

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: October 6, 2025

Topic:

Consideration of and action on Resolution No. 2025-50, a Resolution of the City Council of the City of Tomball, Texas, declaring the intention to institute proceedings to annex certain territory; describing such territory; setting November 3, 2025 at 6 o'clock pm as the date and time for Public Hearing at which all interested parties shall have an opportunity to be heard; providing for publication of such notice of said Public Hearing; directing preparation of a municipal service plan for the territory proposed to be annexed (being a 1.9756 acre (86,058 square feet) tract of land, situated in the Jesse Pruitt survey, Abstract Number 629, Harris County, Texas; being out of and a part of lot four hundred and seventy-seven (477), of Tomball Townsite, a subdivision in Harris County, Texas, according to the map or plat thereof, as recorded in Volume 2, Page 65, of the map records of Harris County, Texas (H.C.M.R.); said 1.9756 acre tract being out of and a part of a 1.0472 acre tract conveyed to 2S & Z Investments LLC by deed as recorded under Harris County Clerk's File Number (H.C.C.F. NO.) RP-2025-238354 and out of and a part of a 1.062 acre tract conveyed to 2S & Z Investments LLC by deed as recorded under H.C.C.F. NO. RP-2025-244581); and providing for severability.

Background:

2S&Z Investments LLC, a property owner within the City of Tomball's extraterritorial jurisdiction (ETJ) has formally submitted a request for voluntary annexation into the city limits. The application includes a signed annexation request form, a notarized affidavit affirming ownership and authority to initiate the process, and a detailed legal description of the property, including survey references and total acreage. The accompanying exhibit map outlines the parcel's boundaries and its relationship to adjacent properties and existing city infrastructure.

The applicant's stated intent is to bring the property under Tomball's municipal governance to access city services, align with development standards, and participate in long-term planning efforts. The annexation would allow the property to benefit from municipal utilities, public safety coverage, and zoning protections, while also contributing to the city's strategic growth objectives. The applicant's anticipated development is for office and commercial use with a proposed 15,000 square foot (sqft) masonry and steel structure at \$100/sqft with a total estimated value of \$1,500,000.

Origination: City Secretary

Recommendation: Adopt resolution ordering the public and 1st reading of an ordinance expressing the City's intent to annex the property.

Party(ies) responsible for placing this item on agenda: Thomas Harris III, City Secretary

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:** _____
Staff Member Date City Manager Date