

AGENDA



Innovative approaches
Practical results
Outstanding service

MEETING: Comprehensive Plan Focus Group Meeting #5
DATE OF MEETING: September 24, 2024
LOCATION: City Hall
401 Market Street
Tomball, TX 77375
TIME: 5:30pm-7:30pm

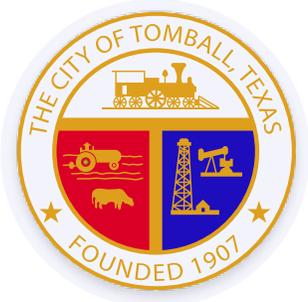
AGENDA

TOPIC

1. Project Update (10 min)
2. Overview of Previous Focus Group Meeting (10 min)
3. Revised Future Land Use Map (20 min)
4. Draft Implementation Plan (50 Min)
5. Fiscal Impact (20 min)
6. Next Steps (10 min)

Attachments

1. Meeting Presentation
2. Focus Group Meeting #4 Meeting Summary
3. Previous Draft Future Land Use Map
4. Revised Draft Future Land Use Map
5. Revised Draft Future Land Use Map with marked changes
6. Summary of Future Land Use Map changes
7. Fiscal Impact Assessment
8. Draft Implementation Plan



CITY OF TOMBALL COMPREHENSIVE PLAN UPDATE

Focus Group #5 Meeting

September 24, 2024

1

PROJECT UPDATE

2

**OVERVIEW OF PREVIOUS FOCUS
GROUP MEETING**

3

MAINTAINING THE PLAN

4

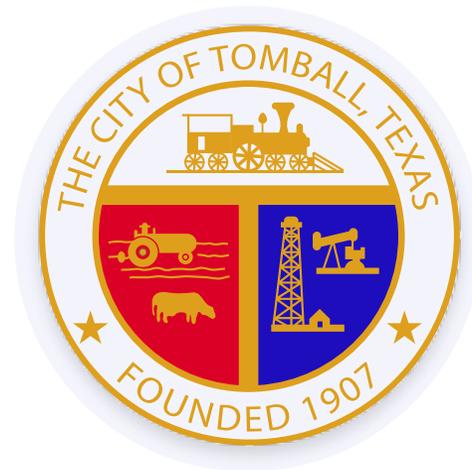
DRAFT IMPLEMENTATION PLAN

5

NEXT STEPS

MEETING AGENDA

Project Update



SCHEDULE

PUBLIC ENGAGEMENT

Background Analysis

- Community Snapshot
- Visioning & Guiding Principles

August 2023 – February 2024

Plan Development

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

March 2024 – June 2024

Implementation Plan

- Implementation

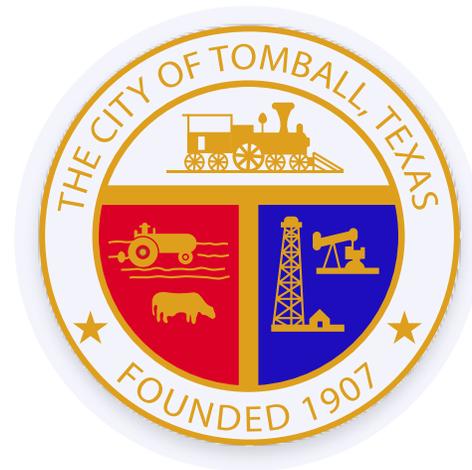
June 2024 – Sep 2024

Adoption

- Finalize Plan
- Adoption Hearing

October 2024 - November 2024

Overview of Previous Focus Group Meeting



PREVIOUS MEETING OVERVIEW

Community Character and Neighborhood Enhancement

- Develop a City-wide Branding and Wayfinding Master Plan.
- Implement the recommendations of the Parks, Recreation, and Trails System Master Plan
- General consensus with the recommendations provided.

Transportation

- Provide connections from downtown to surrounding park facilities.
- Desire for more sidewalks and trails
- Discussed parking opportunities for Old Town (Garage)



PREVIOUS MEETING OVERVIEW

Economic Development

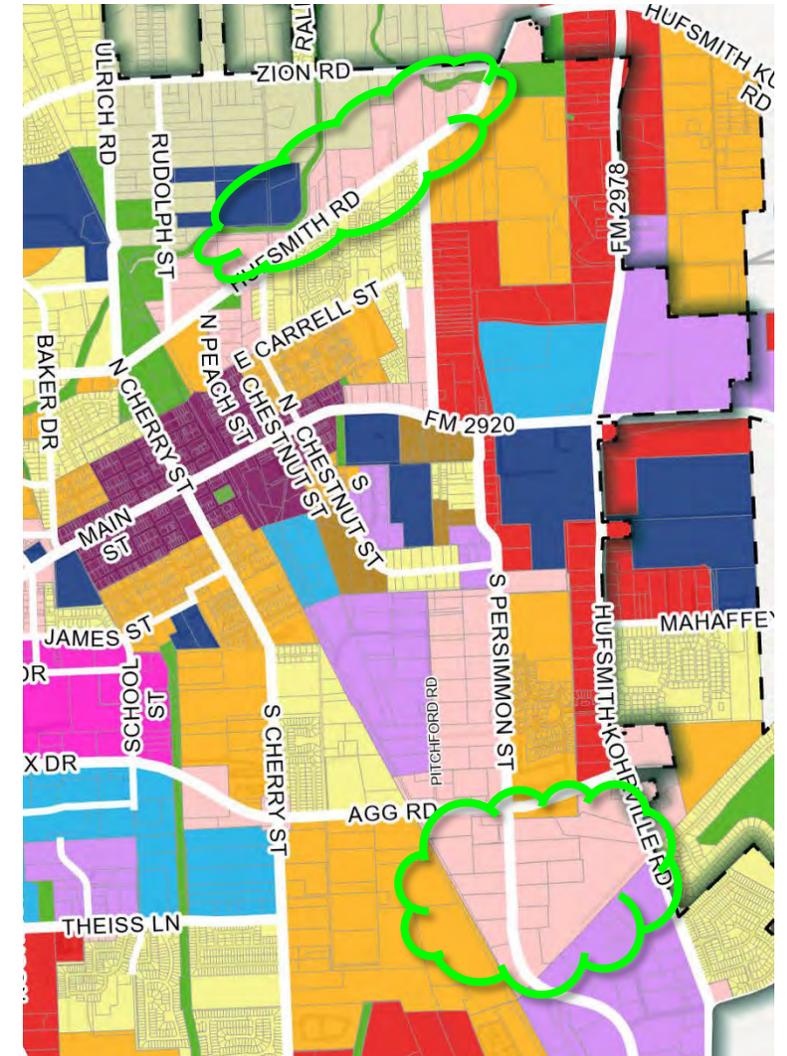
- Update the verbiage for the event venue to focus on the conference center.

Revised Future Land Use Map

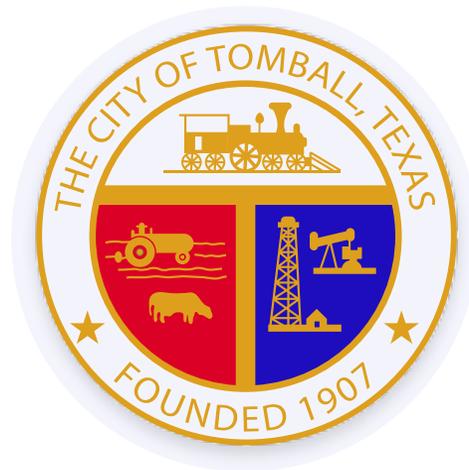
- Change properties north of Hufsmith Road from rural residential to neighborhood commercial.
- Change the area south of Agg Road from mixed-use to neighborhood commercial.
- Provide written summary of proposed changes.

Housing

- Highlighted concern about the amount of medium-density housing and the need for affordable housing.
- Desire for high-quality products.



Future Land Use



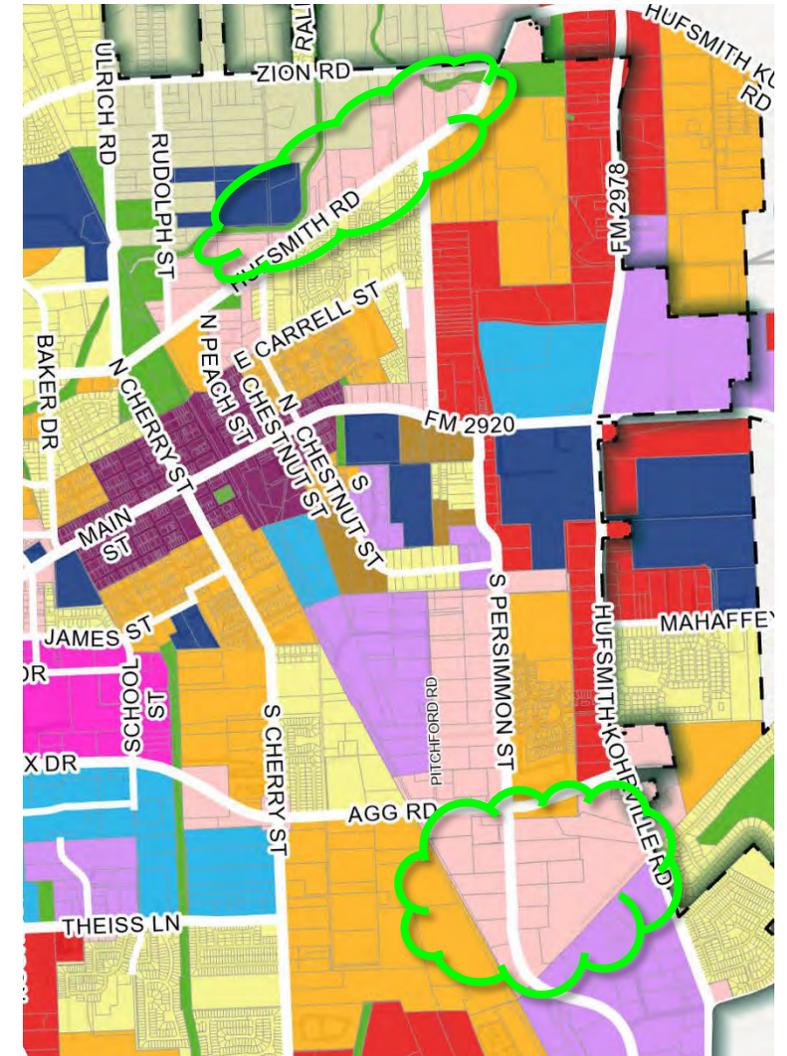
FUTURE LAND USE MAP

Revised Future Land Use Map

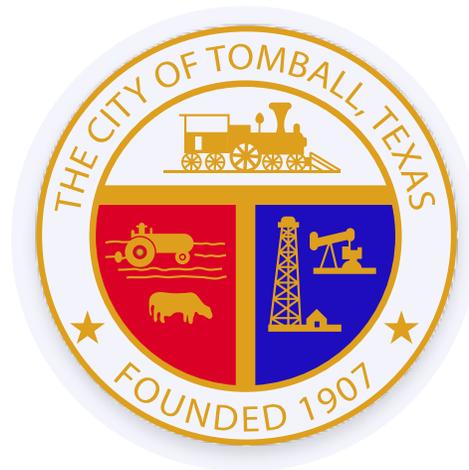
- Change properties north of Hufsmith Road from rural residential to neighborhood commercial.
- Change the area south of Agg Road from mixed-use to neighborhood commercial.
- Provide written summary of proposed changes.

Discussion

- Any further comment or questions on the future land use map?



Maintaining the Plan



COMPREHENSIVE PLAN STRUCTURE

Vision

Guiding Principles

Guiding Principles

Guiding Principles

Policies, Actions, and Capital Projects

ROLES AND PARTNERSHIPS

Roles

- City Council
 - *Adoption of the Plan and Policy Making*
- Planning and Zoning Commission
 - *Zoning and Development*
- City Staff
 - *Administration of the City Ordinances*
- Community
 - *Ensuring the vision of the Plan is upheld by City Leadership*

Partnerships

- Tomball elected and appointed officials
- City Administration and staff
- Tomball Economic Development Corporation (TEDC)
- Harris County
- Texas Department of Transportation
- Greater Tomball Area Chamber of Commerce
- Tomball Independent School District (TISD)
- Adjacent local cities (on projects that benefit both jurisdictions)
- Additional affected agencies and entities
- Area property and business owners and the development community

AMENDMENTS



Minor Amendments

- Can occur at anytime.
- May include changes to FLUM.



Major Amendments

- Should occur no more than every 5-10 years
- Reviewing current conditions
- Reviewed projected growth trends
- Re-evaluating recommendations
- Modifying or removing recommendations

UPDATING THE PLAN



Annual Progress Reporting

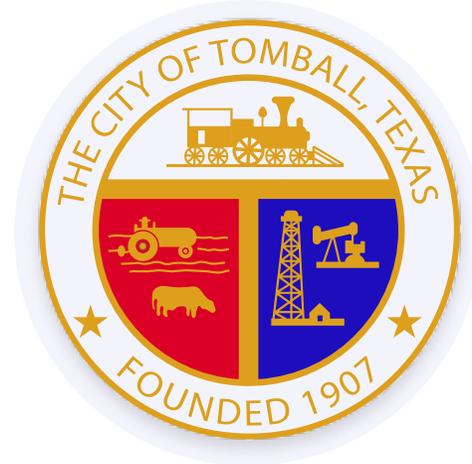
- The plan should be reviewed every year after adoption.
- Amendments should be made as needed.
- Ensure that policies and ordinances are consistent with the recommendations.



Comprehensive Plan Audits

- 5-year thorough audits of the content and outcomes.
- Solicit participation from city departments, elected officials, and community members.
- Amendments based on demographics, economy, or social change.

Draft Implementation Plan



Implementation Plan

Updating the Plan

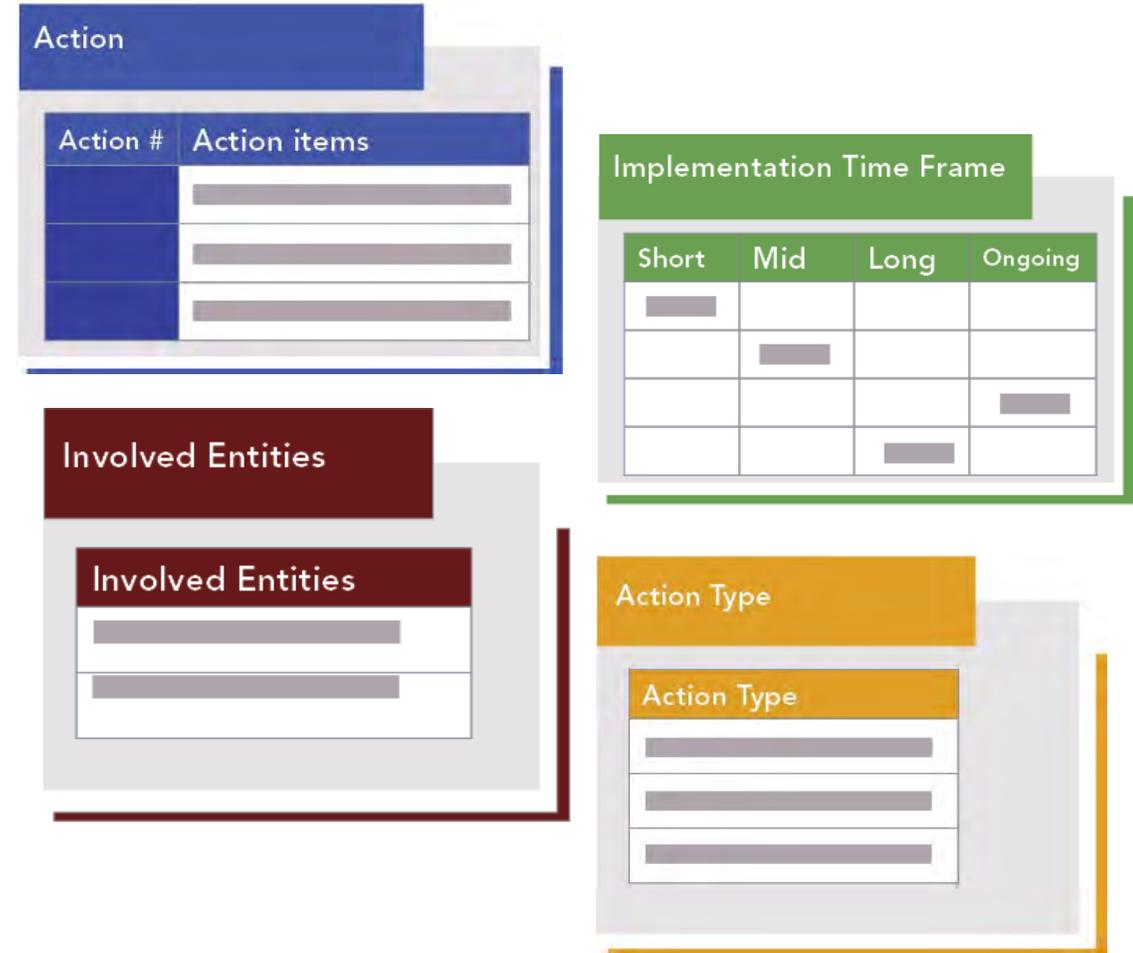
- As part of this plan update, the project team reviewed the existing recommendations.
- Some of the recommendations have been completed since the last plan or are no longer relevant.
- New recommendations have been added as necessary.

Implementation Plan

- **Actions organized by the five Goals and Objectives**
 - Growth, Capacity, and Public Infrastructure
 - Land Use and Development
 - Mobility
 - Community Livability
 - Economic Development
- **For each action, the following components are identified:**

Implementation Component	Definition
Action Key	Action Item Reference Number
Action	Short Action Item Title
Implementation Timeframe	Range in which the action item should be implemented
Involved Entities	Department or organization responsible for implementing the action
Action Type(s)	The type of action such as Operational Change, Policy, Financial Investment, Study, Regulation

Implementation Plan Components



Growth, Capacity, and Public Infrastructure

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective GC 1.1: Annually monitor implementation of the City's infrastructure master plans to identify the need for an update.				
GC 1.1.1	Prepare an update to the City's Capital Improvement Program (CIP) to incorporate consistent findings related to this Comprehensive Plan.	On-Going	PUBLIC WORKS	Operational Change / Financial Investment
GC 1.1.2	Update the Water and Wastewater Master Plans every five years.	On-Going	PUBLIC WORKS	Study
GC 1.1.3	Annually budget the necessary funds to implement the recommendations of the Water Master Plan concurrent with need.	On-Going	PUBLIC WORKS	Financial Investment
GC 1.1.4	Annually budget the necessary funds to implement the recommendations of the Wastewater Master Plan concurrent with need.	On-Going	PUBLIC WORKS	Financial Investment
GC 1.1.5	Continue to coordinate with the North Harris County Regional Water Authority (NHCRWA) and other area partners to ensure long-term water supply.	On-Going	PUBLIC WORKS / NHCRWA	Policy / Financial Investment
GC 1.1.6	Annually review the Master Fee Schedule to ensure adequate revenues for long-term system sustainability.	On-Going	PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Policy
GC 1.1.7	Monitor water capacity and incorporate water conservation efforts in alignment with the water conservation plan to ensure sufficient water supply to support future growth and demand.	Short-Term (1-2)	PUBLIC WORKS	Policy / Operational Change
GC 1.1.8	Update the Waste and Wastewater Impact Fee based on the updated Future Land Use Map in this Comprehensive Plan.	Short-Term (1-2)	PUBLIC WORKS	Study



New Recommendation



Updates made to existing recommendation

Growth, Capacity and Public Infrastructure

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective GC 1.2: Consider policies and procedures to ensure meeting growth demands and changing regulatory requirements, while being respectful to the community's desired character.				
GC 1.2.1	Continue to monitor new regulations and requirements to ensure the existing infrastructure systems remain in compliance with changes in federal and state regulations.	On-Going	PUBLIC WORKS	Study
Objective GC 1.3: Establish approaches to minimize flooding events and the corresponding damage in developed areas, while still positively contributing to an improved community character.				
GC 1.3.1	Implement the City's Master Drainage Plan.	Short-Term (1-2)	PUBLIC WORKS	Financial Investment
GC 1.3.2	When reviewing development proposals, evaluate cumulative impacts to hydrologic system function and performance.	On-Going	COMMUNITY DEVELOPMENT	Policy / Regulation
GC 1.3.3	Evaluate opportunities for multi- functional drainage improvements in Old Town.	Mid-Term (3-10)	PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Study/ Financial Investment
GC 1.3.4	Improve coordination with Harris County regarding necessary maintenance along the county's drainage corridors.	Short-Term (1-2)	PUBLIC WORKS / HARRIS COUNTY	Policy / Operational Change



New Recommendation



Updates made to existing recommendation

Growth, Capacity and Public Infrastructure

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective CF 1.4: Provide comprehensive parks and trail facilities.				
GC 1.4.1	Partner with other jurisdictions and entities in the provision of recreation opportunities.	On-Going	PUBLIC WORKS	Operational Change / Financial Investment
GC 1.4.2	Ensure that park and recreation projects are included on the CIP project list and consider park development fees to be assessed on new development.	Long-Term (10+)	PUBLIC WORKS	Policy / Operational Change
GC 1.4.3	Explore ways to maximize the use of recreational opportunities in floodplains and regional detention areas.	On-Going	PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Policy / Regulation
GC 1.4.4	Evaluate the need for developing a parkland dedication and development ordinance and other subdivision ordinances to ensure that adequate green space and parkland remain available as the City continues to develop.	Long-Term (10+)	COMMUNITY DEVELOPMENT	Policy / Regulation
Objective CF 1.5: Provide effective police and fire services to support future growth and development.				
GC 1.5.1	Annually Evaluate the need to improve or increase existing police and fire services to align with anticipated population growth and ensure appropriate level of services for new development areas	On-Going	Fire/Police	Study/ Financial Investment
GC 1.5.2	Undertake a Fire Department facility study to prepare for long-term station development to align with population growth.	Mid-Term (3-10)	Fire Dept.	Study



New Recommendation



Updates made to existing recommendation

Land Use and Development

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective LU 2.1: Implement the future land use plan to promote development that results in desired character for Tomball.				
LU 2.1.1	Evaluate new development applications to ensure it results in the desired character areas set out in the Future Land Use Plan.	On-Going	COMMUNITY DEVELOPMENT	Policy
LU 2.1.2	Ensure that business parks and industrial development are built and maintained in a manner that is respectful to neighboring land uses.	Short-Term (1-2)	COMMUNITY DEVELOPMENT	Policy / Regulation
LU 2.1.3	Utilize the development review process to ensure parks, trails, sidewalks, and other amenities are considered at the time of development and redevelopment.	On-Going	COMMUNITY DEVELOPMENT	Policy / Regulation
LU 2.1.4	Guide compatible development to create a Medical District with complimentary land uses and improved connectivity to Old Town.	On-Going	COMMUNITY DEVELOPMENT	Policy / Regulation
LU 2.1.5	Leverage the Texas Main Street Program to revitalize East Main Street.	Short-Term (1-2)	COMMUNITY DEVELOPMENT	Study
LU 2.1.6	Work with TEDC to attract local businesses to East Downtown District to improve the economic vibrancy of the area.	On-Going	TEDC	Study
LU 2.1.7	Assess the feasibility of financing tools in Old Town, East Downtown, and Medical District to incentivize developers and to fund infrastructure required for large redevelopment projects.	Short-Term (1-2)	TEDC	Study



New Recommendation



Updates made to existing recommendation

Land Use and Development

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective LU 2.2: Evaluate City policies to ensure that Tomball has enabling regulations and incentives to advance desired character while maintaining a responsive and flexible development process.				
LU 2.2.1	Review and evaluate development codes to align with the community’s vision for the future as set out in this comprehensive plan.	On-Going	COMMUNITY DEVELOPMENT	Regulation
LU 2.2.2	Evaluate the need for new or revised zoning districts to increase development opportunities and improve the character of development.	Short-Term (1-2)	COMMUNITY DEVELOPMENT	Regulation
LU 2.2.3	Continue to evaluate and make necessary improvements to the development review process.	On-Going	COMMUNITY DEVELOPMENT	Operational Change / Regulation
Objective LU 2.3: Promote development that creates complimentary relationships between differing land uses.				
LU 2.3.1	Encourage the location of support services such as schools, parks, small-scale employment, and retail that is compatible with the surrounding residential character.	On-Going	COMMUNITY DEVELOPMENT	Regulation
LU 2.3.2	Require that new residential developments provide pedestrian linkages to parks, schools, and other public facilities, where possible.	On-Going	COMMUNITY DEVELOPMENT	Regulation
Objective LU 2.4: Protect the rural character and continued ranching or agriculture uses, where appropriate, to maintain the rural lifestyle in Tomball.				
LU 2.4.1	Work with area partners to develop educational materials explaining opportunities and benefits for rural land preservation.	On-Going	COMMUNITY DEVELOPMENT	Operational Change



New Recommendation



Updates made to existing recommendation

Land Use and Development

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective LU 2.5: Increase housing choice by allowing for a mix of styles, densities, and price ranges located within appropriate locations.				
LU 2.5.1	Utilize the Future Land Use Plan to identify appropriate areas for, and development of, transitional residential.	On-Going	COMMUNITY DEVELOPMENT	Regulation
LU 2.5.2	Promote and facilitate infill development, especially in Old Town to utilize existing infrastructure and reduce sprawl.	On-Going	COMMUNITY DEVELOPMENT	Regulation
Objective LU 2.6: Maintain and enhance the overall quality of existing housing stock in Tomball.				
LU 2.6.1	Continue to promote the revitalization of existing housing stock, especially in areas near Old Town.	On-Going	COMMUNITY DEVELOPMENT	Policy / Financial Investment
LU 2.6.2	Establish neighborhood quality standards and monitor through establishing a conditions inventory GIS parcel data.	Long-Term (10+)	COMMUNITY DEVELOPMENT	Policy / Operational Change
LU 2.6.3	Identify and prioritize neighborhood revitalization activities within the City's Capital Improvement Plan.	On-Going	PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Policy / Financial Investment
LU 2.6.4	Ensure the incorporation of a variety of housing for new and infill development to provide affordable housing options for residents including young families and seniors.	On-Going	COMMUNITY DEVELOPMENT	Policy



New Recommendation



Updates made to existing recommendation

Mobility

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective MO 3.1: Maintain, through regular review, a transportation plan that supports the planned growth and development patterns within Tomball while promoting public safety.				
MO 3.1.1	Partner with the Houston-Galveston Area Council (H-GAC), Harris County, and the City of Houston to understand and influence the changes in regional travel patterns that impact Tomball.	On-Going	Community Development/ H-GAC / Harris County / City of Houston	Policy
MO 3.1.2	Prepare an update to the City's Major Transportation Plan (MTP).	Short-Term (1-2)	COMMUNITY DEVELOPMENT	Study
MO 3.1.3	Consider, where appropriate, an Industrial Street Classification within the MTP to accommodate heavy commercial vehicles and development of truck routes within the City limits.	Short-Term (1-2)	COMMUNITY DEVELOPMENT	Policy / Regulation
MO 3.1.4	Consider the establishment of a transportation impact fee program which includes all roadways identified in the Major Thoroughfare Plan.	Mid-Term (3-10)	COMMUNITY DEVELOPMENT	Policy / Financial Investment
Objective MO 3.2: Reduce and manage traffic congestion.				
MO 3.2.1	Develop and implement a corridor timing strategy and other Transportation System Management (TSM) solutions for major thoroughfares in conjunction with other transportation agencies.	Mid-Term (3-10)	City Management / Harris County / TxDOT	Study / Operational Change
MO 3.2.2	Perform safety audits at high accident locations to minimize the congestion- related impacts of crashes.	Short-Term (1-2)	POLICE	Study
MO 3.2.3	Investigate an alternative to FM 2920 to provide a bypass for through traffic and heavy trucks.	Short-Term (1-2)	COMMUNITY DEVELOPMENT	Study
MO 3.2.4	Make improvements to east/west thoroughfares through public and private investment.	Short-Term (1-2)	PUBLIC WORKS	Financial Investment



New Recommendation



Updates made to existing recommendation

Mobility

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective MO 3.3: Develop and Implement context-sensitive transportation options.				
MO 3.3.1	Draft a comprehensive context sensitive solutions policy and submit to all transportation agencies for their consideration.	Long-Term (10+)	COMMUNITY DEVELOPMENT	Study / Policy
MO 3.3.2	Develop objectives, detailed standards, and guidelines for the treatment of public streetscapes to improve safety and walkability; recommendations should address street trees, street lighting, street furniture, traffic calming, and other pertinent issues.	Short-Term (1-2)	PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Study / Regulation
MO 3.3.3	Continue to partner with area agencies and stakeholders to implement the improvements set out in the FM 2920 Access Management Study (2008).	Short-Term (1-2)	PUBLIC WORKS	Financial Investment
Objective MO 3.4: Expand and Improve Local Transportation Infrastructure to provide more choice.				
MO 3.4.1	Provide accessible, convenient, and safe ped-bike infrastructure connecting destinations within the identified focus areas as well as destinations across the railroad.	Mid-Term (3-10)	Engineering	Financial Investment
MO 3.4.2	Implement the recommendations of the Master Throughfare Plan included in the Comprehensive Plan.	Short-Term (1-2)	Engineering	Financial Investment
Objective MO 3.5: Protect the community from hazards related to ground transportation.				
MO 3.5.1	Pursue grade-separated rail crossings for reducing street/rail conflicts, where feasible.	Long-Term (10+)	PUBLIC WORKS	Study/ Financial Investment
MO 3.5.2	Use technology to improve safety at grade crossings that cause the least environmental harm (e.g., automated horn systems).	Mid-Term (3-10)	PUBLIC WORKS	Study/ Financial Investment
MO 3.5.3	Identify strategic locations to implement traffic calming measures such as speed humps and chicanes to reduce speeds and deter cut-through traffic.	On-Going	Engineering	Study
MO 3.5.4	Incorporate transportation safety guidance in road design standards.	Short-Term (1-2)	Engineering	Policy / Regulation

 New Recommendation

 Updates made to existing recommendation

Mobility

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective MO 3.6: Establish an on- and off-street trail network to connect key destinations in Tomball.				
MO 3.6.1	Enhance and maintain pedestrian safety through the inclusion of well-designed streets, sidewalks, crosswalks, traffic control devices, and school routes throughout the City.	On-Going	PUBLIC WORKS	Policy
MO 3.6.2	Monitor long-term needs for an on- street active transportation network in Tomball.	Long-Term (10+)	PUBLIC WORKS	Study
MO 3.6.4	Prioritize and implement recommendations of the active transportation plan included in this Comprehensive Plan.	On-Going	PUBLIC WORKS	Study/ Financial Investment
MO 3.6.5	Implement the recommendations of the Parks, Recreation, and Trails Master Plan to enhance connectivity between neighborhoods, parks, schools and other amenities in the city.	Short-Term (1-2)	Parks and Recreation	Study/ Financial Investment
MO 3.6.6	Identify appropriate locations for parks and trail networks within the Medical District.	Short-Term (1-2)	Public Works/Parks and Recreation	Study
Objective MO 3.7: Enhance parking opportunities in the Old Town area.				
MO 3.7.1	Implement wayfinding signage throughout the Old Town area to assist visitors in easily locating parking facilities.	Short-Term (1-2)	PUBLIC WORKS	Study/ Financial Investment
MO 3.7.2	Conduct a parking management plan to document the available parking spaces in Old Town Core to identify if additional parking needs to be added.	Short-Term (1-2)	PUBLIC WORKS	Study



New Recommendation



Updates made to existing recommendation

Community Livability

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective CL 4.1: Expand on the success of Old Town as a source of community pride, entertainment, commerce, and employment.				
CL 4.1.1	Identify alternative financing solutions to address the growing infrastructure needs of Old Town.	Short-Term (1-2)	City Management	Study/ Financial Investment
CL 4.1.2	Support regular events, activities, and celebrations and develop/expand venues to host them.	On-Going	Marketing	Financial Investment
CL 4.1.3	Develop a Tourism Strategic Plan that includes the creation or enhancement of destinations and event venues in Tomball to identify and implement appropriate strategies for expanding tourism in Tomball.	Mid-Term (3-10)	Marketing/Community Development	Study
CL 4.1.4	Develop and implement a strategy to develop public art and cultural amenities in Old Town.	Mid-Term (3-10)	Marketing	Financial Investment
CL 4.1.5	Develop marketing and branding efforts specifically targeting tourists with advertising campaigns to visit Old Town and stay overnight.	Mid-Term (3-10)	Marketing	Financial Investment
Objective CL 4.2: Develop a citywide plan for beautification, which would include gateways, wayfinding signage, enhanced landscaping, etc.				
CL 4.2.1	Establish a program to fund community image enhancement projects in Tomball.	Mid-Term (3-10)	City Management	Financial Investment
CL 4.2.2	Develop and implement a wayfinding signage program in Tomball.	Short-Term (1-2)	PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Financial Investment
CL 4.2.3	Develop marketing and branding materials that promote Tomball's quality of life and business climate.	Mid-Term (3-10)	Marketing/TEDC	Financial Investment

Community Livability

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective CL 4.3: Capitalize on opportunities to further create a defined sense of place in Tomball.				
CL 4.3.1	Actively inventory, monitor, and manage trees to maintain the health of existing Tomball urban forest.	Short-Term (1-2)	Community Development	Operational Change
CL 4.3.2	Enhance public landscaping along prominent corridors and entries into Tomball.	Short-Term (1-2)	PUBLIC WORKS	Financial Investment
CL 4.3.3	Consider replacing and enhancing street signage throughout Tomball to improve community identification.	Short-Term (1-2)	PUBLIC WORKS	Financial Investment
CL 4.3.4	Identify opportunities to protect and promote Tomball’s historical and cultural history.	On-Going	Marketing	Policy



New Recommendation



Updates made to existing recommendation

Economic Development

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective ED 5.1: Maximize economic benefits from Tomball’s medical district.				
ED 5.1.1	Establish a Medical District Specific Area Plan in order to institute land use policy and development standards that promote and protect Tomball’s medical industry.	Mid-Term (3-10)	COMMUNITY DEVELOPMENT	Study
ED 5.1.3	Provide improved connections to the Medical District from the community’s businesses and activity centers.	On-Going	PUBLIC WORKS	Policy
ED 5.1.3	Encourage growth that supports the district’s role as a healthcare hub while promoting compatible, sustainable, and community-enhancing uses.	On-Going	TEDC	Policy
Objective ED 5.2: Maintain a balance in the differing economic sectors to promote sustainable economic health for the community.				
ED 5.2.1	Pursue and encourage entertainment options for local Tomball residents.	On-Going	TEDC / GTACC / Community Development	Operational Change
ED 5.2.2	Create and leverage incentives that promote a favorable environment for the development of a hotel with event space that can contribute to the broader economic and community development objectives.	Mid-Term (3-10)	TEDC / GTACC / Community Development	Study/ Financial Investment
ED 5.2.3	Support and encourage the redevelopment of older properties, enhancing the city’s overall vitality and attractiveness.	On-Going	TEDC / GTACC / Community Development	Operational Change



New Recommendation



Updates made to existing recommendation

Economic Development

#	Action Recommendation	Implementation Time Frame	Involved Entities	Action Type
Objective ED 5.3: Build and support partnerships with local and regional entities and economic stakeholders.				
ED 5.3.1	Continue to work with TEDC to support the implementation of this Comprehensive Plan and other City pursuits related to economic development.	On-Going	TEDC	Operational Change / Financial Investment
ED 5.3.2	Support workforce preparation in local schools and colleges.	On-Going	TEDC	Financial Investment
ED 5.3.3	Work closely with the Greater Tomball Area Chamber of Commerce (GTACC) and Tomball Economic Development Corporation (TEDC) to support local businesses and increase employment opportunities.	On-Going	TEDC / GTACC / Community Development	Policy
ED 5.3.4	Support the redevelopment of catalyst projects (South Live Oak and First Baptist Church) that represent significant transformative opportunities.	Mid-Term (3-10)	TEDC	Policy / Financial Investment



New Recommendation



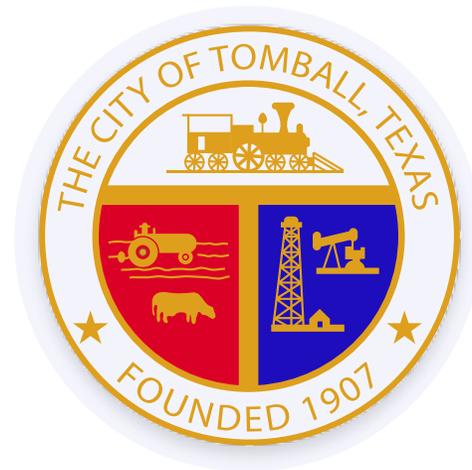
Updates made to existing recommendation

Implementation Discussion

Discussion

- Do you agree with these Recommended actions?
- Is anything missing? Should anything be added?
- **Do you believe any recommendations should be a priority recommendation?**

Next Steps



NEXT STEPS

- Finalize Implementation Plan based on Focus Group Input
- Finalize and post plan for public review in **October 2024**
- Joint Workshop **October/November 2024**
- Begin adoption Following Joint Workshop



TomballTX.gov/TomballCompPlanUpdate

Focus Group 4 Meeting Summary

July 23, 2024



City of Tomball

COMPREHENSIVE PLAN UPDATE

ABOUT THE MEETING

The fourth Focus Group meeting for the Tomball Comprehensive Plan was held on July 23, 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, the Mayor, some City Council members, and community members attended the meeting. The consultant team from Freese and Nichols, Inc. (FNI) facilitated the meeting.

The meeting began with a project update and a review of the revised future land use map, economic development recommendations, and downtown recommendations based on feedback from the previous meeting. Then, the Focus Group discussed the proposed housing strategies, community character, neighborhood enhancement, and draft transportation assessment. The meeting closed with final thoughts and next steps.

Photos from the Meeting



DISCUSSION

The following notes are a transcription of the comments made during the meeting.

Economic Development

The draft economic development strategies were revised based on the feedback received in the previous meeting. The Focus Group provided additional comments on the changes that were made. The economic development strategies can be found in the agenda packet.

Discussion Notes

- Tomball has enough wedding venues. The City needs a conference center.
 - The City loses a lot of business because there is not a conference center. People who come to stay in Tomball go to Vintage Park or Spring for events and spend tax dollars there.
 - All the hotel owners are ready to work together to have a shared shuttle service for a conference center.
 - The preferred location for the conference center is downtown. However, the group is open to considering a different location within the city limits, provided that the facility is conference-sized and has multiple breakout rooms.
 - The Chamber of Commerce and City Council have also heard about the need for a conference center from various community members. The need for a conference center was also discussed at the City's previous Council meeting.

Future Land Use Map

The future land use map was revised based on feedback from the focus group. The consultant team presented the revised map, and the Focus Group provided additional comments or questions. The revised map can be found in the meeting presentation and agenda packet.

Discussion Notes

- Change properties directly adjacent on the north of Hufsmith Road from rural residential to neighborhood commercial. The changes should follow the parcel boundary.
- Keep properties adjacent to Zion Road rural residential.
- It is difficult to differentiate between high-density residential and medium-density residential designations on the map, with the hatching overlaid designating the proposed changes on the map.
- Change the area south of Agg Road and west of Persimmon Street from mixed-use to neighborhood commercial.
 - Property owners along Persimmon Street were under the impression that this area was to be developed as industrial, which is on the current land use plan.
 - Would prefer a similar development to the one going in on the corner of Persimmon Street and Agg Road.
- The group would like a written summary of proposed changes to the future land use map posted on the project website for public review.

Housing

The consultant team presented the housing assessment and proposed strategies to meet the housing needs of the Tomball community. The Focus Group provided comments or questions. The draft housing assessment and strategies can be found in the agenda packet.

Discussion Notes

- Is there a correlation between population and the amount of low income in a City?
 - Generally, it is contextual because it is hard to find standards due to varying income levels in different communities.
- Are the housing statistics for both the City of Tomball and ETJ?
 - The housing statistics only reflect the numbers for the City of Tomball.
- Do we need to propose this many starter homes?
 - The public engagement, focus group, and market assessment highlighted the need for more missing middle housing options such as townhomes, patio homes, etc.
- With small tracts, are there going to be more restrictions?
 - There are issues with accountability and enforcement.
 - One way to promote the type of desired development is to explore the creation of architectural standards for the Unified Development Code Update. Building materials cannot be regulated by the city, but there are other standards that can be incorporated.
- Do we know the absorption rate of the neighborhoods in Tomball?
 - The consultant team does not have that information at this time.
- There are concerns about people not being able to afford and being approved for homes in Tomball.
- Need to focus on the look, feel, and upkeep of the apartments. Explore strategies to mandate the look of apartments for the Comprehensive Plan and the Unified Development Code.

Community Character and Neighborhood Enhancement

The consultant team presented the draft strategies for enhancing community character and neighborhoods in Tomball. The Focus Group provided comments or questions. The draft community character and neighborhood enhancement strategies can be found in the agenda packet.

Discussion Notes

- Gateways
 - The focus groups identified the following locations for branding signage on major gateways.
 - Coming in from the city limits to SH 249.
- Wayfinding signage in Old Town should also be included.
 - Locations for proposed wayfinding and branding signage in Old Town are shown in the Old Town Recommendations Map included in the agenda packet.

- Do we have design and engineering recommendations for locating wayfinding signage?
 - Engineering and design standards for proposed signage will not be included as part of the Comprehensive Plan.
- Other potential destinations in the City the wayfinding signage can include:
 - Stadium
 - Museum
 - Baseball Fields
 - ISD facilities

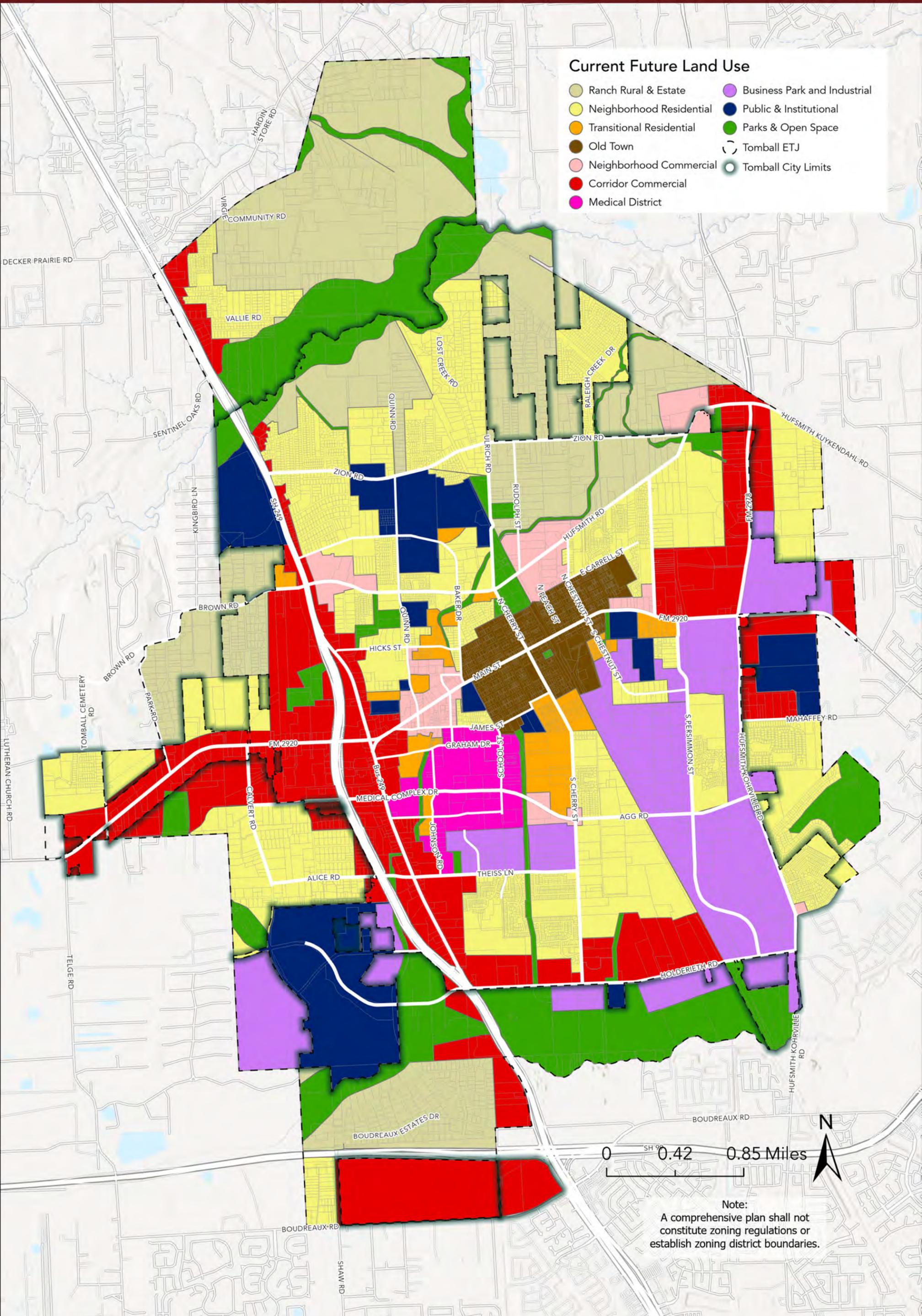
Transportation

The consultant team presented the transportation assessment and draft transportation strategies. The Focus Group provided comments or questions. The draft transportation strategies are included in the agenda packet.

Discussion Notes

- What is the relationship between the City and the County?
 - The City needs to maintain a good relationship.
 - Both Zion Road and Cherry Street are county-owned.
- Connections from the Martin Luther King Jr. Park to the Community Center are proposed.
- Need walkways from Old Town to the swimming pool.
- Need to put more sidewalks and bike paths.
 - Specifically, on Ulrich Road north of Hufsmith Road.
- The City was awarded a federal grant for an engineering jump-start project on Persimmon Street, Cherry Street, and Hufsmith Road.
 - Sidewalks are proposed on these roads as part of the grant.
- The City is hoping to get additional grants next year.
- Can we have some type of trolley on the adjacent block on both sides of Main Street, similar to the trolley in Galveston?
 - It can connect Old Town destinations to existing public parking in Old Town.
- Can we propose a parking garage in Old Town?
 - It is something that can be considered. A small 2-story garage could be appropriate.
- Need more trails.
- Need to address traffic issues.

CURRENT FUTURE LAND USE MAP



Current Future Land Use

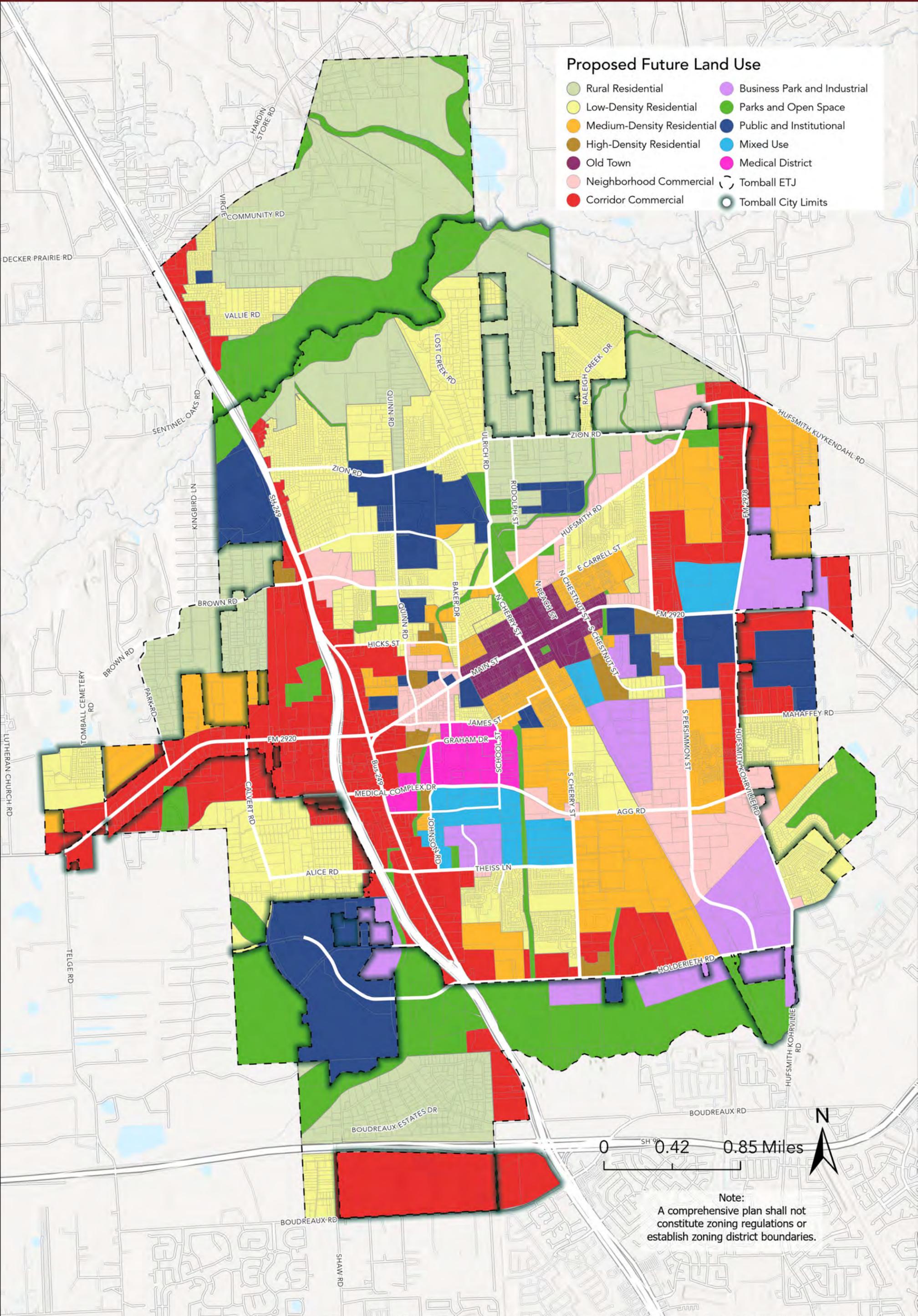
- Ranch Rural & Estate
- Neighborhood Residential
- Transitional Residential
- Old Town
- Neighborhood Commercial
- Corridor Commercial
- Medical District
- Business Park and Industrial
- Public & Institutional
- Parks & Open Space
- Tomball ETJ
- Tomball City Limits

0 0.42 0.85 Miles



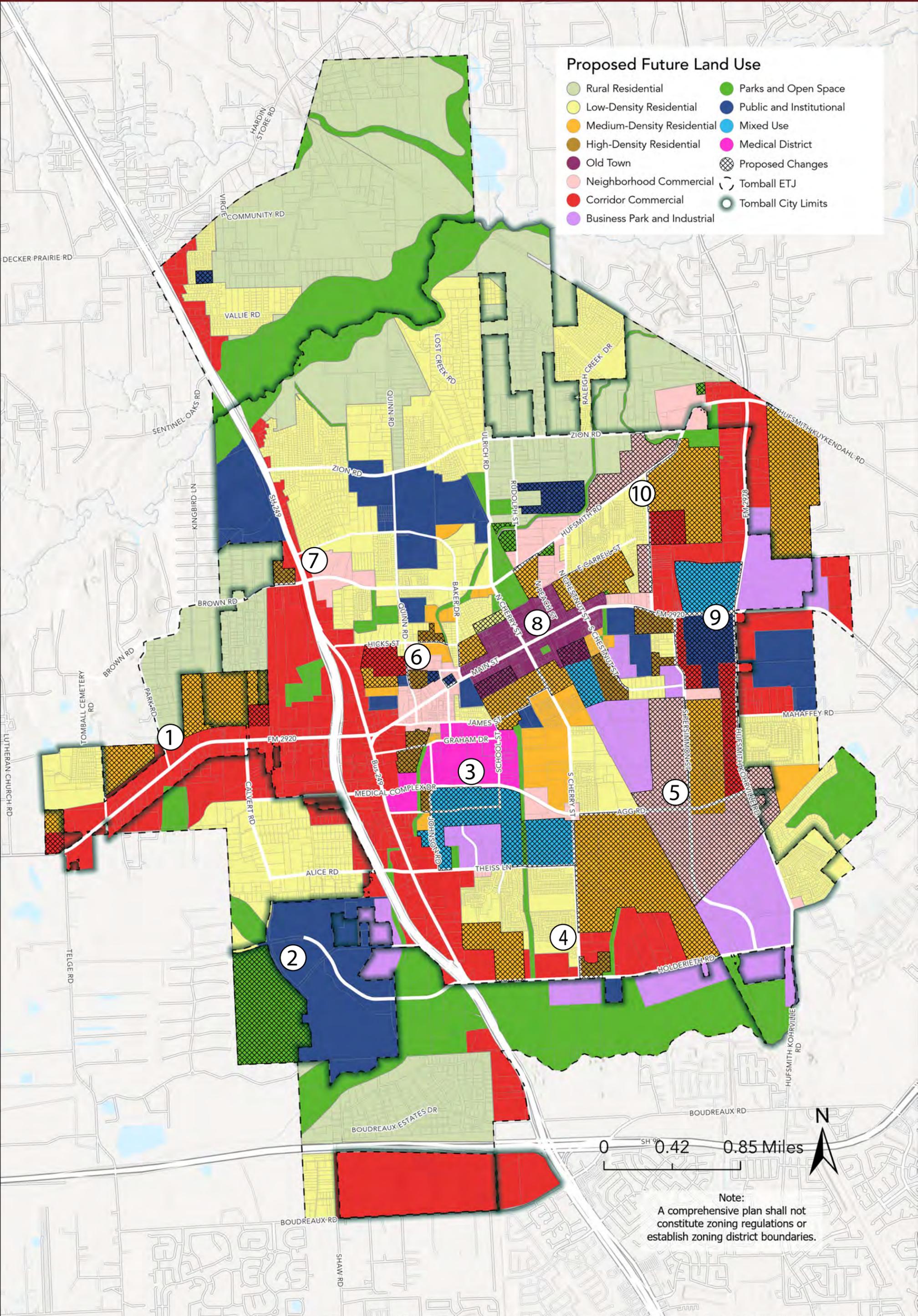
Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

PROPOSED FUTURE LAND USE MAP



Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

PROPOSED FUTURE LAND USE MAP



Proposed Future Land Use

- Rural Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Old Town
- Neighborhood Commercial
- Corridor Commercial
- Business Park and Industrial
- Parks and Open Space
- Public and Institutional
- Mixed Use
- Medical District
- Proposed Changes
- Tomball ETJ
- Tomball City Limits

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

PROPOSED FUTURE LAND USE CHANGES

The table below provides a key summary of changes made to the Future Land Use Map based on the existing conditions analysis, community feedback, and Focus Group feedback.

MAP LABEL	PROPOSED CHANGE
1	<ul style="list-style-type: none"> Updated single-family residential uses north of FN 2920 to medium-density residential uses to allow more diverse housing options in the area. Designated medium-density residential and commercial uses to the newly annexed area (annexed into the ETJ). These uses were assigned to ensure synergy with adjacent uses.
2	<ul style="list-style-type: none"> Changed business park and industrial to parks and open space since the area lies in the 100-year floodplain (1% annual chance floodplain).
3	<ul style="list-style-type: none"> Changed areas where existing multifamily is located to high-density residential. Added mixed-use to the medical district south of Medical Complex Drive to allow for a variety of development opportunities including commercial and appropriately scaled residential development.
4	<ul style="list-style-type: none"> Changed single-family residential to medium-density and high-density residential closer to commercial and industrial development to provide transition and buffer from single-family residential development.
5	<ul style="list-style-type: none"> Changed business park and industrial on the intersection of S Persimmon Street and Agg Road to neighborhood commercial and medium-density residential to allow for more appropriately scaled commercial and residential development. Changed business park and industrial to corridor commercial along Hufsmith Kohrville Road to allow commercial development along the major arterial.
6	<ul style="list-style-type: none"> Assigned high-density residential use to existing multifamily development. Changed single-family residential to medium-density and corridor commercial south of Hicks Street to provide appropriate transition to single-family development north of Hicks St.
7	<ul style="list-style-type: none"> Assigned high-density residential use to existing multifamily development.
8	<ul style="list-style-type: none"> Adjusted the boundary of Old Town as per the Focus Group feedback. Assigned medium-density residential development adjacent to Old Town to allow for a variety of housing options while still maintaining the character of Old Town.
9	<ul style="list-style-type: none"> Assigned public and institutional designation to the existing ISD facility.
10	<ul style="list-style-type: none"> Assigned neighborhood commercial designation to the area south of Hufsmith Rd as per Focus Group feedback. Changed commercial to mixed-use along FM 2920 to provide an additional mixed-use node in the City and allow for flexibility in development. Added more medium-density housing to provide a variety of housing options. Added neighborhood commercial and corridor commercial where appropriate to provide necessary buffer and transition to single-family residential uses.

FISCAL IMPACT ASSESSMENT

Fiscal Impact Assessment of the Future Land Use Map (FLUM)

Future residential and economic development projects will enhance the quality of life for Tomball residents. At the same time, City cost of service will also increase to support these new developments. The purpose of this fiscal impact assessment is to examine if future developments, currently vacant land, will generate sufficient revenue to offset higher costs. Because different land use patterns create varying levels of tax revenue (e.g., sales tax at a shopping center or property tax from an apartment building), it is critical to understand if the future land use map is projected to generate enough revenue to pay for a similar level of services residents receive today. The analysis focuses on the average revenue by land use category and expenses by “cost unit” served. This approach assumes that future development will generate costs and revenues at the same average rate as the existing service population.

Marginal versus Average Cost of Service

Most of Tomball’s growth will be new greenfield development versus redevelopment of existing properties (ex. South Live Oak and First Baptist Church). This will require Tomball to build new roads, fire stations, and libraries. When redevelopment occurs, cities can often take advantage of existing infrastructure. This is referred to as a “marginal cost” or the change in total cost when another unit is produced. For growing cities or greenfield developments with the ETJ, cities often must build new infrastructure and public facilities. The economic term that typically applies is “average cost” which is roughly equal to the total cost of providing services today divided by the current number of residents and businesses. This analysis relies on an average cost and average revenue methodology. This approach assumes that future development on mostly vacant land will generate costs and revenues at the same average rate as the existing population. The reality is that cities experience both marginal and average costs each year.

Cost of Service Units

For this analysis, the cost of providing services is based on the number of “cost units” served, which are the combination of total residents and Tomball-based jobs. In general, as the cost units increase, there is a need to hire additional public safety and other government employees. Other City revenues, such as franchise fees, also typically increase as the population and local employment base expands. For Tomball, the cost units represent the total population plus 50 percent of the estimated local employment base to account for the less frequent use of public services by businesses versus full-time residents.

Average General Fund Cost FY 2024 Budget

Category	Units	Average Cost	Total Cost
Residents	14,201	\$1,642	\$23,322,397
Tomball-based Job	7,250	\$821	\$11,906,723
Total	21,451	N.A.	\$35,229,120

Source: TXP, Inc.; City of Tomball, Texas Fiscal Year 2023-2024 Operating Budget

Current General Fund Tax Revenue Sources

Property tax and sales tax account for approximately 65 percent of Tomball’s general fund revenues. In 2023, residential land use categories were 29.7 percent of the taxbase. For Harris County, residential land use categories were 54.5 percent of the taxbase.

General Fund Budget Summary

Category	FY2021 Actual	FY2022 Actual	FY2023 Budget	FY2023 Projection	FY2024 Budget
Contributions	\$1,383,419	\$875,941	\$930,000	\$662,650	\$35,000
Fines & Warrants	\$307,568	\$309,283	\$310,250	\$248,250	\$295,250
Franchise Taxes	\$973,053	\$948,804	\$930,000	\$940,000	\$930,000
Interest	(\$15,621)	(\$10,335)	\$300,000	\$1,375,000	\$750,000
Other Revenue	\$291,446	\$151,385	\$220,050	\$235,000	\$143,000
Permits & Licenses	\$1,633,906	\$2,099,085	\$1,402,500	\$1,492,500	\$1,359,500
Property Taxes	\$3,511,281	\$3,915,320	\$4,750,000	\$4,655,000	\$5,225,000
Sales Taxes	\$13,361,050	\$16,312,753	\$15,390,000	\$16,516,000	\$15,700,000
Services	\$2,988,861	\$3,494,928	\$5,742,490	\$4,624,234	\$5,627,331
Enterprise Transfers In	\$2,671,317	\$2,021,994	\$2,000,000	\$2,000,000	\$2,500,000
Total Revenues	\$27,106,280	\$30,119,158	\$31,975,290	\$32,748,634	\$32,565,081

Source: City of Tomball, Texas Fiscal Year 2023-2024 Operating Budget

General Fund Expenditures Summary

Category	FY2021 Actual	FY2022 Actual	FY2023 Budget	FY2023 Projection	FY2024 Budget
Administrative	\$348,812	\$383,036	\$519,200	\$432,750	\$627,800
Building Permits and Inspections	\$382,202	\$369,924	\$475,400	\$479,000	\$612,150
Mayor and Council	\$48,948	\$58,874	\$93,230	\$60,950	\$82,800
City Secretary	\$334,455	\$403,799	\$572,800	\$514,800	\$475,100
Human Resources	\$408,710	\$531,622	\$589,100	\$565,800	\$524,700
Finance	\$927,993	\$822,872	\$830,300	\$822,350	\$1,061,850
Information Systems	\$705,256	\$751,470	\$1,216,400	\$1,493,600	\$2,024,800
Legal	\$108,315	\$132,075	\$145,000	\$145,000	\$160,000
Non-Departmental	\$1,204,414	\$1,158,371	\$1,267,981	\$1,569,531	\$3,188,470
Police	\$6,139,796	\$7,118,719	\$8,448,010	\$7,633,600	\$8,023,700
Municipal Court	\$391,261	\$416,675	\$516,850	\$465,400	\$563,000
Community Center	\$147,307	\$171,666	\$196,825	\$188,300	\$201,600
Fire	\$2,793,883	\$3,213,085	\$3,359,300	\$3,290,850	\$3,550,300
Emergency Management	\$15,183	\$5,856	\$24,500	\$22,750	\$27,950
ESD#IS	\$770,847	\$973,685	\$3,095,150	\$1,785,200	\$2,395,150
Public Works Administration	\$60,290	\$79,960	\$284,550	\$229,200	\$311,400
Garage	\$170,497	\$188,680	\$178,100	\$189,800	\$208,050
Parks	\$988,534	\$792,529	\$1,402,300	\$1,368,480	\$834,900
Streets	\$1,409,200	\$1,387,333	\$2,879,050	\$2,265,750	\$2,372,800
Sanitation	\$1,734,249	\$1,914,289	\$1,980,200	\$2,122,200	\$2,268,700
Engineering and Planning	\$563,340	\$628,399	\$1,182,960	\$908,900	\$1,121,000
Facilities Maintenance	\$1,031,576	\$1,027,128	\$913,400	\$940,875	\$1,635,900
Transfer Out to Hotel Occupancy	\$126,000	\$126,000	\$126,000	\$126,000	\$126,000
Transfer Out to Health Insurance	\$2,327,000	\$2,461,081	\$2,720,000	\$2,720,000	\$2,831,000
Total Expenditures	\$23,138,067	\$25,117,129	\$33,016,606	\$30,341,086	\$35,229,120

Source: City of Tomball, Texas Fiscal Year 2023-2024 Operating Budget

Population and Employment Growth

Estimates for City and ETJ population and household growth were derived from the future land use map by land use category. The fiscal impact is based on the city adding approximately 17,500 residents. Employment estimates were calculated using regional employment data, historic growth trends, and the number of jobs per developed commercial and industrial acre.

Process for Estimating Future Costs and Revenues

The first step in the assessment was to evaluate the growth in households and population by future land use category. The second step was to approximate the average taxable value per Future Land Use Map category using data from the Harris County Appraisal District. Based on land use density per category and existing similar properties in Tomball, an average taxable value per unit and acre was determined. These values represent a blended average of older and newer properties. The third step was to estimate sales tax revenue per worker. Tomball specific sales tax data by industry was obtained from the Texas Comptroller of Public Accounts. The final step was to estimate general fund revenues such as franchise taxes and recreation income.

Net Fiscal impact

The following table summarizes the net general fund fiscal impact of the proposed FLUM at full build out in constant 2024 dollars. The figures in the table below assume ETJ areas are voluntarily annexed as they develop. This simplifying assumption is necessary in long-term forecasting. The proposed FLUM would increase the City’s annual general fund revenues by approximately \$41.4 million and increase the Tomball’s annual general fund expenditures by approximately \$40.9 million. This results in a net positive fiscal impact of approximately \$0.6 million.

Net Fiscal Impact of Future Land Use Map for New Development (City and ETJ)

General Fund Revenue	
Sales Tax	\$16,506,945
Property Tax (M&O)	\$9,785,389
Other General Fund Revenue	\$15,134,069
Total GF Revenue	\$41,426,403
General Fund Costs	
Residents	(\$28,481,588)
Jobs	(\$12,374,484)
Total GF Costs	(\$40,856,072)
Net Fiscal Impact	\$570,331

Source: TXP, Inc.

Goal #1: Growth and Capacity								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
Goal 1- GROWTH, CAPACITY AND PUBLIC INFRASTRUCTURE: Systematically provide high-quality public infrastructure to support current and projected development in a quality, cost effective manner.								
Objective GC 1.1: Annually monitor implementation of the City's infrastructure master plans to identify the need for an update.								
GC 1.1.1	Prepare an update to the City's Capital Improvement Program (CIP) to incorporate consistent findings related to this Comprehensive Plan.				■	PUBLIC WORKS	Operational Change / Financial Investment	
GC 1.1.2	Update the Waster and Wastewater Master Plans every five years.				■	PUBLIC WORKS	Study	Updated the previous action item as per staff comments.
GC 1.1.3	Annually budget the necessary funds to implement the recommendations of the Water Master Plan concurrent with need.				■	PUBLIC WORKS	Financial Investment	
GC 1.1.4	Annually budget the necessary funds to implement the recommendations of the Wastewater Master Plan concurrent with need.				■	PUBLIC WORKS	Financial Investment	
GC 1.1.5	Continue to coordinate with the North Harris County Regional Water Authority (NHCRWA) and other area partners to ensure long-term water supply.				■	PUBLIC WORKS / NHCRWA	Policy / Financial Investment	
GC 1.1.6	Annually review the Master Fee Schedule to ensure adequate revenues for long-term system sustainability.				■	PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Policy	
GC 1.1.7	Monitor water capacity and incorporate water conservation efforts in alignment with the water conservation plan to ensure sufficient water supply to support future growth and demand.	■				PUBLIC WORKS	Policy / Operational Change	Time frame moved from mid- to short-term based on staff comment. Text revised to reflect comments.
GC 1.1.8	Update the Waste and Wastewater Impact Fee based on the updated Future Land Use Map in this Comprehensive Plan.	■				PUBLIC WORKS	Study	NEW RECOMMENDATION

Goal #1: Growth and Capacity								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
Objective GC 1.2: Consider policies and procedures to ensure meeting growth demands and changing regulatory requirements, while being respectful to the community's desired character.								
GC 1.2.1	Continue to monitor new regulations and requirements to ensure the existing infrastructure systems remain in compliance with changes in federal and state regulations.				■	PUBLIC WORKS	Policy/ Regulation	
Objective GC 1.3: Establish approaches to minimize flooding events and the corresponding damage in developed areas, while still positively contributing to an improved community character.								
GC 1.3.1	Implement the City's Master Drainage Plan.	■				PUBLIC WORKS	Financial Investment	Time frame moved from ongoing to short-term.
GC 1.3.2	When reviewing development proposals, evaluate cumulative impacts to hydrologic system function and performance.				■	COMMUNITY DEVELOPMENT	Policy / Regulation	
GC 1.3.3	Evaluate opportunities for multi-functional drainage improvements in Old Town.		■			PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Study/ Financial Investment	
GC 1.3.4	Improve coordination with Harris County regarding necessary maintenance along the county's drainage corridors.	■				PUBLIC WORKS / HARRIS COUNTY	Policy / Operational Change	Previously 1.3.6
Objective CF 1.4: Provide comprehensive parks and trail facilities.								Regulations previously under Goal 6 were combined With Goal 1. (New GC 1.4 & 1.5) Previously Objective 6.1 Revised Objective text to reflect that the parks and trails master plan have been completed.
GC 1.4.1	Partner with other jurisdictions and entities in the provision of recreation opportunities.				■	PUBLIC WORKS	Operational Change / Financial Investment	Previously CF 6.1.2
CF 1.4.2	Ensure that park and recreation projects are included on the CIP project list and consider park development fees to be assessed on new development.			■		PUBLIC WORKS	Policy / Operational Change	Previously CF 6.1.3
GC 1.4.2	Explore ways to maximize the use of recreational opportunities in floodplains and regional detention areas.				■	PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Policy / Regulation	Previously CF 6.1.4

Goal #1: Growth and Capacity								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
CF 1.4.3	Evaluate the need for developing a parkland dedication and development ordinance and other subdivision ordinances to ensure that adequate green space and parkland remain available as the City continues to develop.			■		COMMUNITY DEVELOPMENT	Policy / Regulation	Previously CF 6.1.5
Objective CF 1.5: Provide effective police and fire services to support future growth and development.								Removed many of the existing recommendations for Objectives 6.2 and 6.3 and reframed them to focus on the link between fire/police and population growth.
GC 1.5.1	Annually Evaluate the need to improve or increase existing police and fire services to align with anticipated population growth and ensure appropriate level of services for new development areas				■	Fire/Police	Study/ Financial Investment	NEW RECOMMENDATION
GC 1.5.2	Undertake a Fire Department facility study to prepare for long-term station development to align with population growth.		■			Fire Dept.	Study	Previously CF 6.3.8

Completed or removed actions								
GC 1.2.1	Continue to evaluate opportunities for potential strategic expansion of the City limits in the City's growth areas.				■	CITY MANAGEMENT / COMMUNITY DEVELOPMENT	Policy	REMOVED
GC 1.2.2	Proactively evaluate and implement a growth program that supports new growth while being cognizant of the City's desire to maintain a "small- town feel."				■	COMMUNITY DEVELOPMENT	Policy	REMOVED
GC 1.3.4	Consider increased protection and/or preservation of the riparian areas within the City's development jurisdiction.			■		PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Policy	REMOVED

Goal #1: Growth and Capacity								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
GC 1.3.5	Adopt regulatory policy similar to that of Harris County for development within the floodplain.		■			COMMUNITY DEVELOPMENT	Policy / Regulation	COMPLETE
CF 6.1.1	Fund efforts to complete a Parks Master Plan.		■			PUBLIC WORKS	Study	COMPLETE
Objective CF 6.2: Provide effective police services to protect the public health, safety, and welfare of the community.								Removed many of the existing recommendations for Objectives 6.2 and 6.3 and reframed them to focus on the link between fire/police and population growth.
CF 6.2.1	Continue to support Police Department efforts to foster relationships with area partners (e.g., the school resource officer program).				■	POLICE	Financial Investment	REMOVED
CF 6.2.2	Continue to support Police Department efforts to offer community service and educational programs.				■	POLICE	Financial Investment	REMOVED
CF 6.2.3	Annually evaluate Police Department staffing and increase as necessary.				■	POLICE	Study	REMOVED
CF 6.2.4	Evaluate near-term needs to improve operations at the City's existing police department.		■			POLICE	Operational Change	REMOVED
Objective CF 6.3: Provide effective fire protection services to protect the public health, safety, and welfare of the community.								REMOVED
CF 6.3.1	Continue to support Fire Department efforts to foster relationships with area partners.				■	Fire Dept.	Financial Investment	REMOVED
CF 6.3.2	Continue to support Fire Department efforts to offer community service and educational programs.				■	Fire Dept.	Financial Investment	REMOVED
CF 6.3.3	Evaluate opportunities to formalize a Fire Explorer program for the community.		■			Fire Dept.	Operational Change	REMOVED
CF 6.3.4	Continue to advance the Fire Department's technical capabilities for responding to technical rescue incidents.				■	Fire Dept.	Operational Change / Financial Investment	REMOVED

Goal #1: Growth and Capacity								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
CF 6.3.5	Annually evaluate Fire Department staffing and increase as necessary.				■	Fire Dept.	Operational Change	REMOVED
CF 6.3.6	Conduct a staffing manpower study to evaluate the long-term operational needs of the volunteer firefighter program.		■			Fire Dept.	Study	REMOVED
CF 6.3.7	Regularly evaluate the need for additional fire apparatus and equipment.				■	Fire Dept.	Financial Investment	REMOVED

Goal #2: Land Use and Development								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
GOAL 2–LAND USE AND DEVELOPMENT: Work with the development community to meet the needs of a growing community while protecting the valued small-town character of Tomball.								
Objective LU 2.1: Implement the future land use plan to promote development that results in desired character for Tomball.								
LU 2.1.1	Evaluate new development applications to ensure it results in the desired character areas set out in the Future Land Use Plan.				■	COMMUNITY DEVELOPMENT	Policy	
LU 2.1.2	Ensure that business parks and industrial development are built and maintained in a manner that is respectful to neighboring land uses.	■				COMMUNITY DEVELOPMENT	Policy / Regulation	Time frame moved from ongoing to short-term.
LU 2.1.3	Utilize the development review process to ensure parks, trails, sidewalks, and other amenities are considered at the time of development and redevelopment.				■	COMMUNITY DEVELOPMENT	Policy / Regulation	
LU 2.1.4	Guide compatible development to create a Medical District with complimentary land uses and improved connectivity to Old Town.				■	COMMUNITY DEVELOPMENT	Policy / Regulation	NEW RECOMMENDATION
LU 2.1.5	Leverage the Texas Main Street Program to revitalize East Main Street.	■				COMMUNITY DEVELOPMENT	Study	NEW RECOMMENDATION
LU 2.1.6	Work with TEDC to attract local businesses to East Downtown District to improve the economic vibrancy of the area.				■	TEDC	Study	NEW RECOMMENDATION
LU 2.1.7	Assess the feasibility of financing tools in Old Town, East Downtown, and Medical District to incentivize developers and to fund infrastructure required for large redevelopment projects.	■				TEDC	Study	NEW RECOMMENDATION

Goal #2: Land Use and Development								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
Objective LU 2.2: Evaluate City policies to ensure that Tomball has enabling regulations and incentives to advance desired character while maintaining a responsive and flexible development process.								
LU 2.2.1	Review and evaluate development codes to align with the community’s vision for the future as set out in this comprehensive plan.				■	COMMUNITY DEVELOPMENT	Regulation	
LU 2.2.2	Evaluate the need for new or revised zoning districts to increase development opportunities and improve the character of development.	■				COMMUNITY DEVELOPMENT	Regulation	Time frame moved from mid- to short-term.
LU 2.2.3	Continue to evaluate and make necessary improvements to the development review process.				■	COMMUNITY DEVELOPMENT	Operational Change / Regulation	
Objective LU 2.3: Promote development that creates complimentary relationships between differing land uses.								
LU 2.3.1	Encourage the location of support services such as schools, parks, small-scale employment, and retail that is compatible with the surrounding residential character.				■	COMMUNITY DEVELOPMENT	Regulation	
LU 2.3.2	Require that new residential developments provide pedestrian linkages to parks, schools, and other public facilities, where possible.				■	COMMUNITY DEVELOPMENT	Regulation	
Objective LU 2.4: Protect the rural character and continued ranching or agriculture uses, where appropriate, to maintain the rural lifestyle in Tomball.								
LU 2.4.1	Work with area partners to develop educational materials explaining opportunities and benefits for rural land preservation.				■	COMMUNITY DEVELOPMENT	Operational Change	Time Frame changed to ongoing.
Objective LU 2.5: Increase housing choice by allowing for a mix of styles, densities, and price ranges located within appropriate locations.								
LU 2.5.1	Utilize the Future Land Use Plan to identify appropriate areas for, and development of, transitional residential.				■	COMMUNITY DEVELOPMENT	Regulation	Previously 2.5.2

Goal #2: Land Use and Development								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
LU 2.5.2	Promote and facilitate infill development, especially in Old Town to utilize existing infrastructure and reduce sprawl.				■	COMMUNITY DEVELOPMENT	Regulation	NEW RECOMMENDATION
Objective LU 2.6: Maintain and enhance the overall quality of existing housing stock in Tomball.								
LU 2.6.1	Continue to promote the revitalization of existing housing stock, especially in areas near Old Town.				■	COMMUNITY DEVELOPMENT	Policy / Financial Investment	
LU 2.6.2	Establish neighborhood quality standards and monitor through establishing a conditions inventory GIS parcel data.			■		COMMUNITY DEVELOPMENT	Policy / Operational Change	
LU 2.6.3	Identify and prioritize neighborhood revitalization activities within the City's Capital Improvement Plan.				■	PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Policy / Financial Investment	Time frame moved from long- to ongoing.
LU 2.6.4	Ensure the incorporation of a variety of housing for new and infill development to provide affordable housing options for residents including young families and seniors.				■	COMMUNITY DEVELOPMENT	Policy	NEW RECOMMENDATION

Completed or Removed								
LU 2.4.2	Work with small-scale home businesses, commercial, and industrial enterprises to maintain their rural character.				■	COMMUNITY DEVELOPMENT	Operational Change / Regulation	REMOVED
LU 2.5.1	Consider incenting additional housing typologies in order to provide greater housing choices for the Tomball community.				■	COMMUNITY DEVELOPMENT	Regulation	REMOVED

Goal #3: Mobility								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
GOAL 3–MOBILITY: Strive to address mobility concerns by partnering with other jurisdictions as well as promoting alternative routes and modes across the community.								
Objective MO 3.1: Maintain, through regular review, a transportation plan that supports the planned growth and development patterns within Tomball while promoting public safety.								
MO 3.1.1	Partner with the Houston-Galveston Area Council (H-GAC), Harris County, and the City of Houston to understand and influence the changes in regional travel patterns that impact Tomball.				■	Community Development/ H-GAC / Harris County / City of Houston	Policy	
MO 3.1.2	Prepare an update to the City's Major Transportation Plan (MTP). Consider, where appropriate, an Industrial Street Classification within the MTP to accommodate heavy commercial vehicles and development of truck routes within the City limits.	■				COMMUNITY DEVELOPMENT	Study	Time Frame moved from long- to short-term.
MO 3.1.3	Consider the establishment of a transportation impact fee program which includes all roadways identified in the Major Thoroughfare Plan.	■				COMMUNITY DEVELOPMENT	Policy / Regulation	Time Frame moved from long- to short-term.
MO 3.1.4	Perform safety audits at high accident locations to minimize the congestion- related impacts of crashes.		■			COMMUNITY DEVELOPMENT	Policy / Financial Investment	NEW RECOMMENDATION
Objective MO 3.2: Reduce and manage traffic congestion.								
MO 3.2.1	Investigate an alternative to FM 2920 to provide a bypass for through traffic and heavy trucks.		■			City Management / Harris County / TxDOT	Study / Operational Change	
MO 3.2.2	Make improvements to east/west thoroughfares through public and private investment	■				PUBLIC WORKS	Financial Investment	
MO 3.2.3	Develop and implement a corridor timing strategy and other Transportation System Management (TSM) solutions for major thoroughfares in conjunction with other transportation agencies.					City Management / Harris County / TxDOT	Study / Operational Change	
MO 3.2.4	Perform safety audits at high accident locations to minimize the congestion- related impacts of crashes.	■				POLICE	Study	
MO 3.2.5	Investigate an alternative to FM 2920 to provide a bypass for through traffic and heavy trucks.	■				COMMUNITY DEVELOPMENT	Study	

Goal #3: Mobility								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
Objective MO 3.3: Develop and Implement context-sensitive transportation options.								
MO 3.3.1	Draft a comprehensive context sensitive solutions policy and submit to all transportation agencies for their consideration.			■		COMMUNITY DEVELOPMENT	Study / Policy	
MO 3.3.2	Develop objectives, detailed standards, and guidelines for the treatment of public streetscapes to improve safety and walkability; recommendations should address street trees, street lighting, street furniture, traffic calming, and other pertinent issues.	■				PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Study / Regulation	
MO 3.3.3	Continue to partner with area agencies and stakeholders to implement the improvements set out in the FM 2920 Access Management Study (2008).	■				PUBLIC WORKS	Financial Investment	
Objective MO 3.4: Expand and Improve Local Transportation Infrastructure to provide more choice.								
MO 3.4.1	Provide accessible, convenient, and safe ped-bike infrastructure connecting destinations within the identified focus areas as well as destinations across the railroad.		■			Engineering	Financial Investment	NEW RECOMMENDATION
MO 3.4.2	Implement the recommendations of the Master Throughfare Plan included in the Comprehensive Plan.	■				Engineering	Financial Investment	NEW RECOMMENDATION
Objective MO 3.5: Protect the community from hazards related to ground transportation.								
MO 3.5.1	Pursue grade-separated rail crossings for reducing street/rail conflicts, where feasible.			■		PUBLIC WORKS	Study/ Financial Investment	
MO 3.5.2	Use technology to improve safety at grade crossings that cause the least environmental harm (e.g., automated horn systems).		■			PUBLIC WORKS	Study/ Financial Investment	
MO 3.5.3	Identify strategic locations to implement traffic calming measures to reduce speeds and deter cut-through traffic.				■	Engineering	Study	NEW RECOMMENDATION

Goal #3: Mobility								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
MO 3.5.4	Incorporate transportation safety guidance in road design standards.	■				Engineering	Policy / Regulation	NEW RECOMMENDATION
Objective MO 3.6: Establish an on- and off-street trail network to connect key destinations in Tomball.								
MO 3.6.1	Enhance and maintain pedestrian safety through the inclusion of well-designed streets, sidewalks, crosswalks, traffic control devices, and school routes throughout the City.				■	PUBLIC WORKS	Policy	Previously 3.6.2
MO 3.6.2	Monitor long-term needs for an on-street active transportation network in Tomball.			■		PUBLIC WORKS	Study	Previously 3.6.3
MO 3.6.4	Prioritize and implement recommendations of the active transportation plan included in this Comprehensive Plan.				■	PUBLIC WORKS	Study/ Financial Investment	NEW RECOMMENDATION
MO 3.6.5	Implement the recommendations of the Parks, Recreation, and Trails Master Plan to enhance connectivity between neighborhoods, parks, schools and other amenities in the city.	■				Parks and Recreation	Study/ Financial Investment	NEW RECOMMENDATION
MO 3.6.6	Identify appropriate locations for parks and trail networks within the Medical District.	■				Public Works/Parks and Recreation	Study	NEW RECOMMENDATION
Objective MO 3.7: Enhance parking opportunities in the Old Town area.								NEW OBJECTIVE
MO 3.7.1	Implement wayfinding signage throughout the Old Town area to assist visitors in easily locating parking facilities.	■				PUBLIC WORKS	Study/ Financial Investment	NEW RECOMMENDATION
MO 3.7.2	Conduct a parking management plan to document the available parking spaces in Old Town Core to identify if additional parking needs to be added.	■				PUBLIC WORKS	Study	NEW RECOMMENDATION

Goal #3: Mobility								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			

Completed or Removed								
MO 3.4.1	Support a Grand Parkway (SH 99) traffic interchange at SH 249.	■				City Management	Policy	COMPLETE
MO 3.4.2	Establish a traffic calming program to maintain appropriate traffic conditions on residential streets to ensure safety.		■			PUBLIC WORKS	Policy / Operational Change	REMOVED
MO 3.4.3	Evaluate the long-term opportunities and constraints of establishing an intracity circulator in Tomball.		■			City Management	Study	REMOVED
MO 3.6.1	Consider the establishment of a Trails Master Plan to ensure effective implementation of a on- and off-street trail system.	■				PUBLIC WORKS	Study	REMOVED Trails are a component of the Parks Master Plan which is completed.

Goal #4: Community Livability								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
GOAL 4–COMMUNITY LIVABILITY: Continue to recognize Old Town as an important cultural center and historic asset of the community and enhance Tomball’s sense of place and quality of life.								
Objective CL 4.1: Expand on the success of Old Town as a source of community pride, entertainment, commerce, and employment.								
CL 4.1.1	Identify alternative financing solutions to address the growing infrastructure needs of Old Town.	■				City Management	Study/ Financial Investment	
CL 4.1.2	Support regular events, activities, and celebrations and develop/expand venues to host them.				■	Marketing	Financial Investment	
CL 4.1.3	Develop a Tourism Strategic Plan that includes the creation or enhancement of destinations and event venues in Tomball to identify and implement appropriate strategies for expanding tourism in Tomball.		■			Marketing/Community Development	Study	Revised Action text to better encompass the connection to placemaking and connection to destination in relation to tourism in Tomball. Description text will be updated accordingly.
CL 4.1.4	Develop and implement a strategy to develop public art and cultural amenities in Old Town.		■			Marketing	Financial Investment	
CL 4.1.5	Develop marketing and branding efforts specifically targeting tourists with advertising campaigns to visit Old Town and stay overnight.		■			Marketing	Financial Investment	NEW RECOMMENDATION
Objective CL 4.2: Develop a citywide plan for beautification, which would include gateways, wayfinding signage, enhanced landscaping, etc.								
CL 4.2.1	Establish a program to fund community image enhancement projects in Tomball.		■			City Management	Financial Investment	
CL 4.2.2	Develop and implement a wayfinding signage program in Tomball.	■				PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Financial Investment	Previously CL 4.3.1. Moved to better align with Objective 4.2.
CL 4.2.3	Develop marketing and branding materials that promote Tomball’s quality of life and business climate.		■			Marketing/TEDC	Financial Investment	NEW RECOMMENDATION

Goal #4: Community Livability								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
Objective CL 4.3: Capitalize on opportunities to further create a defined sense of place in Tomball.								
CL 4.3.1	Actively inventory, monitor, and manage trees to maintain the health of existing Tomball urban forest.	■				Community Development	Operational Change	Previously 4.3.3 Time frame moved from long- to short-term.
CL 4.3.2	Enhance public landscaping along prominent corridors and entries into Tomball.	■				PUBLIC WORKS	Financial Investment	Previously 4.3.4 Time frame moved from mid- to short-term.
CL 4.3.3	Consider replacing and enhancing street signage throughout Tomball to improve community identification.	■				PUBLIC WORKS	Financial Investment	Previously 4.3.5
CL 4.3.4	Identify opportunities to protect and promote Tomball's historical and cultural history.				■	Marketing	Policy	Previously 4.3.6
Completed or Removed								
CL 4.3.2	Develop design guidelines for alley enhancements and identify locations for application.	■				PUBLIC WORKS/ COMMUNITY DEVELOPMENT	Study/ Financial Investment	COMPLETE

Goal #5: Economic Development								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
GOAL 5–ECONOMIC DEVELOPMENT: Identify areas of reinvestment and re-imaging so that all parts of Tomball contribute to a prosperous future.								
Objective ED 5.1: Maximize economic benefits from Tomball’s medical district.								
ED 5.1.1	Establish a Medical District Specific Area Plan in order to institute land use policy and development standards that promote and protect Tomball’s medical industry.		■			COMMUNITY DEVELOPMENT	Study	
ED 5.1.2	Provide improved connections to the Medical District from the community’s businesses and activity centers.				■	PUBLIC WORKS	Policy	
ED 5.1.3	Encourage growth that supports the district’s role as a healthcare hub while promoting compatible, sustainable, and community-enhancing uses.				■	TEDC	Policy	NEW RECOMMENDATION
Objective ED 5.2: Maintain a balance in the differing economic sectors to promote sustainable economic health for the community.								
ED 5.2.1	Pursue and encourage entertainment options for local Tomball residents.				■	TEDC / GTACC / Community Development	Operational Change	
ED 5.2.2	Create and leverage incentives that promote a favorable environment for the development of a hotel with event space that can contribute to the broader economic and community development objectives.		■			TEDC / GTACC / Community Development	Study/ Financial Investment	NEW RECOMMENDATION
ED 5.2.3	Support and encourage the redevelopment of older properties, enhancing the city’s overall vitality and attractiveness.				■	TEDC / GTACC / Community Development	Operational Change	NEW RECOMMENDATION
Objective ED 5.3: Build and support partnerships with local and regional entities and economic stakeholders.								
ED 5.3.1	Continue to work with TEDC to support the implementation of this Comprehensive Plan and other City pursuits related to economic development.				■	TEDC	Operational Change / Financial Investment	Recommendation has been reframed to reflect using TEDC resources to implement economic development efforts.
ED 5.3.2	Support workforce preparation in local schools and colleges.				■	TEDC	Financial Investment	

Goal #5: Economic Development								Comments
Action #	Action Recommendation	Implementation Time Frame (years)				INVOLVED ENTITIES	ACTION TYPE(S)	
		Short-term (1-2)	Mid-term (3-10)	Long-term (10+)	On-Going			
ED 5.3.3	Work closely with the Greater Tomball Area Chamber of Commerce (GTACC) and Tomball Economic Development Corporation (TEDC) to support local businesses and increase employment opportunities.				■	TEDC / GTACC / Community Development	Policy	
ED 5.3.4	Support the redevelopment of catalyst projects (South Live Oak and First Baptist Church) that represent significant transformative opportunities.		■			TEDC	Policy / Financial Investment	NEW RECOMMENDATION

Completed or Removed Actions

Objective ED 5.1: Reevaluate the long-term development potential of the areas abutting Tomball Parkway.								OBJECTIVE REMOVED
ED 5.1.1	Re-envision Tomball Parkway to better meet the needs of the community and provide and promote complimentary land uses around this investment.			■		COMMUNITY DEVELOPMENT	Study / Regulation	REMOVED
ED 5.1.2	Compliment investments into Tomball Parkway as a source for economic growth.			■		Tomball Economic Development Corporation	Financial Investment	REMOVED
ED 5.2.2	Protect the Medical District from incompatible uses and inappropriate design that could hamper future expansion opportunities.				■	COMMUNITY DEVELOPMENT	Regulation	REMOVED
ED 5.2.4	Support education and training programs at the local and regional schools and colleges to support and supply the medical-related businesses.			■		City Management	Operational Change	REMOVED
ED 5.4.4	Identify and evaluate partnership opportunities to establish a local Convention and Visitors Bureau specifically for Tomball.	■				Marketing	Operational Change	COMPLETE
ED 5.3.1	Utilize the intent of the Future Land Use Plan to apply a character-based approach to land use decisions focusing less on use and more on impacts to the built environment.				■	COMMUNITY DEVELOPMENT	Policy / Regulation	REMOVED