

Annexation Request



The City of Tomball requires annexation as a condition of extending municipal water, wastewater and/or other utility services to property located outside of the City's full-purpose jurisdiction. Following annexation, available utility services will be provided to the annexed property under the same terms and conditions as for other property located within the City of Tomball.

The undersigned property owner requests full-purpose annexation of the subject tract into the City of Tomball's full purpose jurisdiction in accordance with Chapter 43 of the Texas Local Government Code.

Requesting annexation does not change the City's obligation to provide municipal services in accordance with Chapter 43 of the Texas Local Government Code.

For information regarding the City's annexation process, please contact the City Secretary at 281-290-1002 or the Community Development Department at 281-290-1405.

Annexation must be completed prior to extension of water, wastewater, and/or other utilities.

I/We, the undersigned, am/are the current owner(s) of the tract described above and I/we request annexation into the City of Tomball for full-purposes in accordance with Chapter 43 of the Texas Local Government Code.

HA 11701 PROPERTIES LLC
Name of Owner(s) (Type or Print)

LAWRENCE J. BARRAS 8/30/23
Owner's Signature Date

Received by City Secretary Date

Received by Community Development Department Date

CITY OF TOMBALL
ANNEXATION REQUEST APPLICATION
Part A: Statement of Request

City Secretary
City of Tomball
401 Market Street
Tomball, TX 77375

Mayor and Council:

1. I (we) the undersigned being the owner(s) of the property legally described as:


12.114 AC. SITUATED IN THE CLAUDE N. PILLOT SURVEY, A-632
& ELIZABETH SMITH LEAGUE, A-70 HARRIS COUNTY, TEXAS

hereby request the annexation of described property into the City of Tomball. Included with this request for annexation are all pertinent property Harris County Appraisal District Account Numbers:

0410260020004

(Obtainable through the County Clerk's Office)

2. The described property is contiguous to the City of Tomball's corporate city limits - Yes ___ No.
3. Attached is proof of ownership of the property by the undersigned - Yes ___ No.


Full Legal Signature

LAWRENCE J. BARRIS
Name (print)

HH 11701 PROPERTIES LLC
Company Name (if applicable)

9103 EMPLOYER RD, STE 21
Mailing Address (print)

HOUSTON TX 77040
City, State, Zip

0713-466-3282
Phone Number

LJBARRIS@GMAIL.COM
E-mail Address (print)

8/30/23
Date

Full Legal Signature

Name (print)

Company Name (if applicable)

Mailing Address (print)

City, State, Zip

Phone Number

E-mail Address (print)

Date

Part B: Annexation Property Evaluation & Anticipated Development Information

(Please print or type.)

1. Agent's Contact Information:

Please list any agents acting on behalf of the annexation property owner that should be notified of information pertaining to this annexation request.

(Attach a list of additional agents, if necessary.) _____

Name: AUSTIN HAYNES

Company Name: ALTAR GROUP, PLLC

Mailing Address: PO BOX 1305 , CYPRESS, TX 770410
City/State/Zip

Phone Number: 281-794-3015

E-mail Address: AUSTIN@ALTARGRP.COM

2. Property Addresses: 11701 Holderrieth Road, Tomball, Texas 77375

Please list all property addresses associated with the proposed annexation property.

(Attach a list of additional property addresses, if necessary.)

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____
- g. _____
- h. _____
- i. _____
- j. _____
- k. _____

3. Nature of Existing Property:

Property Location: 11701 HOLDERRIETH ROAD Number of Acres: 12.114

Existing Zoning: no zoning, not within city limits at current.

Is development in conformance with existing zoning districts?

Yes No Don't know

Current Assessed Valuation of Land: 1,319,216

Improvements: 118,832

Total: 1,438,148

Check if this property does not currently contain any structures, then proceed to #4.

a.) **Residential (existing)**

_____ Check here if there are no residential structures on the property.

No. of Units _____
No. of Lots _____ **or Acres** _____
Single-Family _____
Duplexes _____
Four-Plex _____
Patio Homes _____
Townhouses _____
Apartments _____

b.) **Office and Commercial (existing)**

_____ Check here if there are no office or commercial structures on the property.

Size (Sq. Ft.) _____
Structure _____
Exterior Site Improvements _____

Total Site Coverage _____

c.) **Institutional (existing)**

_____ Check here if there are no institutional structures on the property.

Size (Sq. Ft.) _____
Structure _____
Exterior Site Improvements _____

Total Site Coverage _____

d.) **Industrial (existing)**

_____ Check here if there are no industrial structures on the property.

Size (Sq. Ft.) _____
Structure _____
Exterior Site Improvements _____

Total Site Coverage _____

4. **Anticipated Development**

a.) **Platting Status** *(Please check the applicable box below)*

_____ **A plat pertaining to this property has been submitted to the Community Development Department for review**

 x A plat pertaining to this property will be submitted to the Community Development Department in the near future **Will be submitted after annexation**

_____ A plat will not be submitted within the next 6 months

b.) **Zoning Status** - Please note that properties are annexed as Agricultural "AG", unless zoning reclassification is requested by the property owner in conjunction with annexation.

 x If a zoning reclassification is desired in conjunction with the annexation process, please check this box and contact the Community Development Department.

Will zoning changes be required and requested in the future to accommodate anticipated development?

Yes If yes, please describe: _____ acres of _____
 No

c.) Residential (anticipated)

Check here if no residential structures are anticipated on the proposed property.

No. of Units _____ Value of Units _____
No. of Lots or Acres _____ Total Estimated Value _____

Single-Family _____
Duplexes _____
Four-Plex _____
Patio Homes _____
Townhouses _____
Apartments _____
Total _____

d.) Office and Commercial (anticipated)

Check here if no office and/or commercial structures are anticipated on the proposed property.

Size (Sq. Ft.) 33,740
Unit Value (\$/Sq. Ft.) \$140
Total Estimated Value \$4,723,600
Structure Metal buildings with office and warehouse space
Exterior Site Improvements Pavement and landscaping to accommodate development
Total Site Coverage 16%

e.) Institutional (anticipated)

Check here if no institutional structures are anticipated on the proposed property.

Size (Sq. Ft.) _____
Unit Value (\$/Sq. Ft.) _____
Total Estimated Value _____
Structure _____
Exterior Site Improvements _____
Total Site Coverage _____

f.) Industrial (anticipated)

Check here if no industrial structures are anticipated on the proposed property.

Size (Sq. Ft.) 134,965
Unit Value (\$/Sq. Ft.) \$140
Total Estimated Value \$18,865,100
Structure Metal buildings with office and warehouse space
Exterior Site Improvements Pavement and landscaping to accommodate development
Total Site Coverage 64%
Estimated Number of Employees 280

g.) Staging of Anticipated Development (In %)

	Current						
	Yr	Yr2	Yr3	Yr4	Yr5	Yr10	Yr20
Residential	<u>0</u>	_____	_____	_____	_____	_____	_____
Office / Commercial	<u>100</u>	_____	_____	_____	_____	_____	_____
Institutional	<u>0</u>	_____	_____	_____	_____	_____	_____
Industrial	<u>100</u>	_____	_____	_____	_____	_____	_____