

FLS Development

Planned Development Regulations
(Medical Complex Blvd & Hufsmith Kohrville Rd)

Contents

- a. General Provisions
- b. Land Uses
- c. Development Regulations
- d. Architecture Standards
- e. Landscape/Buffer Regulations
- f. Amenities

a. General Provisions

The Planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City of Tomball. If any provisions or regulations of any City of Tomball ordinance applicable in GR or SF-9 zoning districts is not contained in this ordinance, all of the regulations contained in the Development Code applicable to the GR and SF-9 zoning district in effect on the effective date of this ordinance shall apply to this PD.

Except as otherwise provided herein, the words used in this Planned Development have the same meaning established by the Development Code.

b. Land Uses

Permitted Land Uses are listed below. All others are prohibited.

- 1) Any use permitted by right in SF-9
- 2) Any use permitted in the General Retail District (GR) Zoning Code of Ordinances. In addition, the following uses will not be permitted as-of-right in commercial zones:

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- a) All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)
- b) Ambulance service
- c) Antique shop (with outside storage)
- d) Appliance repair
- e) Auction house
- f) Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display)
- g) Auto dealer, primarily used auto sales w/outdoor sales, storage, and display
- h) Auto glass repair/tinting
- i) Auto interior shop/upholstery
- j) Auto muffler shop
- k) Auto paint shop
- l) Auto parts sale (new or rebuilt; with outside storage or display)
- m) Auto repair (major & minor)
- n) Auto tire sales
- o) Automobile wash (full service/detail shop)
- p) Automobile wash (self-service)
- q) Building material sales/lumber yard
- r) Caretaker's, guard's residence
- s) Carpet and rug cleaning plant
- t) Cemetery and/or mausoleum
- u) Check cashing service
- v) Concrete or asphalt mixing/batching plant
- w) Family home (child care in place of residence)
- x) Feed and grain store/farm supply store
- y) Fix-it shops, small engine, saw filing, mower sharpening
- z) Fraternity or sorority house
- aa) Funeral home
- bb) Golf driving range
- cc) Heliport/Helistop
- dd) Household care institution
- ee) Institution for alcoholic, narcotic, or psychiatric patients
- ff) Laundromat/washateria/self- service
- gg) Loan service (payday / auto title)
- hh) Maintenance and repair service for buildings/janitorial
- ii) Mortuary
- jj) Motorcycle sales/dealer w/outdoor sales, storage, and display
- kk) Office, parole-probation
- ll) Pawn shop
- mm) Quick lube/oil change/minor inspection
- nn) Rehabilitation care facility (halfway house)
- oo) School, public or denominational
- pp) Sheltered care facility
- qq) Taxi/limousine service
- rr) Taxidermist
- ss) Telemarketing agency
- tt) Telephone exchange/switching station
- uu) Tool and machinery rental (with outdoor storage)
- vv) Welding shop

c. Development Regulations

- 1) Area regulations for Single Family Lots
 - a) Minimum Lot Size – 7,800 Feet
 - b) Minimum Lot Width – 60 Feet
 - c) Minimum Lot Depth – 120 Feet
 - d) Minimum Front Yard – 25 Feet (35' adjacent to Arterial Street)
 - e) Minimum Side Yard – 5 Feet (15' adjacent to street, 25' adjacent to Arterial Street)
 - f) Minimum Rear Yard – 15 Feet (25' adjacent to Arterial)
 - g) Maximum Lot Coverage – 55% (including main buildings and accessory buildings)
 - h) Maximum Height – Two stories not to exceed 35 feet for the main building/house
- 2) Area Regulations for nonresidential uses (**Excludes Amenities**)
 - a) Minimum Lot Area – 6,000 Square Feet
 - b) Minimum Lot Width – 60 Feet
 - c) Minimum Lot Depth – 100 Feet
 - d) Minimum Front Yard – 35 feet
 - e) Minimum Side Yard (Interior) – 5 Feet (25' Adjacent to Arterial)
 - f) Minimum Side Yard Adjacent to Single Family – 25 Feet
 - g) Minimum Rear Yard – 15 Feet
 - h) Maximum floor area ratio (FAR) is 1:1
- 3) Develop full boulevard of Medical Complex Drive to serve the development (through the extent of single family residential construction) as shown in Exhibit A.

d. Architecture Standards

These recommendations and standards are meant to foster a sense of design community that will deliver the desired aesthetic of the planned residential development. The follow architectural criteria are intended to make the home builder and building designer aware of the architectural context, not to inhibit or limit unique design.

- 1) Building façade criteria and features:
 - a) Each residence must present an exterior design within the classification of “Modern Farmhouse” or “Craftsman” design.
 - b) Combined exterior materials and colors must vary from those within 4 residences of the subject. Crossing the street will count as one residence.
 - c) Primary brick material may not be repeated within 4 residences.

- d) A variation of garage entries and garage sizes is expected as a general method of breaking up the street scene for the subdivision. This will include front loading 2 and 3 car garages as well as “J-Swing” garage entries.

2) Building façade finishes and materials:

- a) Each residence must include the following materials in varied methods of use.
- b) Brick and/or Stone.
- c) Board and Batten siding or similar painted material.
- d) Cedar or other stained or painted decorative wood detailing.
- e) Minimum 8:12 Side to side roof pitch.

e. Landscape/Buffer Regulations

1) Single Family Lot Requirements

- a) Each lot shall be fully landscaped with either trees, plants or otherwise covered with grass.
- b) Each lot shall have at least one 3.5” caliper shade tree planted in the front yard.
- c) See attached (Exhibit B) for landscaping guidelines.

2) Non-residential Requirements

- a) Provide 30’ landscape buffer and tree preservation between commercial reserve tracts and single family lots.
- b) Common areas near community signage, amenities, and within the esplanade for Medical Complex will be consistently landscaped with seasonal vegetation and flowers.

- 3) The community park, fishing dock and shade structure shall be maintained with irrigated grass and seasonal landscaping.

f. Amenities

Amenities will be designed and built to complement the overall concept of the community with a similar use of materials and design concepts related to the home design requirements for the subdivision. When completed, the combination of the architectural design of the Amenities, the consistent branding of each area, and the complimentary design of the commercial section of the community will complete a destination environment combining a modern design with a nod to the history of Tomball.

The following Amenities are required as shown on Exhibit A.

- 1) Up to two (2) Wet amenity detention ponds with fountains.
- 2) Designated walking trails around amenity ponds (w/ workout equipment).
- 3) Playground structure.
- 4) Fishing Dock.
- 5) Shade structure.
- 6) Up to two (2) monument signs within platted area.

