



Ordinance Amendment Staff Report

Planning & Zoning Commission Public Hearing Date: June 10, 2024
City Council Public Hearing Date: June 17, 2024

Case: OAM24-01

Applicant: City of Tomball

Sections: ADD: Chapter 50-Zoning, Article III.-District Regulations, Section 50-70.1-Single-Family Residential District-7.5 (SF-7.5)
MODIFY: Chapter 50-Zoning, Article III.-District Regulations, Section 50-82.-Use regulations (charts).
MODIFY: Chapter 50-Zoning, Article IV.-Development Standards, Section 50-112.-Off street parking and loading requirements.

Subject: Add “Single-Family Residential District-7.5 (SF-7.5)” Zoning District and subsequent development and land use standards, including parking.

Background

Recently there have been several rezoning requests to accommodate higher density single-family detached residential areas. The zoning district options currently available for cases such as this are Single-Family Residential-6 (SF-6) and Single-Family Residential-9 (SF-9). Applicants and City Council have expressed that there is a large gap between these two districts that could be alleviated by a new “middle-ground” density residential district. The goal of the proposed Single-Family Residential-7.5 (SF-7.5) zoning district is to provide more single-family detached residential options when determining appropriate housing densities within the City of Tomball.

Notice of Public Hearing:

A public hearing notice was published in the Potpourri on May 22, 2024.

Proposed Ordinance Amendments:

Code of Ordinance Section(s):

Chapter 50 - Zoning - Article III. – District Regulations

ADD: Sec 50-70.1 – Single-Family Residential District (SF-7.5)

- (a) General purpose and description – The SF-7.5 Single-Family Residential District is intended to provide for development of primarily low-density detached, single-family residences on lots of not less than 7,500 square feet in size, churches, schools, and public parks in logical neighborhood units.

- (b) Permitted uses. Those uses listed for the SF-7.5 Single-Family Residential District in the use charts (section 50-82) as “P” or “C” are authorized uses permitted by right or conditionally permitted uses, respectively.
- (c) Height regulations. The maximum height in the SF-7.5 district shall be:
 - 1) Two stories, not to exceed 35 feet, for the main building/house.
 - 2) One story for other accessory buildings, including detached garage, garden shed, gazebo, etc.
- (d) Area regulations.
 - 1) Size of lots.
 - a. Minimum lot area: 7,500 square feet.
 - b. Minimum lot width: 60 feet. Radial lots shall have a minimum width of 70 feet at and for a distance of 30 feet behind the front yard/building line. No lot shall be created that has a front yard less than 30 feet of frontage on the front street.
 - c. Minimum lot depth: 100 feet.
 - d. Nonconforming lots: where a lawfully existing lot having less area, depth, or width than required in this section existed in separate ownership on the effective date of this ordinance from with this chapter is derived, the foregoing regulations relating to the size of such lot shall not prohibit the erection of a single-family dwelling thereon.
 - 2) Size of yards.
 - a. Minimum front yard: 20 feet; where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. Where a lot faces a designated arterial street, the front yard shall be a minimum of 35 feet.
 - b. Minimum side yard: five feet. The minimum side yard of a corner lot adjacent to a street shall not be less than 15 feet, except that where a lot sides on a designated arterial street, such side yard shall not be less than 25 feet.
 - c. Minimum rear yard: 15 feet. The minimum rear yard where lots back on a designated arterial street shall not be less than 25 feet. However, lots backing up to a 20-foot alley shall have a 5 foot minimum rear yard and abutting a 15-foot alley shall have a 7.5 foot minimum rear yard.
 - d. Encroachment by building eaves and air conditioning units: building eaves and air conditioning compressors may encroach not more than three feet beyond building lines into the required rear and side yard on lots created by subdivision plats for single-family residential use duly approved by the city and recorded with the county clerk of either county, as applicable, on or before November 1, 1999.
 - 3) Maximum lot coverage. Maximum lot coverage is 45 percent including main buildings and accessory buildings.
 - 4) Minimum floor area. Minimum floor area per dwelling unit is 1000 square feet of heated and/or air-conditioned floor area.

Chapter 50–Zoning-Article IV.–Development Standards-Section 50-112.–Off-street parking and loading requirements.

MODIFY: (b) Residential districts; off-street parking provisions.

- 1) Parking regulations for the AG, SF-20-E, SF-9, SF-7.5, SF-6, and D districts and for planned developments for zero lot line, patio home, townhome and single-family attached dwelling units. For every single-family dwelling unit, a minimum of two off-street parking spaces shall be provided on the same lot as the main structure. For duplexes, two off-street parking spaces for each dwelling unit shall be required. For the purposes of this subsection, the first two parking spaces contained in covered garages and/or covered carports for each dwelling unit shall not be considered as off-street parking spaces. For example, if a dwelling has a three-car garage, one additional off-street parking space would be required in addition to that included within the garage. Off-street parking spaces shall be directly adjacent to a dwelling or garage. If off-street parking spaces are aligned linearly, they shall be directly adjacent to one another. For the purposes of this subsection, the minimum dimensions of each parking space shall be in accordance with table 50-112-1; provided, however, two spaces shall be not less than 12 feet by 40 feet if aligned linearly. All required driveways and parking areas shall have a topping, which is the same as the abutting street, or they may be concrete cement. All additional parking in a required yard must also be of the same material as the abutting street or concrete cement.

Chapter 50 – Zoning - Article III. – District Regulations - Section 50-82 – Use Regulations (charts)

MODIFY:

Types of Land Uses	Residential Zoning Districts						Nonresidential Zoning Districts						OT&MU	Parking ratio (Also see section 50-112)
	AG	SF-20-E	SF-9	SF-7.5	SF-6	D	MF	MHP	O	NR	GR	C		
Agriculture														
Bulk grain and/or feed storage	P											C	C	1 space per 1,000 square feet
Farm (ranch, garden, crops, livestock, or orchard) †	P	P	P	P	P	P	P	P	P	P	P	P	P	None
Feed and grain store/farm supply store †	C										C	P	P	1 space per 500 square feet
Flour and other grain mills													P	1 space per 1,000 square feet
Livestock, wholesale/auction	C													None
Livestock sales/auction	C													None
Stable, commercial	C												C	1 space per 1,000 square feet
Stables (private, principal or accessory use) †	P				C									None
Residential														
Accessory building/structure (business or industry) †								P		P	P		P	None
Accessory building/structure (residential) †	P	P	P	P	P	P	P							None
Accessory dwelling	P	P	P	P	C	C	C							None
Garage/accessory dwelling †	P	P	P	P	C	C	C							None
Caretaker's, guard's residence †	P	C						P		P	P	P	P	1 space per caretaker/guard
Dwelling, four-family (quadplex) (defined under Multiple-family dwelling) †													P	2 spaces per dwelling
Dwelling, HUD code-manufactured home †								P					C	2 spaces per dwelling
Dwelling, industrialized home †	P	P	P	P	P	P	P						C	2 spaces per dwelling
Dwelling, multiple-family †													P	2 spaces per dwelling
Dwelling, single-family attached †						P	P						P	2 spaces per dwelling
Dwelling—Single-family detached †	P	P	P	P	P	P	P						P	2 spaces per dwelling
Dwelling, two-family, duplex or duplex townhome †						P	P						P	2 spaces per dwelling
Dwelling, zero-lot line/patio home †						P	P						P	2 spaces per dwelling
Home occupation †	P	P	P	P	P	P	P			P	P	P	P	None
Residential use †	P	P	P	P	P	P	P	C	C	C	C	C	P	2 spaces per dwelling
Private street subdivision	P	P	P	P	P	P	P			C	C	C	P	None
Office														
Clinic, emergency care											P		P	1 space per 150 square feet
Clinic, medical and/or dental								P		P	P		P	1 space per 300 square feet
Credit agency								P		P	P		P	1 space per 300 square feet
Bank, savings and loan, or credit union (no motor bank services)								P		P	P		P	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)								C		P	P		P	1 space per 300 square feet
Office, professional and general business †								P		P	P		P	1 space per 300 square feet
Office, parole-probation										P			P	1 space per 300 square feet
Office showroom/warehouse †								C		C			P	1 space per 300 square feet
Security monitoring company													P	1 space per 300 square feet
Temporary real estate field office	P	P	P	P	P	P	P	P	P	P	P	P	P	4 spaces
Model home (including sales office)	P	P	P	P	P	P	P	P	P	P	P	C	C	2 spaces per model
Personal and Business														
Ambulance service											C		P	1 space per 500 square feet
Automobile driving school (including defensive driving)								C		P	P		P	1 space per classroom seat
Barber/beauty shop (no related school/college)								C		P	P		P	1 space per 200 square feet
Bed and breakfast inn †	P	C	C	C	C	C	C	C		C	P		P	2 spaces plus one per guest room
Check cashing service											C		C	1 space per 100 square feet
Dance hall/dancing facility †											C		C	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts) Fortune-telling and similar activities †	C	C	C	C	C	C	C	C		P	P		P	1 space per 100 square feet
Funeral home †													C	1 space per 300 square feet
Greenhouse (non-retail/hobby)	P	P	P	P	P	P	P	P					P	See section 50-112
Health club (indoor)								C		P	P		P	One space per 300 square feet
Health club (outdoor)										C	P		P	One space per 300 square feet
Hotel †											P		C	See section 50-112
Laundromat/washateria/self-service †											P		P	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) †								C		P	P		P	1 space per 200 square feet
Loan services (payday/auto title)											C		C	1 space per 100 square feet

Community or social buildings ‡	C	C	C	C	C				C	C		C	P		P	P		P	P		P	1 space per 300 square feet
Country club (private) ‡	C	C	C	C	C				C	C			C	C	C			C	C		P	10 spaces plus one per 300 square feet above 2,000
Earth satellite dish (private, less than 3 feet in diameter)	See section 50-116																					
Electric power plant																		C	P		C	1 space per 1,000 square feet
Electric storage system																			C			2 spaces per facility
Electrical substation ‡	C	C	C	C	C				C	C		C	C	C				C	C		C	1 space per 1,000 square feet
Exhibition hall ‡																					C	1 space per 100 square feet
Fair ground or rodeo ‡	C																	C	C		C	1 space per 1,000 square feet of land area
Family home (child care in place of residence) ‡	P	P	P	P	P			P	P		P	P	P	P				P			P	1 space per 10 children plus 1 space per teacher
Fraternal organization ‡													C	C	P			P	P		P	10 spaces plus 1 per 300 square feet above 2,000
Fraternity or sorority house ‡								C	C				C	C				C			C	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	C	C	C	C	C			C	C		C	P	P	P				P	P		P	1 space per 300 square feet
Heliport ‡													C		C			C	C		C	3 spaces
Helistop													C		C			C	C		C	3 spaces
Hospital ‡													C		P			P	P		P	1 space per bed
Household care facility ‡	P	P	P	P	P			P	P												P	1 space per 6 clients
Household care institution																					P	1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡																		C			C	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	C	C	C	C	C			C	C		C	C	C	P				P	P		P	1 space per 200 square feet
Municipal facility or use ‡	P	P	P	P	P			P	P		P	P	P	P				P	P		P	1 space per 300 square feet
Museum	C	C	C	C	C			C	C		C	C	C	P				P	P		P	See section 50-112
Park and/or playground (private) ‡	P	P	P	P	P			P	P		P	P	P	P				P	P		P	
Park and/or playground (public, municipal) ‡	P	P	P	P	P			P	P		P	P	P	P				P	P		P	
Penal or correctional institutions	C																	P	P		C	1 space per 500 square feet
Post office (governmental)	P	P	P	P	P			P	P		P	P	P	P				P	P		P	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)																					C	1 space per 4 seats
Radio, television and communications towers	See section 50-116																					
Rectory/parsonage	P	P	P	P	P			P	P		P	P	P	P				P	P		P	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡	See Assisted living facility																					
Riding academy	P	C	C	C	C			C	C		C	C	C	C				C	P		C	1 space per five stalls
Sanitary landfill (private)																					C	1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)														C	P			P	P		P	1 space per three students, based on design
School, college or university	C	C	C	C	C			C	C		C	C	C	P				P	P		P	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡													C	C	P			P	P		P	1 space per student
School, public or denominational ‡	P	P	P	P	P			P	P		P	P	P	P				P	P		P	See section 50-112
School, other than public or denominational ‡														C	C	P		P	P		P	See section 50-112
Sheltered care facility ‡																		C			C	1 space per three beds or 1.5 per dwelling
Sign, all types (defined within the referenced section) ‡	See ch. 34 of this Code																					
Skilled nursing facility ‡																					P	See section 50-112
Studio for radio and/or television (no towers) ‡																					P	1 space per 200 square feet
Commercial and Wholesale Trade																						
Animal kennel (outdoor pens)	P																				C	1 space per 500 square feet
Appliance repair																					P	1 space per 500 square feet
Book binding																					P	1 space per 500 square feet
Carpet and rug cleaning plant																					C	1 space per 1,000 square feet
Cattle, swine, or poultry feedlot (CAFO)	C																				C	1 space per 5,000 square feet of land
Cleaning plant (commercial laundry) ‡																					C	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)																					P	1 space per 1,000 square feet
Construction contractor with storage yard	C																				P	1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles																					P	1 space per 1,000 square feet of land

