

Planning and Zoning Commission

Agenda Item

Data Sheet

Meeting Date: November 10, 2025

Topic:

Conduct a public hearing and consideration to approve **Zoning Case Z25-11**: Request by 2S & Z Investments LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning 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 from the Agricultural (AG) zoning district to the Commercial (C) zoning district. The property is located at 22700 Hufsmith–Kohrville Road, within the City of Tomball, Harris County, Texas.

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.

Origination: 2S & Z Investments LLC

Recommendation:

See Analysis in the Staff Report.

Party(ies) responsible for placing this item on agenda: Benjamin Lashley (Assistant City Planner)

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