

CITY OF TOMBALL COMPREHENSIVE PLAN UPDATE

Community Open House

January 30, 2024

MEETING AGENDA

1

**OVERVIEW OF THE PLANNING
PROCESS**

2

**COMMUNITY SNAPSHOT &
CONTEXT**

3

VISION

4

NEXT STEPS

PROJECT TEAM



Shad Comeaux, AICP
Project Manager



Alexis Garcia, AICP
Assistant Project Manager



Shubhangi Rathor
Lead Project Planner



Christopher Wesseln
Project Planner

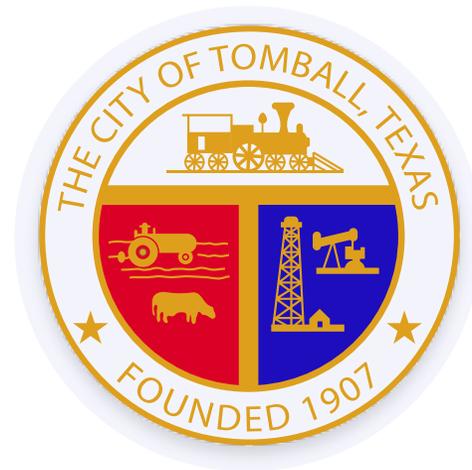


Kaleb Otems
Project Support



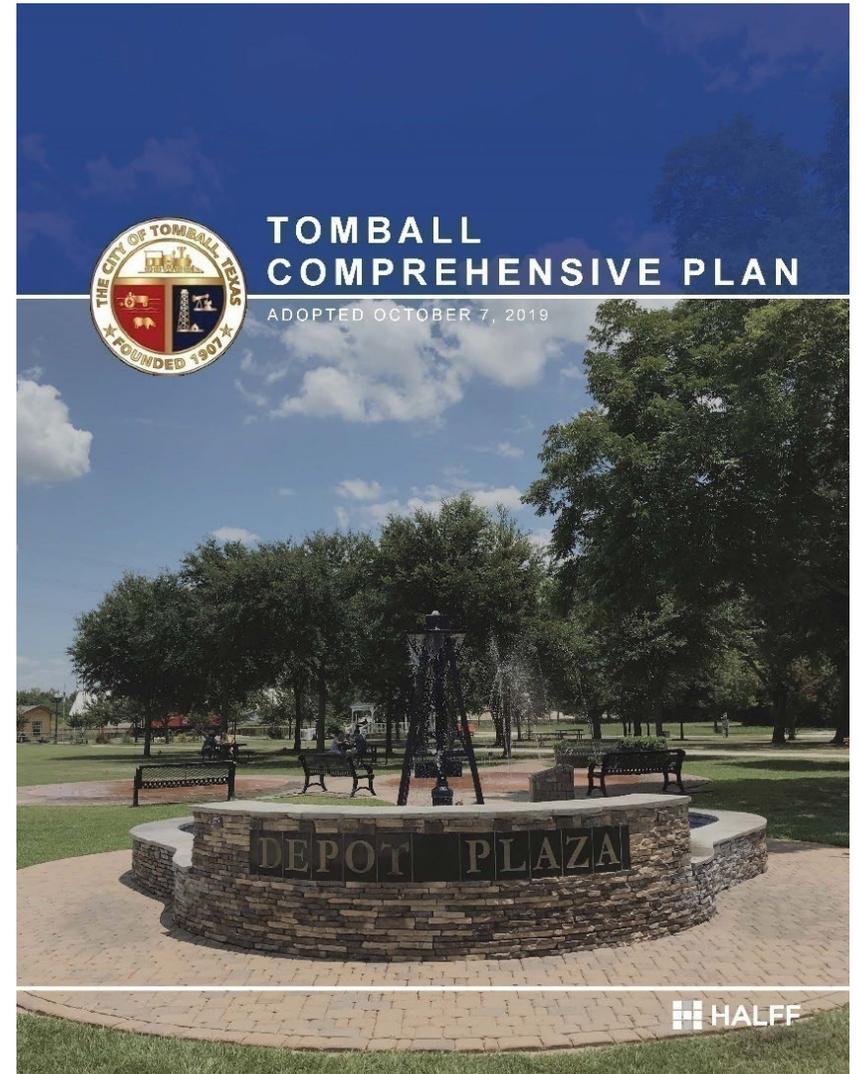
Travis James
Economic Development

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

CITY COUNCIL

Lead Plan implementation and establish policies.

PLANNING AND ZONING COMMISSION

Make recommendations to the City Council based on the Comprehensive Plan.

FOCUS GROUP (ADVISORY COMMITTEE)

Serve as ambassadors and guide Plan recommendations throughout the process.

COMMUNITY

Provide input to direct recommendations for a community-driven Plan.

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

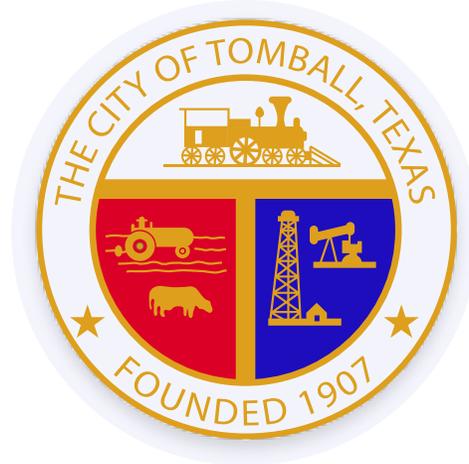
June 2024 – July 2024

Adoption

- Finalize Plan
- Adoption Hearing

August 2024

COMMUNITY SNAPSHOT & CONTEXT



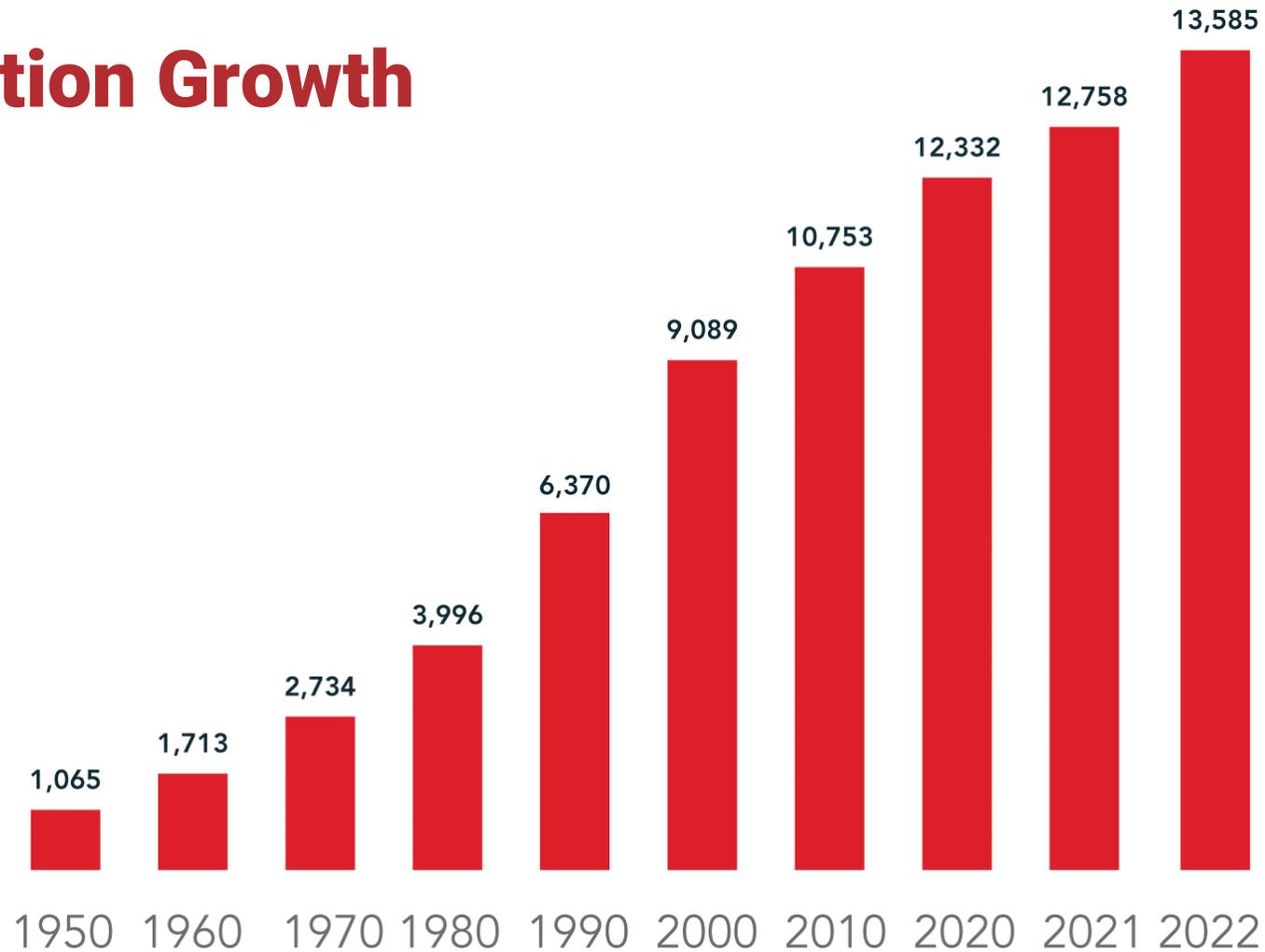
PREVIOUS PLANNING EFFORTS

- 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

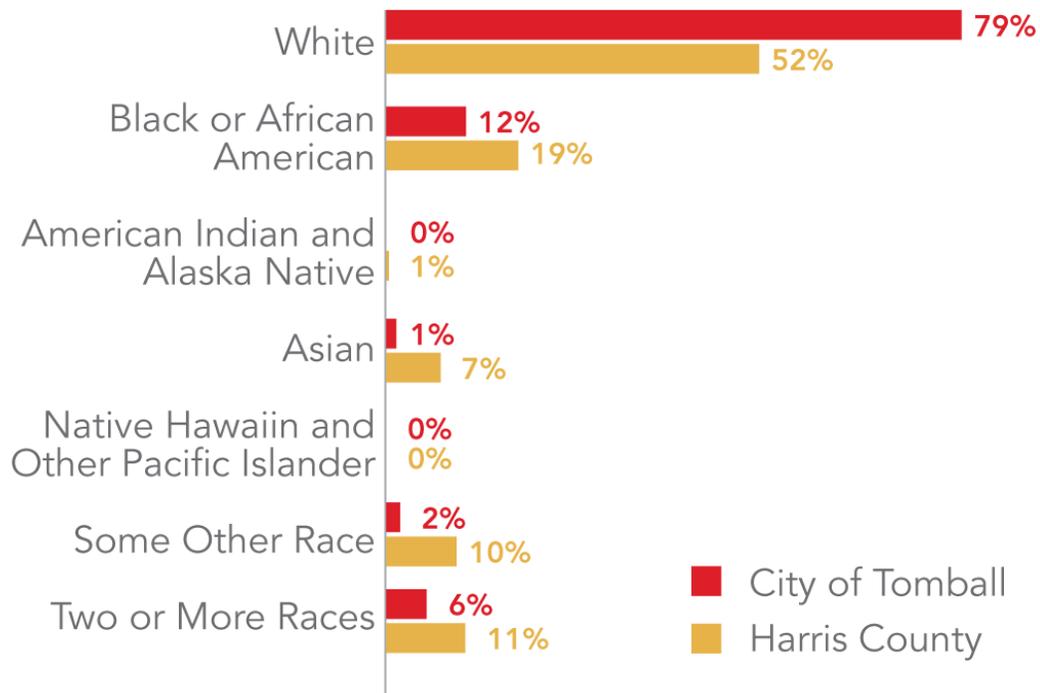
Population Growth



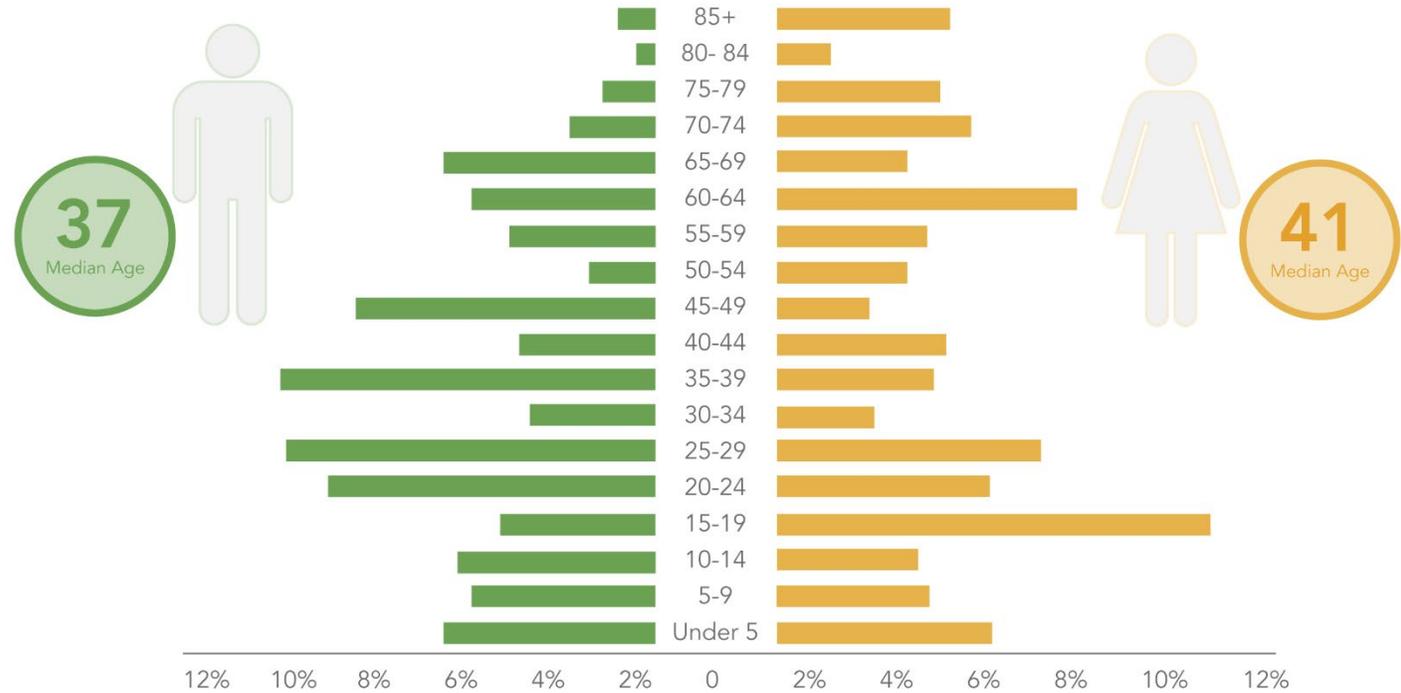
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, Decennial Census

DEMOGRAPHICS

Racial Distribution



Age and Sex



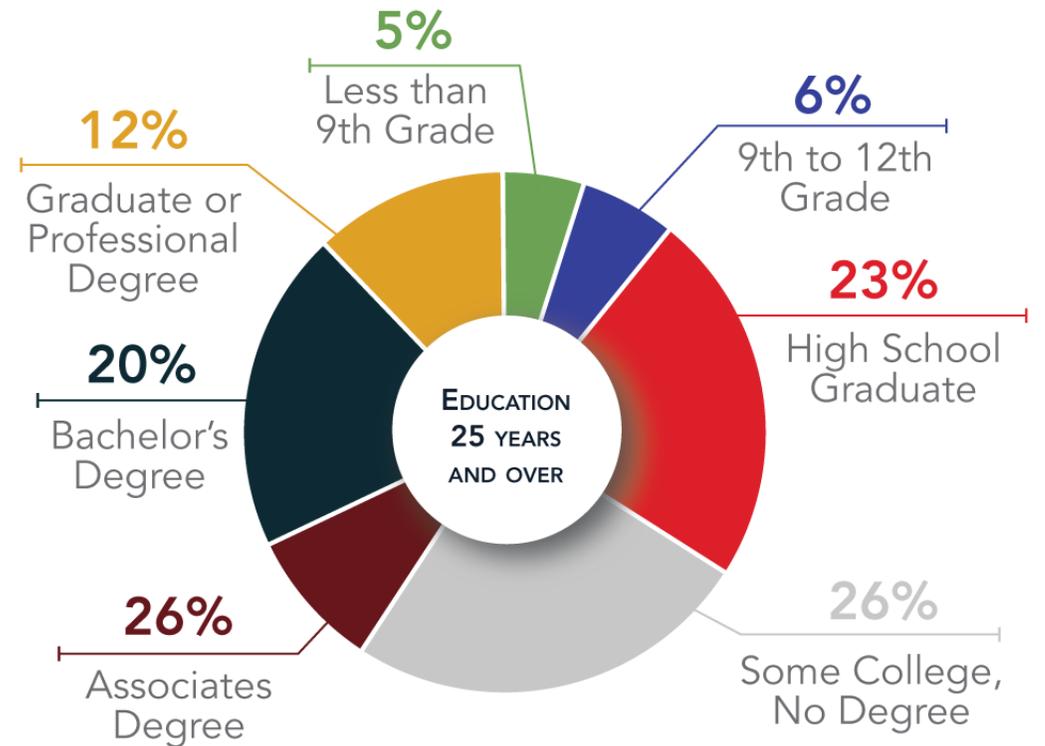
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

DEMOGRAPHICS

Median Household Income



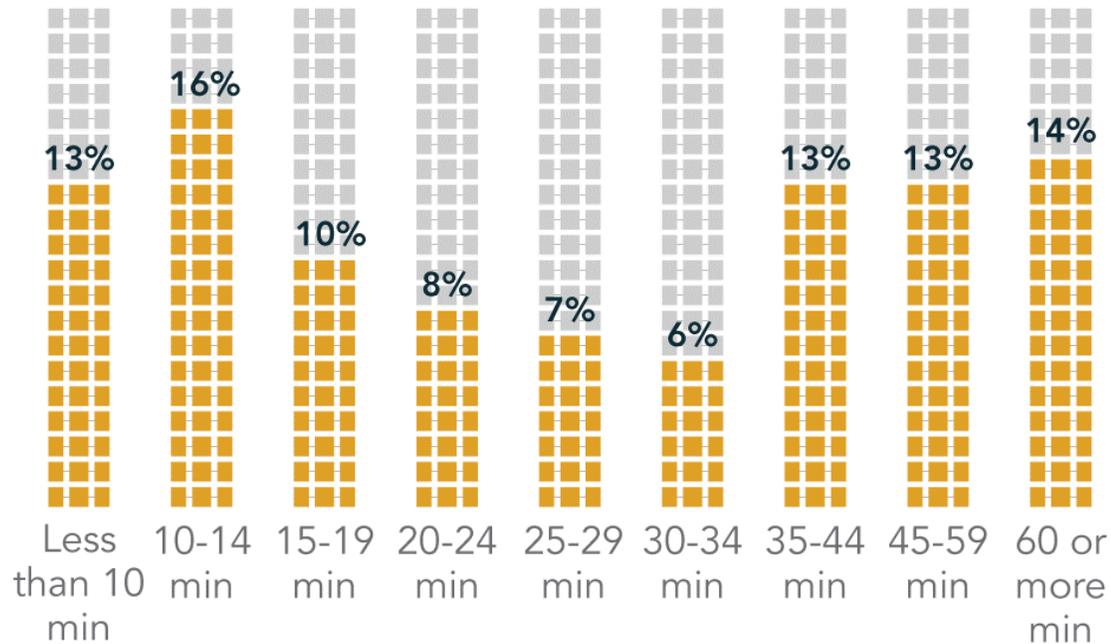
Education Attainment



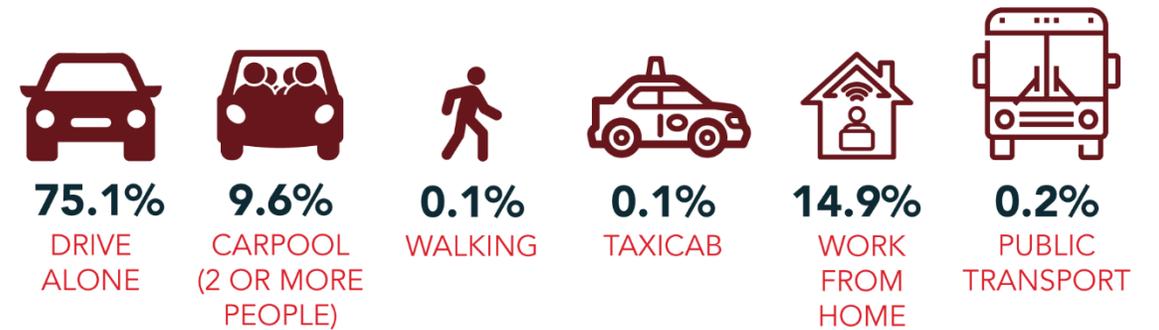
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

DEMOGRAPHICS

Commute Time

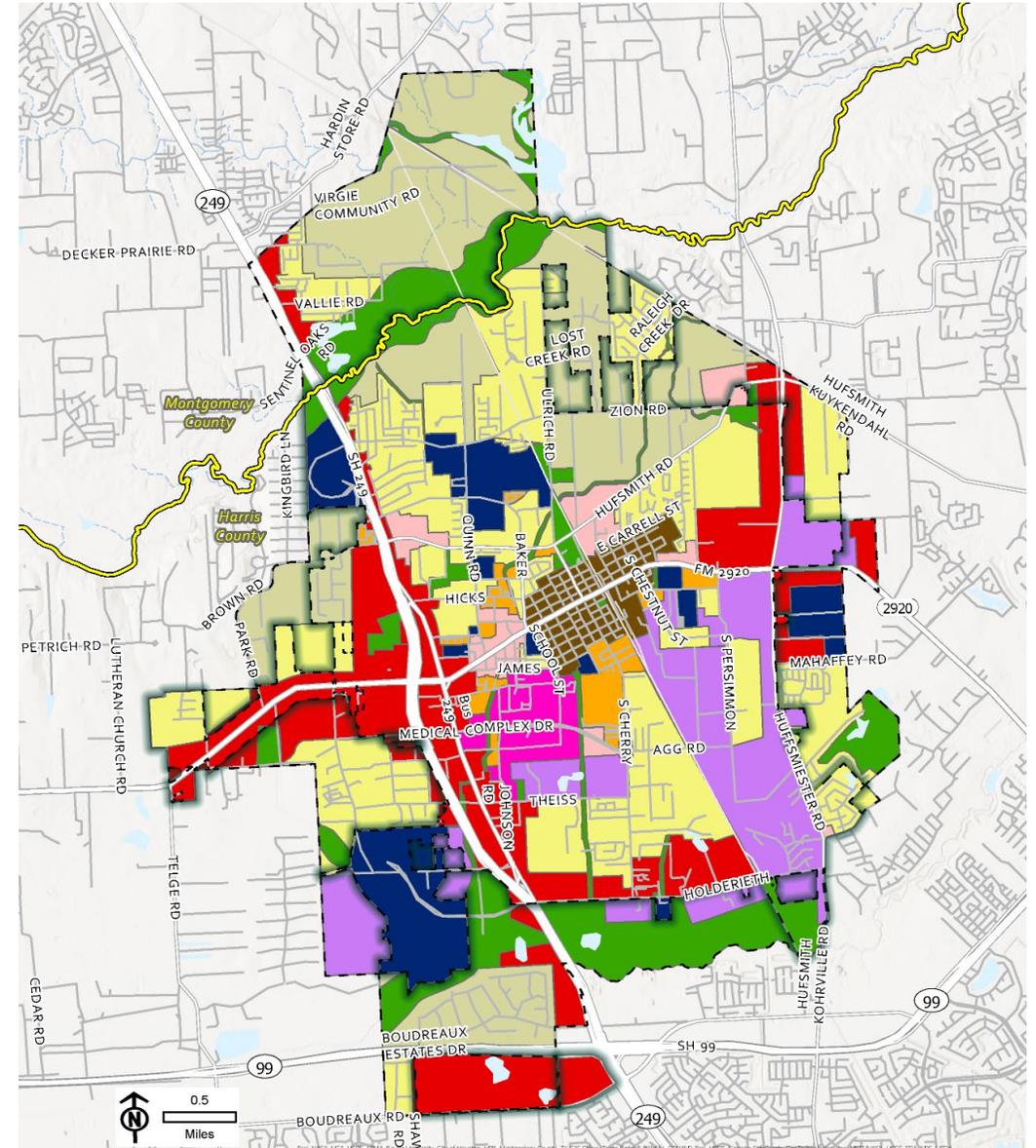
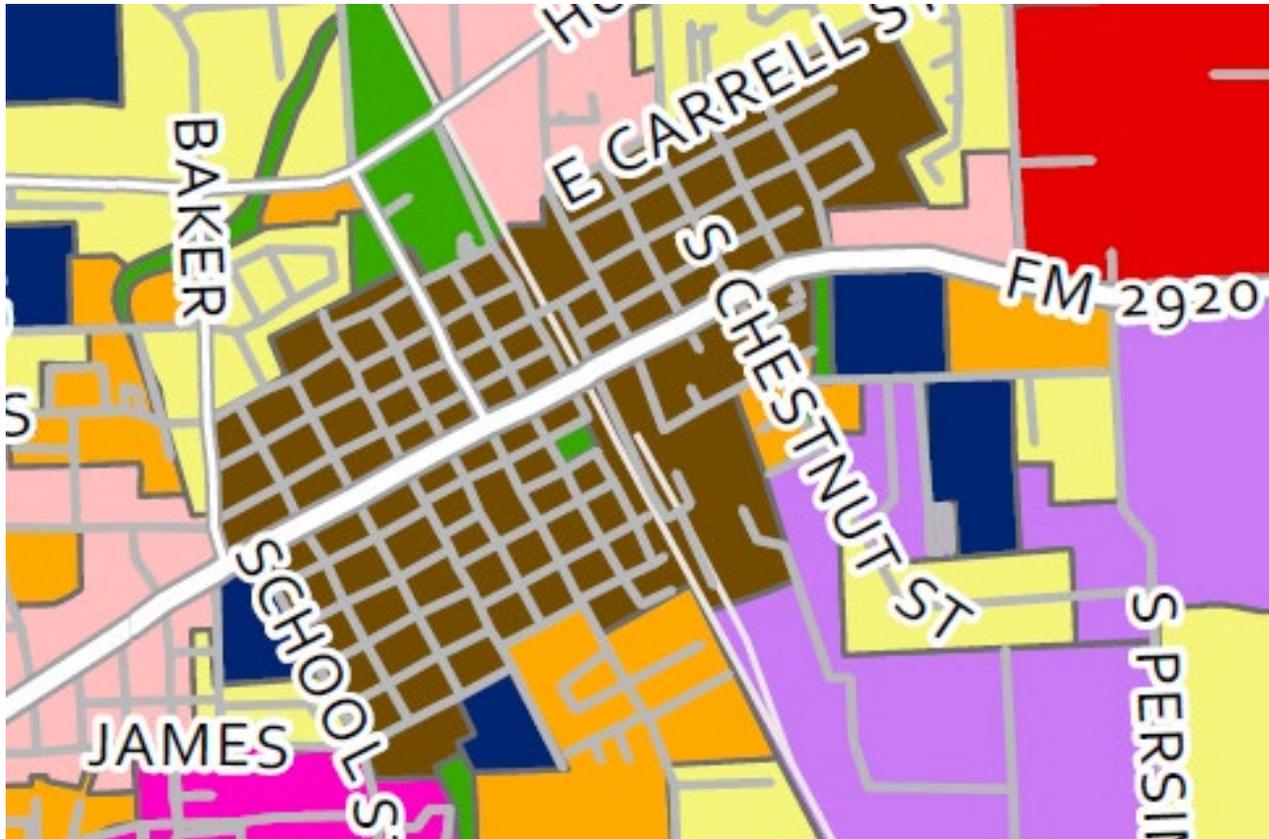


Transportation Mode

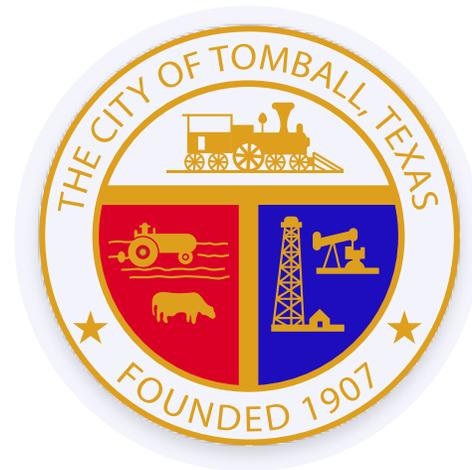


CURRENT FUTURE LAND USE MAP

- 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



VISION



COMPREHENSIVE PLAN STRUCTURE

Vision

Guiding Principles

Guiding Principles

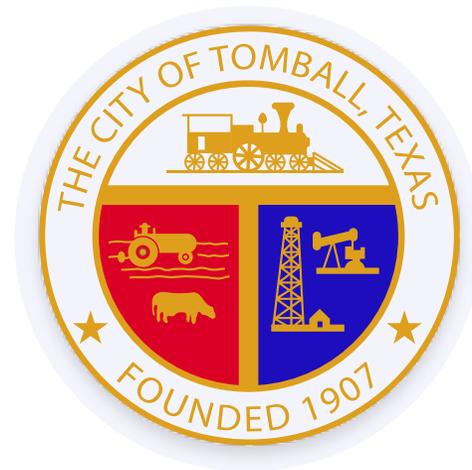
Guiding Principles

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.”

NEXT STEPS



NEXT STEPS

- Collect Public Input from the Community Members and Stakeholders.
- Consultant Team updating Existing Conditions
- Stakeholder Interviews **February 2024**



TomballTX.gov/TomballCompPlanUpdate

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



TomballTX.gov/TomballCompPlanUpdate

TAKE THE ONLINE SURVEY!

Closing 11:59pm, February 4, 2024

2023 Comprehensive Plan Update

We want your feedback! Take the online Community Survey and help us shape Tomball's future.

[Comprehensive Plan Community Survey](#) (link will open a new window).



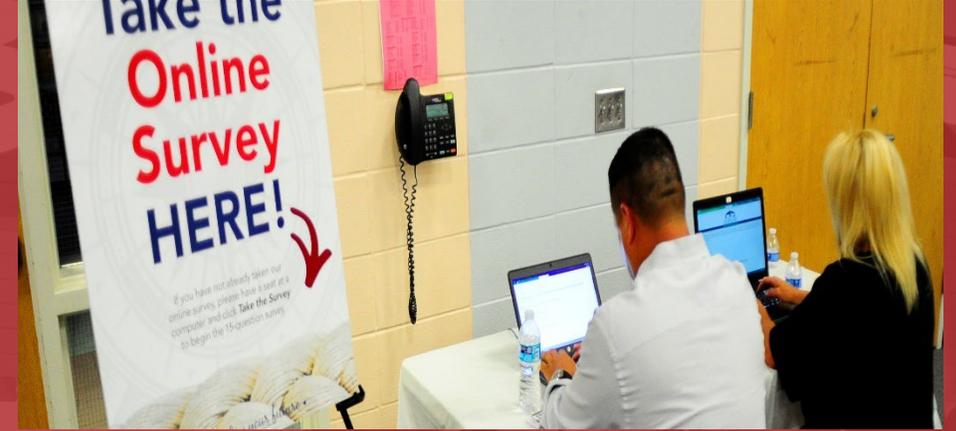
TomballTX.gov/TomballCompPlanUpdate

Check out the Open House

Provide input on the interactive Boards

Talk with the Project Team and City Staff

Take the Online Community Survey



TomballTX.gov/TomballCompPlanUpdate