

# Planning and Zoning Commission

## Agenda Item

### Data Sheet

Meeting Date: June 10, 2024

#### Topic:

Conduct a public hearing and consideration to approve **Ordinance Amendment OAM24-01**: Request by the City of Tomball to amend Chapter 50 – Article III (*District Regulations*) by adding Section 50-70.1 – Single-Family Residential District (SF-7.5) zoning classification and subsequent district standards. Modifying Section 50-82 (*Use regulations (charts)*). Modifying Section 50-112 (*Off street parking and loading requirements*) adding parking regulations within the Single-Family Residential – 7.5 District.

#### 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 density when determining appropriate housing densities within the City of Tomball.

**Origination:** City of Tomball

#### Recommendation:

Staff recommends approval of **Ordinance Amendment OAM24-01**.

**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