

Ordinance Amendment OAM23-03

- Request by the City of Tomball to amend Chapter 50 – Article III (District Regulations) adding Section 50-75.1 – Neighborhood Retail District (NR) 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 Neighborhood Retail District. Modifying Section 50-113 (Landscape Requirements) specifying parking lot screening requirements. Modifying Section 50-115 (Screening, Buffering and Fencing Requirements) replacing subsection (b)(1) (Screening of Non-Residential, Multifamily, and Manufactured (Mobile) Home Parks) with new land use buffering standards.



Neighborhood Retail (NR) District Goals

- Provides for convenient access to desirable goods and services.
- Incorporates architecture and site standards that encourage streetscapes.
- Provides for:
 - Reduction in street side setbacks pushing buildings closer to the street.
 - Increased width of landscaping strips along streets from 10 feet to 15 feet.
 - Requires planting of shrubs to screen parking areas.
 - Discourages placement of “seas of parking” between the front of building and street.
- Maximum building height of 40’, maximum building lot coverage of 50%, prohibition of outdoor sales and storage, and screening of roof equipment.



Neighborhood Retail (NR) District Goals

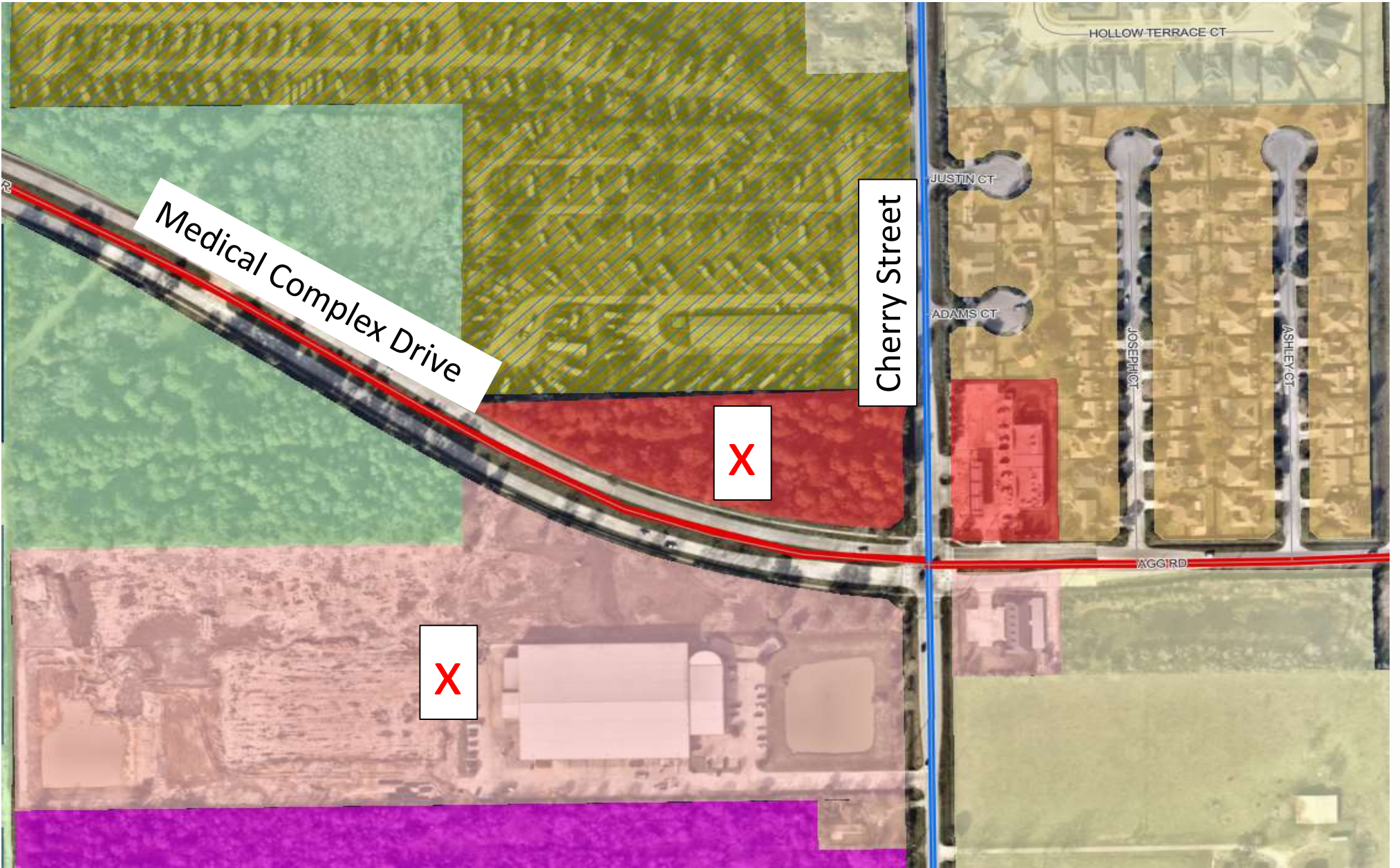
- NR District is meant to be a “middle ground” between the Office District and General Retail District.
- Encourages uses that serve residential areas.
- Prohibits uses that create excessive noise, trash, traffic, and late-night operations.
- Serves as a transitional district between residential uses and more intense non-residential uses.
- Ideal locations include areas near the entrances to residential subdivisions.

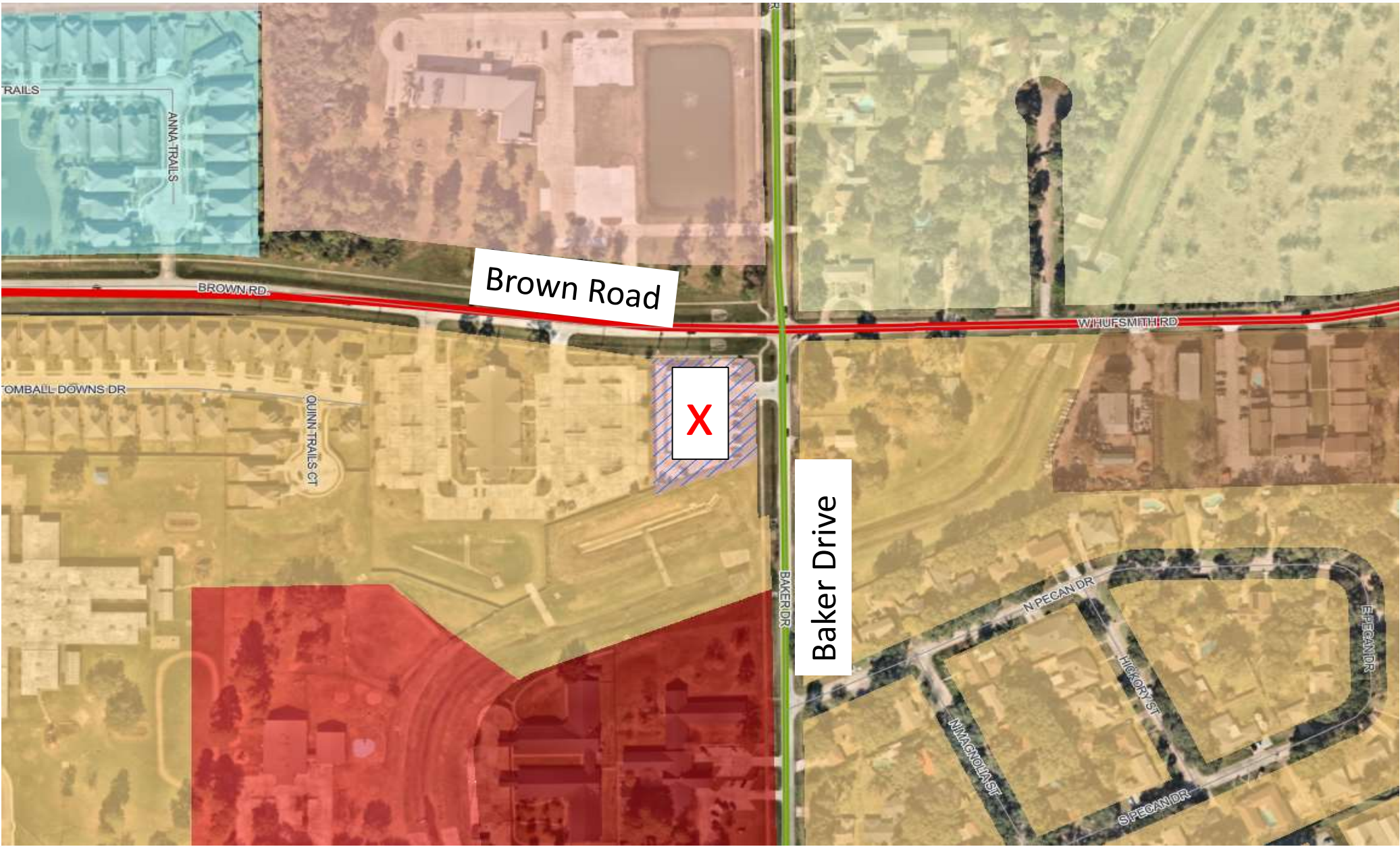


Example “Middle Ground” Land Uses

USE	Office (O)	Neighborhood Retail (NR)	General Retail (GR)
Child Day Care Center (Business)	CUP	PERMITTED	PERMITTED
Barber/Beauty Salon	CUP	PERMITTED	PERMITTED
Health Club (indoor)	CUP	PERMITTED	PERMITTED
Dance/Drama/Music School	CUP	PERMITTED	PERMITTED
Pharmacy	CUP	PERMITTED	PERMITTED
Eating Establishment (no drive-thru)	CUP	PERMITTED	PERMITTED
Food or Grocery Store	NOT PERMITTED	PERMITTED	PERMITTED
General Retail Stores (No Outside Storage)	NOT PERMITTED	PERMITTED	PERMITTED
Office/Warehouse	CUP	NOT PERMITTED	PERMITTED
Convenience Store (with/without gas)	CUP	NOT PERMITTED	PERMITTED
Automobile Dealership	NOT PERMITTED	NOT PERMITTED	PERMITTED
Automotive Repairs	NOT PERMITTED	NOT PERMITTED	PERMITTED
Auto Tire Sales	NOT PERMITTED	NOT PERMITTED	PERMITTED
Automobile Wash	NOT PERMITTED	NOT PERMITTED	PERMITTED
Quick Lube/Oil Change/Minor Inspections	NOT PERMITTED	NOT PERMITTED	PERMITTED
Tool & Machinery Rental	NOT PERMITTED	NOT PERMITTED	PERMITTED

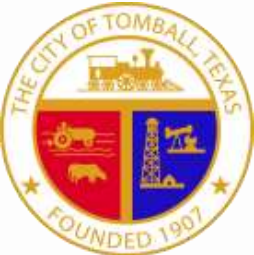






Brown Road

Baker Drive

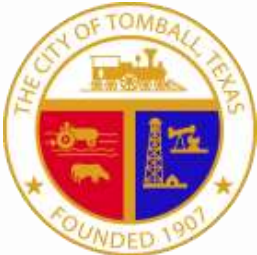




This Lane

X

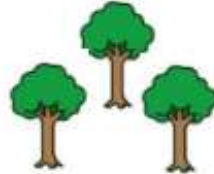
Cherry Street



Screening and Land Use Buffering Point System 25 Points Required



1 large tree=**15 points**
Mature height of 20'
Height of 8" and 4" caliper at time of planting (12" above ground)
Planted every 25' in buffer area



3 small trees=**15 points**
Height of 8' and 2" caliper at time of planting (12" above ground)
Planted every 25' in buffer area

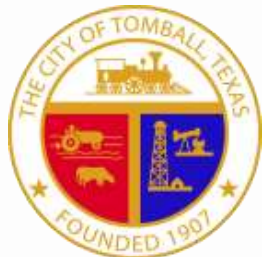
Non-residential ← | → Residential



10' buffer (minimum requirement)

Additional 5' buffer=**5 points**
(maximum of 10 points)

7' opaque wooden fence (minimum requirement)
6' opaque masonry wall=**10 points**



Recommendation

- Planning & Zoning Commission unanimously recommended approval.

