

ORDINANCE NO. 2025-12-001

AN ORDINANCE ADOPTING THE COM-PREHENSIVE PLAN AND ACCOMPANYING MAP FOR THE TOWN OF PINE ISLAND, TEXAS; PROVIDING FOR SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS the Town of Pine Island, Texas is legally empowered to regulate development in the community through the legitimate use of police powers; and

WHEREAS, the Town Council seeks to promote responsible and sustainable growth by adoption of a Comprehensive Plan ("Plan"); and

WHEREAS, Chapter 213 of the Texas Local Government Code authorizes cities to adopt a comprehensive plan for the long-range development of the municipality; and

WHEREAS, further State law allows a town to define the content and design of a comprehensive plan, and such plan may include provisions on land use, transportation, and public facilities; and

WHEREAS, the Town Council of the Town of Pine Island, Texas, has considered the matter at a public hearing and has invited public input and participation; recommends approval of the adoption of the Comprehensive Plan as enumerated herein, and finds that the adoption of the Plan will be in the best interest of the Town and will promote the public health, safety and welfare of the community.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PINE ISLAND, TEXAS, THAT:

SECTION I. PREAMBLE. All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Pine Island and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II. ADOPTION. The Comprehensive Plan and map attached hereto as Exhibit "A" are incorporated herein by reference for all purposes, including the map, shall be the official Comprehensive Plan for the Town of Pine Island, Texas. A copy of the Comprehensive Plan and map shall be kept on file in the office of the City Secretary and shall be available for public inspection during regular business hours.

SECTION III. PROVIDING FOR SEVERABILITY. If any provision, section, sentence, clause or phrase of this ordinance or application of the same to any person or set of circumstances is for reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town Council of the Town of Pine Island in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provision or regulation contained herein shall become

inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION IV. REPEALER CLAUSE. The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinance or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance or state law.

SECTION V. EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VI. NOTICE AND MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED: this 1st day of December 2025.

TOWN OF PINE ISLAND


Steve Nagy, Mayor

ATTEST:


Sheri Ordner, Town Secretary

APPROVED AS TO FORM:


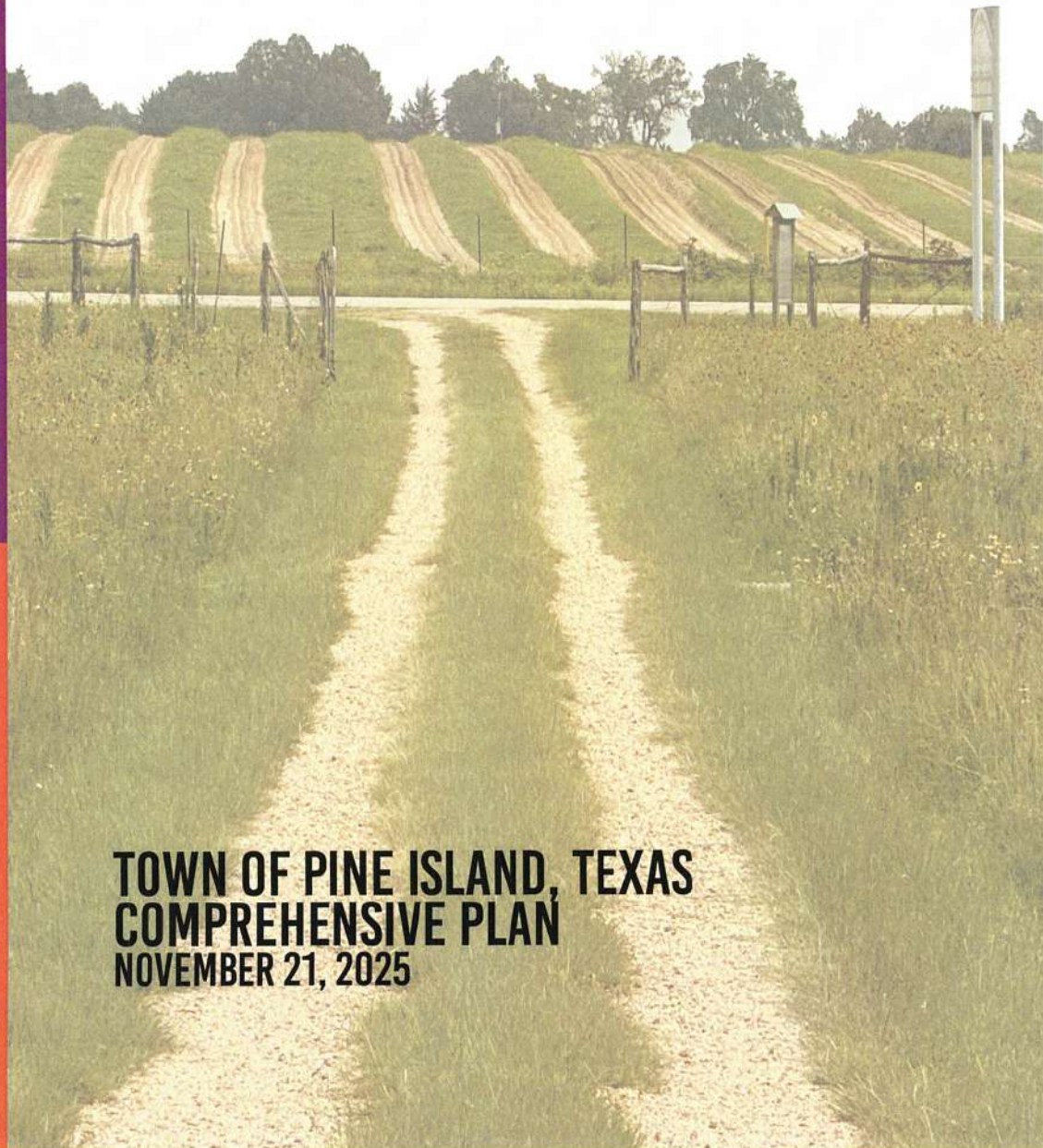

Josh Brockman-Weber, Town Attorney

EXHIBIT A



OUR PATH FORWARD

RURAL THRIVING CONNECTED



**TOWN OF PINE ISLAND, TEXAS
COMPREHENSIVE PLAN
NOVEMBER 21, 2025**

A photograph of a rural landscape featuring a field of green plants with small white flowers. The plants are in the foreground, and the background is a soft-focus field of similar vegetation. The overall tone is warm and natural, with a slight yellowish-green tint.

**THIS PLAN IS THE
FIRST STEP IN SHAPING
THE FUTURE OF OUR
COMMUNITY. ENSURING
WE REMAIN RURAL,
THRIVING, CONNECTED.**

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OUR PLAN



OUR PATH FORWARD

Every Thriving Community Has A Plan. Thriving, resilient communities do not just happen - they are intentional. Thriving communities are functioning at a high level, providing their residents and businesses with excellent services, excellent quality of life, and opportunities for economic prosperity. In order to provide these things, a community must be ready for change and lead a path to excellence. No single event, person, or institution can affect the change necessary to prepare the community for the future. It takes the social, institutional, and economic forces of a place, all working towards a common goal.

The purpose of the Comprehensive Plan is to create a coordinated strategy for Pine Island's future land use in response to regional growth and development pressures. This plan provides a framework for creating a Pine Island with a unique identity and sense of place. A community that has protected its rural identity and open space, has established a connected network of greenways and trails, is a destination for appreciating and enjoying our prairie landscape, and provides increased opportunities for quality growth and development.

A Community at a Crossroads

Situated at the crossroads of rural and suburban expansion, the Town of Pine Island holds untapped potential to become a thriving destination for rural living. Our location in Waller County at the intersection of Business 290 and FM 359 in the rapidly growing Houston metropolitan area presents challenges and opportunities that require creative solutions. As a small, rural residential community we are rich in open space, sweeping views, and lush stream beds, and our community gathering spaces - the John Fairey Gardens and the Waller County Fairgrounds - reflect our rural heritage. But the region is rapidly evolving. Waller County's current population of 56,000 has grown by nearly 50% over the past decade and projections indicate it could double in the next ten years. Neighboring communities such as Waller, Hockley, and Brookshire continue to rank among the top-ten fastest growing communities in the Houston metro-area. These land use patterns suggest that this development pressure will reach, and impact, Pine Island in the near future.

A Pivotal Moment

Pine Island stands at a pivotal moment. As a small but rapidly evolving community, the community faces unique opportunities and significant challenges that require thoughtful planning and strategic decision-making. Because Pine Island has never had a comprehensive plan or land use regulations (zoning, subdivision regulations, etc.), the City lacks the essential tools needed to guide future development to ensure a thriving, resilient, and livable future.

In accordance with Chapter 213 of the Texas Local Government Code, this plan provides the statutory foundation for adopting the City's first zoning ordinance, presenting a Future Land Use Map with five distinct land use categories designed to direct development appropriately while safeguarding Pine Island's most valued assets. This plan is Pine Island's path forward.



PLAN PURPOSE & AUTHORITY

The Comprehensive Plan serves as the official policy guide for land use decisions and capital improvements in Pine Island, providing the necessary framework for sustainable growth, economic resilience, and quality of life improvements. As the City expands services and faces increasing pressure for development, the Plan responds to the community's desire to preserve its rural character, protect natural resources and floodplains, maintain open spaces that define the rural landscape, and grow to become a small town that provides a unique experience for residents and visitors.

The plan addresses:

1. Future land use patterns and development quality and character
2. Protection of environmentally sensitive areas
3. Preservation of rural character and open space
4. Infrastructure and public facility needs
5. Sense of place and community identity.

TEXAS LOCAL GOVERNMENT CODE CHAPTER 213

This Plan provides the legal basis for the City to adopt and enforce zoning regulations as defined in Texas Local Government Code Section 213.002.

" A Comprehensive plan may... be used to coordinate and guide the establishment of development regulations...A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations."



RELATIONSHIP TO DEVELOPMENT REVIEW & CITY OPERATIONS

The Comprehensive Plan does not stand alone; it is part of an interconnected network of plans, policies, ordinances, and studies adopted by the City to guide growth, development, and investment. It sets the policy foundation for other critical documents, economic development strategies, housing policies, and infrastructure improvement plans. These documents should be used together to create a cohesive framework to address the City's needs and aspirations, ensuring that efforts across various sectors and initiatives are aligned, coordinated, and complementary. This includes, but is not limited to:

- » Zoning Map and Ordinance
- » Subdivision Regulations
- » Flood Damage Prevention Ordinance
- » Stormwater Management Ordinance
- » Development Standards, including signs, lighting, landscaping, etc.
- » Manufactured Home Standards
- » International Property Maintenance Code
- » International Building Code
- » Annual Budget
- » Capital Improvement Plan (CIP)



OUR HOME

PINE ISLAND
since 1984
Community Center
ues. of each month-7:00pm

OUR HOME

Pine Island was settled in Waller County, Texas, in the 1880s with the founding of the Pine Island Baptist Church. As the community grew, a school was constructed, homes and businesses developed and, in 1984, the settlement incorporated as a Texas General Law, Type C City. The Town is governed by a mayor and two commissioners who serve at-large. In the 41 years since its incorporation, the City has been a quiet provider of services to its citizens, focusing on essential infrastructure tasks such as sign maintenance and road repair.

While the Pine Island landscape remains predominantly rural and agricultural, the surrounding area is experiencing explosive growth, driven by large master-planned communities and the commercial and employment centers that follow. The county's current population of 56,000 has grown by nearly 50% over the past decade, and projections indicate it could double in the next ten years.

Recently, voters approved a sales tax referendum, marking a significant turning point for the City. This new revenue stream allows the City to expand services, as evidenced by the recent hiring of contractors to serve as City Secretary, City Attorney, and City Manager. This year, the City adopted its first budget and is working diligently to put in place the components of a thriving, resilient, and transparent City.

Pine Island operates on an annual budget of approximately \$200,000 per year, funded through sales tax, franchise fees, and permitting fees. To transition to a full-service City, establishing stable and predictable revenue streams will be critical. The issues and opportunities identified below will help guide City decision-making and ensure the City can effectively serve residents and businesses.

PLAN ELEMENTS

As Pine Island looks to the future, identifying key issues and opportunities is essential to informed decision-making and strategic, quality growth. Understanding these factors allows the City to capitalize on strengths, mitigate weaknesses, and position itself for long-term success. The following issues and opportunities are organized around the 3 basic elements on community:



FABRIC

PHYSICAL FORM AND CHARACTER

The physical form - what you see

The physical shape, structure, and organization of a community. It is what the community looks like, the visual and spatial character.



FRAMEWORK

BUILT AND NATURAL SYSTEMS

The internal systems - what supports a community

The network of built and natural systems that provide the foundation and structure for development, prosperity, and resiliency in a community. Framework includes elements that are tangible, such as roads, utilities, buildings, and intangible elements such as the economy and social networks.



FUNCTION

HOW IT WORKS FOR RESIDENTS

The social and economic systems - what makes a community work

A functioning community is the result of foundation systems (framework) and physical design (fabric) successfully working together to create a thriving, resilient community. It is how the community actually operates and performs in daily life.



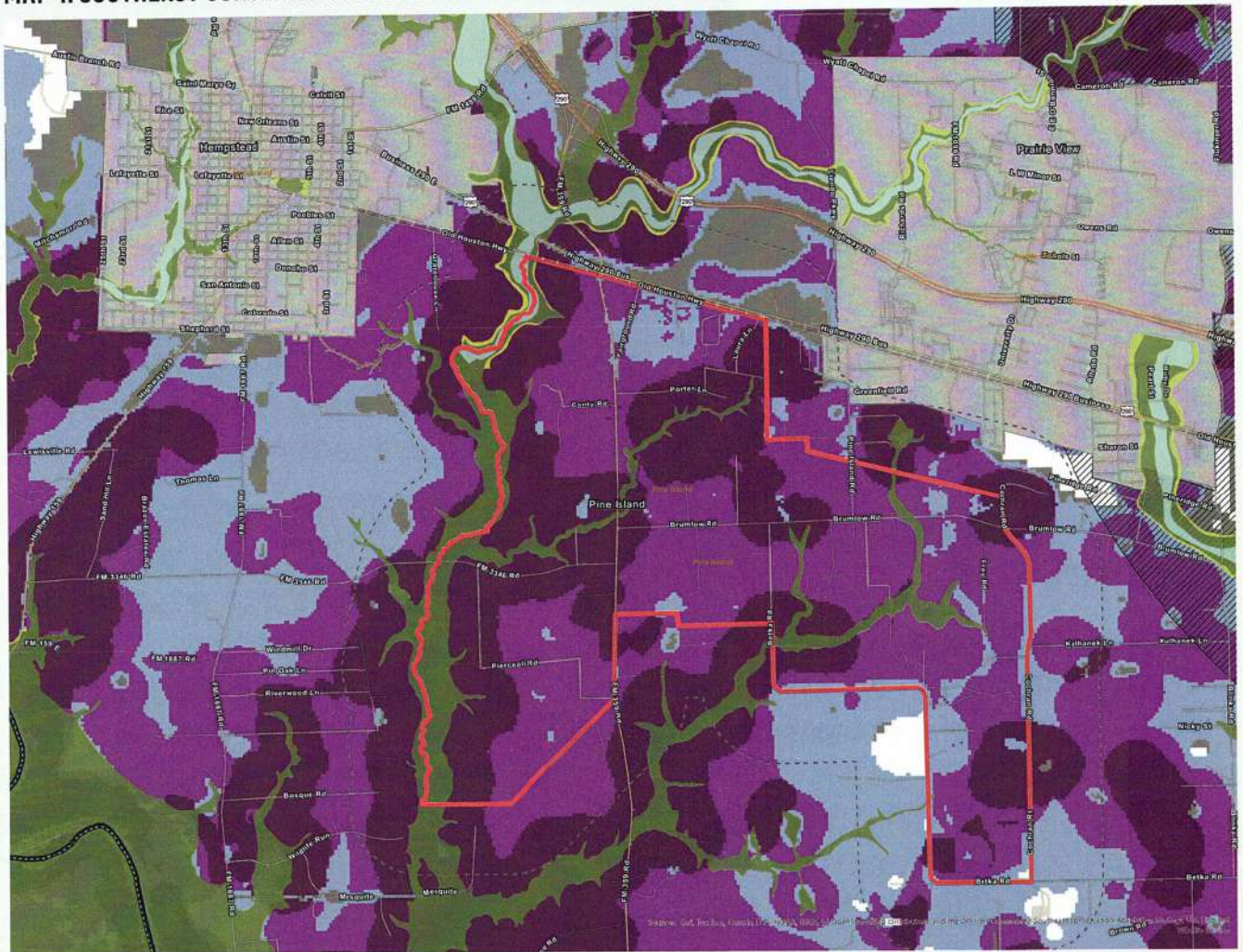
KEY ISSUES

- » Significant amount of floodway and floodplain
- » Sensitive riparian/ environmental areas that have been or could be impacted by development
- » Proximity to the Houston metropolitan area's fast-growing suburbs

KEY OPPORTUNITIES

- » Rural character and abundant open space / native Texas prairies
- » John Fairey Gardens - Opportunity to Re-emphasize native greenway / prairie
- » Network of creeks, floodplains, and open spaces
- » Opportunity to protect, preserve, and restore sensitive environmental areas and provide recreation opportunities
- » Opportunity to plan a community with small-town charm that is a destination
- » Waller County Fairgrounds

MAP 1. SOUTHEAST CONSERVATION BLUEPRINT FOR THE PINE ISLAND AREA



- Pine Island Boundary
- Pine Island ETJ
- Waller County Boundary
- Houston ETJ

- Flood Hazard**
- 0.2% Annual Chance
- 1% Annual Chance
- Regulatory Floodway

- Priorities for a connected network of lands and waters**
- Highest priority
- High priority
- Medium priority
- Priority connections

secassoutheast.org/blueprint.html

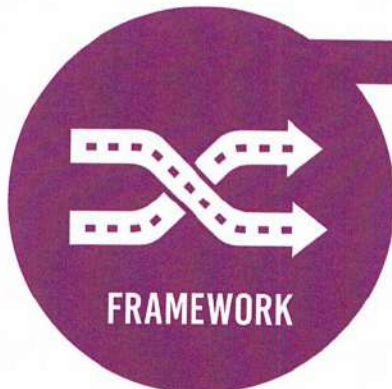
ABOUT THE SOUTHEAST CONSERVATION BLUEPRINT

The Southeast Conservation Blueprint is based on 60 natural and cultural resource indicators that represent terrestrial, freshwater, and coastal ecosystems. The Blueprint identifies areas where conservation action would have the biggest impact for a connected network of lands and waters. A range of conservation activities could benefit those priority areas, including management, economic incentives, and protection.

The Blueprint is not intended to be used in isolation of other datasets. Instead, it provides a regional perspective that, in combination with local data and knowledge, can help inform decisions about where to focus conservation action in the face of future change.

The Blueprint categories are as follows:

- » **Highest priority:** Areas where conservation action would make the biggest impact, based on a suite of natural and cultural resource indicators.
- » **High priority:** Areas where conservation action would make a big impact, based on a suite of natural and cultural resource indicators.
- » **Medium priority:** Areas where conservation action would make an above-average impact, based on a suite of natural and cultural resource indicators.
- » **Priority connections:** Connections between priority areas.



KEY ISSUES

- » Lack of infrastructure and utilities
- » TxDOT 36A project
- » TxDOT Brumlow / 3346 project
- » Street and road maintenance: Streets in Pine Island are owned by several different entities - the City, Waller County, TxDOT, and private landowners.
- » Existing industrial uses - scattered, no utilities

KEY OPPORTUNITIES

- » Road network providing north/south and east/west connectivity.
- » The US 290 corridor and Business 290 present an opportunity for economic and commercial development - providing core services and answering demands of the regional market - while allowing for the protection and preservation of "in town" mixed use nodes
- » TxDOT 36A project
- » TxDOT Brumlow / 3346 project
- » Waller County expansion of Cochran Road
- » The City should explore opportunities for providing utilities
- » Waller County Fairgrounds

ABOUT THE 36A PROJECT

TxDOT's 36A project is a proposed high-capacity corridor intended to improve regional mobility, support freight movement, and strengthen connections between the Houston area and Central Texas. Envisioned as a resilient alternative route around growing suburban areas, 36A would enhance hurricane evacuation capacity, relieve pressure on existing highways, and open new economic opportunities along its path. As planning continues, the project is shaping long-term transportation, land use, and economic development decisions for communities from Brazoria County to Waller County—positioning the region for safer travel, stronger connectivity, and sustainable growth.

ABOUT THE 3346/BRUMLOW ROAD PROJECT

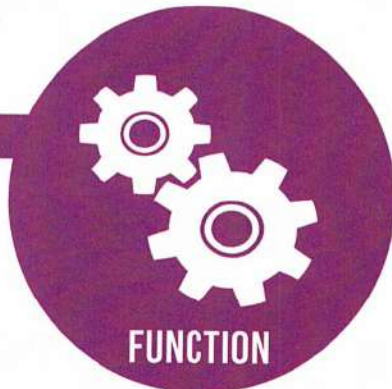
The Texas 3346/Brumlow Road project is a locally driven improvement effort aimed at enhancing safety, mobility, and access along a key east-west connector. As traffic volumes grow and development expands in the surrounding area, the project focuses on modernizing the roadway, realigning the Brumlow and 3346 intersection, and addressing drainage and multimodal needs. These upgrades will help reduce congestion, support emergency access, and create a smoother, more reliable route for residents, businesses, and visitors. By investing in this corridor, the community is preparing for future growth while improving day-to-day travel for those who rely on Brumlow Road.

COCHRAN ROAD FROM BUSINESS 290 TO BRUMLOW

Waller County is proposing to expand Cochran Road from Old Highway 290 to Brumlow Road. This corridor is an important collector and future connector for the City of Pine Island.

MAP 2. 36A NORTH AND SOUTH STUDY AREAS





KEY ISSUES

- » Timing, getting ahead of significant pressure with the right tools
- » The City has limited resources and, therefore, cannot provide services requested by citizens, such as maintaining roads, providing utilities, or providing public safety. In order to expand services, a more robust revenue stream will be required.
- » Emergency services provided by other jurisdictions leaving the City without any say into how police or fire protection is provided in the community

KEY OPPORTUNITIES

- » Timing, getting ahead of significant pressure with the right tools
- » Planning for regional and public/private partnerships known as P3.
- » Planning for diversified funding streams such as a stormwater utility, dedicated funding for roads, managing conservation easements, establishing a WCID, etc
- » Building an identity based on natural amenities and rural character to draw visitors



ABOUT THE JOHN FAIREY GARDENS

The John Fairey Garden plays an large role in both attracting visitors to Pine Island and strengthening the ecological fabric of the region.

As a regional destination, the garden draws plant enthusiasts, designers, students, and nature-minded visitors from across Texas and beyond. Its reputation for rare species, curated landscape rooms, and seasonal tours makes it one of the few major cultural anchors in the Pine Island area. Visitors often pair their trips with stops at local farms, nurseries, and small businesses, generating quiet but meaningful economic activity for this rural community.

As an ecological asset, the garden functions as a living repository of drought-tolerant, climate resilient, and endemic prairie species. Its plantings

support pollinators, migratory birds, and beneficial insects, creating a biodiversity hotspot within the wider agricultural landscape. Many of the garden's collections—especially those reflecting Gulf Coast and Mexican flora—mirror the natural systems surrounding Pine Island and help educate the public about the importance of prairie conservation, watershed health, and habitat connectivity

The Garden is both a cultural draw and an ecological cornerstone: it brings people to Pine Island while demonstrating how thoughtful landscape stewardship can preserve and enhance the region's natural heritage.



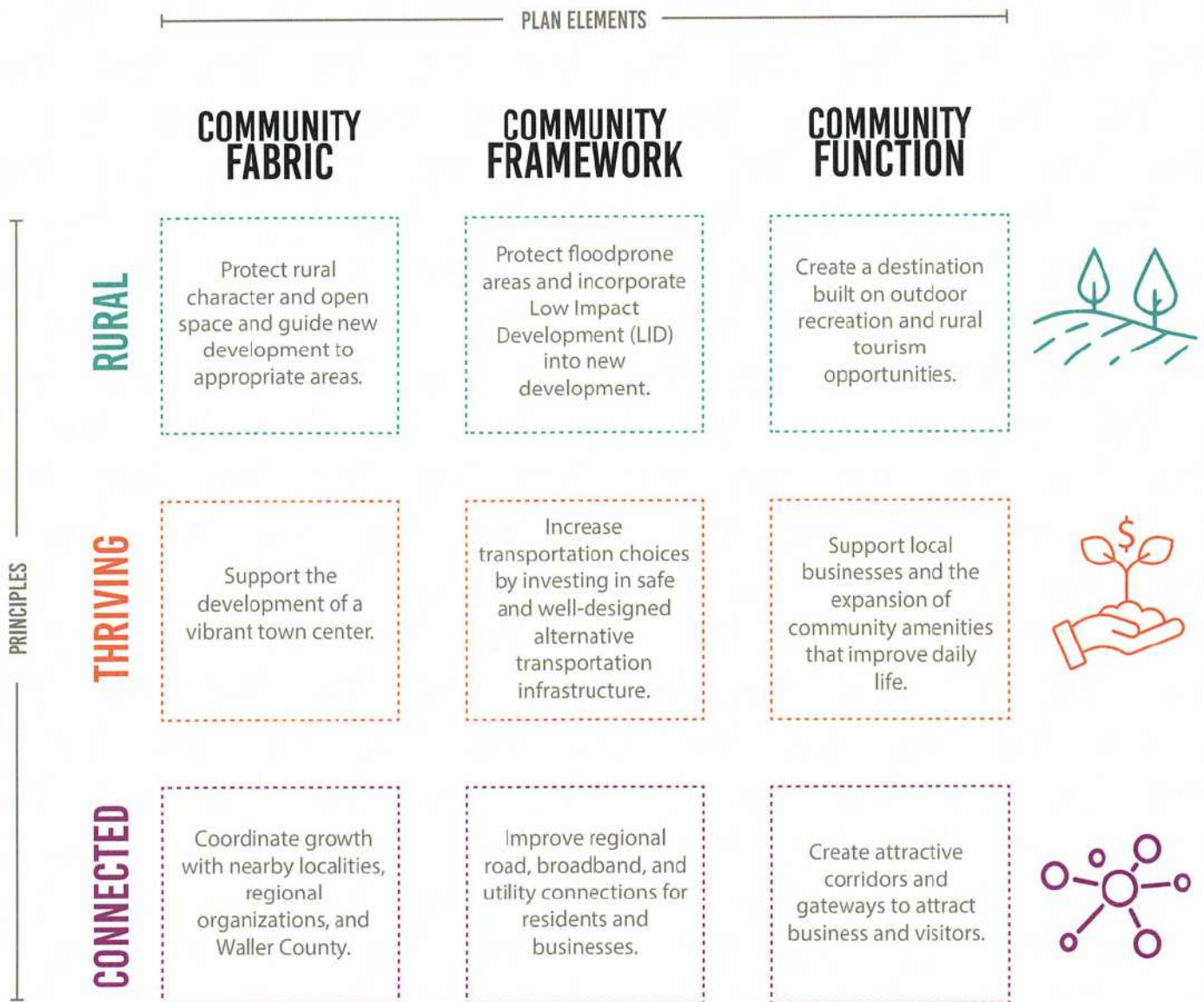
OUR FUTURE

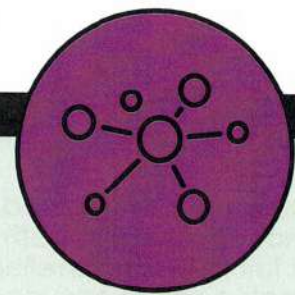


OUR GOALS

Establishing clear, shared goals provides Pine Island with a unified path forward, ensuring that future decisions reflect the community's collective values and long-term vision. This framework outlines the goals that will guide the town's future, organizing its priorities into three guiding principles—Rural, Thriving, and Connected—aligned across the key plan

elements of Community Fabric, Community Framework, and Community Function. Together, these components illustrate how land use, infrastructure, and quality-of-life priorities work in tandem to protect rural character, support vibrant growth, and strengthen regional connections.





RURAL, THRIVING, CONNECTED

THESE STRATEGIES WORK TOGETHER TO REINFORCE THE GOALS ESTABLISHED IN THE COMMUNITY'S GOALS FRAMEWORK, ENSURING THAT PINE ISLAND GROWS WITH INTENTION AND A SHARED SENSE OF PURPOSE.

Preserve Rural Character - Maintain low-density development patterns, agricultural uses, and open vistas that define Pine Island, distinguishing it from suburban Houston

Protect Natural Systems - Safeguard floodplains, wetlands, creeks, prairie remnants, native vegetation, and wildlife habitats

Connect Prairie Ecosystems - Preserve and create greenspace corridors linking Coastal Prairie and Fayette Prairie, providing regional ecological benefits

Honor Cultural Assets - Protect and complement the John Fairey Gardens and other community treasures

Direct Growth Strategically - Concentrate higher-intensity development in appropriate locations while preserving rural areas, recognizing that Houston-area growth is coming

Plan for Regional Transportation - Prepare for the impacts of Highway 36A and increased traffic on Highway 290 and FM 1488

Require Quality Development - Ensure new development meets high standards for design, infrastructure, and environmental protection

Maintain Open Space - Preserve agricultural land, natural areas, and green corridors throughout the community



FUTURE LAND USE PLAN

WHAT IS THE FUTURE LAND USE PLAN?

A Future Land Use Plan is a planning tool used to guide long-term growth and development in the City, the extra-territorial jurisdiction (ETJ), and City-adopted annexation areas. The Plan shows land uses that are the most appropriate for the future growth of Pine Island. The location of these areas is based on the goals and policies outlined in the comprehensive plan and takes into consideration the natural features of the land, such as floodplain, existing land use patterns, and existing and planned transportation networks.

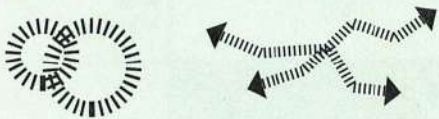
The Future Land Use Plan Consists of a Land Use Transect and Future Land Use Map (FLUM). The Transect represents land use categories on a continuum from least intense (Rural) to most intense (Business & Employment) and describes distinct characteristics and strategies for each land use area regarding density, building form, and land use intensity. The Transect provides the framework for zoning and development standards. The FLUM is the visual guide to the location of land uses types, gateways, and corridors across the community.

INTERPRETING THE FUTURE LAND USE PLAN

The recommendations of the Future Land Use Plan are long-term, intended to guide decision-making by public officials and private developers as the community grows and develops. The FLUM is not a zoning map; however, rezoning requests should be in keeping with the recommended land uses in the Comprehensive Plan. In other words, decisions about consistency with the Comprehensive Plan' are not intended to be determined solely based on boundary lines on the FLUM.

- » Land use boundaries are approximate and will be refined during zoning adoption and through attrition/development applications
- » Future annexations will be assigned land use designations consistent with this plan
- » All development should be consistent with the Future Land Use Plan. The Future Land Use Plan is a guide to be used to aid in decision-making about development applications and updates to land use regulations, such as zoning.
- » Remember! The Comprehensive Plan is a living document. It can, and should, change and evolve as the community changes and grows.

GATEWAYS & CORRIDORS



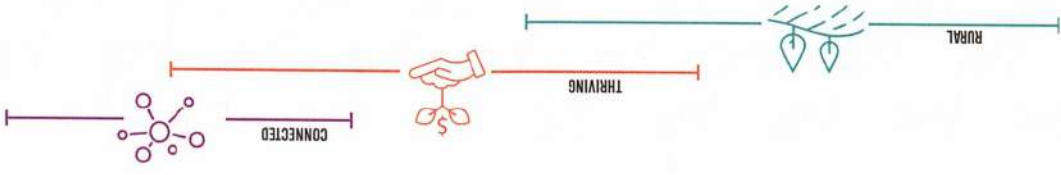
Gateways and Corridors form a unifying framework that overlays Pine Island's land use areas. Their appearance and functionality shape first impressions, connect key destinations, and reflect the City's identity. Development along Gateways and Corridors should incorporate features in both the public and private realm that enhance design character and community quality. Landscaping, coordinated signage, dark-skies friendly lighting, and tree-lined boulevards should be provided to elevate the visual appearance of these areas. Removal of mature trees along frontages should be minimized, and parking should be screened from view with layered plantings of varying heights.

Gateways should be designed as distinctive points of arrival, incorporating special signage, landscaping, or public art that conveys the character of Pine Island. Corridors should feature enhanced streetscapes and support multiple modes of travel, including sidewalks and bike lanes. Gateways and Corridors should also be prioritized for investment in projects such as undergrounding utilities, filling sidewalk gaps, and installing wayfinding signage to strengthen connectivity and community identity.

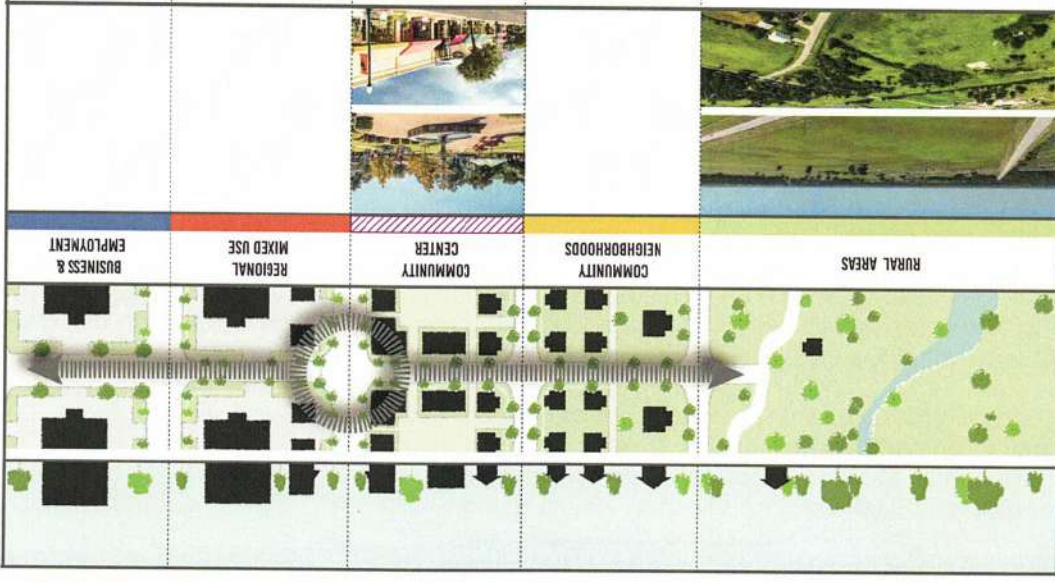
LAND USE AREAS

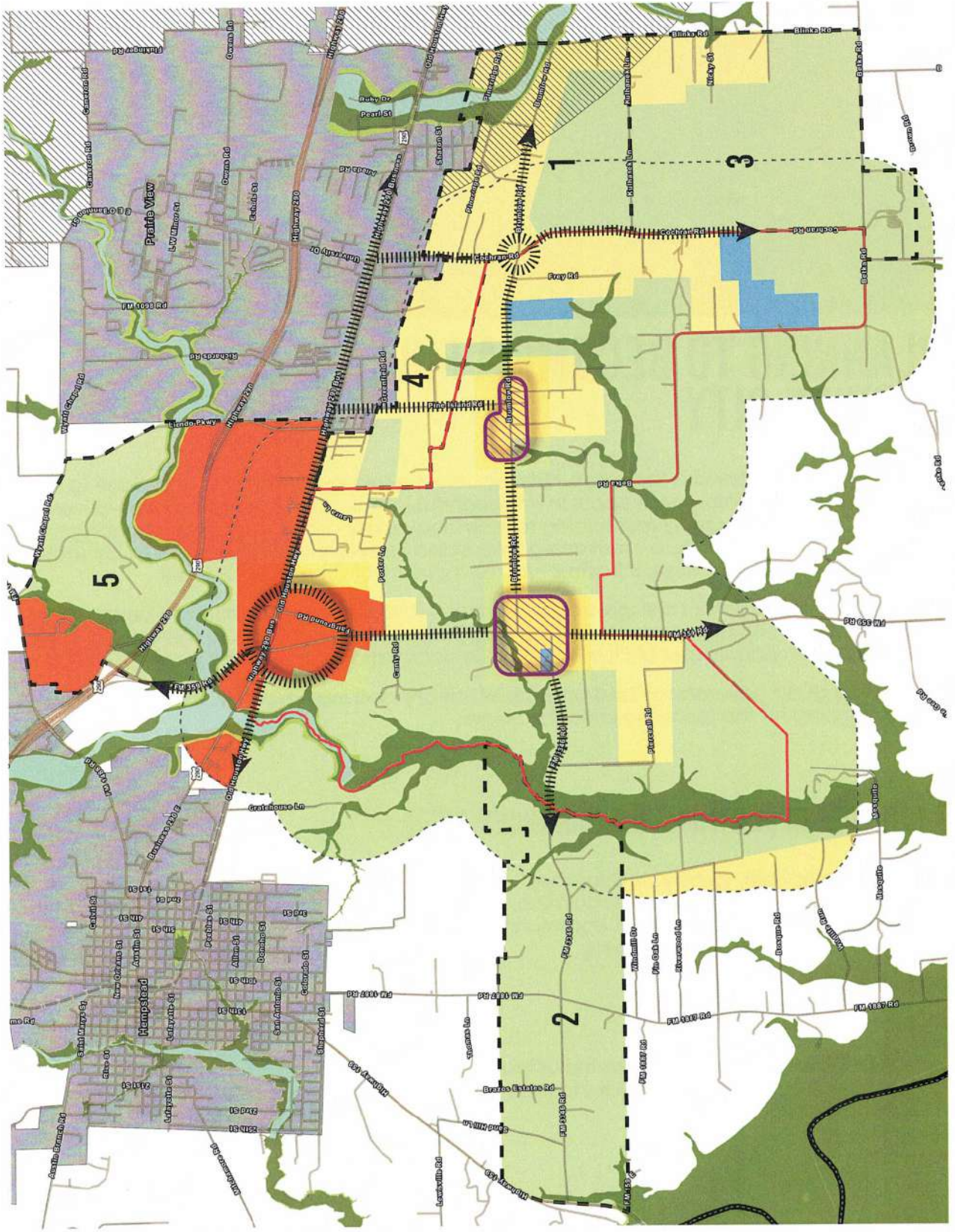


Land Use Areas are areas of the City that share distinct characteristics by virtue of geographic location, built form, and/or types of use. These areas reflect the intended form, character, and planning objectives of future development and redevelopment. This Plan identifies five distinct Land Use Areas. The are described in detail on the Land Use Transect.



TARGET LAND USE %	INTENT	PRIMARY USE TYPES	PLANNING & DESIGN GUIDANCE
50%	Maintain the community's rural character and preserve and connect greenspace while supporting limited rural housing and compatible economic uses.	Farms, ranches, and agriculture Single family homes Agriculture & farm markets Single family homes Recreation, parks, trails, open space	<ul style="list-style-type: none"> Use conservation subdivisions and easements to protect farmland and rural areas. Minimize environmental impacts through BMPs and low-impact design. Encourage agritourism and small-scale farm support uses. Protect rural road character with setbacks and vegetated buffers.
25%	Create stable and attractive neighborhoods that reflect Pine Island's small-town character.	Single-family homes Civic/institutional uses Recreation, parks, trails, open space	<ul style="list-style-type: none"> Support sidewalks, dark-skies friendly lighting, and safe street crossings. Integrate parks, greenways, and trails into neighborhoods. Use conservation easements to protect farmland and rural areas.
10%	Provide a focal point for neighborhood serving commercial uses, civic and destinations with a mix of uses that serve as regional industrial operators. Create corridors and gateways.	Neighborhood commercial and retail Small offices Upper-story apartment Single family homes Duplexes or small multifamily Restaurants/cafes Civic/institutional uses Recreation, parks, trails, open space	<ul style="list-style-type: none"> Require buildings to front the street with sidewalks. Provide pedestrian gateways. Provide pedestrian connections and multimodal transportation options (bike/pedestrian). Encourage mixed-use buildings with housing above shops. Include design standards for signage, landscaping, and facades. Provide shared parking behind or beside buildings. Support sidewalks, dark-skies friendly lighting, and safe street crossings. Incorporate Green Infrastructure and Low Impact Development.
10%	Provide locations for regional industrial operators, logistics facilities, and businesses that support economic development while minimizing impacts on residential areas.	Regional commercial and industrial Hotels/lodging retail Employment centers Multifamily housing Entertainment venues Civic/institutional uses Recreation, parks, trails, open space	<ul style="list-style-type: none"> Ensure adequate road access for trucks and employees. Ensure adequate infrastructure and utilities. Include design standards for signage, landscaping, and facades. Screen loading and storage from public view. Encourage energy-efficient and modern building design. Buffer adjacent neighborhoods with landscaping and setbacks. Incorporate dark-skies friendly lighting. Incorporate Green Infrastructure and Low Impact Development.
5%		Business parks Flex office/tech distribution space Warehousing and retail Light industrial on residential areas	<ul style="list-style-type: none"> Ensure adequate road access for trucks and employees. Ensure adequate infrastructure and utilities. Include design standards for signage, landscaping, and facades. Screen loading and storage from public view. Encourage energy-efficient and modern building design. Buffer adjacent neighborhoods with landscaping and setbacks. Incorporate dark-skies friendly lighting. Incorporate Green Infrastructure and Low Impact Development.





MAP 3
TOWN OF PINE ISLAND
FUTURE LAND USE MAP

- LEGEND**
- Municipal Boundaries
 - Pine Island Boundary
 - Pine Island ETJ
 - Pine Island Future Annexation Areas
 - Waller County Boundary
 - Houston ETJ
 - Flood Hazard
 - 0.2% Annual Chance
 - 1% Annual Chance
 - Regulatory Floodway
 - Future Land Use
 - Rural Areas
 - Community Neighborhoods
 - Community Center
 - Regional Mixed Use
 - Business & Employment
 - Gateways
 - Corridors



PLANNING TO BECOME A FULL SERVICE CITY

As Pine Island looks toward the future, City leaders are taking a proactive approach to ensure that growth and development occur in a thoughtful, sustainable, and community-driven manner. Rather than simply responding to individual applications, the City is choosing to strategically plan for its future, positioning Pine Island to evolve into a full-service City that can provide the essential services, infrastructure, and quality of life residents desire.

Growth and development are inevitable as market forces and regional trends continue to shape our area. This plan provides the first step in developing the tools to manage growth to preserve the rural character of Pine Island while accommodating quality growth.

To practice good governance and operate efficiently and transparently, the City needs to begin planning for the following critical services:

1 LAND USE REGULATIONS & ORDINANCES

To guide responsible, quality development the City will implement land use regulations and design standards that reflect community values and protect property owners.

- » Zoning Ordinance
- » Subdivision Regulations
- » Adopt Development Standards including: signage, landscaping, Dark Skies friendly lighting, parking, etc.



2 TRANSPORTATION & INFRASTRUCTURE

A safe and connected transportation system is essential for residents, businesses, and visitors.

- » Develop a Transportation and Mobility Plan to guide future investments, including and annual Capital improvement program.
- » Establish dedicated funding for road maintenance
- » Establish a Sidewalk Bank

3 FLOODPLAIN, STORMWATER, & WATER QUALITY

Protecting residents, property, and the natural environment is a top priority. The following ordinances and policies will reduce flood risk, improve drainage, and enhance water quality.

1. Flood Damage Prevention Ordinance (FDPO):
 - » Adopt a FDPO requiring the finished floor elevation (FFE) of any new structure to be at least 2' above the base flood elevation (BFE).
 - » Prohibit development that increases flood elevations on adjacent properties
 - » Community Rating System (CRS): Participate in the CRS for flood insurance discounts for residents
2. Stormwater Management Ordinance
 - » Require "No adverse impact" drainage studies for new development
 - » Establish a Stormwater Utility to fund maintenance and improvements of drainage infrastructure
3. Water Quality Protection Ordinance with
 - » Erosion and Sedimentation Control
 - » Low Impact Development (LID)
 - » Standards for OSSF in sensitive areas
 - » Conservation easements

4 OPERATIONS & ADMINISTRATION

Efficient governance and professional management will be key to implementing these initiatives.

- » Adopt policies and procedures that promote transparency and accountability
- » Contract with essential professional services, including:
 - » Building official
 - » City Engineer
 - » Floodplain Administrator
 - » All professional services related to development review should be pass-through costs.

5 LANDSCAPE & TREES

A healthy tree canopy and attractive landscaping are important to community identity and environmental quality.

- » Landscape ordinance
- » Tree Protection Ordinance
- » Create a Tree Bank

6 UTILITIES & INFRASTRUCTURE

Sustainable infrastructure ensures growth does not outpace the City's capacity to service its residents.

- » Adopt a Water and Sewer Master Plan;
- » Establish dedicated funding for construction, maintenance, and operations
- » Develop a solid waste management plan
- » Explore options for creating a revenue stream to provide utilities such as a Water Control Improvement District, Water Management District, or other entity

7 ECONOMIC DEVELOPMENT

Strategic partnerships and sustainable economic development policies are critical to the long-term health of Pine Island.

- » Form an economic development corporation (4b EDC)
- » Adopt policies requiring economic development projects to be self-sustaining and provide measurable community benefits
- » Encourage public-private partnerships (P3) to support infrastructure and job creation

8 COMMUNICATION & COMMUNITY ENGAGEMENT

A well-informed and engaged community is critical to the long-term success of Pine Island.

- » Maintain an up-to-date website for public information and document access
- » Implement an Emergency Alert system
- » Use community signage and messaging

