



City of Tomball

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Mayor

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City Manager

TO: Planning & Zoning Commission
From: Community Development
Date: July 11, 2022
Subject: Discussion Item F.1

Discussion Item: Potential Text Amendments

1. Increase Notification Area for Public Hearing:
 - a. Sections 50-33 (i.3) and 50-34 (c.1.c) stipulate for public hearings pertaining to board of adjustment cases and zone change cases all owners of properties within 200 feet of the subject property must be notified.
 - b. Potential amendment to Increase the notification area to 300 feet.
2. Add/Revise right-of-way dimensions to match street design standards:
 - a. Section 40-65 (b) outlines desired right-of-way dimensions for Local, Collector, and Arterial Streets.
 - b. Potential amendment to revise the right-of-way dimensions to coincide with those standards outlined within the City's design criteria as well as add the standard for minor arterials.
3. Remove/Revise "submittal date and time" for plat reviews.
 - a. Section 40-28 (1) defines the application deadline for plat reviews as 12:00 noon, seven days prior to the next regularly scheduled commission meeting.
 - b. Potential amendment to revise this to state something to the effect of: "All completed plat applications must be submitted by the application deadline specified on the plat review calendar kept by the Community Development Department. Any completed application submitted by the application deadline will be placed on the next regularly scheduled meeting for the Planning & Zoning Commission."
4. Add driveway separation and access management standards:
 - a. City of Tomball's Code of Ordinance does not currently specify driveway separation requirements, nor does it call out cross-access easement requirements/recommendations.
 - b. Potential amendment to add text that specifies minimum driveway separation distances from other driveways and street intersections based on roadway classifications (i.e. local, collector, arterial). Also, discuss the potential for adding text to require/encourage shared access easements and agreements.
5. Revise Old Town & Mixed Use (OT & MU) Land Use Regulations:
 - a. Section 50-82 "Land Use Chart" identifies a range of land use categories that could be viewed as incompatible with nearby residential land uses.
 - b. Potential amendment to prohibit or require conditional use permits for uses that may be viewed as incompatible with residential land uses.