



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 (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 (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 density 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	LI				
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		P	None	
Feed and grain store/farm supply store ‡	C															C			P	P		C	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	P		P	None	
Accessory building/structure (residential) ‡	P	P	P	P	P			P		P												P	None	
Accessory dwelling	P	P	P	P	C			C		C												P	None	
Garage/accessory dwelling ‡	P	P	P	P	C			C		C												P	None	
Caretaker's, guard's residence ‡	P	C								P		P		P	P				P	P		P	1 space per caretaker/guard	
Dwelling, four-family (quadplex) (defined under Multiple-family dwelling) ‡										P												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		P										C	2 spaces per dwelling	
Dwelling, multiple-family ‡										P												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		P	C		C	C			C			P	2 spaces per dwelling	
Private street subdivision	P	P	P	P	P			P		P						C			C			P	None	
Office																								
Clinic, emergency care																P			P	P		C	1 space per 150 square feet	
Clinic, medical and/or dental													P		P	P			P	P		P	1 space per 300 square feet	
Credit agency													P		P	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	P		P	1 space per 300 square feet	
Bank, savings and loan, or credit union (with motor bank services)													C		P	P			P	P		P	1 space per 300 square feet	
Office, professional and general business ‡														P		P	P			P	P		P	1 space per 300 square feet
Office, parole-probation																P			P	P		C	1 space per 300 square feet	
Office showroom/warehouse ‡													C			C			P	P		P	1 space per 300 square feet	
Security monitoring company																							1 space per 300 square feet	
Temporary real estate field office	P	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		P	2 spaces per model	
Personal and Business																								
Ambulance service																C			P	P		C	1 space per 500 square feet	
Automobile driving school (including defensive driving)													C		P	P			P	P		P	1 space per classroom seat	
Barber/beauty shop (no related school/college)													C		P	P			P	P		P	1 space per 200 square feet	
Bed and breakfast inn ‡	P	C	C	C	C			C		C		C		C	P				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			P	1 space per 100 square feet	
Dance/drama/music schools (performing arts, martial arts)	C	C	C	C	C			C		C		C	C		P	P			P	P		P	1 space per 100 square feet	
Fortune-telling and similar activities ‡																				C			1 space per 300 square feet	
Funeral home ‡																C			P	P		C	See section 50-112	
Greenhouse (non-retail/hobby)	P	P	P	P	P			P		P		P										P	None	
Health club (indoor)													C		P	P			P	P		P	One space per 300 square feet	
Health club (outdoor)															C	P			P	P		P	One space per 300 square feet	
Hotel ‡																P			P			C	See section 50-112	
Laundromat/washateria/self-service ‡																P			P	P		P	1 space per 200 square feet	
Laundry/dry cleaning (retail only, drop off/pick up) ‡													C		P	P			P	P		P	1 space per 200 square feet	
Loan services (payday/auto title)																C			C				1 space per 100 square feet	

Mailing service (private)															P			P	P		P	1 space per 200 square feet
Motel ‡																		C			C	See section 50-112
Pharmacy (retail only)										C		P	P					P	P		P	1 space per 200 square feet
Reception venue	C	C								C		C	P					P	P		P	1 space: 4 seats
Recreational vehicle park										C												
Rehabilitation care facility (halfway house) ‡	C	C	C	C	C				C		C	C		C	P			P	P		C	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	C	C	C	C	C				C		C			C	P			P	P		P	Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)										C			P	P				P	P		P	1 per 200 square feet
Sexually oriented business																			C			
Tattoo or body piercing studio ‡																		C				1 space per 200 square feet
Wedding chapel															P			P	P		P	1 per four seats
Retail																						
Antique shop (no outside sales or storage) ‡													P	P				P	P		P	1 space per 500 square feet
Antique shop (with outside storage)														C				P	P		P	1 space per 500 square feet
Apparel shop													P	P				P	P		P	1 space per 200 square feet
Art gallery/museum/dealer ‡											C		P	P				P	P		P	1 space per 500 square feet
Artist or photography studio											C		P	P				P	P		P	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡										C		P	P					P	P		P	1 space per 200 square feet
Bakery, retail (with drive-through)												C	P					P	P		P	1 space per 200 square feet
Bakery (wholesale) ‡																		P	P		P	1 space per 500 square feet
Bird and pet shops (retail only)													C	P				P	P		P	1 space per 200 square feet
Book/stationery shop (retail only) ‡													P	P				P	P		P	1 space per 200 square feet
Brewpub											C		C	P				P	P		P	1 space per 1,000 square feet for the brewing of beer, ale
Building material sales/lumber yard ‡														C				P	P		P	1 space per 1,000 square feet
Carpenter shop														C				P	P		P	1 space per 500 square feet
Catering service														P				P	P		P	1 space per 500 square feet
Coffee roasting																		C	P			1 space per 1,000 square feet
Consignment shop													C	C				P	P		P	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡										C			P					P	P		C	See section 50-112
Copy shop ‡										C			P	P				P	P		P	1 space per 200 square feet
Drinking establishment										C		C	P					P	P		P	
Drug store (retail only)														P				P	P		P	1 space per 200 square feet
Eating establishment (with drive-in service) ‡													C	C				P	P		P	Greater: 1 per 100 square feet; 1 per 3 seats based on max
Eating establishment (with no drive-through service) ‡										C		P	P					P	P		P	
Eating establishment (with drive-through service) ‡												C	P					P	P		P	
Electronic goods (retail only)													P	P				P	P		P	1 space per 200 square feet
Florist shop (retail only) ‡										C			P	P				P	P		P	1 space per 200 square feet
Food or grocery store													P	P				P	P		P	1 space per 500 square feet
Furniture and appliance store (retail only) ‡													C	P				P	P		P	1 space per 500 square feet
Furniture store (new and used) ‡													C	P				P	P		P	1 space per 200 square feet
General retail stores (no outside storage)													P	P				P	P		P	1 space per 200 square feet
Gift or card shop (retail only)										C			P	P				P	P		P	1 space per 200 square feet
Hardware store													P	P				P	P		P	1 space per 400 square feet
Hobby and crafts store (retail only)										C			P	P				P	P		P	1 space per 200 square feet
Home improvement center														P				P	P		P	1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store													P	P				P	P		P	1 space per 200 square feet
Market, open air																		C	C		C	1 space per 200 square feet
Meat and fish market (retail only)														P				P	P		P	1 space per 200 square feet
Mobile food court														C				C	C		C	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films														C				P	P		P	1 space per 300 square feet

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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		C	1 space per 1,000 square feet
Exhibition hall ‡																	C			P	P		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			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
Helipad ‡													C			C				C	C		C	3 spaces
Helistop													C		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							P			P	1 space per 6 clients
Household care institution																				P	P			1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡																	C			C	P		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.)																	P			P	P		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	
Sheltered care facility ‡																	C			C	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			C		C	C			P			C	See section 50-112
Studio for radio and/or television (no towers) ‡														P		P	P			P	P		P	1 space per 200 square feet
Commercial and Wholesale Trade																								
Animal kennel (outdoor pens)	P																			C	P			1 space per 500 square feet
Appliance repair																	P			P	P		P	1 space per 500 square feet
Book binding																				P	P		P	1 space per 500 square feet
Carpet and rug cleaning plant																	C			P	P		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		P	P		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	P			P	P		P	1 space per 1,000 square feet
Construction contractor with storage yard	C																			P	P			1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles																	P			P	P		P	1 space per 1,000 square feet of land

Contractor's temporary on-site construction office (only with permit from building official.)	P	P	P	P	P				P		P			P	P			P	P		P	None
Distribution center ‡																		P	P		C	1 space per 1,000 square feet
Electric repair, (domestic equipment and autos)										C		C	P					P	P		P	1 space per 1,000 square feet
Electronic assembly																		P	P		C	1 space per 1,000 square feet
Electro-plating/electro-typing																		P	P		C	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)													P					P	P		P	1 space per 300 square feet
Fix-it shops, small engine, saw filing, mower sharpening													C					P	P		C	1 space per 500 square feet
Fur/hide tanning and finishing																			C			1 space per 1,000 square feet
Heating and air conditioning sales/services													C					P	P		C	1 space per 1,000 square feet
Iron works (ornamental)																		C	P			1 space per 1,000 square feet
Lawnmower repair and/or sales													C					P	P		C	1 space per 500 square feet
Loading or storage tracks																		P	P		C	None
Locksmith												P	P					P	P		C	1 space per 500 square feet
Machine shop																		P	P		C	1 space per 1,000 square feet
Maintenance and repair service for buildings/antiorial													C					P	P		C	1 space per 500 square feet
Manufactured home display or sales (new or used) ‡																		C	P		C	1 space per 1,000 square feet
Mattress, making and renovating																		P	P		C	1 space per 1,000 square feet
Milk depot, wholesale																		P	P			1 space per 1,000 square feet
Mini-warehouse/self storage ‡													C					P	P		C	See section 50-112
Mortuary													C					P	P		C	See section 50-112
Moving and storage company																		P	P		C	1 space per 1,000 square feet
News printing																		P	P		C	1 space per 1,000 square feet
Outdoor sales as a primary use ‡													C					P	P			1 space per 5,000 square feet of land area
Pawn shop ‡																		P	P		C	1 space per 200 square feet
Pet and animal grooming shop (no outside kennels) ‡												C	P					P	P		P	1 space per 200 square feet
Plumbing shop													C					P	P		C	1 space per 200 square feet
Printing equipment, supplies and repairs													C					P	P		C	1 space per 500 square feet
Propane sales filling (retail)													C					P	P		C	1 space per 200 square feet
Publishing and printing company													C					P	P		P	1 space per 500 square feet
Quick lube/oil change/minor inspection													P					P	P		P	1 space per 200 square feet
Salvage storage yard ‡																			C			5 per acre
Scientific and industrial research laboratories (hazardous) ‡																		C	P			1 space per 300 square feet
Scientific and industrial research laboratories (nonhazardous) ‡											P		C					P	P		P	1 space per 300 square feet
Scrap metal storage yard																			C			5 space per acre
Security systems installation company												C	C					P	P		C	1 space per 300 square feet
Sheet metal shop																		P	P			1 space per 1,000 square feet
Storage of cement, sands and gravel	C																	C	P			1 space per 5,000 square feet of storage area
Storage of used lumber and building materials																		C	P			1 space per 5,000 square feet of storage area
Taxicab storage and repair																		P	P			1 space per 500 square feet
Taxidermist	C												C					P	P			1 space per 500 square feet
Tool and machinery rental (indoor storage only) ‡													P					P	P		P	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) ‡													C					P	P		C	1 space per 200 square feet
Vacuum cleaner sales and repair ‡													P					P	P		P	1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡	P											C	P					P	P		P	1 space per 500 square feet
Veterinarian clinic (outdoor kennels or pens) ‡	C																	C	P			1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) ‡													C					P	P		C	1 space per 1,000 square feet
Welding shop													C					P	P		C	1 space per 1,000 square feet
Wholesale trade, nondurable goods													C					P	P		C	1 space per 1,000 square feet
Woodworking shops													C					P	P		C	1 space per 1,000 square feet
Wrecking materials yard ‡																			C			1 space per 1,000 square feet
Light and Heavy Manufacturing/Industrial																						
Acid manufacture																			C			1 space per 1,000 square feet
Adhesives and sealants manufacture																		C	C			1 space per 1,000 square feet
Aircraft parts manufacture																			P			1 space per 1,000 square feet

