



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION**

**Wednesday, April 16, 2025 at 9:00 AM
Waller County Joe Kuciemba Annex, Hempstead, Texas**

AGENDA

NOTICE is hereby given that the Commissioners Court of Waller County, Texas, will meet at the date and time listed above at its meeting place at:

**Waller County Joe Kuciemba Annex
425 FM 1488
Hempstead, Texas 77445**

Said meeting will be a regular meeting for the purpose of transacting the business of the County and to **discuss and take possible action on any of the agenda items listed below:**

CALL TO ORDER

1. Approval of Agenda

PUBLIC COMMENT

ECONOMIC DEVELOPMENT

2. Consent to the assignment of the tax abatement agreement between Waller County, Texas and Urban Twinwood, LP entered into on February 20, 2024, contract ID number 240220-20 ("Agreement"). The assignment is made between Urban Twinwood, LP and Brookview Lone Star, LLC. Urban Twinwood, LP owned the property subject to the Agreement at the time the Agreement was executed, and was the original tax abatement applicant. The property is located in the Twinwood Business Park, and is in Waller County Twinwood Business Park Reinvestment Zone 12, located south of Interstate 10 and west of Woods Road. The property was improved pursuant to the Agreement by the construction of an office, manufacturing, and warehouse facility of approximately 50,000 square feet at an estimated cost of approximately \$4,000,000. Urban Twinwood, LP sold the property to Brookview Lone Star, LLC, and is requesting Waller County to consent to the assignment of the Agreement from Urban Twinwood, LP to Brookview Lone Star, LLC. Brookview Lone Star, LLC is the current owner of the property.
3. **Public Hearing:** Conduct a public hearing concerning the designation of Waller County Vigavi Reinvestment Zone 15 pursuant to Texas Tax Code Chapter 312. The proposed reinvestment zone is comprised of approximately 36.202 acres of land in the H. & T.C.R.R. Co. Survey, Section 75, Abstract 155, in Waller County, Texas generally located west of Jordan Ranch Blvd, east of Woods Road, south of Kingsland Blvd, and north of the Waller and Fort Bend County line in Brookshire, Texas 77423, and consists of a portion of Unrestricted Reserve "B" of the Final Plat Of Jordan Ranch Waller County recorded under Instrument No. 2411747 of the Deed Records of Waller County,

Texas, together with a portion of the 1352.43 acre tract described in Exhibit A of the deed recorded under Instrument No. 1501833 in the Deed Records of Waller County, Texas, together with all of the called 0.941 acre tract described as "Tract 1" in the deed recorded in Volume 901, Page 375 of the Deed Records of Waller County, Texas, together with a portion of the called 15.396 acre tract described as "Tract 2" in the deed recorded in Volume 901, Page 380 of the Deed Records of Waller County, Texas, along with all of the called 3.083 acre tract described in the deed recorded under Instrument No. 1508628 of the Deed Records of Waller County, Texas, and a portion of Jordan Road, also known as Jordan Field Road (a 70-foot wide private road). Interested persons may speak or present evidence for or against the designation.

4. Approve the order for the designation of Waller County Vigavi Reinvestment Zone 15.
5. Approve the Tax Abatement Agreement between Waller County, Texas and Woods Crossing Venture, LLC. Woods Crossing Venture, LLC is the property owner and the tax abatement applicant. The property is located in the reinvestment zone to be known as Waller County Vigavi Reinvestment Zone 15, the designation of which will be considered at the public hearing to be held by the Commissioners Court on April 16, 2025 prior to the approval of the Tax Abatement Agreement. If designated, Waller County Vigavi Reinvestment Zone 15 will be generally located west of Jordan Ranch Blvd., east of Woods Road, south of Kingsland Blvd, and north of the Waller and Fort Bend County Line in Brookshire, Texas 77423. Woods Crossing Venture, LLC will build on Reserve "A" of the Woods Crossing subdivision a "spec" building intended for general industrial use that is approximately 156,800 square feet. The estimated cost of the "spec" building is approximately \$7,500,000.
6. Approve the Tax Abatement Agreement between Waller County, Texas and Woods Crossing Venture, LLC. Woods Crossing Venture, LLC is the property owner and the tax abatement applicant. The property is located in the reinvestment zone to be known as Waller County Vigavi Reinvestment Zone 15, the designation of which will be considered at the public hearing to be held by the Commissioners Court on April 16, 2025 prior to the approval of the Tax Abatement Agreement. If designated, Waller County Vigavi Reinvestment Zone 15 will be generally located west of Jordan Ranch Blvd., east of Woods Road, south of Kingsland Blvd, and north of the Waller and Fort Bend County Line in Brookshire, Texas 77423. Woods Crossing Venture, LLC will build on Reserve "C" of the Woods Crossing subdivision a "spec" building intended for general industrial use that is approximately 96,000 square feet. The estimated cost of the "spec" building is approximately \$4,600,000.

ADJOURN MEETING

NOTICE

The County Commissioners Court of Waller County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 Personnel Matters, 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).