet

Meeting Date: December 16, 2024

**Topic:**

Approve Resolution Number 2024-48, a Resolution of the City Council of the City of Tomball, Texas approving a First Amendment to the Development Agreement for the Winfrey Estate Public Improvement District Number 12.

**Background:**

CHTA Development, Inc. is developing a 34.4945 acre residential development west of the intersection of Winfrey Lane and FM 2978. As part of the development, CHTA Development, Inc. established a Public Improvement District created by Resolution No. 2022-10B on April 8, 2022.

The Development Agreement was approved on April 8, 2022 (Resolution No. 2022-14) and established the requirements of the developer and the District before the issuance of debt. The requirements included:

- All public improvements to be reimbursed from the proceeds of bonds be complete.
- All lots in the property to be fully developed and available to a homebuilder.
- 24 homes completed within certificate of occupancy issued.

To date all requirements have been satisfied, excluding 24 homes with a certificate of occupancy. CHTA is requesting an amendment to the Development Agreement to lower the number of homes from 24 to 20. Per the developer, the 20 homes will be complete with certificates by December 31, 2024 allowing them to begin the bond sale process in January 2025.

Resolution Number 2024-48 approves the first amendment Development Agreement between the City and CHTA Development, Inc. with respect to the development of the property, the public improvements and the levy of assessments in the PID.

**Origination:** Project Management

**Recommendation:**

Staff recommends adopting Resolution Number 2024-48, approving a first amendment to the Development Agreement with CHTA Development, Inc.

**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  
Staff Member \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_  
City Manager \_\_\_\_\_ Date \_\_\_\_\_