

Focus Group 2 Meeting Summary

March 19, 2024



City of Tomball

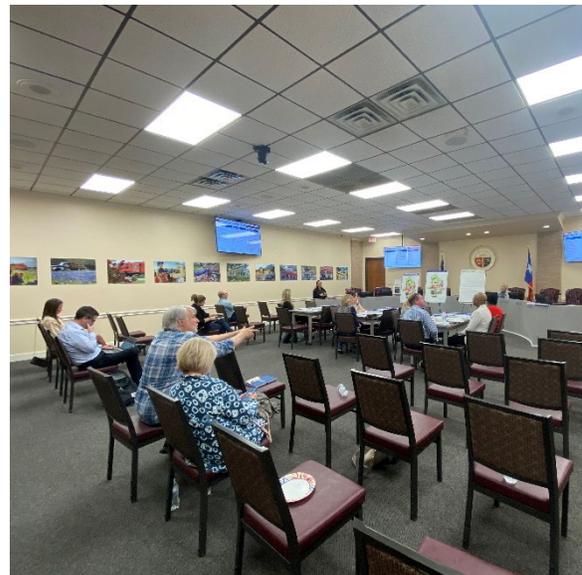
COMPREHENSIVE PLAN UPDATE

ABOUT THE MEETING

The second Focus Group meeting for the Tomball Comprehensive Plan was held on March 19, 2024, at Tomball City Hall. The Focus Group is made up of 17 community stakeholders representing various agencies, neighborhoods, and businesses. In addition to the Focus Group members, City staff from the Community Development Department attended the meeting. The consultant team from Freese and Nichols, Inc. facilitated the meeting.

The meeting began with a project update and an overview of the public engagement efforts and input received. During the meeting, the Focus Group participated in discussion about proposed updates to the vision statement, goals, future land use categories and map. The meeting closed with final thoughts and next steps.

Photos from the Meeting



DISCUSSION

The Focus Group was guided through a discussion to identify changes to the vision statement, goals, and future land use map. The following notes are a transcription of the discussion during the meeting.

Vision Discussion

The community vision is a high-level, long-range vision of what the community wants to be in the future. Based on the community feedback, three proposed options were presented as an alternative to the current vision statement:

Option 1 (76 words)

Tomball is a welcoming destination for ALL that embraces its rich history, culture, and diversity while ensuring strategic growth and preserving its small-town charm. **Our strong values keep us focused on what is important-family, community, heritage, health, education, and environment.** We aspire to provide a good quality of life for our residents by **creating new** and improving existing **amenities, services, and opportunities.** **Tomball is a vibrant and healthy City we are proud to call home.**

Option 2 (62 words)

Tomball is a welcoming destination for ALL that embraces its rich history, culture, and diversity while ensuring strategic growth and preserving its small-town charm. We aspire to provide a good quality of life for our residents by focusing on our values and **creating new** and improving existing **amenities, services, and opportunities.** **Tomball is a vibrant City we are proud to call home.**

Option 3 (24 words)

Tomball is a welcoming destination for ALL that embraces its rich history, culture, and diversity while ensuring strategic growth and preserving its small-town charm.

Discussion Notes:

- There is a preference for Options 2 or 3, However group consensus is to make revisions to Option 3.
- Vision statements should be looking to the future. These new options are good because they are forward thinking.
- Change "welcoming" to "vibrant."
- "...For ALL" and "diversity" are redundant. One or the other should be included but not both. Groups consensus was to remove "...for All" from the Option 3 text.
- There is concern about the term history or heritage.
- Consider replacing "rich history" with "rich connection."

Revised Vision Statement

Tomball is a vibrant **destination** that embraces its rich **history, culture, and diversity** while ensuring strategic **growth** and preserving its **small-town charm.**

Goals Discussion

Goals are high-level, city-wide goals that include different topics or elements to support the community vision. Goals are future supported by specific guiding principles and action items to achieve the community vision. Based on the community feedback, the consultant team proposed minor updates to the existing Goals. Below are the proposed updates to the Goals.

- There is a noted difference between the Goals in the vision chapter of the Comprehensive Plan and in the Implementation Table. The most significant change was to make these statements consistent. **Most of the revised statements reflect the Goals in the Implementation Plan.**
- We **recommend combining Goal 6 with Goal 1** and reorganizing some of the recommendations.

#	EXISTING GOAL	UPDATED GOAL
Goal 1	<p><u>Growth and Capacity</u> Be a good steward of public dollars through provision of quality public services.</p>	<p><u>Growth, Capacity, and Public Infrastructure</u> <i>Systematically provide high-quality public infrastructure to support current and projected development in a quality, cost effective manner.</i></p>
Goal 2	<p><u>Land Use and Development</u> Work with the development community to meet the needs of a growing community while being true to the character of Tomball.</p>	<p><u>Land Use and Development</u> Work with the development community to meet the needs of a growing community while protecting the valued small-town character of Tomball.</p>
Goal 3	<p><u>Mobility</u> Strive to address mobility concerns by partnering with other jurisdictions as well as promoting alternative routes across the community.</p>	<p><u>Mobility</u> Strive to address mobility concerns by partnering with other jurisdictions as well as promoting alternative routes <i>and transportation modes</i> across the community.</p>
Goal 4	<p><u>Community Livability</u> Continue to recognize Old Town as an important economic and cultural center of the community and promote Tomball’s sense of place in all projects.</p>	<p><u>Community Livability</u> Continue to recognize Old Town as an important economic and cultural center of the community and promote Tomball’s sense of place in all projects.</p>
Goal 5	<p><u>Economic Development</u> Identify areas of reinvestment and re-imagining so that all parts of Tomball contribute to a prosperous future.</p>	<p><u>Economic Development</u> Identify areas of reinvestment and re-imagining so that all parts of Tomball contribute to a prosperous future.</p>
Goal 6	<p><u>Community Facilities and Services</u> Provide high-quality community facilities and services which are forward thinking and responsive to the needs of the Tomball community.</p>	

Discussion Notes:

- How are the property owners addressed in these goals? It seems like the people are missing from the goals.
- The reference to "Old Town" in the Community Livability Goals make it seem like the goal is only for Old Town and not the community as a whole.
- The Community Livability Goal should remove the "economic" piece and add more about the people, quality-of-life, health and parks.
- Maybe Old Town can be incorporated into the Economic Development Goal.
- Consider adding a new Goal Six about promoting Old Town as a cultural center, historic asset, and economic driver.

Future Land Use Categories and Map Discussion

Based on community feedback, previous planning efforts, existing land uses, and known future projects, changes were proposed to future land use categories and the future land use map. Changes to the categories and land use map are provided in the meeting agenda packet.

Several updates are proposed for the land use categories:

- Split "Transitional Residential" into "Medium-Density Residential" and "High-Density Residential."
- Added a "Mixed-Use" land use category for areas around Old Town and other areas of the City.
- Minor updates to streamline and simplify existing language in the land use categories.

Future Land Use Categories Discussion Notes

- The Focus Group likes streamlining the categories to make them easier to understand.
- The Focus Group likes the addition of the Mixed-Use Category and splitting the Transitional Residential district.
- Update the zoning district or land use name to reduce confusion between the Old Town & Mixed Use Zoning District and Old Town Land Use Designation. Consider adding an educational component in the plan to clarify the distinction between future land use and zoning.

Future Land Use Map Discussion Notes

- Further changes to the downtown boundaries are needed:
 - Reduce Old Town area boundary and extend residential south to the mid-block south of Epps St. at the northern boundary of Old Town west of Cherry St.
 - Extend Old Town south to the mid-block south of Clarence St. west of Cherry St.
 - Extend Old Town south to Todd St. east of the railroad and reduce the Mixed Use designation.
 - Add transitional uses between Old Town and residential uses.

- The Focus Group agrees that there does not need to be so much industrial development around Persimmon on St. and Agg Rd.
- Add more Medium Density Residential east and west along Persimmon St. north of Agg Rd.
- Add more Neighborhood Commercial at the intersection of Persimmon. St and Agg Road.
- Add Neighborhood Commercial along Calvert Rd./Alice Rd.
- Update the City Owned property along south of Main Street west of Old Town from Neighborhood Commercial to Public and Institutional.
- Update the land uses at the northwest corner of FM 2920 and FM 2978 to have Mixed Use at the corner and replace the Mixed Use shown with Corridor Commercial.
- Preserve residential land uses along S Chestnut Rd.
- Add more transitional uses adjacent to the EDC property.
- Label Pitchford Rd on the map.
- Preserve existing residential areas along Epps St.

Proposed Future Land Use Map Markups

