

CITY OF TOMBALL COMPREHENSIVE PLAN UPDATE

**Joint City Council and Planning & Zoning
Commission Meeting**

October 9, 2022

MEETING AGENDA

1

**OVERVIEW OF THE PLANNING
PROCESS**

2

**COMMUNITY SNAPSHOT &
CONTEXT**

3

VISIONING EXERCISE

4

S.O.A.R. EXERCISE

5

NEXT STEPS

PROJECT TEAM



Shad Comeaux, AICP
Project Manager



Alexis Garcia, AICP
Assistant Project Manager



Shubhangi Rathor
Lead Project Planner



Christopher Wesseln
Project Planner



Kaleb Otems
Project Support



Travis James
Economic Development

ABOUT THE PROJECTS

The City is undergoing two related projects:

COMPREHENSIVE
PLAN UPDATE

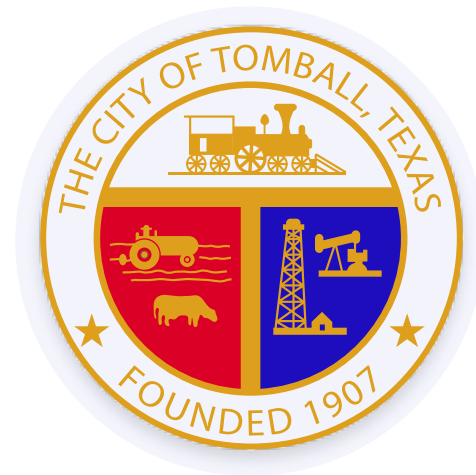
August 2023 - August 2024

UNIFIED DEVELOPMENT
CODE (UDC)

December 2023 - December 2024

*The Unified Development Code
will be drafted concurrently
with the Comprehensive Plan*

OVERVIEW OF THE PLANNING PROCESS



WHAT IS A COMPREHENSIVE PLAN

- **A Comprehensive Plan is:**
 - Community's Vision
 - Long-term statement that guides policy
 - Basis for subsequent ordinances
 - Tool for decision-making



WHY UPDATE THE COMPREHENSIVE PLAN?

- **Comprehensive Plans should be updated every 5-10 years**
 - The current Plan was adopted in **2019**
 - Updates to the Plan are needed to reflect the changing environment and the community
- **This update process will focus on:**



WHAT WILL THE PLAN ACCOMPLISH?

- Establish a Future Land Use Map to **guide development** in the City
- Identify **capital projects** and **policy priorities** based on a thorough analysis of existing infrastructure, economic conditions, and community needs.
- Create **opportunities** for civic and community engagement in public decision-making.



FUTURE LAND USE V/S ZONING

Future Land Use Map	Zoning
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"> • Future land use map is referred to for general guidance. • Other community objectives, such as economic development, redevelopment, flood preservation, etc. • Zoning decisions that are not compliant with the FLUM will need to be updated or changed when the Comprehensive Plan is next updated.

ROLES AND RESPONSIBILITIES

Serve as ambassadors for the plan!

CITY COUNCIL

- Lead Plan implementation.
- Establish priorities and policies.
- Determine financial resources for implementation.

PLANNING AND ZONING COMMISSION

- Make recommendations to the City Council based on the recommendations of the Comprehensive Plan.
- Ensure the plan is relevant to the community's vision and goals.

PLAN ELEMENTS

Community Snapshot and Existing Conditions Update

Community Vision and Guiding Principles

Future Land Use

Transportation and Mobility

Downtown Assessment

Economic and Fiscal Resilience

Housing, Neighborhoods, and Sense of Place

Implementation

Data Gathering and
Visioning Phase

Analysis and
Recommendation
Phase

Implementation Phase

SCHEDULE

PUBLIC ENGAGEMENT

Background Analysis

- Community Snapshot
- Visioning & Guiding Principles

August 2023 – October 2023

Plan Development

- Land Use, Development and Growth Management
- Downtown and other focus areas
- Economic Development and Fiscal Sustainability
- Transportation and Mobility
- Housing and Neighborhoods

November 2023 – May 2024

Implementation Plan

- Implementation
- Community Work Program

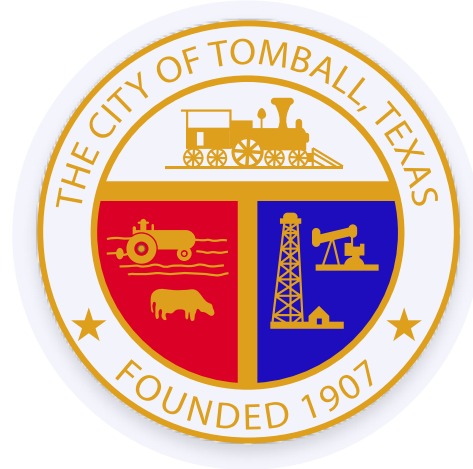
June 2024 – July 2024

Adoption

- Finalize Plan
- Adoption Hearing

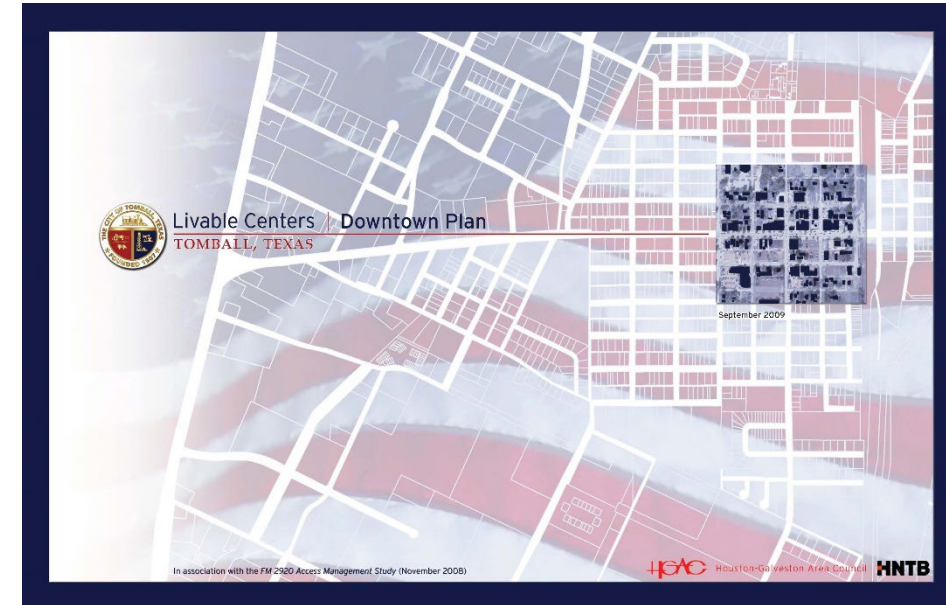
August 2024

COMMUNITY SNAPSHOT & CONTEXT



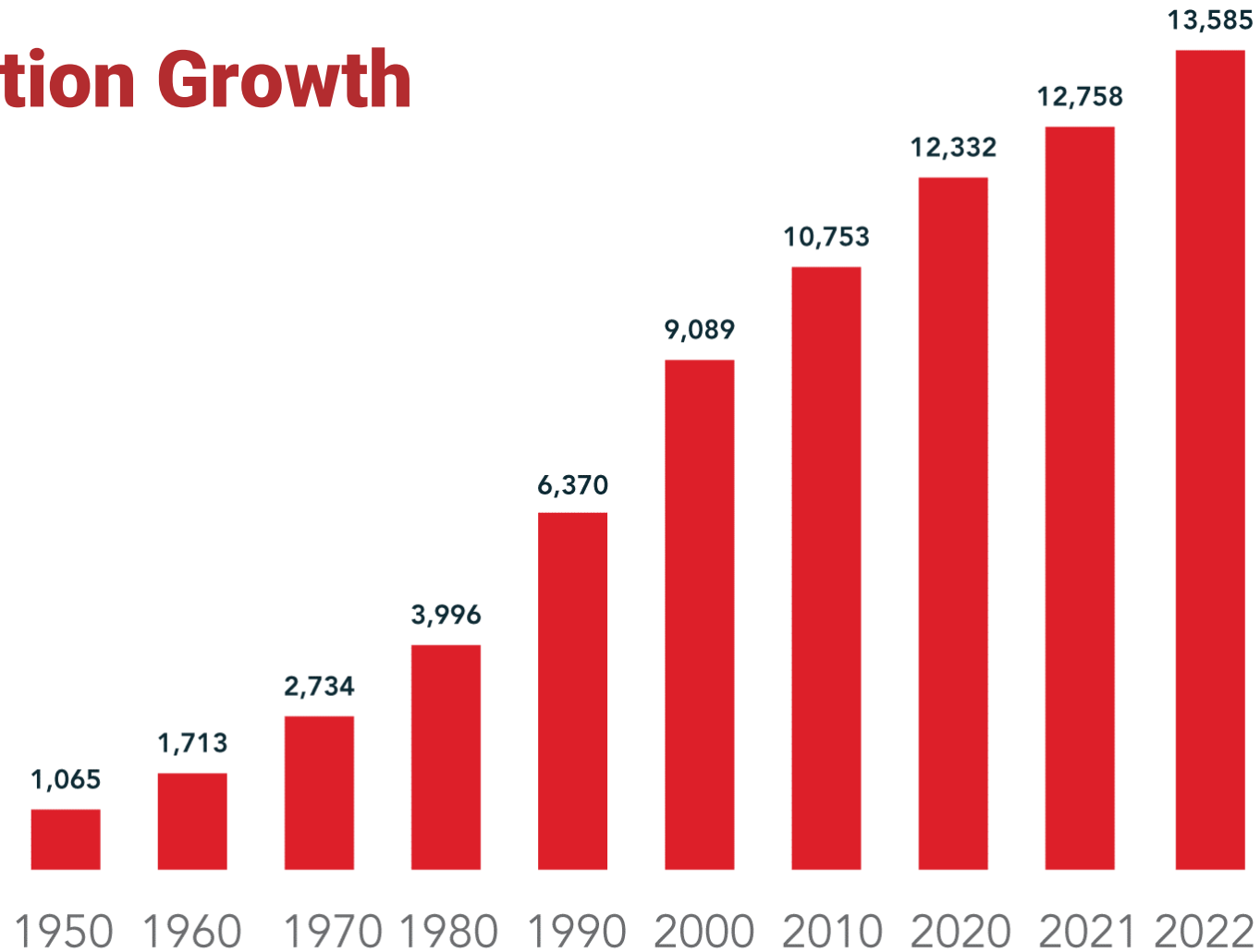
PREVIOUS PLANNING EFFORTS

- Livable Centers Downtown Plan (2009)
- Tomball Strategic Plan(2011-2016)
- Tomball Comprehensive Plan (2019)
- Ongoing Planning Efforts
 - Water and Wastewater Masterplans
 - Parks, Recreation, and Trails System Master Plan (Draft)



DEMOGRAPHICS

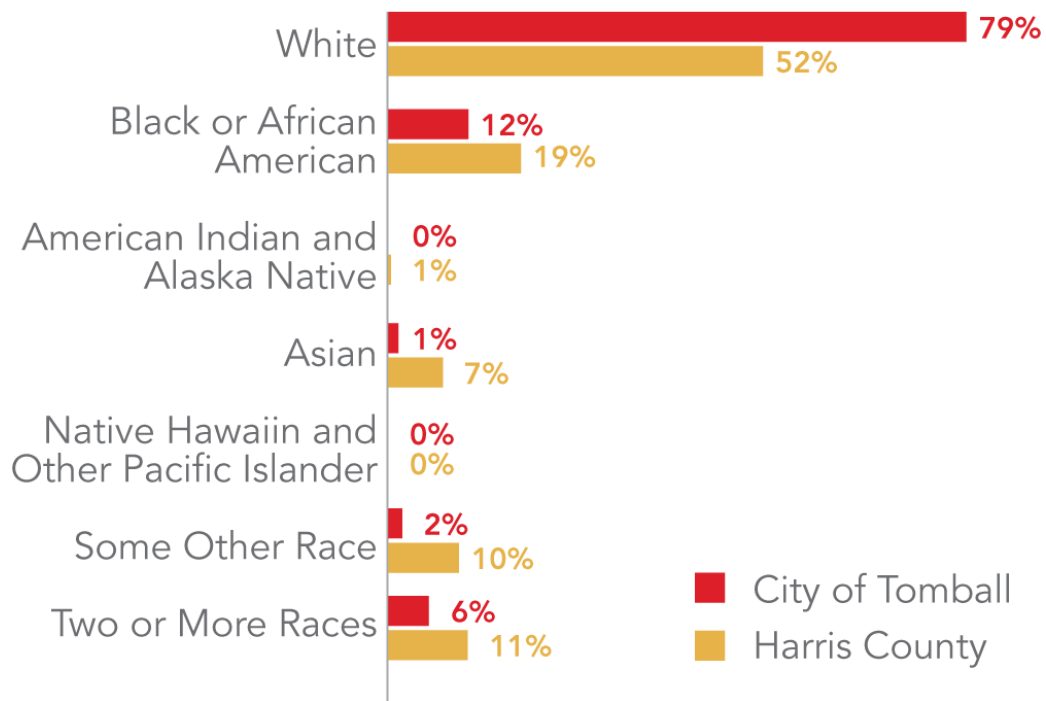
Population Growth



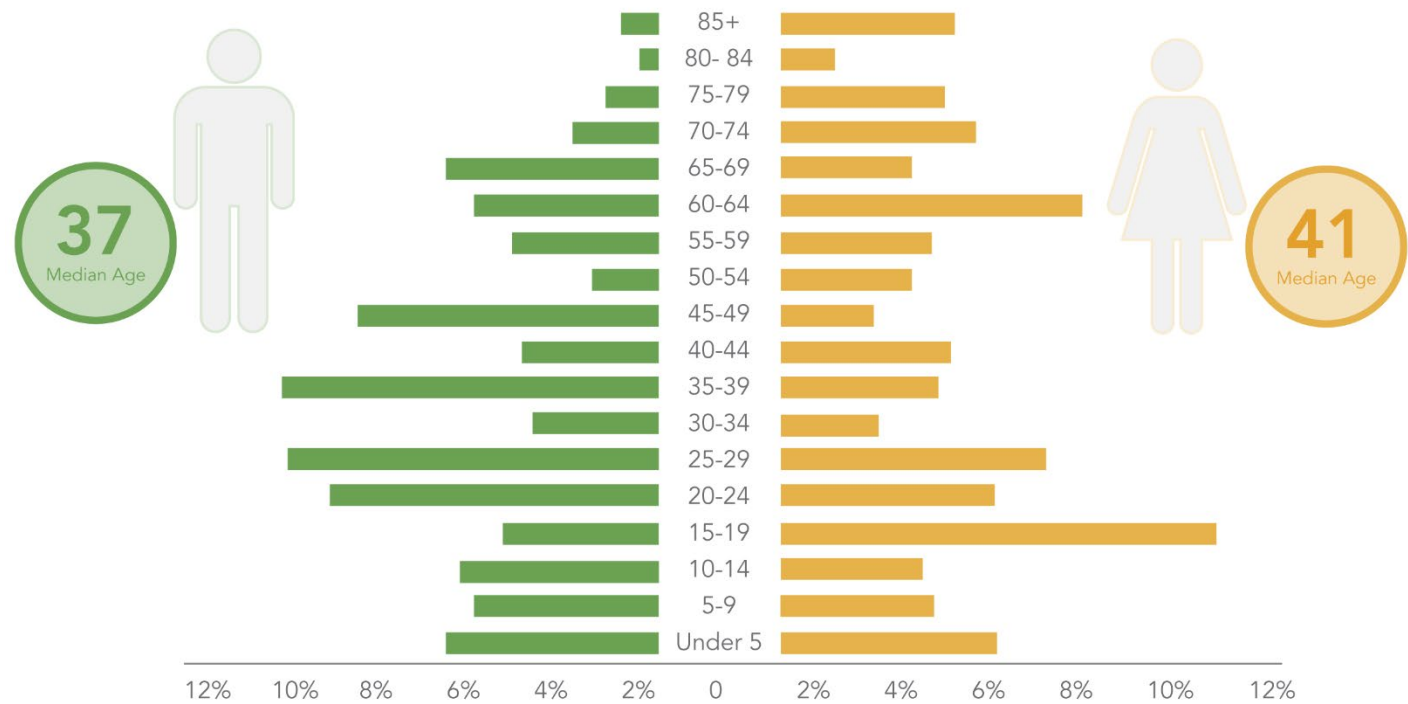
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, Decennial Census

DEMOGRAPHICS

Racial Distribution



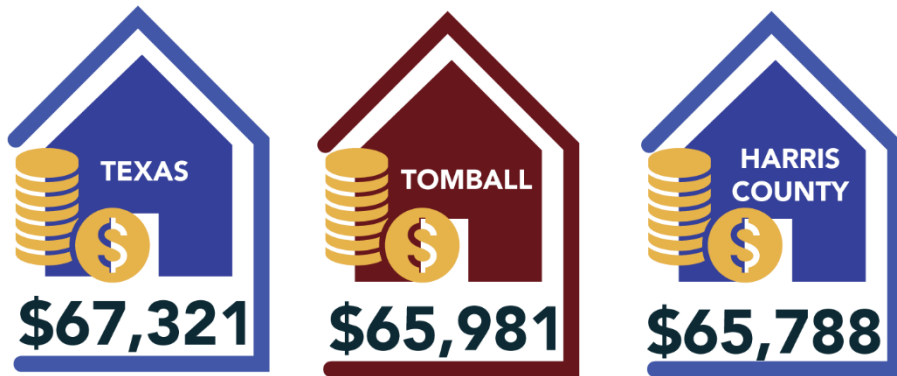
Age and Sex



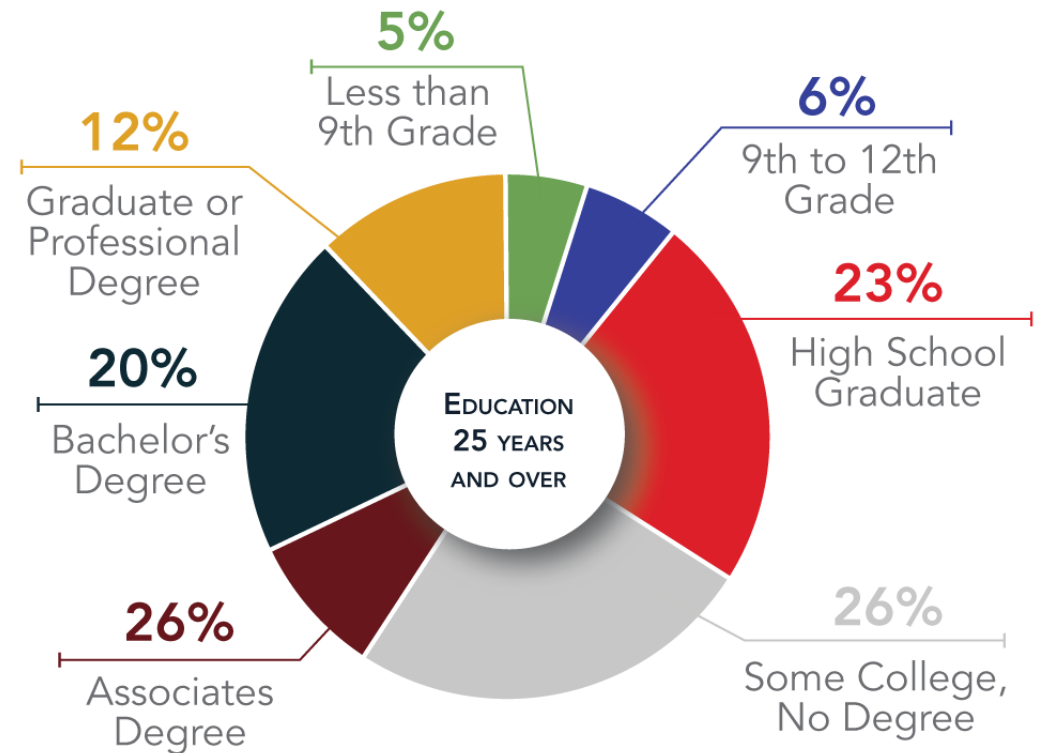
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

DEMOGRAPHICS

Median Household Income



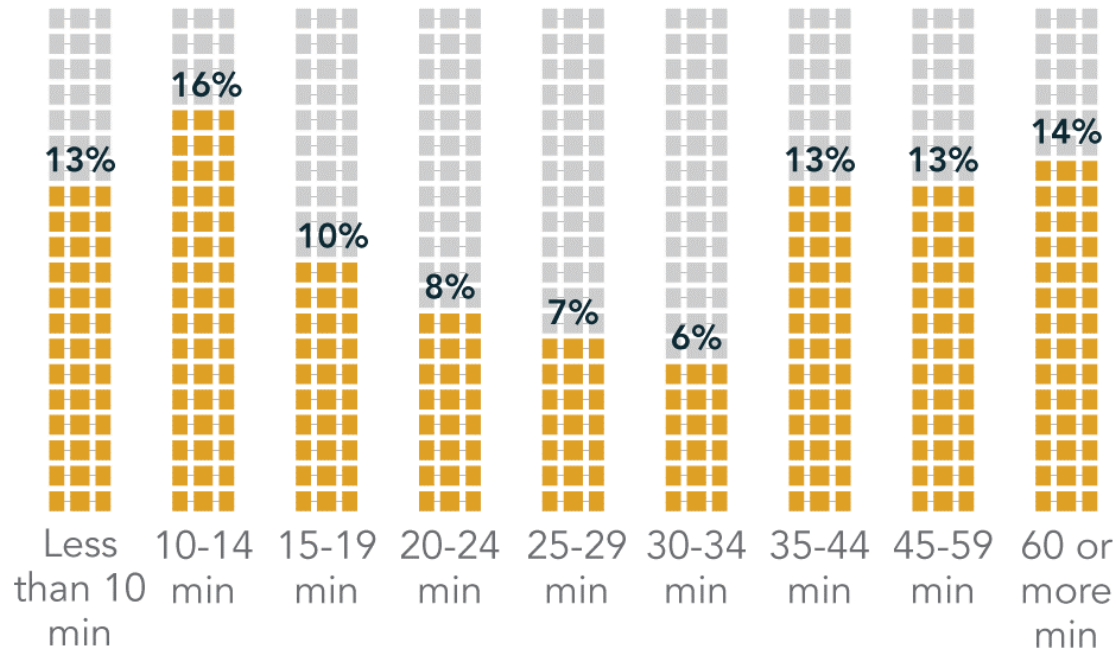
Education Attainment



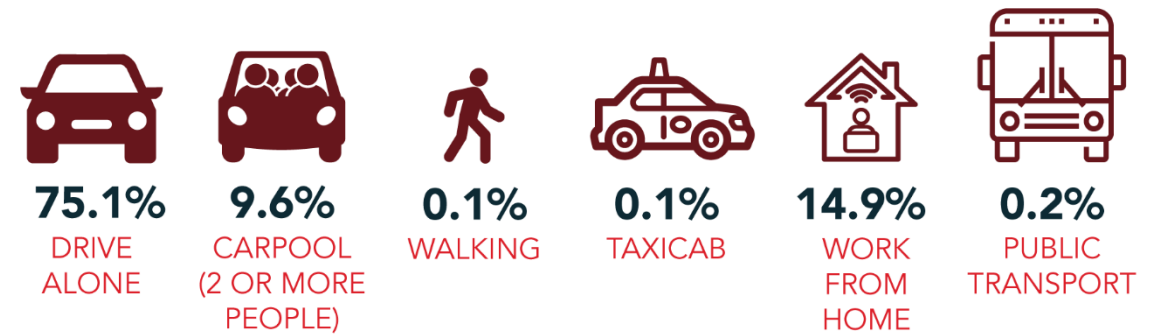
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

DEMOGRAPHICS

Commute Time

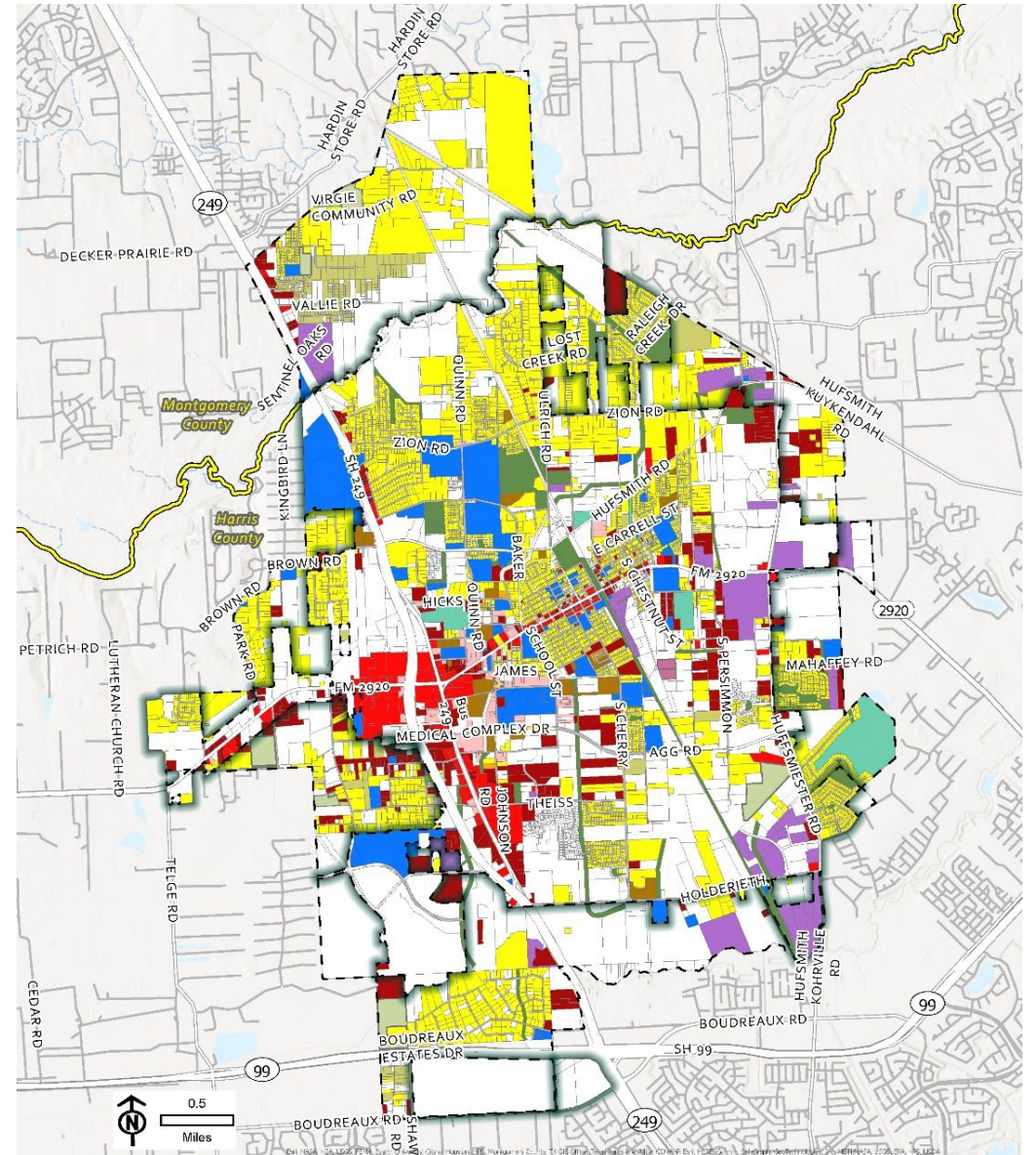
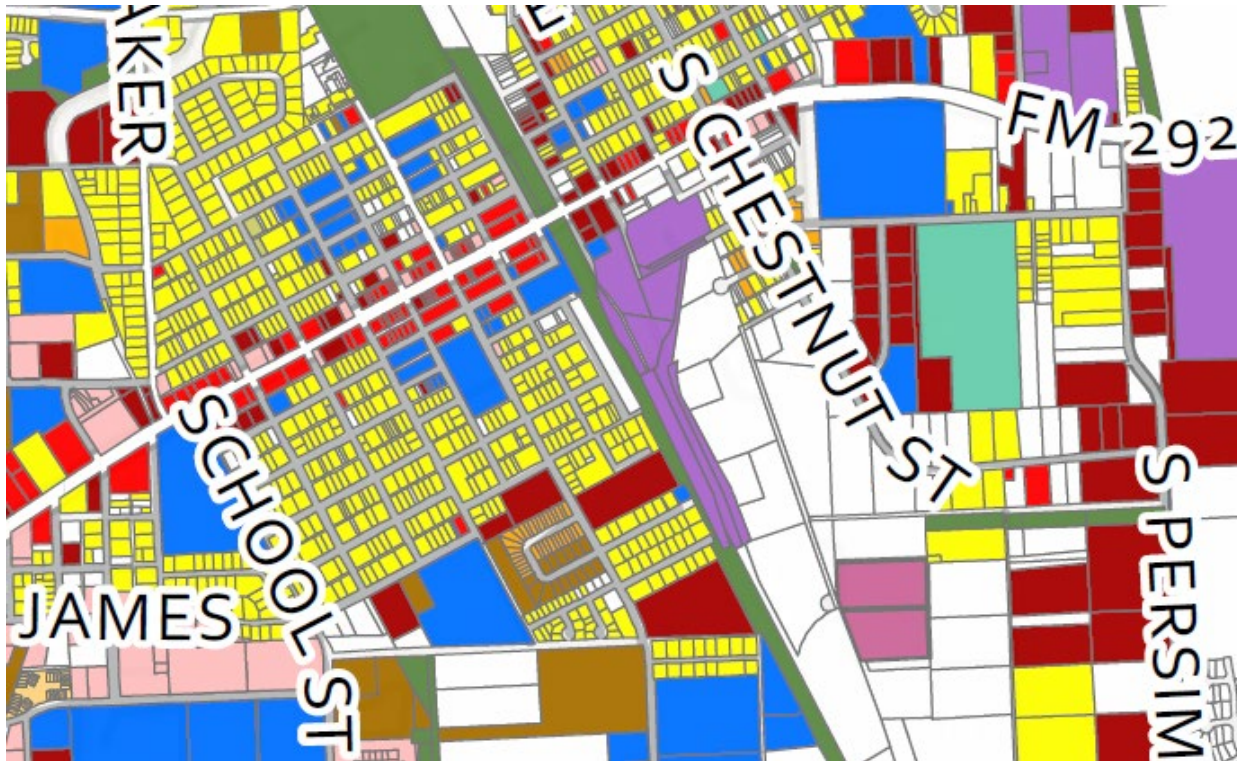


Transportation Mode



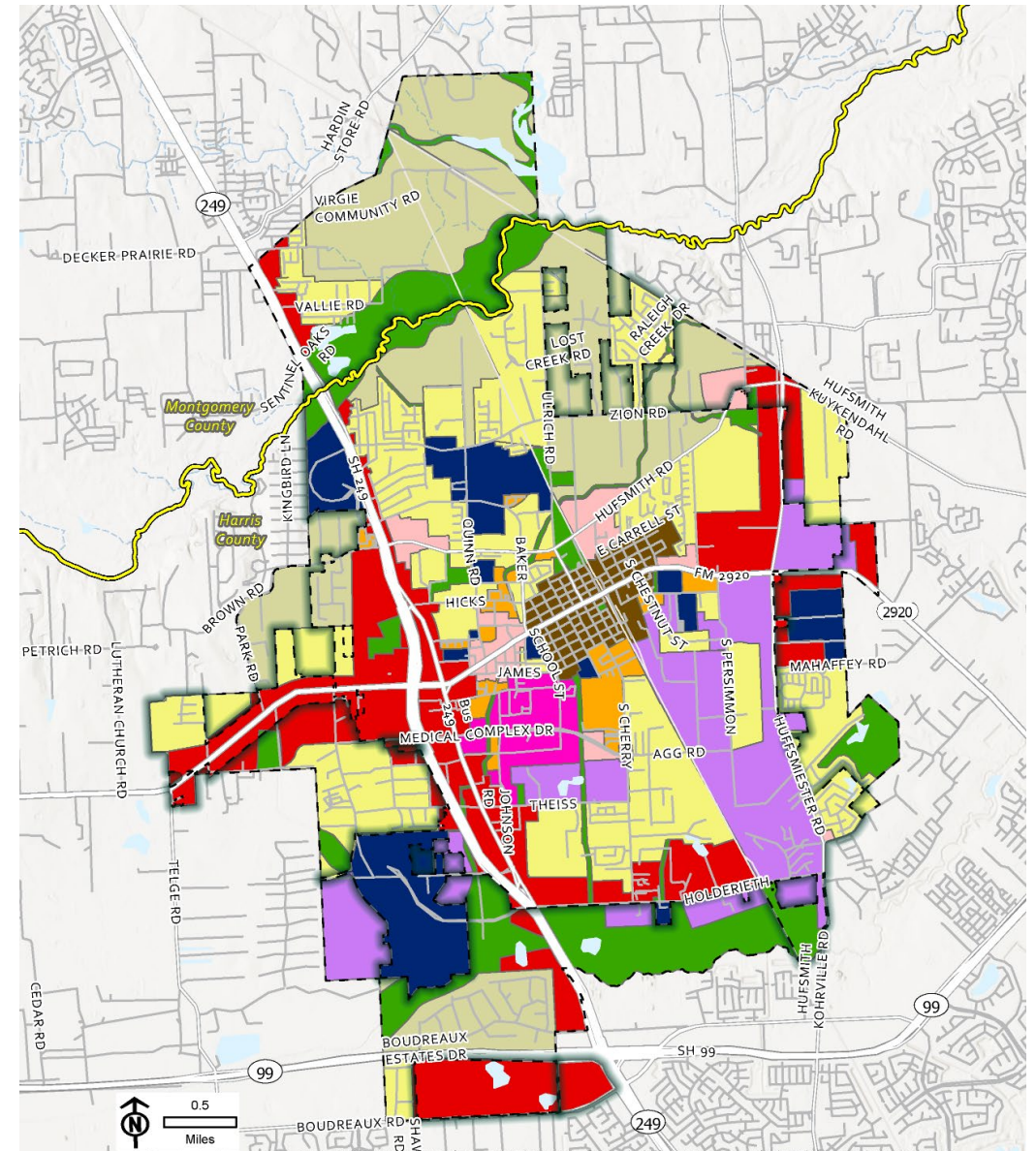
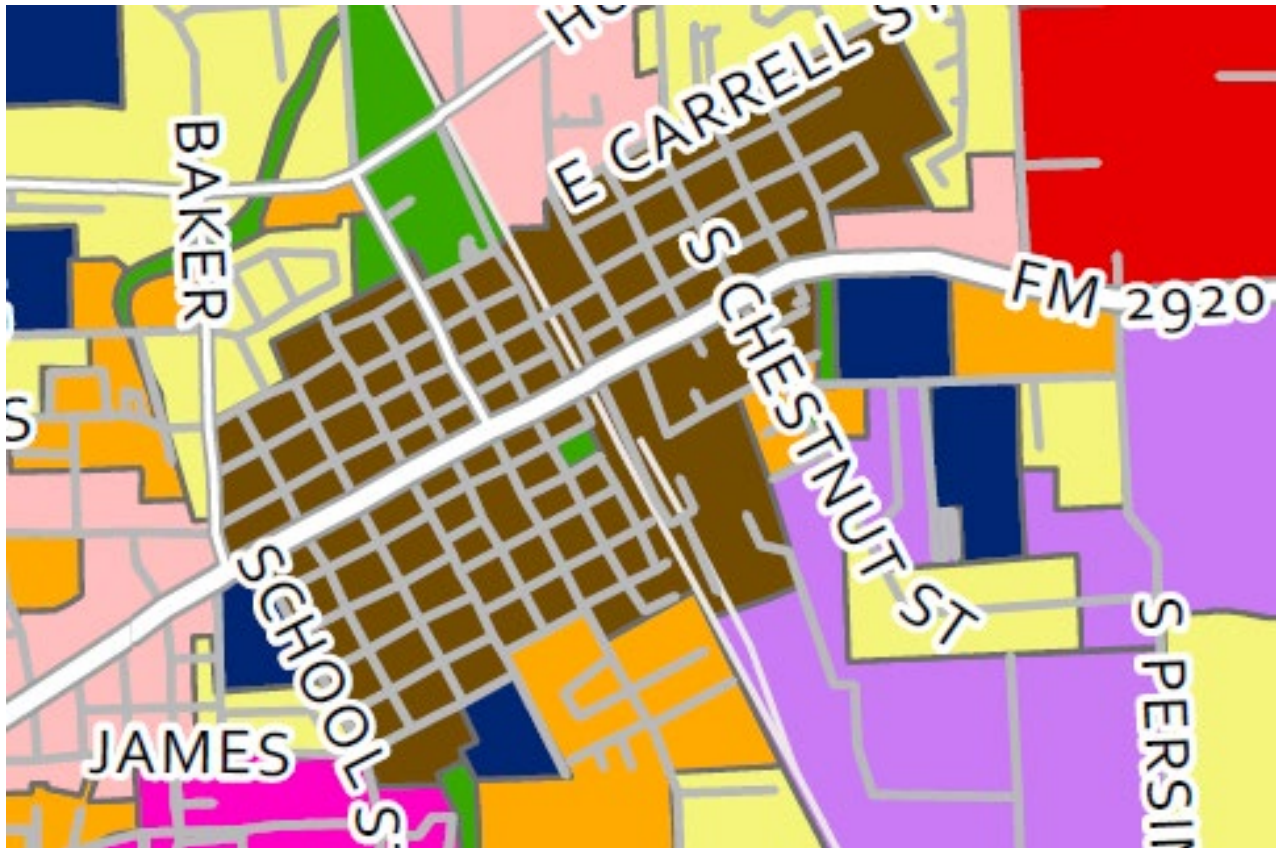
EXISTING LAND USE MAP

- | | | | |
|-------------------|-------------------|----------------------|--------------------|
| Agriculture | Multifamily | Commercial | Public/Semi-Public |
| Single Family | Manufactured Home | Industrial | Utility |
| Townhome | Office | Parks and Open Space | Vacant |
| 2-Family (Duplex) | Retail | Private Recreation | |
-
- Tomball City Limits
 - Tomball ETJ
 - County













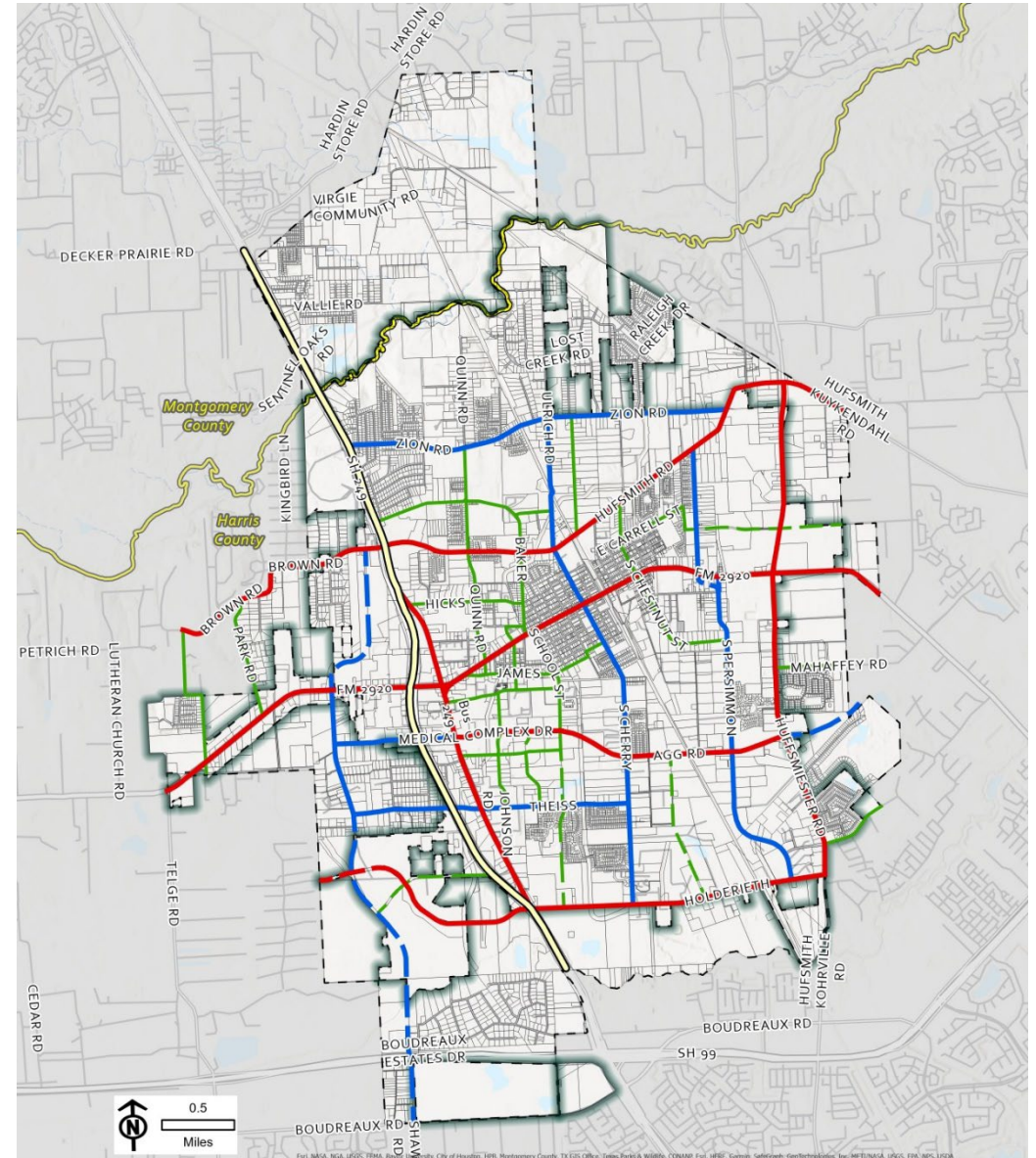
CURRENT FUTURE LAND USE MAP

- Neighborhood Commercial
- Neighborhood Residential
- Parks & Open Space
- Public & Institutional
- Medical District
- Business Park and Industrial
- Corridor Commercial
- Transitional Residential
- Tomball City Limits
- Old Town
- Ranch Rural & Estate
- Tomball ETJ
- County

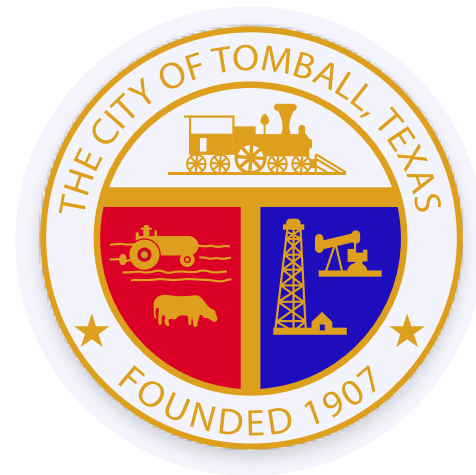


THOROUGHFARE PLAN MAP

-  State Highway
-  Major Arterial (existing)
-  Major Arterial (proposed)
-  Minor Arterial (existing)
-  Minor Arterial (proposed)
-  Collector (existing)
-  Collector (proposed)
-  Tomball City Limits
-  Tomball ETJ
-  County



VISION EXERCISE



COMPREHENSIVE PLAN STRUCTURE

Vision

Guiding Principles

Guiding Principles

Guiding Principles

Policies, Actions, and Capital Projects

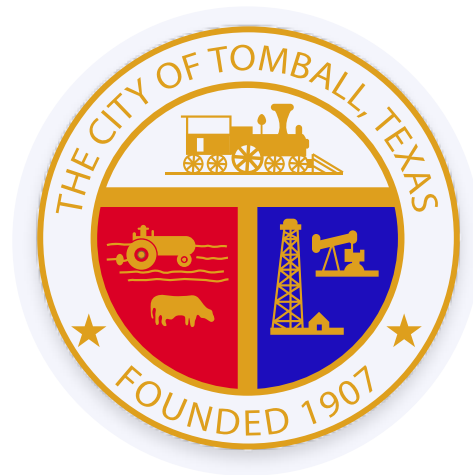
CURRENT COMMUNITY VISION

“Tomball in 2030 is a place where people make great connections – with families, friends, neighbors, through schools, jobs and businesses, to govern, worship, and celebrate. Our community has grown in an attractive, balanced, and well-managed way from a small farm-to-market town to a 21st century commerce center, maintaining its hometown feel and character while creating new amenities, services, and opportunities. Our strong values keep us focused on what is important – family, community, heritage, health, education, and environment. Tomball is a vibrant and healthy City we are proud to call home.”

CURRENT COMMUNITY VISION

- Does the current vision statement still accurately describe the vision for the future of Tomball?
- Do you believe updates should be considered?
- What (if anything) should be changed to align with changes in the community over the last 5 years?

S.O.A.R. EXCERCISE



S.O.A.R. EXERCISE



- **Strengths**

- What existing conditions are the community's greatest assets?

- **Opportunities**

- What current conditions should be built upon in the future?

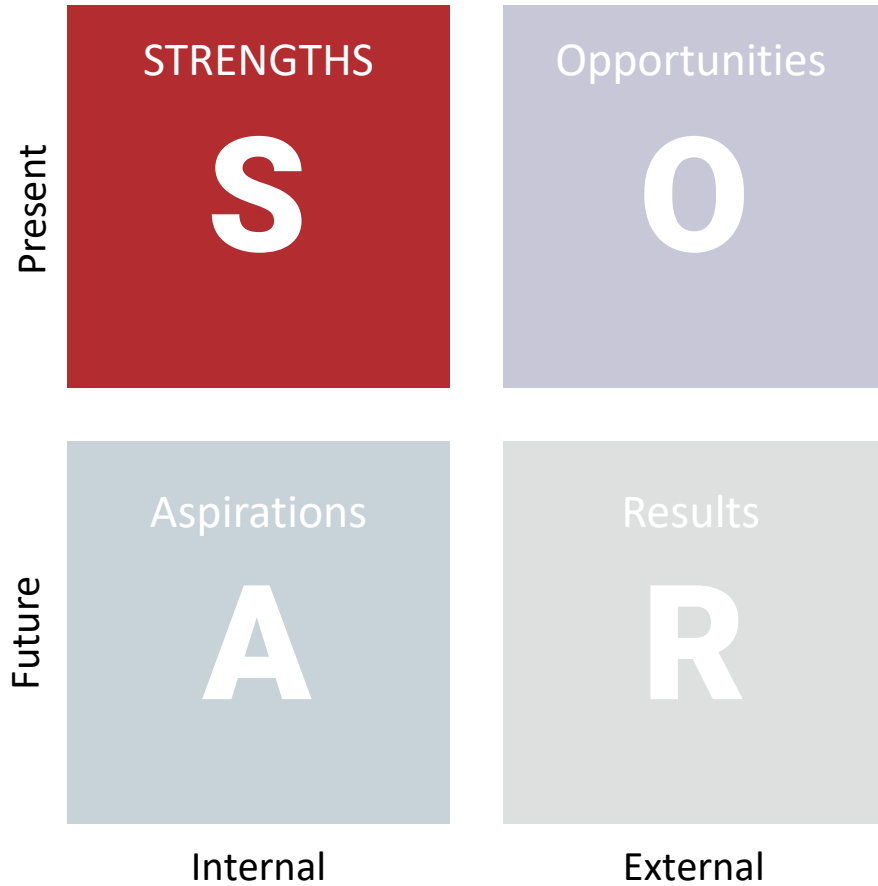
- **Aspirations**

- What is important to the community and what is the vision for the future?

- **Results**

- What does success look like and how do we know the vision has been achieved?

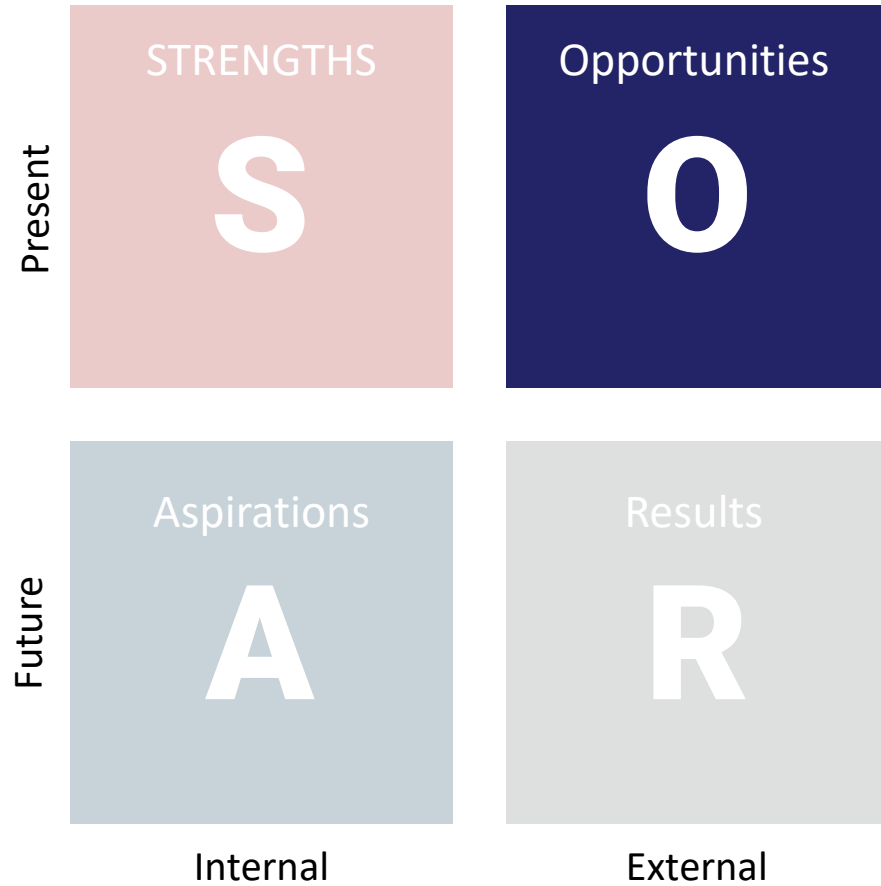
STRENGTHS



Strengths

- What are Tomball's greatest assets?
- What makes Tomball unique?
- What are your favorite places?

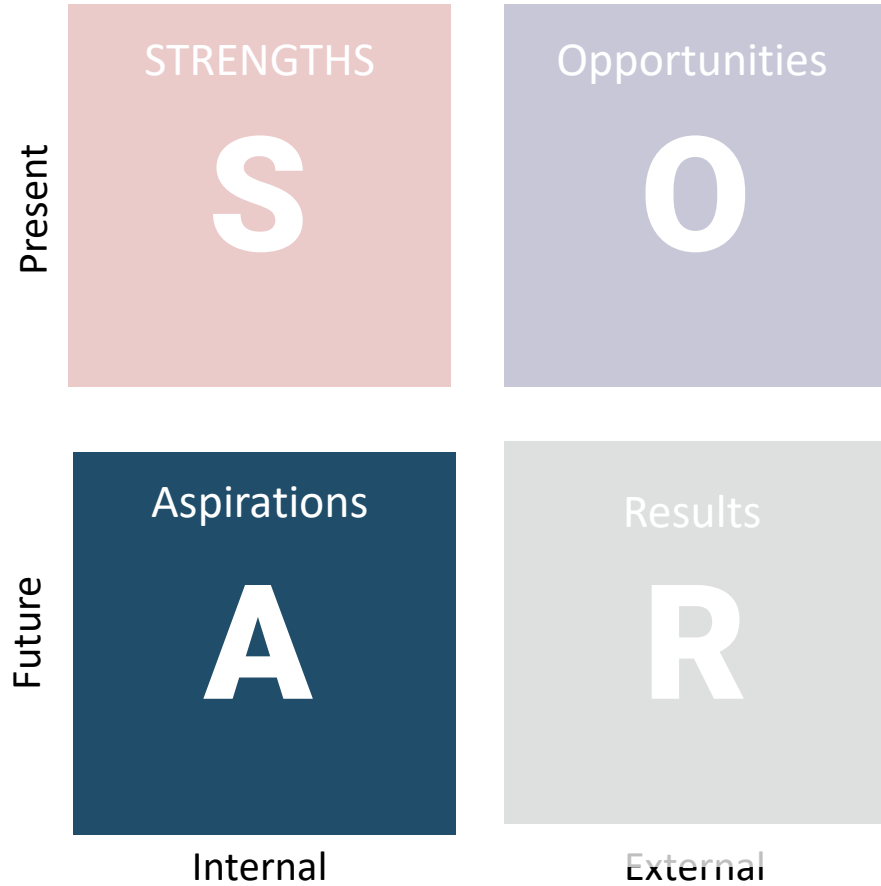
OPPORTUNITIES



Opportunities

- What current conditions should be built upon?
- In what areas can Tomball grow or improve?

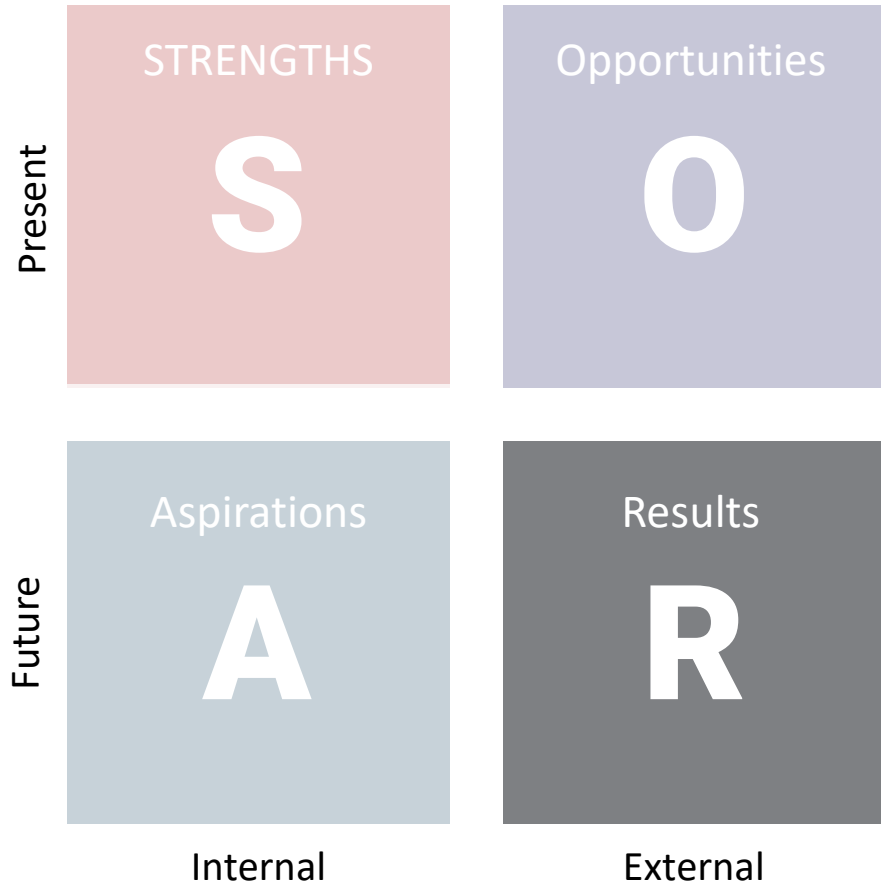
ASPIRATIONS



Aspirations

- What is important to the community?
- What should change in the future?
- What features or elements are missing?

RESULTS

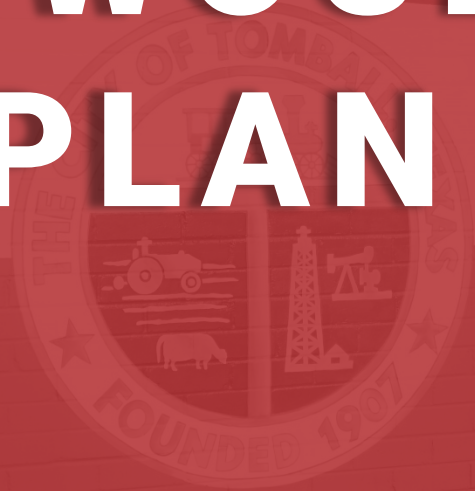


Results

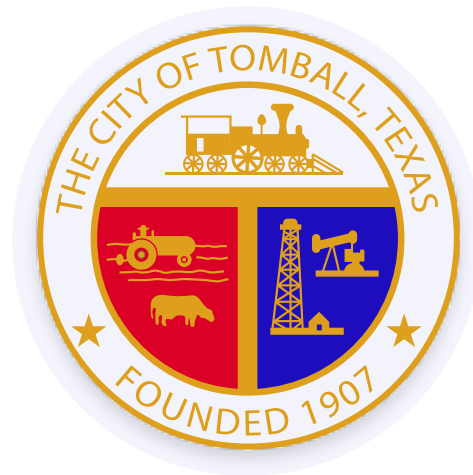
- What does success look like in 10-20 years?
- How do we know the vision has been achieved?

TOMBALL

IN *ONE* WORD, WHAT
WOULD MAKE THIS
PLAN SUCCESSFUL?



NEXT STEPS



PROJECT WEBSITE

This is Your Plan Stay Involved!

Monitor the **Project Website** or
Register for Updates

Take the **Online Community Survey**

Provide Input throughout the Process
and **Encourage Others to Participate**



TAKE THE ONLINE SURVEY!

Online Survey **Coming Soon**



Draft Comprehensive Plan Online Community Survey

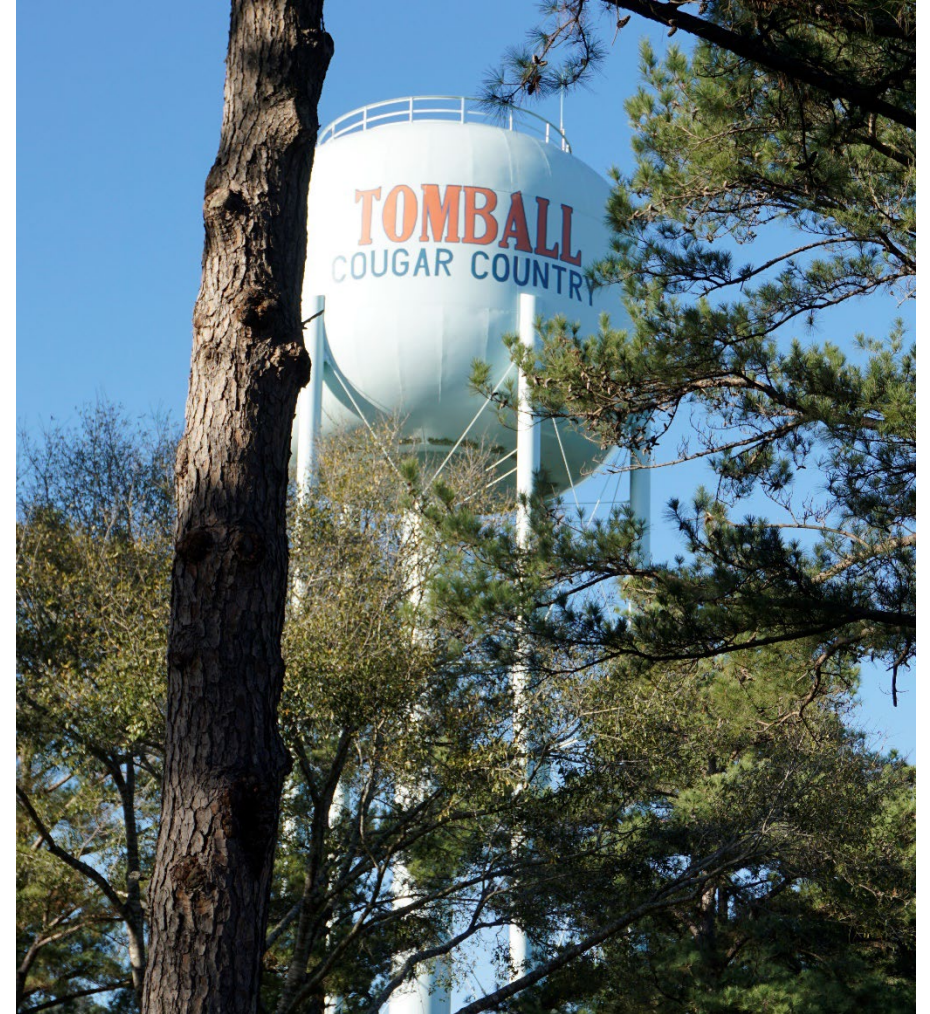
Review the draft plan and then provide feedback by taking the online survey.

Take The Survey

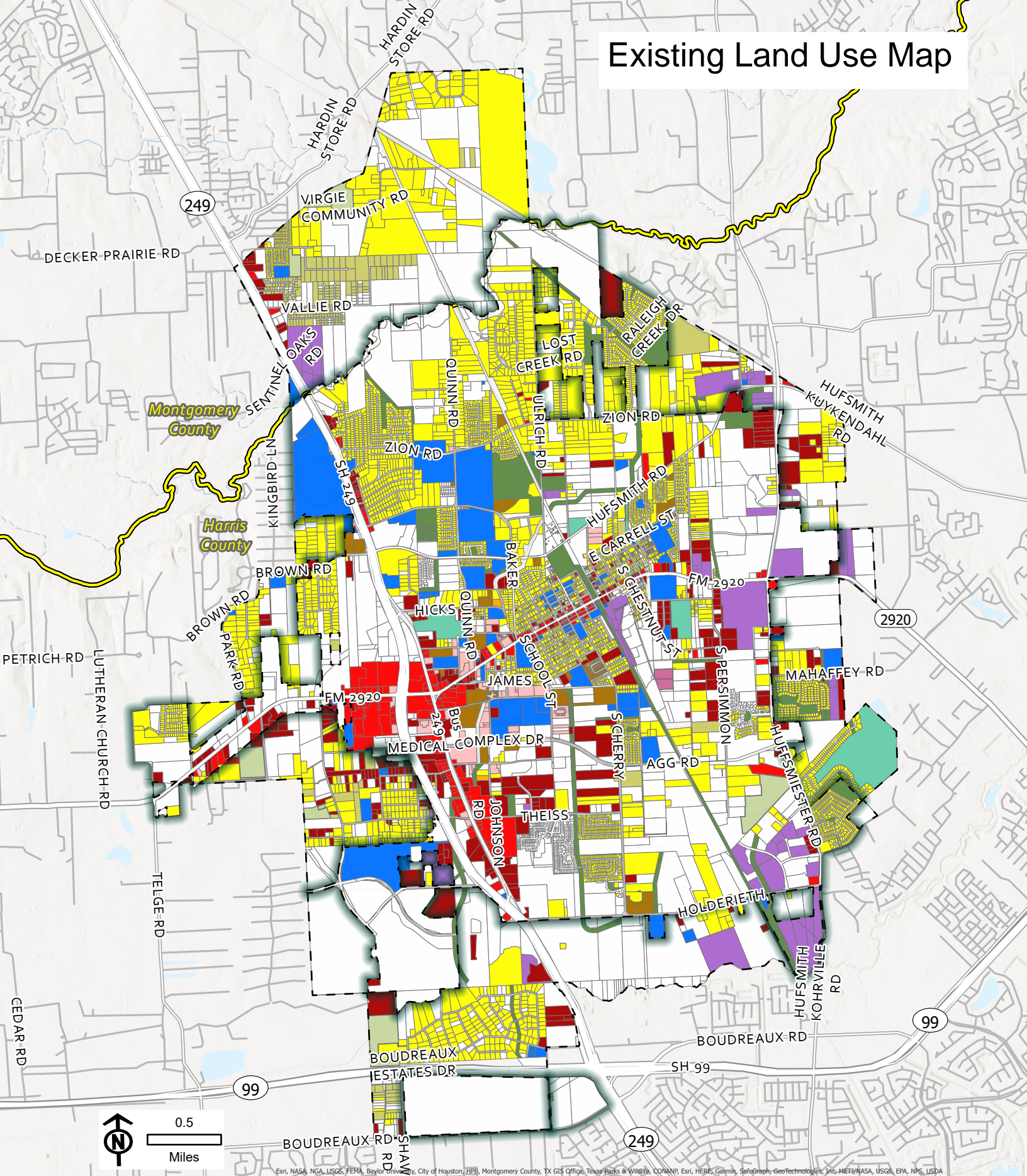


NEXT STEPS

- Launch Project Website **October 2023**
- Focus Group Meeting# 1 **October 2023**
- Launch Online Survey **October 2023**
- Community Event Coming **this Fall**
- Stakeholder Interviews **this Fall**
- Consultant Team Drafting Snapshot Chapter



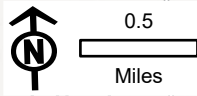
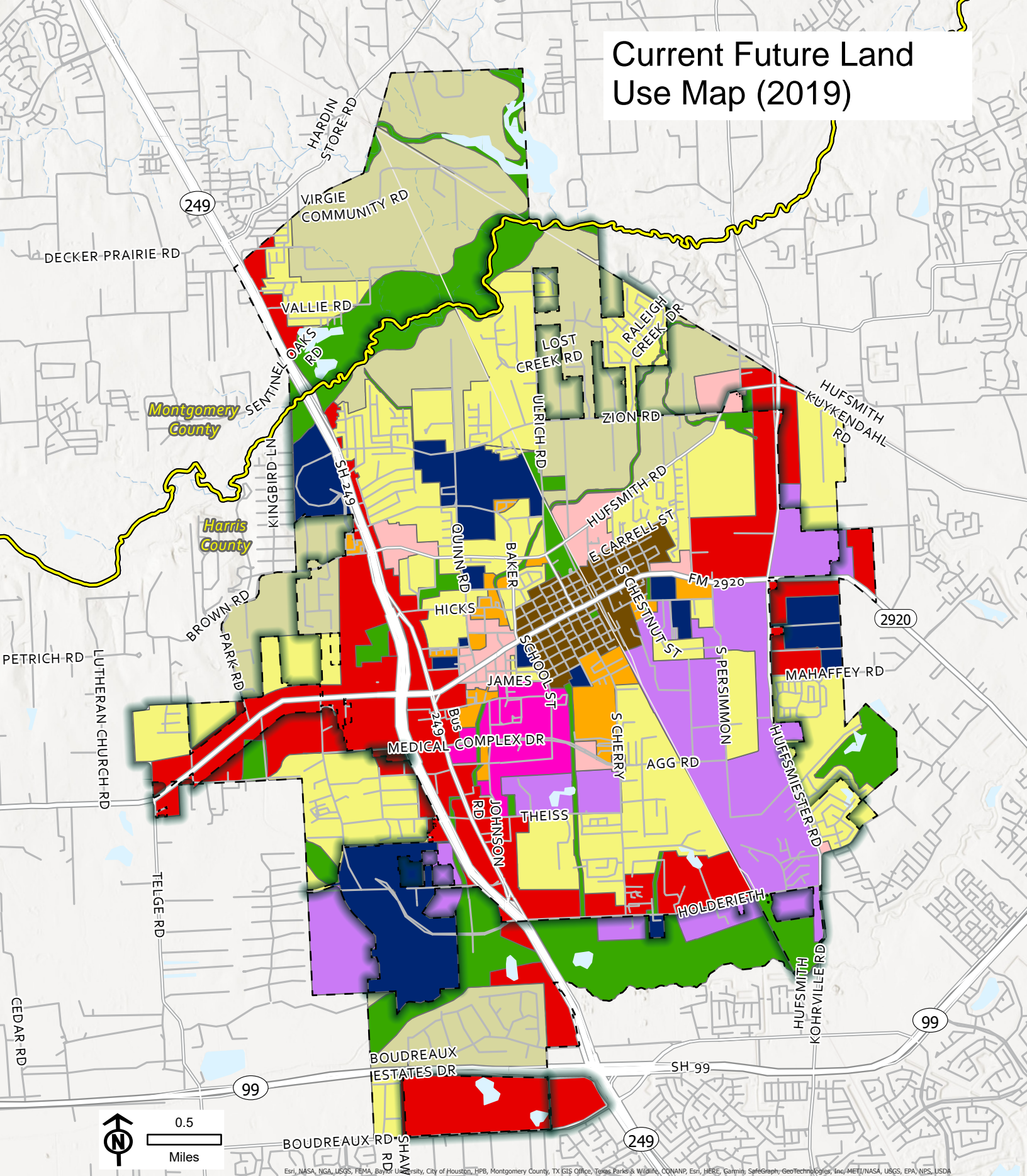
Existing Land Use Map



Esri, NASA, NGA, USGS, FEMA, Baylor University, City of Houston, HPS, Montgomery County, TX GIS Office, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

- | | | | | |
|-------------------|-------------------|----------------------|--------------------|---------------------|
| Agriculture | Multifamily | Commercial | Public/Semi-Public | Tomball City Limits |
| Single Family | Manufactured Home | Industrial | Utility | Tomball ETJ |
| Townhome | Office | Parks and Open Space | Vacant | County |
| 2-Family (Duplex) | Retail | Private Recreation | | |

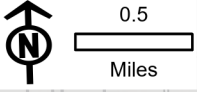
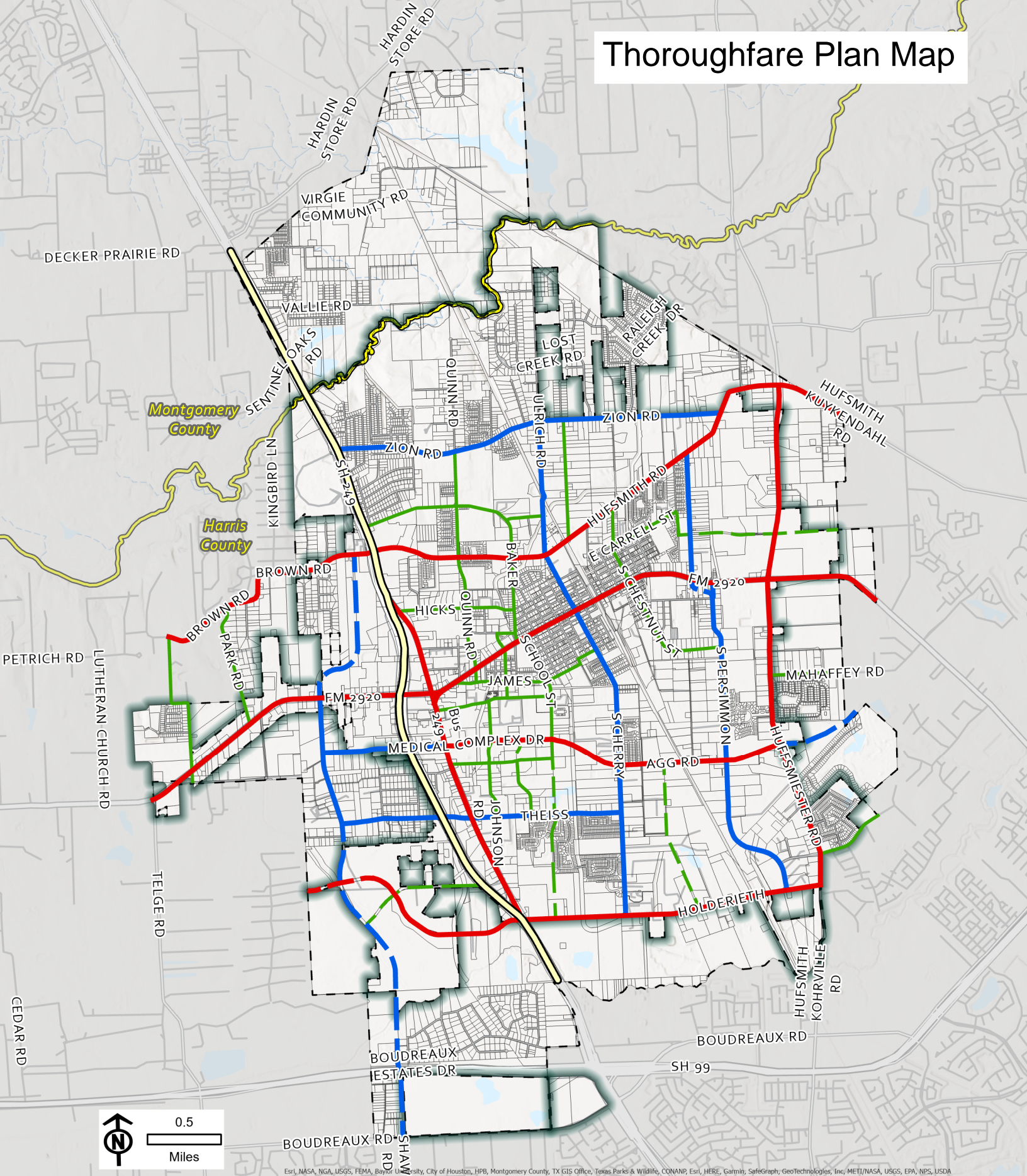
Current Future Land Use Map (2019)



Esri, NASA, NGA, USGS, FEMA, Baylor University, City of Houston, HPB, Montgomery County, TX GIS Office, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Spiregraphy, GeoTechnologies, Inc./MET/NASA, USGS, EPA, NPS, USDA

- | | | | |
|-------------------------|--------------------------|------------------------------|---------------------|
| Neighborhood Commercial | Neighborhood Residential | Parks & Open Space | Tomball City Limits |
| Public & Institutional | Medical District | Business Park and Industrial | Tomball ETJ |
| Corridor Commercial | Transitional Residential | County | |
| Old Town | Ranch Rural & Estate | | |

Thoroughfare Plan Map



Esri, NASA, NGA, USGS, FEMA, Baylor University, City of Houston, HPB, Montgomery County, TX GIS Office, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, Sptegraphy, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

- State Highway
- Major Arterial (existing)
- Major Arterial (proposed)
- Minor Arterial (existing)
- Minor Arterial (proposed)
- Collector (existing)
- Collector (proposed)
- Tomball City Limits
- Tomball ETJ
- County