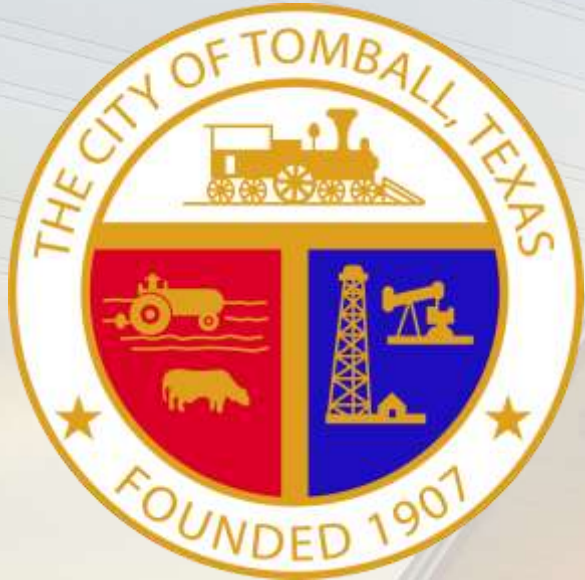




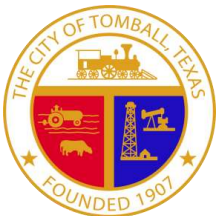
2S&Z Investments LLC: Consent Annexation Application

October 6, 2025

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

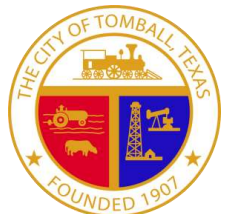
Introduction & Purpose

- **Purpose:** Request for full-purpose annexation of 1.9756 acres (two tracts) into the City of Tomball, Harris County, Texas
- **Applicant:** 2S&Z Investments LLC (Shan Ali, Owner)
- **Location:** North of Mahaffey Rd, east of Hufsmith-Korhville Rd, south of Weirich Rd
- **Legal Basis:** Chapter 43, Texas Local Government Code (Annexation Procedures)

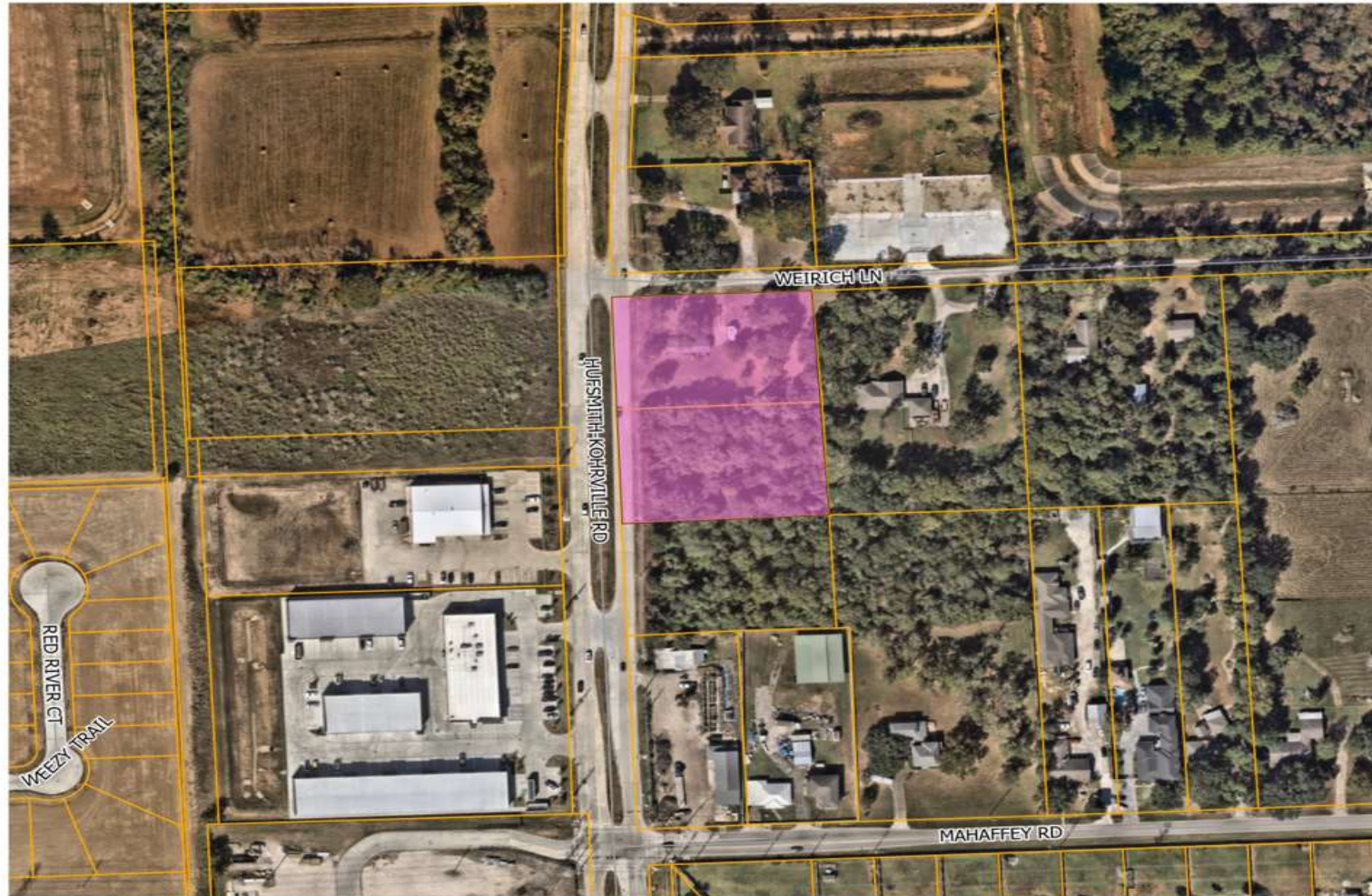


Property Overview

- **Tract 1:** 1.047 acres (formerly FB Realty Holdings LLC, now 2S & Z Investments LLC)
- **Tract 2:** 1.062 acres (formerly Arotto Properties, Ltd., now 2S & Z Investments LLC)
- **Combined Area:** 1.9756 acres (86,058 sq. ft.)
- **Legal Descriptions:** Provided by Advance Surveying, Inc. (see Exhibit A)
- **Proof of Ownership:** Warranty deeds and metes & bounds included in application

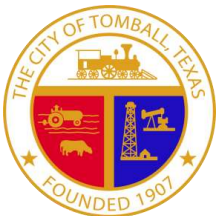


2S & Z Investments LLC



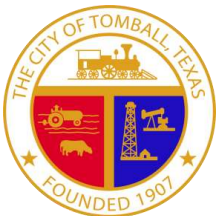
Application Completeness & Compliance

- **All Owners Consent:** All property owners have signed the petition
- **Contiguity:** Property is contiguous and adjacent to current Tomball city limits
- **ETJ Status:** Located within Tomball's Extraterritorial Jurisdiction (ETJ)
- **No Agricultural/Timber/Wildlife Appraisal:** Not appraised for those uses
- **Waiver of Development Agreement:** Owners waive right to a development agreement



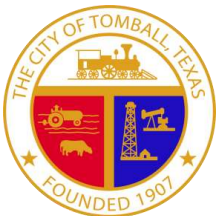
Anticipated Development

- **Current Use:** Vacant land, no existing structures
- **Platting:** Applicant has contacted to Community Development for platting process
- **Zoning:** Request for zoning reclassification in conjunction with annexation (default is AG unless otherwise requested)
- **Planned Use:** 15,000 sq. ft. office/commercial building (masonry & steel), estimated value \$1.5 million



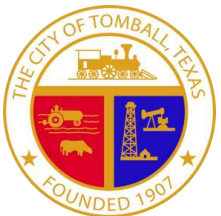
Municipal Service Plan

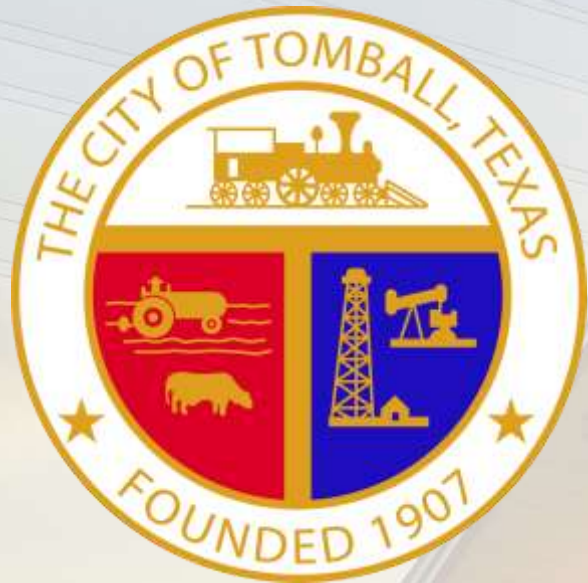
- **General Services:** Police, fire, solid waste, water, wastewater, gas, street maintenance, parks, and other city services to be provided at levels comparable to similar areas in Tomball
- **Capital Improvements:** No immediate proposed capital improvements planned; all infrastructure at cost of developer
- **Service Extension Policy:** Developers responsible for extending water, wastewater, and gas lines to city trunk lines



Council Actions & Staff Recommendation

- Council Action:
 1. **Order a Public Hearing** : As required by Texas Local Government Code, a public hearing must be held to receive comments on the proposed annexation
 2. **First Reading of Annexation Ordinance**: Conduct the first reading of the ordinance to annex the subject property
 3. **Post-Hearing Steps**: Second reading and adoption of the ordinance at a subsequent meeting
- Staff Recommendation:
 - Proceed with ordering the public hearing and first reading of the annexation ordinance as the application is complete and compliant with Texas law and city policy





Questions & Comments