

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: November 10, 2025

City Council Public Hearing Date: November 17, 2025

Rezoning Case: Z25-11

Property Owner(s): 2S & Z Investments, LLC

Applicant(s): 2S & Z Investments, LLC

Legal Description: Approximately 2.109 acres of land legally described as being two tracts of land (1.047 and 1.062 acres), each being a portion of Lot 477 of Tomball Townsite

Location: 22700 Hufsmith–Kohrville Road (Exhibit “A”)

Area: 2.109 acres

Comp Plan Designation: Corridor Commercial (Exhibit “B”)

Present Zoning: Agricultural (AG) District (Exhibit “C”)

Request: Rezone from the Agricultural (AG) to the Commercial (C) District.

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North	Tomball ETJ	Professional Office
South	Tomball ETJ	Undeveloped land
East	Tomball ETJ	Single-family residence
West	Commercial (C)	Undeveloped land and Smitty’s Meat Market

BACKGROUND

The subject property was recently annexed into the city limits. The default zoning district for newly annexed properties is the Agricultural (AG) district. Until the fall of this year there was a single-family residence located on the property, however, this structure has been removed and there are currently no on-site structures.

ANALYSIS

Comprehensive Plan Analysis: The property is designated as “Corridor Commercial” by the Comprehensive Plan’s Future Land Use Map. The Corridor Commercial designation is intended for non-residential uses along regionally serving thoroughfares.

According to the Comprehensive Plan, land uses should consist of retail centers, hotels, restaurants, personal services, professional offices, etc.

The Comprehensive Plan identifies the following zoning districts as compatible with the Corridor Commercial designation: Neighborhood Retail (NR), General Retail (GR), Office (O), and Commercial (C). The Comprehensive Plan also identifies that development within this designation should have primary access to an arterial street and provide enhanced visual appeal.

Staff Review Comments: The request to rezone the subject property to Commercial (C) is in conformance with the Future Land Use Plan. Furthermore, the subject property has frontage on Hufsmith–Kohrville Road which is designated as a Major Arterial on Tomball’s Major Thoroughfare Plan. Roadways such as this are designed to accommodate the volume and character of traffic that can be expected within the C district. The approval of the requested zoning will promote a new development that is consistent with the type of development patterns and character endorsed by the Future Land Use Plan for this area.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 300 feet of the project site were mailed notification of this proposal on October 20, 2025. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

EXHIBITS

- A. Aerial Location Map
- B. Future Land Use Plan
- C. Zoning Map
- D. Site Photos
- E. Rezoning Application

Exhibit "A"
Aerial Location Map



Exhibit "B"
Future Land Use Plan

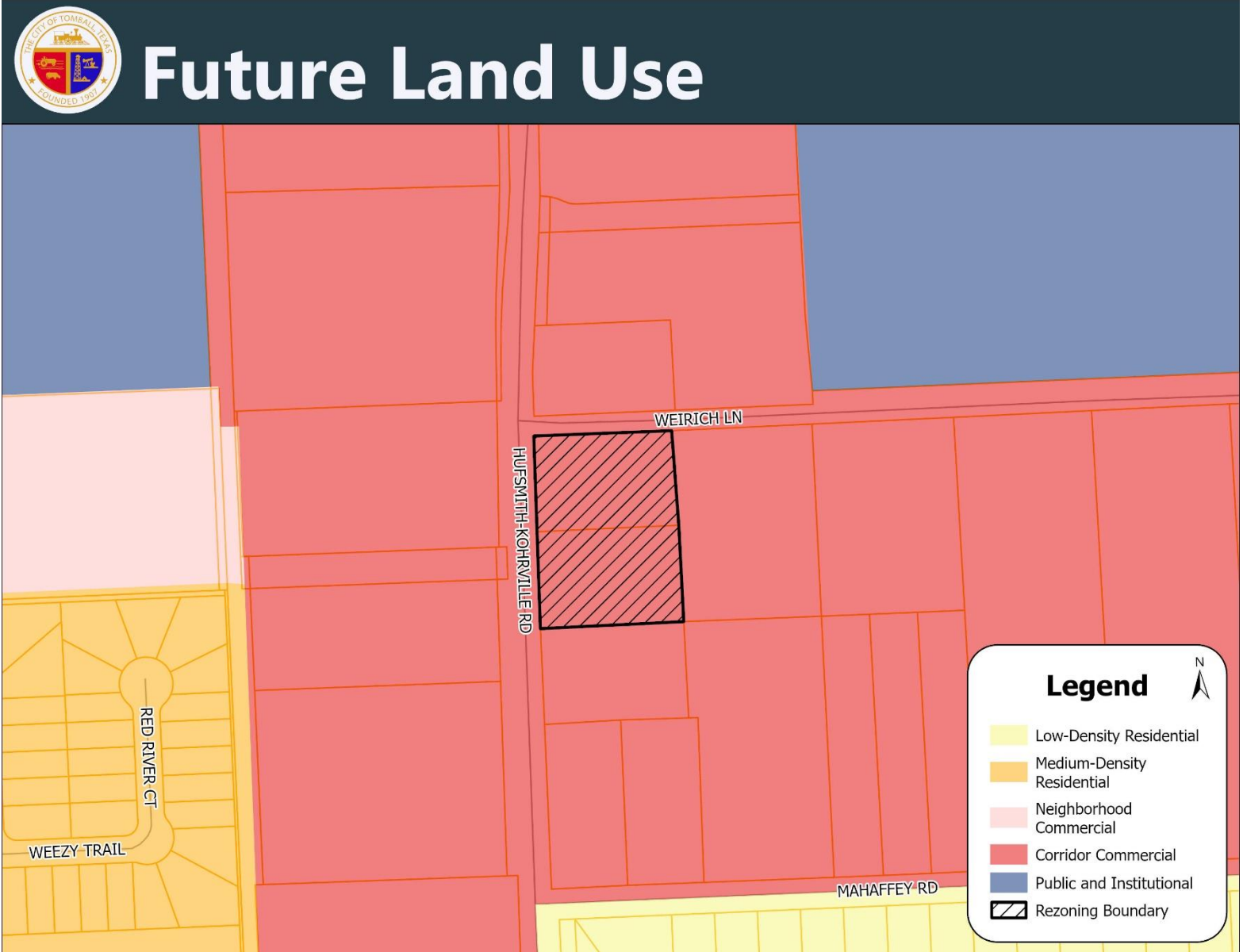
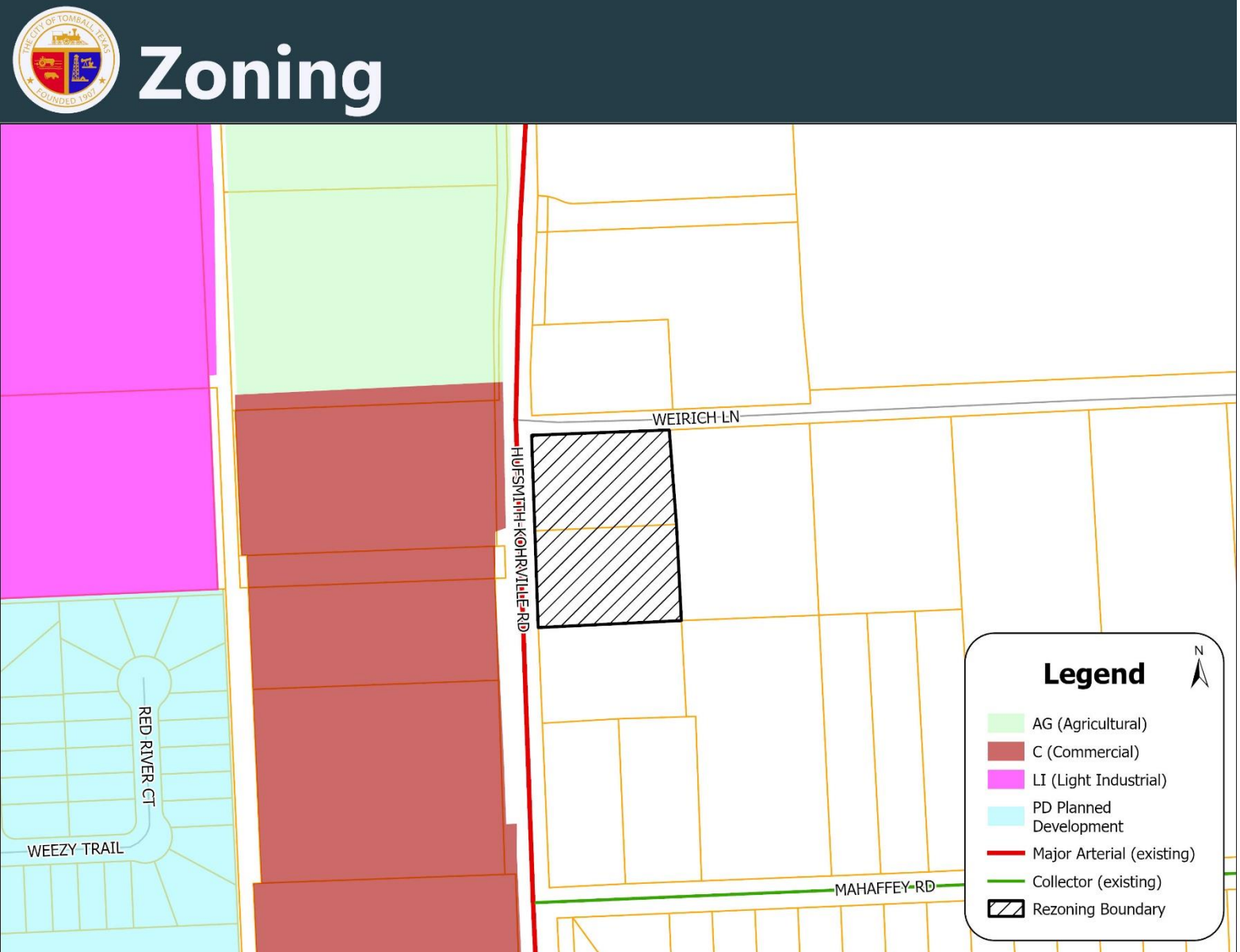


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo(s)**

Subject Property



Neighbor (North)



Neighbor (East)



Neighbor (West)



Exhibit "E"
Rezoning Application

Revised: 08/25/2023



APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

APPLICATION REQUIREMENTS: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

FEES: Must be paid at time of submission or application will not be processed.

- \$1,000.00 fee for requests to rezone to standard zoning districts
- \$1,500.00 fee for request to rezone to Planned Development districts.

DIGITAL APPLICATION SUBMITTALS:

PLEASE SUBMIT YOUR APPLICATIONS AND PLANS DIGITALLY WITHIN SMARTGOV

WEBSITE: ci-tomball-tx.smartgovcommunity.com

Applicant

Name:	2S & Z Investments LLC (Shan Ali)	Title:	Manager		
Mailing Address:	15110 Mintz Ln	City:	Houston	State:	TX
Zip:	77014	Contact:	832-630-1758		
Phone:	(832) 630-1758	Email:	shanali1@icloud.com		

Owner

Name:	2S & Z Investments LLC (Shan Ali)	Title:	Manager		
Mailing Address:	15110 Mintz LN	City:	Houston	State:	TX
Zip:	77014	Contact:	Shan Ali		
Phone:	(832) 630-1758	Email:	shanali1@icloud.com		

Engineer/Surveyor (if applicable)

Name:	Advance Surveying INC	Title:			
Mailing Address:	10518 Kipp Way Drive Suite A-2	City:	Houston	State:	TX
Zip:	77099	Contact:	Lisset Campos		
Phone:	(210) 6532517	Fax:	()	Email:	lisett@asi23.com

Description of Proposed Project: Commercial Corridor Retail Center

Physical Location of Property: SE corner of Weirich Rd and Huffsmith Kohrville

[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TR 477A & 477C Tomball Outlots

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Select a Zoning District

Revised: 08/25/2023

Current Use of Property: Vacant Land
Proposed Zoning District: Commercial (C)
Proposed Use of Property: Cstore/Retail Center
HCAD Identification Number: 0352960000520 and 03529 Acreage: 1.9ac +/-

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X  
Signature of Applicant Date
X  
Signature of Owner Date

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- **Application Fee: \$1,000.00 (standard zoning) or \$1,500.00 (PD zoning)**
- **Completed application form**
- ***Copy of Recorded/Final Plat**
- **Letter stating reason for request and issues relating to request**
- **Conceptual Site Plan (if applicable)**
- **Metes & Bounds of property**
- **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an unplatted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

Application Process

1. The official filing date is the date the application and fee are received by the City.
2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.
3. Property owners within two-hundred (300) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.
4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.
5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).
6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.

Rezoning Letter

September 22, 2025

City of Tomball
Planning and Zoning
501 James St.
Tomball, TX 77375

Re: Rezoning Letter
Proposed Zoning- Commercial (Commercial Corridor)
Huffsmith Kohrville and Weirich Rd.

Location: Parcel Numbers HCAD : 0352960000507 & 0352960000520
Existing Zoning: Annexation in Process (Agricultural)
Proposed Zoning: Commercial
Future Land Use (2025): Commercial Corridor
Acreage of Property to be rezoned: 1.9AC +/-

To Whom It May Concern:

We are requesting zoning change for the parcels 0352960000507 & 0352960000520. (See exhibit A) SE corner of Weirich rd and Huffsmith Kohrville RD.

The City of Tomball Future Land Use Map proposes Commercial Corridor for these 2 tracts. (See Exhibit B)

We are wanting to develop a Retail Center with Tenants lined up. Commercial corridor per the city zoning allows for this type of land use. Currently the parcels are ETJ to City of Tomball and are in process for annexation and platting. After annexation the property automatically is zoned for Agricultural. (standard per Predevelopment Meeting with city of Tomball) Our request for zoning change is consistent with the surrounding neighbors

and Comprehensive Plan 2025. Exhibit B shows surrounding parcels to be the same zoning as requested. We appreciate you all for taking your time and reviewing our request.

If you have any questions or Concerns, please don't hesitate to reach out.

Thank you for your time,

A handwritten signature in black ink, appearing to be 'Shan Ali', written in a cursive style.

Shan Ali, Manager
2S & Z Investments LLC
832-630-1758
Shanali1@icloud.com

Exhibit A: Harris County Appraisal District *hcad.org



Exhibit B: City of Tomball Future Zoning Map 2025 *tomballtx.gov

