

INTRODUCTION

This chapter provides a detailed description of the proposed Future Land Use Map (FLUM) and categories that will guide land use, budgeting, and development decisions as Tomball continues to grow. The FLUM is developed using the analysis of existing conditions presented in Chapter 1, community vision and goals outlined in Chapter 2, and assessment of economic trends and conditions presented in Chapter 5.

The primary purpose of the FLUM is to facilitate responsible and strategic growth, while simultaneously preserving the distinctive character of the City and enhancing overall quality of life. The arrangement of land use plays a significant role in influencing various functions within the City, including connectivity and mobility, access to recreational spaces, public health and safety, and availability of essential services. These interrelated factors collectively contribute to the establishment of a high quality of life, which is essential for enabling residents to age in place comfortably and for attracting young families to the area.

THIS CHAPTER PROVIDES:

- Future Land Use Map
- Future Land Use Category Descriptions
- Old Town Development
- Focus Areas
- Population Projections and Growth Scenarios

WHAT WE HEARD

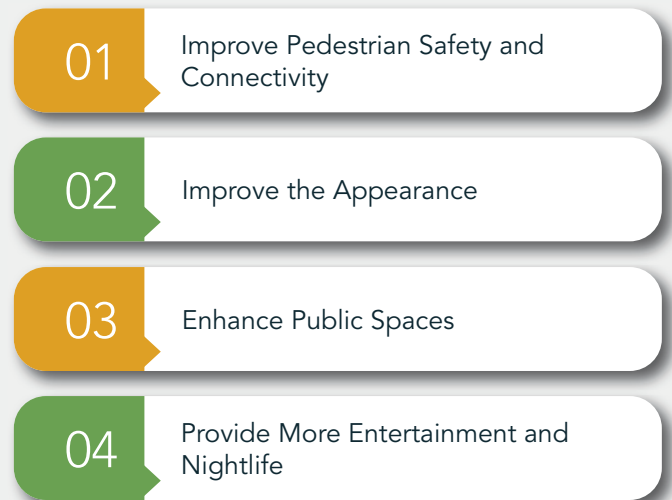
Most Desired Land Uses



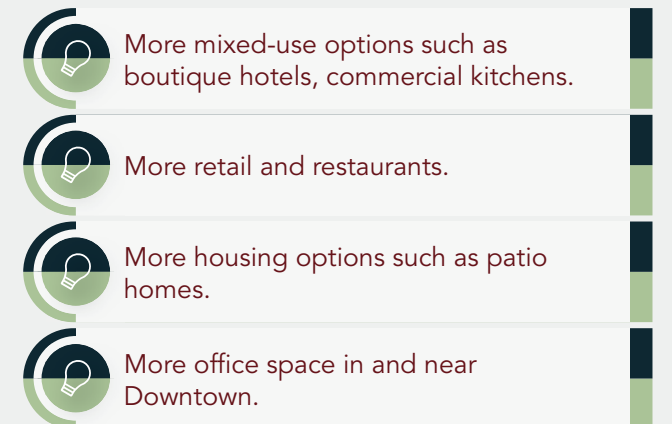
Favorite Developments in Tomball



Priorities for Old Town



Other Comments



FUTURE LAND USE

FUTURE LAND USE VS ZONING

The FLUM is different from the zoning map in that it does not directly affect the regulation of land within the city limits or the ETJ. Rather, it should be seen as a guiding document for determining appropriate land uses and development types. It should be used by the City to guide decisions on proposed zoning and development standards. The following table shows a side-by-side comparison of the purposes, uses, and considerations of the FLUM and the zoning map.

FUTURE LAND USE MAP	ZONING MAP
Purposes	
<ul style="list-style-type: none"> ▪ Outlook for the future use of land and the character of development in the community. ▪ Macro-level, general development plan. 	<ul style="list-style-type: none"> ▪ Basis for applying unique land use regulations and development standards in different areas of the City. ▪ Micro-level, site-specific focus.
Uses	
<ul style="list-style-type: none"> ▪ Guidance for City zoning and related decisions (zone change requests, variance applications, etc.). ▪ Baseline for monitoring the consistency of actions and decisions with the City's adopted Comprehensive Plan. 	<ul style="list-style-type: none"> ▪ Regulating development as it is proposed, or as sites are proposed for the future (by the owner or the City) with appropriate zoning.
Inputs and Considerations	
<ul style="list-style-type: none"> ▪ Inventory of existing land uses in the City. ▪ Developing better area character and identity as a core planning focus along with basic land uses. ▪ The map includes a notation required by Texas Local Government Code Section 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries". 	<ul style="list-style-type: none"> ▪ FLUM is referred to for general guidance. ▪ Other community objectives, such as economic development, redevelopment, flood prevention, etc. ▪ Zoning decisions should be consistent with the Comprehensive Plan.

FUTURE LAND USE MAP AND CATEGORIES

The FLUM includes proposed land uses for both the city limits and the ETJ. The proposed FLUM contains 12 land use categories. The following pages provide descriptions of the purpose and nature of each land use category, including suitable land uses, relevant factors to consider, and the recommended levels of density, intensity, and scale of development associated with each category.

Intent and Character

This subsection provides a general description of the intent and intended character of development.

Appropriate Land Use

This subsection provides guidance on the primary and, in many cases, secondary uses which may be appropriate in certain areas of the City and to update zoning district regulations.

Considerations

This subsection provides guidance on proposed locations and development qualifiers which may be appropriate during zoning requests, development approvals, as well as during subsequent updates to the City's regulations.

Compatible Zoning Districts

The compatible zoning districts provide guidance on which zoning districts are most compatible with each land use category based on typical or desired land uses within the district and similar development patterns. This list should not be viewed as exclusive and context of the area should be taken into consideration when making zoning decisions.

Density, Intensity, and Scale

The recommended density, intensity (i.e., lot coverage), and scale for development in each land use category are located beneath the visual representations. Density is represented as dwelling units per acre (DUA) and should be referenced when considering land use decisions with new or redeveloped housing components. Intensity and scale should be considered based on a proposal's relationship to nearby residences and structures. For example, if immediately adjacent to a neighborhood, consideration may be given to limiting the scale of non-residential structures. Scale is referenced in stories, with one story being approximately 12 to 14 feet in height.

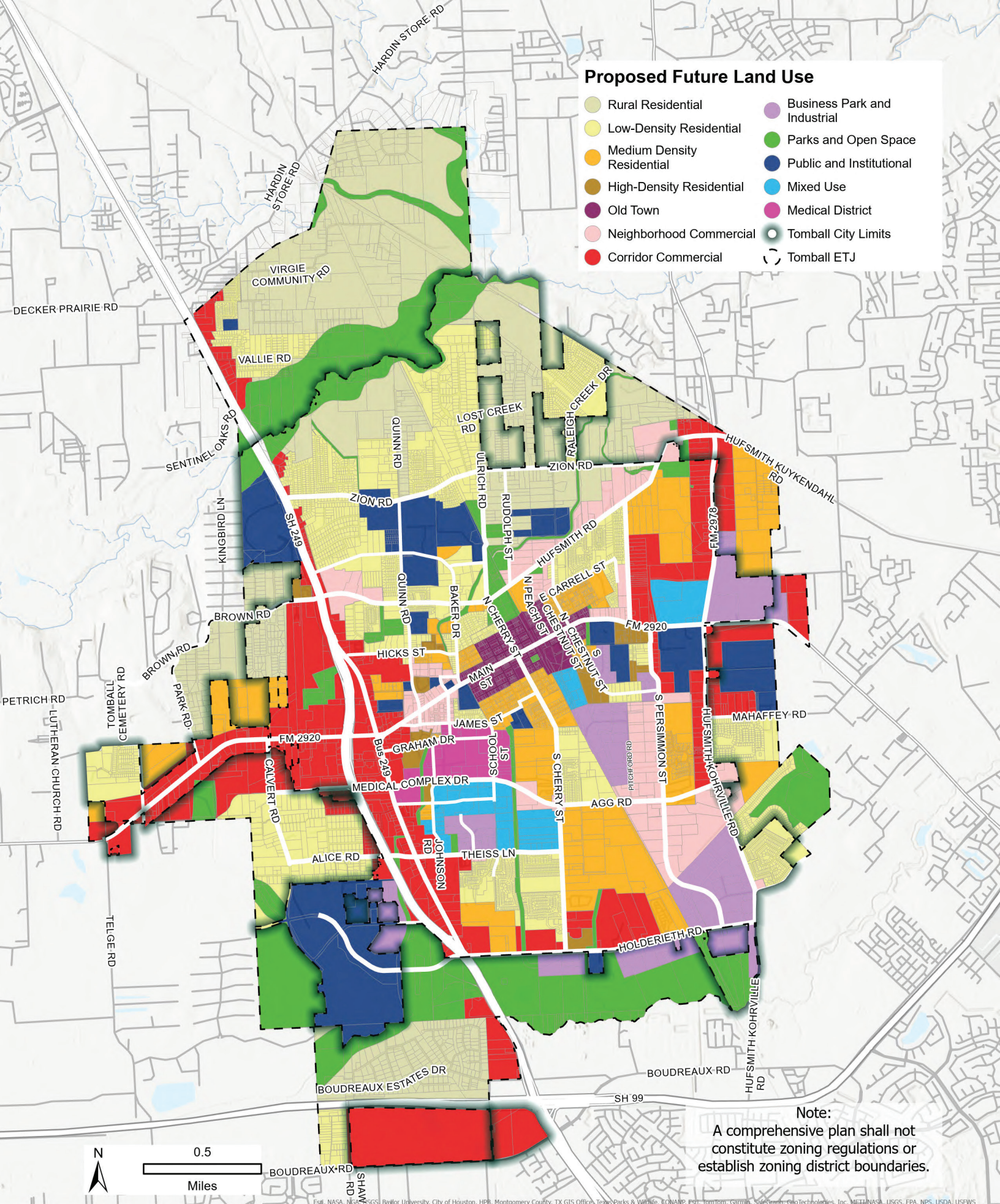
Density	Scale
The density for each category is identified for the individual district.	The number of stories appropriate is identified for each land use category.
Intensity	
Low: 0-50% lot coverage Medium: 50-75% lot coverage High: 75-100% lot coverage	

Table 2. Future Land Use

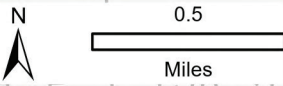
Land Use Category	City Limits		ETJ		Total	
	Acreage	%	Acreage	%	Acreage	%
Rural Residential	740	8.6%	1,899	35.7%	2,639	19.0%
Low-Density Residential	1,744	20.3%	712	13.4%	2,456	17.6%
Medium-Density Residential	1,003	11.7%	320	6.0%	1,323	9.5%
High-Density Residential	126	1.5%	0	0.0%	126	0.9%
Old Town	206	2.4%	0	0.0%	206	1.5%
Mixed Use	284	3.3%	0	0.0%	284	2.0%
Neighborhood Commercial	664	7.7%	62	1.2%	726	5.2%
Corridor Commercial	1,712	19.9%	570	10.7%	2,282	16.4%
Medical District	169	2.0%	0	0.0%	169	1.2%
Business Park and Industrial	516	6.0%	220	4.1%	736	5.3%
Public and Institutional	949	11.0%	130	2.4%	1,079	7.8%
Parks and Open Spaces	494	5.7%	1,401	26.4%	1,895	13.6%
Total	8,607	100.0%	5,314	100.0%	13,921	100.0%

Proposed Future Land Use

- Rural Residential
- Low-Density Residential
- Medium Density Residential
- High-Density Residential
- Old Town
- Neighborhood Commercial
- Corridor Commercial
- Business Park and Industrial
- Parks and Open Space
- Public and Institutional
- Mixed Use
- Medical District
- Tomball City Limits
- Tomball ETJ



Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Map 5. Future Land Use Map

Rural Residential

Intent and Character

The Rural Residential land use category is intended to preserve the rural residential environment and support complementary uses such as mature woodlands, pastures, ranching, etc. This land use category includes large-lot single-family detached homes with large front yard and side yard setbacks. The homes in this category are generally farther apart than homes in Low-Density or Medium-Density Residential uses. This land use category should be buffered from higher intensity uses by Low-Density and Medium-Density uses.

Appropriate Land Use

Single-family detached homes, agricultural enterprises, parks and green space, accessory dwelling units, home-based professions

Considerations

- New non-residential development is appropriate where it is designed to reflect the rural character.
- Consider using aggregate measures for housing density to allow for the clustering of housing and the preservation of open space.

Compatible Zoning Districts: AG, SF-20

Density	Intensity	Scale
1-3 DUA	Low	1-2 Stories



Rural Residential, Tomball, TX



Rural Residential, Tomball, TX

Low-Density Residential

Intent and Character

The Low-Density Residential land use category includes suburban-style single-family detached homes in a traditional neighborhood pattern. Non-residential uses that support the residential development, such as parks, recreation facilities, and schools, may be appropriate in the area.

Appropriate Land Use

Single-family detached homes, parks and green spaces, schools, public facilities, accessory dwelling units

Considerations

- Stormwater detention should be integrated into the community to act as an amenity.
- Subdivisions should ensure connections to surrounding areas through enhanced sidewalks or multi-use sidepaths.

Compatible Zoning Districts: SF-20, SF-9, SF-7.5

Density	Intensity	Scale
3-5 DUA	Low	1-2 Stories



Single-Family Home, Tomball, TX



Single-Family Home, Tomball, TX

Medium-Density Residential

Intent and Character

The Medium-Density Residential land use category includes “Missing Middle” housing with varying densities such as duplexes and townhomes. This land use category is intended to promote housing diversity and affordability to serve a range of local employment types, income levels, and age brackets. Non-residential uses that support the residential development, such as parks, recreation facilities, and schools, may be appropriate in the area. This category can serve as a transition between lower-density and higher-density residential uses as well as commercial uses.

Appropriate Land Use

Duplexes, quadplexes, single-family detached homes, single-family attached homes, patio homes, parks and green spaces, schools, public facilities

Considerations

- New Medium-Density Residential development should be integrated into or complemented by the surrounding development.
- Non-residential mixed uses should be allowed provided they are part of a planned unit development and do not constitute more than 25% of the development.
- Medium Density Residential should be used as a buffer between single-family development and more intense uses.

Compatible Zoning Districts: D, SF-6		
Density	Intensity	Scale
5-12 DUA	Medium	1-3 Stories



Townhomes, Dallas, TX

High-Density Residential

Intent and Character

The High-Density Residential land use category is intended to provide multifamily housing with a varied density range based on location and context of development. This category can serve as transition between lower-density residential and commercial uses.

Appropriate Land Use

Multifamily apartments and condominiums, parks and green spaces, schools, public facilities

Considerations

- New High-Density Residential development should be integrated into or complemented by the surrounding development.
- Nonresidential mixed uses should be allowed provided they are part of a planned unit development and do not constitute more than 25% of the development.
- High-Density Residential should be used as a buffer between lower density residential development and more intense uses.

Compatible Zoning Districts: D, MF		
Density	Intensity	Scale
12-20 DUA (Garden Style Apartments); 20-30 DUA (Modern/Mixed Use Style Apartments)	Medium to High	3-5 Stories



Apartments, Richardson, TX



Apartments, Kyle, TX

Old Town

Intent and Character

The Old Town land use category is intended to preserve the historic charm and character of Downtown Tomball while providing diverse uses. Pedestrian experience should be prioritized in this area elevated by public spaces, active streets, engaging storefronts, and wayfinding elements. Old Town may consist of a mix of uses including residential, commercial, public and open space consistent with the existing character of the area.

Appropriate Land Use

Single-family detached homes, single-family attached homes, patio homes, duplexes, quadplexes, patio homes, parks and green spaces, office, retail, entertainment, restaurants, and public facilities

(Secondary uses include bed and breakfast lodging, live-work buildings, places of assembly or event venues and home professions)

Considerations

- Old Town development should encourage and be supported by on-street parking or public parking lots.
- New development should encourage building to the street at a pedestrian scale, with no parking between the front building facade on the street.
- Pedestrian enhancements such as wide sidewalks, pedestrian furnishings, and street trees should be emphasized.
- New development should be in synergy with the character of adjacent existing development to maintain the feel and historic character of Old Town.

Compatible Zoning Districts: OTMU

Density	Intensity	Scale
5-12 DUA	Medium	1-4 Stories



Old Town, Tomball, TX



Old Town, Tomball, TX

Mixed Use

Intent and Character

The Mixed Use District is intended to provide a mix of residential and non-residential uses to locate housing closer to jobs and services, ideally within walking distance. Similar to Old Town, pedestrian and active transportation should be prioritized in these areas to provide convenient access to destinations.

Appropriate Land Use

Single-family attached homes, patio homes, duplexes, quadplexes, multifamily apartments and condominiums (if located adjacent to appropriate uses) parks and green spaces, office, retail, entertainment, restaurants, and public facilities

(Secondary uses include bed and breakfast lodging, live-work buildings, places of assembly or event venues and home professions)

Considerations

- New development should encourage building to the street at a pedestrian scale, with no parking between the front building facade on the street.
- Pedestrian enhancements such as wide sidewalks, pedestrian furnishings, and street trees should be emphasized.
- New development should be in synergy with the character of adjacent areas.

Compatible Zoning Districts: NR, GR, O, D, SF-6, MF

Density	Intensity	Scale
5-20 DUA	Medium	3-6+ Stories



Mixed Use, Woodlands, TX



Mixed Use, Austin, TX

Neighborhood Commercial

Intent and Character

The Neighborhood Commercial future land use category is intended for commercial uses that are developed with the appropriate context, scale and design to complement residential development. These areas are intended to be accessible by both vehicles and pedestrians. This land use category should serve as a transition between lower intensity residential development and higher intensity commercial and industrial development.

Appropriate Land Use

Retail, hotels, restaurants, personal services, offices

Considerations

- Neighborhood commercial development should be located adjacent to an intersection of a collector street or greater functional classification.
- Neighborhood commercial could be appropriate as a stand alone development or as part of a mixed use planned unit development.

Compatible Zoning Districts: NR, GR, O

Density	Intensity	Scale
None	Medium	1-3 Stories



Neighborhood Commercial, Mandeville, LA



Neighborhood Commercial, Dallas, TX

Corridor Commercial

Intent and Character

The Corridor Commercial land use category is intended for predominantly nonresidential uses along high-traffic, regionally serving thoroughfares. The land uses are typically comprised of varying lot sizes and intensities predominantly serving the automobile. While these areas will always be auto-oriented, there is opportunity to improve bicycle/ pedestrian accommodations and to create a pleasing environment which leaves a lasting impression on residents and passers-by.

Appropriate Land Use

Retail, hotels, restaurants, personal services, offices

Considerations

- Development should gain primary access from an arterial street.
- Pedestrian enhancements should be a focus with comfort and safety taking priority.
- New development should include improved standards for building form and architecture, buffering, landscaping, and signage.

Compatible Zoning Districts: NR, GR, O, C

Density	Intensity	Scale
N/A	High	3-6+ Stories



Strip Retail, Lufkin, TX



Hotel, Bellmead, TX

Medical District

Intent and Character

The Medical District future land use category is intended to further capitalize on a unique, regionally serving area of Tomball. The HCA Houston Tomball provides a significant physical and economic footprint in the community. This area is intended to provide an emphasis on healthcare and supporting services.

Appropriate Land Use

Hospitals, clinic, offices, lodging, long-term care, retail, and restaurants

(Secondary uses include private gathering spaces, local utility services, government facilities, and transportation uses)

Considerations

- New development should allow for a variety of uses to create a self-sufficient campus.
- Active transportation connections to Old Town and Transitional Residential areas should be encouraged.
- Open space with a pedestrian focus should be a prominent component of the district.

Business Park and Industrial

Intent and Character

The Business Park and Industrial future land use category is intended to create employment opportunities. This area is intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight. These areas may require more intensive screening and buffering from surrounding development.

Appropriate Land Use

Administrative, wholesaling, manufacturing (with no outdoor activity if located adjacent to residential uses), indoor warehouse, industrial business park, retail, office, manufacturing (with indoor or outdoor activity if located adjacent to higher-intensity commercial uses or where appropriate), warehouse/storage, industrial business park

Considerations

- New development should include landscape buffers between any property that is a non-business park and industrial use.
- Outdoor storage should be designed in a manner that screens materials and equipment from public rights-of-way.
- New business park and industrial developments should be designed in a manner which orients loading docks and bays away from the front property line or public rights-of-way.

Compatible Zoning Districts: NR, GR, O

Density	Intensity	Scale
None	High	3-6+ Stories



Medical District, Tomball, TX



Medical District, Tomball, TX

Compatible Zoning Districts: O, C, LI

Density	Intensity	Scale
None	High	1-3 Stories



Industrial Development, Tomball, TX

Public and Institutional



Intent and Character

The Public and Institutional future land use category is intended for areas that are for public and semi-public uses such as schools, government facilities and services, etc. Uses and buildings do not have dominant character; however, they should embody the character of the broader area (i.e., rural, suburban, or urban). Public and institutional buildings could be integrated or segregated from the abutting neighborhood fabric.

Appropriate Land Use

Public facilities, government offices, schools

Considerations

- New public and institutional should be located along a collector street or greater functional classification.
- New public and institutional civic uses should demonstrate a high standard of quality, including, building form, architecture, materials, landscaping, and signage.

Compatible Zoning Districts: All Districts

Density	Intensity	Scale
N/A	Low to Medium	1-3 Stories



Tomball Fire Department, Tomball, TX



Tomball High School, Tomball, TX

Parks and Open Spaces



Intent and Character

The Parks and Open Space future land use category is defined by its connection to natural, infrastructure, or recreation-related purposes that limit the development potential. This includes places dominated by floodplains, flood control and stormwater facilities, both passive and active recreation areas, and areas of natural interest. This type of land use category is located throughout a community, but strategic consideration should be given to providing it in relative proximity to residential areas to promote it as a community amenity.

Appropriate Land Use

Active or passive recreation, playgrounds, trails

Considerations

- Any development, public or private within this designation, should protect sensitive natural resources (e.g., stream corridors, floodplains, wetlands).
- New parks should be located along streets designated as a collector street or greater functional classification.

Compatible Zoning Districts: All Districts

Density	Intensity	Scale
N/A	N/A	N/A



Park, Tomball, TX



Park, Tomball, TX