



Town of Pine Island

Comprehensive Plan & Planning and Development Ordinance Overview

In 2025, the Town of Pine Island City Council recognized the growth and development pressures occurring regionally and took steps to plan for our future. Our first step was to develop and adopt a strategy for where and how the community would grow, what resources would be protected, and how community spaces would connect. This strategy came to life as the Comprehensive Plan.

The first step in implementing the Comprehensive Plan is adopting the rules that guide land use and development such as subdivision regulations, zoning, and environmental protections such as stormwater and outdoor lighting.

Project Timeline

August 2025	Comprehensive Plan kick-off Texas A&M University Texas Target Community (TxTC) Program kick-off
September 11, 2025	1 st Citizen Task Force Meeting @ City Hall
September 2025	Door-to-door canvassing; flyers left on every door, gate, and mailbox
October 4, 2025	Full day of community outreach @ Waller County Fair and John Fairey Gardens Launch of online community survey
October 11, 2025	Full day of community outreach at St. Katharine Catholic Church Bazaar
November 3, 2025	City Council Worksession – Comprehensive Plan
November 8, 2025	Citywide community meeting @ Waller County Fairgrounds
November 15, 2025	Full day of stakeholder meetings @ Waller County Fairgrounds
December 1, 2025	City Council / TxTC Worksession – Community Engagement Findings Comprehensive Plan: Public Hearing and Adoption Subdivision Ordinance: Public Hearing and Adoption
January 5, 2026	City Council Worksession – Review of proposed zoning districts
January 23, 2026	Input session for Town Center @ Waller County Fairgrounds
February 2, 2026	City Council / TxTC Worksession – Transportation planning
February 19, 2026	Future Land Use Scenario Workshop @ Pine Island Baptist Church
February 24, 2026	Town Center Design Workshop @ Waller County Fairgrounds
March 2, 2026	Citizen Task Force Meeting @ City Hall
March 9, 2026	City Council Worksession – Review zoning ordinance
April 6, 2026	City Council Worksession – Review zoning ordinance

April 21, 2026	Public Input Meeting @ Waller County Fairgrounds
April 27, 2026	Town Center Design Workshop @ Waller County Fairgrounds
May 4, 2026	Public Hearings & Adoption: Outdoor Lighting, Sign, & Stormwater Management Ordinances
June 1, 2026	Planning and Development Ordinance: Public Hearing and Possible Adoption

What the Community Told Us

Consistent themes emerged about what Pine Island residents value and what they want to protect:

- Preserve the small-town character, rural feel, and open spaces that define Pine Island.
- Support growth at a scale and pace that honors community character.
- Protect existing residents, their lifestyle, and the open prairie landscapes they love.
- Improve city services, including streets, roads, and public safety.
- Lower flood insurance costs and build resilience against future flooding.
- Encourage economic development that fits Pine Island’s rural heritage, such as agritourism and farm-to-table dining.

Community Vision in Action

Every ordinance and policy adopted as part of this process reflects what residents said. Here is how community priorities are being put into action:

Comprehensive Plan

- Future Land Use Map recommends over 60% of Pine Island remain rural or estate residential.
- Policies to protect residents from flooding and safeguard water quality and supply.
- Landscape and design standards to preserve the town’s rural charm.
- Strategies to protect the night sky and minimize light pollution.

Companion Ordinances

- Outdoor Lighting Ordinance — protects dark skies and reduces light trespass.
- Stormwater Management Ordinance — reduces flooding risk and protects water quality.
- Sign Ordinance — maintains community character while supporting local businesses.
- Planning and Development Ordinance (PDO) — establishes zoning districts, development standards, and design guidelines that reflect Pine Island’s rural, small-town identity.