

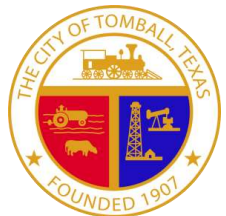
Graylou Grove: Consent Annexation Application

July 7, 2025

Presented by: City Secretary's Office, Community Development, Police, Fire, and Public Works

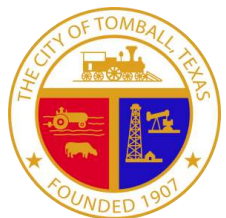
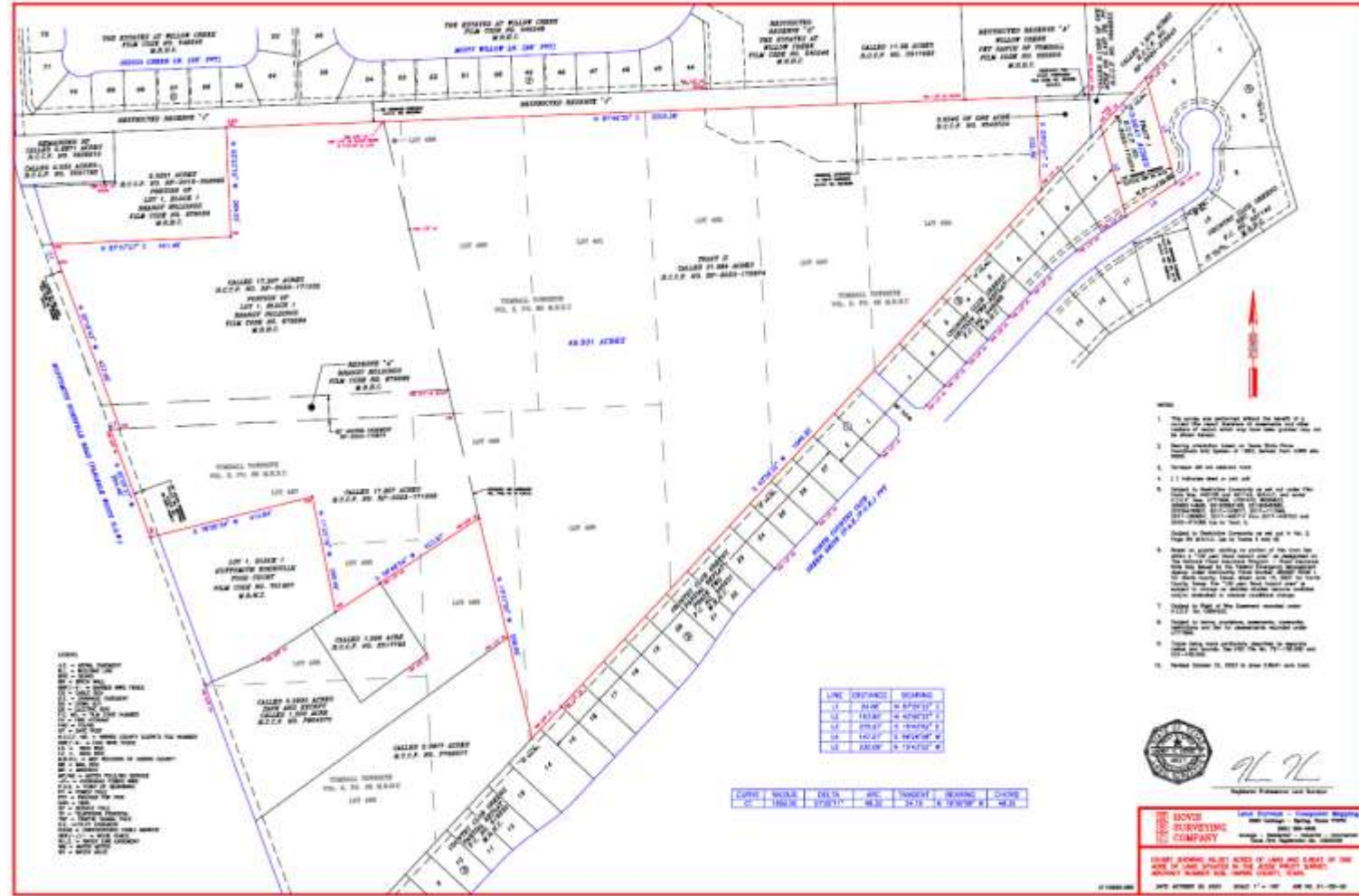
Purpose

- Request for City Council to order the public hearing and first reading of annexation ordinance
- Annexation by consent of all owners in accordance with Texas Local Government Code Chapter 43
- Required to provide full municipal utilities: water, wastewater, and gas



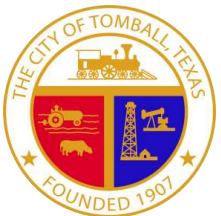
Property Overview

- Annexation Area Name: Graylou Grove
- Total Acres: 50.1051
- Current Zoning upon Annexation: Agricultural (AG)
- Location: Along Hufsmith-Kohrville Rd, contiguous to City limits
- Ownership: FLS Development, LLC
- Proof of Ownership & Consent: Documented and notarized in petition



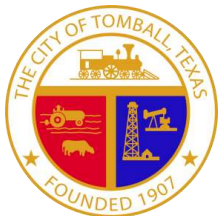
Anticipated Development

- Residential
 - 88 Single-Family Homes
 - Estimated Value: \$625,000 per unit
- Commercial
 - 45,000 sq ft General Retail (Type IIB Construction)
 - Estimated Value: \$16 Million
 - Site Improvements: Landscaping, walking paths, signage, parking



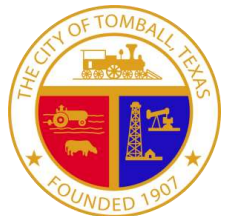
Municipal Service Plan

- Police & Fire Protection: Serviceable via existing departments
- Water/Wastewater/Gas: Extensions initiated post-annexation
- Roads & Drainage: Public Works will assume maintenance jurisdiction
- Solid Waste Collection: Service begins upon occupancy
- No special districts or utility conflicts reported



Compliance & Readiness

- Property is within Tomball ETJ and contiguous*
- No appraisals under ag/timber/wildlife exemptions
- Platting and zoning requests pending with Community Development
- All annexation documents reviewed and signed by City departments



*Except Tract 1 on northeast is not a part of the annexation

Questions & Action Requested

- Action:
 - Motion to order a public hearing and first reading of Ordinance on July 21, 2025
 - Schedule a second reading if approved
- Questions from Council?

