

# City Council Meeting

## Agenda Item

### Data Sheet

Meeting Date: 5/16/2022

#### Topic:

Resolution No. 2022-19, a Resolution of the City Council of the City of Tomball, Texas, calling for a public hearing on June 20, 2022, for the creation of Tomball Public Improvement District No. 14 (Seven Oaks) and being located within the City of Tomball.

#### Background:

Resolution No. 2022-19 pertains to Tomball Public Improvement District No. 14, also known as Seven Oaks, which encompasses approximately 19.34 acres located on the north side of Holderrieth Road, and 0.598 miles west of the Holderrieth Road and Hufsmith-Kohrville intersection. The resolution will accept the PID petition received from HMH Tomball Townhomes, LLC, and calls for a public hearing on June 20, 2022 to consider the creation of a PID.

On March 21, 2022 City Council approved an amendment to the Administrative Policy for Public Improvement Districts (PIDs). The PID Policy specifies that the minimum requirement for a district to be eligible for a bond PID is 50-acres. Additionally, the development would need to provide a unique or special development that provides benefits to the Tomball community. These benefits could include, but are not limited to: parks, walking trails, sidewalks, specialty lighting, signage, etc. The development would also need to exceed development requirements which could include enhanced architectural standards, enhanced landscaping, enhanced amenities, and provide for the superior design of the lots or building.

The submitted petition request the creation of a bond PID. Staff is recommending denial of the petition since the development does not meet the minimum acreage for a bond nor does it provide a special or unique benefit to the community as defined in the adopted PID policy. Staff has provided a copy of the PID policy to the developer and discussed the policy requirements with them. Staff recommend the developer pursue a cash PID based on the adopted policy.

The PID policy does maintain that Council has the flexibility to consider unique and desirable elements, and grants Council the final authority for PID creation if the proposed development does not meet the minimum requirements.

**Origination:** HMH Tomball Townhomes, LLC

#### Recommendation:

Staff recommends denial of the PID Petition.

**Party(ies) responsible for placing this item on agenda:**

Meagan Mageo, Project Coordinator

**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	_____	Approved by	_____
	Meagan Mageo		
	Staff Member		City Manager
	Date		Date