



Public Workshop Summary Report

Date: July 19, 2011
Time: 6:00 p.m.
Location: Community Center, Room A

Handouts: Agenda, Draft Strategic Framework (July 2011), Draft Regulatory Plan (July 2011), and Draft Strategic Framework Input Form

Attendees: James Kender, Elaine Hancock, Curtis Morris, Kathi Bittner, Sandy Glowski, David Tague, Barbara Tague, and Bruce Hillegeist

Staff Present: Rodney Schmidt, George Shackelford, Lori Lakatos, David Kauffman, Peggy Fiandaca (PSA), Loras Rauch (PSA), and Joe Willhite (Kimley Horn)

Meeting Summary

Peggy Fiandaca welcomed everyone and thanked them for participating. She gave an update of the Downtown Specific Plan (DSP) process to date. She reported on the presentation at the Joint City Council/Planning & Zoning Commission work session on July 18th, conversation with staff at the Project Management Team meeting on July 19th, and the Downtown Tomball Advisory Committee (DTAC) on July 19th.

Using a PowerPoint presentation, Peggy provided an overview of the DSP Strategic Framework. Following the presentation, the workshop participants discussed key DSP components and the following is a summary of comments.

- If residential is allowed on the upper floor, where will the residents park? Or will hotel guests park if a hotel is developed? It was explained that the purpose of providing public parking lots is to handle the parking needs.
- Participants agreed with the pedestrian pathway concepts. It is important to have routes that are perpendicular to the Main Street.
- Concerns were expressed about any building height above three stories on Historic Main Street. It was said that it does not look like anything more than a duplex. Peggy explained that currently the Zoning Ordinance would allow up to four stories under certain conditions.
- Participants liked the idea of using residential alleys for bike/pedestrian pathways.

- Why wasn't James Street (south of the DSP area) included in the DSP? The area used was designated in the Tomball Comprehensive Plan. Future areas will need to be studied by the City. A similar question was asked about extending the boundary east across the railroad tracks at the last public meeting.
- Considerable discussion occurred about the importance of getting more citizens involved in any rezoning of the area. The DSP appears to be just another plan to the public and not rezoning that might impact property owners. The City needs to do a better job of communication about the impact of the DSP.
- A question was asked about how the DSP will address the 50' wide façade articulation? Loras responded that the DSP will have direction in the text outlining how the articulation can occur.
- It was stated that the Old Town Commercial streetscape should be similar to the Historic Main Street area. Similar amenities should be required such as sidewalks, lighting, street signs, etc.

Feedback Form Summary

5 feedback forms were received

Historic Main Street

In order for Historic Main Street area to be economically viable long-term, allowing for an increase in building height is necessary as the area redevelops. It is being proposed to allow development to occur at 1-5 stories with ground floor retail and residential above similar to many revitalized downtowns in Texas. What do you think about this proposal?

- I agree with this plan
- Good, I like it
- I totally love this idea; very nice
- I think 3 stories, not 5
- I think it's a great idea; however, I am not sure about 4 or 5 story buildings

What would you like to see addressed in regulation within the Historic Main Street character area?

- It seems most of the problems have been addressed and the biggest challenges are out of our control (TxDOT) or hugely expensive (infrastructure).
- New beautified Main Street sidewalks – repaved and with planters that are maintained by the city with flowers and trees
- Stricter signage placement; limited sign usage
- Enforce no parking on Main Street
- Clean up alleys behind the building – need maintenance in these areas

Old Town Plaza

The intent of the Old Town Plaza Area is to create a pedestrian-oriented development pattern that offers or supports public gathering spaces complimentary to the plaza. Buildings fronting Market Street could be up to 3 stories in height and buildings fronting Fannin and Elm streets would be limited to 2 stories. The purpose is to promote and provide development incentives for a mix of uses to be created both vertically and horizontally. What do you think about this approach?

- This is a great idea
- Check
- I think the graduating stories toward the residential is a good idea.
- Pedestrian safety is #1.

What would you like to see addressed in regulation within the Old Town Plaza character area?

- Enforcement and who does it
- I'd like to see sidewalks poured for pedestrians and bike routes
- Develop a plaza area like the ??? facility

Old Town Commercial

The intent of the Old Town Commercial character area is to change the existing development pattern over time resulting in an improved entry along Main Street/FM 2920 into the Historic Main Street character area. New development could build up to 3 stories, in a mixed-use manner, at 60% lot coverage and on-site parking at the side or rear of the building. What do you think about this approach?

- This is a good approach
- That's fine as long as there are sidewalks and bike routes for safety
- I like it, just have concerns for the developer's cost. We can't have our regulations cost so much it limits development.

What would you like to see addressed in regulation within the Old Town Commercial character area?

- Consistency in the look leading into Historic Main Street; the setbacks, sidewalks and landscaping are a great solution
- This is a start and will definitely establish a plan for future guidelines.

Mixed Use Transition

Development has already begun to transition from residential to commercial and office within this character area. The intent is to implement regulations to ensure that the new development will maintain the residential character and that new uses would be

compatible with the surrounding neighborhood. Therefore, buildings will be allowed at 2 to 3 stories, depending on the location proposed. Pedestrian-scale design standards and setbacks similar to the neighborhood would be permitted. What do you think about this approach?

- OK
- I would like to see Brownstone effect residential projects built on top of the existing first floor retail
- Good – need pedestrian walk pathways

What would you like to see addressed in regulation within the Mixed Use Transition character area?

- Clean up the alleys and improve drainage
- Retail – first floor with condo's on the upper floors like Downtown Fredericksburg
- In order to have multi-family or restaurants in this area; must have better drainage and sewer system

Old Town Residential

It is being proposed to allow up to 2 stories in Old Town Residential with lot coverage similar to the current SF-6 zoning (45% for single family and 50% for multi-family). Allowable uses would include residential, institutional, recreational, and bed & breakfast, while multi-family would be conditional depending on the design of the project and its relationship to the surrounding neighborhood. What do you think about this approach?

- Ok
- Strict code compliance on how the “older” buildings look and no Section 8 type housing
- Should have gone one more block south to McPhail – why stop one block before the end?
- I like this idea, if we could eliminate the poorly kept properties...with standards
- Build sidewalks

What would you like to see addressed in regulation within the Old Town Residential character area?

- Enforce restrictions
- Old houses should be able to keep old look
- Non-cement or asphalt drives and no sidewalks

Museum Center

The Museum Center character area has been identified as a potential tourist draw if promoted more effectively. Pine Street is being proposed as a “character street” which includes specific streetscape and landscape treatment as well as signage to draw people to the Museum Center. Small retail use (gift shop, coffee shop, etc.) could be permitted as a conditional use only in conjunction with the museum (if museum use ceases so would the retail use). What do you think about this approach?

- Like it
- Crepe Myrtles and Hydrangeas would be historic landscaping along with stamped concrete would be a nice roadway
- Don't let anything happen to the Museum. Keep it the way it is. Allow them to have a retail store.
- Need signage on Main and Pine to advertise the Museum

What would you like to see addressed in regulation within the Museum Center character area?

- Sidewalks on Pine
- No government use!
- No institutional use – other than churches or public offices
- Signage

General Comment –

If the City has no money to implement this then it is a waste of time.