



CITY OF PORT ARANSAS, TEXAS

AGENDA

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

**Thursday, December 19, 2013 @ 2:00pm
Port Aransas City Hall, 710 W. Avenue A
Port Aransas, Texas 78373**

Notice is hereby given of the Special Meeting of the Planning and Zoning Commission of Port Aransas to be held on Thursday December 19, 2013 beginning at 2:00 pm at: City Hall – Council Chamber, 710 W. Avenue A, Port Aransas, Texas, for the purpose of considering the following agenda items.

1. CALL TO ORDER:

2. CITIZEN COMMENTS: *In accordance with the Open Meeting Act, Planning and Zoning Commission is prohibited from acting or discussing (other than factual responses to specific questions) any items brought before them at this time. Comments will be limited to three (3) minutes or less.*

3. ITEMS FOR DISCUSSION:

A. Discussion and take appropriate action on the Monday, December 2, 2013, Planning and Zoning Regular Meeting Minutes as presented.

B. Discussion of Harbor Island and Harbor Island District.

4. PLANNING AND ZONING COMMENTS AND ITEMS FOR FUTURE CONSIDERATION:

5. ADJOURNMENT OF SPECIAL MEETING:

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361-749-4111 or fax 361-749-4101 or email iparker@cityofportaransas.org for further information. Braille is not available. The City of Port Aransas reserves the right to convene into Closed Session under Government Code 551.071-551-074 and 551-086.

CERTIFICATION

I certify that a copy of the December 19, 2013 agenda of items to be considered by the Planning and Zoning Commission was posted on the City Hall bulletin board on December 16th, 2013 @ 10 am/pm.

Handwritten signature of Irma G. Parker in cursive.
Irma G. Parker, City Secretary

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the _____ day of _____, 2013.

By: _____ Title: _____



CITY OF PORT ARANSAS
Planning and Zoning
Agenda Item # 3A
Thursday, December 19th, 2pm

Item/Subject: Approval of Minutes: Regular Meeting, Monday, December 2nd, 2013.

Initiating Department: Administration

Commentary: Discussion and take action as may be appropriate on the minutes of December 2nd, 2013.

(Planning Assistant)

Associated Information: Draft copy of minutes, December 2nd, 2013



CITY OF PORT ARANSAS, TEXAS

MINUTES OF

**PLANNING AND ZONING COMMISSION
REGULAR MEETING**

**Monday, December 2nd, 2013 @ 3:00pm
Port Aransas City Hall, 710 W. Avenue A
Port Aransas, Texas 78373**

1. CALL TO ORDER: With a quorum of the Planning and Zoning Members present, the Regular Meeting of the Port Aransas Planning & Zoning Commission was called to order by Chair Becky Corder at 3:00 pm on Monday, December 2nd, in the Council Chambers of the Port Aransas City Hall, 710 W Avenue A, Port Aransas, Texas.

2. ELECTION OF CHAIR AND CO-CHAIR:

Bruce Clark nominated Becky Corder for Chair and Mike Garlough for Co-Chair. Nick Lorette seconded the nominations. There were no other nominations. The nominations were followed with the following vote:

Name	Yes	No	Abstain	Absent
Chair Corder	X			
Co-Chair Clark	X			
Commissioner Moore	X			
Commissioner D'Herde	X			
Commissioner Garlough	X			
Commissioner Lorette	X			
Commissioner Crawford	X			

3. CITIZEN COMMENTS: *In accordance with the Open Meeting Act, Planning and Zoning Commission is prohibited from acting or discussing (other than factual responses to specific questions) any items brought before them at this time. Comments will be limited to three (3) minutes or less.*

Lucia Dailey spoke about affordable housing, land-use, the need to update "Vision Port Aransas," and the suggestion that the Planning and Zoning Commission meet at a later time in the day.

4. PUBLIC HEARINGS: *In accordance with the Open Meetings Act, Planning and Zoning Commission is prohibited from acting or discussing (other than factual responses to specific questions) any items brought before them at this time. Comments will be limited to three (3) minutes or less.*

- A. Public hearing to receive comments on Preliminary and Final Plat application #PPLT&FPLT-131027, Third Coast, C.U.D. (Cottage Unit Development), Lots 1A thru 14A, Port Aransas, Nueces County, Texas. Being a replat of Lot 5 through 10, Block 1, Third Coast Subdivision Unit One, a map of which is recorded in Volume 59, Page 118, map records of Nueces County, Texas, Lot 1, Block 71, Aransas

Holding Company Subdivision Section "C", a map of which is recorded in Volume 5, Pages 34-35, map records of Nueces County, Texas and a portion of a 20.00 foot wide alley closed by Ordinance No. _____. Request by Mark & Georganna Creighton. Property location: 1004 S Station Street.

Lucia Dailey spoke against closing any alleyways in Port Aransas to accommodate pedestrians and bicycle traffic.

B. Public hearing to receive comments on Alley Closing Request #AL-131039, Aransas Holding Company Subdivision Section "C", Block 71, Port Aransas, Nueces County, Texas. The twenty (20) foot alley traverses the rear of Lot 1, Block 71 to the east only. Request by: Mark & Georganna Creighton. Property location: 302 Avenue J.

No Public Comments

C. Public hearing to receive comments on Zoning Change Request #ZRC-131029, Kingstone Beach P.U.D., Port Aransas, Nueces County, Texas. The Kingstone Beach project is comprised of a 32.716-acre development with eleven distinctive land use areas. The P.U.D (Planned Unit Development) intends to create a community comprised of a single-family residential, multi-family residential, commercial, civic and preserve land uses. Request by Lance Hughes, Kingstone Beach Ltd. Property location: 600 Block of Access Road 1.

Jim Atwill spoke on behalf of William Hogan Trustee and the Mary Louis Kleberg, LP in opposition of the Zoning Change Request.

D. Public hearing to receive comments on Preliminary Plat application #PPLT-131028, Kingstone Beach P.U.D., Port Aransas, Nueces County, Texas. Being 32.716 acres out Lot 1, Block 1, Kingstone Beach; Tract 1A: 1.029 acre tract, Tract 2: 1.582 acre tract, Tract 3: 3.103 acre tract, Tract 4: 9/104 acre tract, Tract 4A: 3.282 acre tract, Tract 5: 5.800 acre tract all in the Edward Hall Survey 588; Tract 6: .0554 acre tract (24,135.991 square feet) out of Isaac W. Boone Survey 587, Land Script 241, Abstract 43, Mustang Island, all in Port Aransas, Nueces County, Texas. Request by Kingstone Beach Ltd. Property location: 600 Block of Access Road 1.

Jeff Bailey, neighbor of Kingstone Beach, spoke in opposition to the development plan. He doesn't necessarily oppose the development, but would like to have more time to look over the development and ensure that it is a quality development that meets all deed restrictions.

5. ITEMS FOR DISCUSSION AND ACTION:

A. Discussion and take appropriate action on the Monday September 30, 2013 Planning and Zoning Regular Meeting and the Monday October 28, 2013 Planning and Zoning Regular Meeting and Workshop Minutes as presented.

MOTION: Commissioner Chuck Crawford made the motion to approve the minutes as presented for the Monday, September 30th, 2013 Planning and Zoning Regular Meeting. Commissioner Randy D'Herde seconded. The motion carried with the following vote:

Name	Yes	No	Abstain	Absent
Chair Corder			X	
Co-Chair Clark			X	

Commissioner Moore	X			
Commissioner D'Herde			X	
Commissioner Garlough	X			
Commissioner Lorette	X			
Commissioner Crawford	X			

MOTION: Commissioner Bruce Clark made the motion to approve the minutes as presented for the Monday, October 28th, 2013 Planning and Zoning Regular Meeting and Workshop minutes. Commissioner Nick Lorette seconded. The motion carried with the following vote:

Name	Yes	No	Abstain	Absent
Chair Corder	X			
Co-Chair Clark	X			
Commissioner Moore	X			
Commissioner D'Herde			X	
Commissioner Garlough			X	
Commissioner Lorette	X			
Commissioner Crawford	X			

B. Discussion and take appropriate action on Preliminary and Final Plat application #PPLT&FPLT 131027, Third Coast, C.U.D. (Cottage Unit Development), Lots 1A thru 14A, Port Aransas, Nueces County, Texas. Request by Mark & Georganna Creighton. Property location: 1004 S Station Street.

Staff (Rick Adams) says that Third Coast CUD meets all requirements and staff recommends approval. Bruce Clark points out that on page 16 of the packet the developer's address should be corrected to Port Aransas instead of Corpus Christi. City Manager, David Parsons, addressed Lucia Dailey's concerns about closing alleys and determined that the alley in question is not projected to be used in the Pedestrian Mobility Plan.

MOTION: Commissioner Bruce Clark made the motion to approve the Preliminary and Final Plat application #PPLT&FPLT 131027, Third Coast, C.U.D. (Cottage Unit Development), Lots 1A thru 14A, subject to the address correction. Commissioner Mike Garlough seconded. The motion carried with the following vote:

Name	Yes	No	Abstain	Absent
Chair Corder	X			
Co-Chair Clark	X			
Commissioner Moore	X			
Commissioner D'Herde	X			
Commissioner Garlough	X			
Commissioner Lorette	X			

Commissioner Crawford	X			
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C. Discussion and take appropriate action on Alley Closing Request #AL-131039, Aransas Holding Company Subdivision Section “C”, Block 71, Port Aransas, Nueces County, Texas. The twenty (20) foot alley traverses the rear of Lot 1, Block 71 to the east only. Request by: Mark & Georganna Creighton. Property location: 302 Avenue J.

Staff (Rick Adams) recommends approval.

MOTION: Commissioner Bruce Clark made the motion to approve the Alley Closing Request #AL-131039, Aransas Holding Company Subdivision Section “C”, Block 71. Commissioner Randy D’Herde seconded. The motion carried with the following vote:

Name	Yes	No	Abstain	Absent
Chair Corder	X			
Co-Chair Clark	X			
Commissioner Moore	X			
Commissioner D’Herde	X			
Commissioner Garlough	X			
Commissioner Lorette	X			
Commissioner Crawford	X			

D. Discussion and take appropriate action on Zoning Change Request #ZRC-131029, Kingstone Beach P.U.D., Port Aransas, Nueces County, Texas. Request by Lance Hughes, Kingstone Beach Ltd. Property location: 600 Block of Access Road 1.

Staff (Rick Adams) says that the development meets all requirements and recommends approval. Chair Becky Corder addresses Jim Atwill and Jeff Bailey’s concerns on the speediness of the request, assuring them that it must go through three readings at council and that they will have ample opportunity to speak at each of those meetings.

MOTION: Commissioner Bruce Clark made the motion to approve Zoning Change Request #ZRC-131029, Kingstone Beach P.U.D. Commissioner Mike Garlough seconded. The motion carried with the following vote:

Name	Yes	No	Abstain	Absent
Chair Corder	X			
Co-Chair Clark	X			
Commissioner Moore	X			
Commissioner D’Herde	X			
Commissioner Garlough	X			
Commissioner Lorette	X			
Commissioner Crawford	X			

- E. Discussion and take appropriate action on Preliminary Plat application #PPLT-131028, Kingstone Beach P.U.D., Port Aransas, Nueces County, Texas. Request by Kingstone Beach Ltd. Property location: 600 Block of Access Road.

Staff (Rick Adams) recommends approval.

MOTION: Commissioner Wendy Moore made the motion to approve the Preliminary Plat application #PPLT-131028, Kingstone Beach P.U.D. Commissioner Chuck Crawford seconded. The motion carried with the following vote:

Name	Yes	No	Abstain	Absent
Chair Corder	X			
Co-Chair Clark	X			
Commissioner Moore	X			
Commissioner D'Herde	X			
Commissioner Garlough	X			
Commissioner Lorette	X			
Commissioner Crawford	X			

- F. Discussion and take appropriate action on Dune Permit and Beachfront Construction Certificate application #BFDP-130952, Sea Hawk Subdivision, Lot C, Port Aransas, Nueces County, Texas. The applicant proposed to construct a single family residence with parking below the house and 4 additional uncovered parking spaces, with adjacent turn around area and driveway. Request by William D & Tracy L Meyers. Property location: 3310 On the Beach.

Staff (Rick Adams) informs the Commission that BFDP-130952 utilizes an existing beach driveway versus having to make a new path. Staff recommends approval.

MOTION: Commissioner Bruce Clark made the motion to approve the Dune Permit and Beachfront Construction Certificate application #BFDP-130952, Sea Hawk Subdivision, Lot C, subject to the GLO Lease Agreement. Commissioner Nick Lorette seconded. The motion carried with the following vote:

Name	Yes	No	Abstain	Absent
Chair Corder	X			
Co-Chair Clark	X			
Commissioner Moore	X			
Commissioner D'Herde	X			
Commissioner Garlough	X			
Commissioner Lorette	X			
Commissioner Crawford	X			

5. **OTHER BUSINESS:**

a) Future items for the agenda – NONE

b) Staff comments –Special Meeting will be held on Thursday, December 19th at 2pm before the city council meeting to discuss Harbor Island and Harbor Island District. The regular meeting will be held on Monday, December 30th at 3pm, and another special meeting will be held on Monday, January 6th at 3pm.

7. **ADJOURNMENT:** There being no further business Chair Becky Corder adjourned the Regular Planning and Zoning Meeting at 4:15 pm.

CITY OF PORT ARANSAS, TEXAS

Becky Corder, Chair

Planning and Zoning Secretary



CITY OF PORT ARANSAS
Planning and Zoning
Agenda Item # 3B
Thursday, December 19th, 2pm

Item/Subject: Harbor Island and Harbor Island District.

Initiating Department: Administration

Commentary: Discussion of Harbor Island and Harbor Island District.

(Planning Assistant)

Associated Information: CITY OF PORT ARANSAS STAFF REPORT TO
THE PLANNING AND ZONING COMMISSION ON: Harbor Island
Development Uses

**CITY OF PORT ARANSAS STAFF REPORT TO
THE PLANNING AND ZONING COMMISSION
ON:
Harbor Island Development Uses**

Prepared by:

City of Port Aransas Staff
David Parsons, City Manager
Rick Adams, Development Services Director
710 West Avenue A
Port Aransas, TX 78373

Phone: 361.749.4111

Harbor Island – Historical Use Overview

Harbor Island lies just to the West of the extreme Northeast tip of Mustang Island. It is approximately 831 acres in size and lies within two political boundaries, 486 acres within the City of Port Aransas, and 345 acres within the City of Aransas Pass. Within Port Aransas, Harbor Island is separated from the remainder of the city (which lies on Mustang Island) by the 1,500' wide Corpus Christi Ship Channel. The ship channel provides shipping access from the Gulf of Mexico to various inland ports including the cities of Port Aransas, Aransas Pass, Ingleside, Portland, and Corpus Christi.

Historical use of Harbor Island dates back to the late 1800's, however, industrial uses didn't take hold until 1912, following the completion of a permanent federal built jetty system that opened the doors for reliable shipping access and a rail system connecting mainland Aransas Pass. Cotton export was the first commercial activity seen (1912) followed immediately by crude oil storage and transport (1912), then a shipyard in 1918. With the opening of the Corpus Christi Ship Channel in 1927, Harbor Island activity slowed due to competition with a larger port town with better amenities. Cotton uses left in 1926 leaving the island's primary use through the 30's, 40's, 50's and 60's to oil storage and transport, and a public ferry system that provide transportation to the City of Port Aransas.

New developments in offshore drilling changed everything in the 70's. The need for offshore rig fabrication yards with deep water access and close proximity to the Gulf of Mexico meant another busy cycle for Harbor Island. This was immediately followed by offshore rig support businesses setting up operations to run crews and drilling supplies back and forth from the rigs. Though large rig fabrication slowed in the early 2000's, offshore crew and drilling support still continues today. The early 1990's also saw the end of crude oil storage on Harbor Island and the tank farms once owned by Fina and Exxon were slowly dismantled over the next few years.

Other recent uses include: the Texas Treasure casino ship in operation from 2000-2008, offshore support companies Haliburton, and Martin Midstream, fabricators Brown & Root, J. Ray McDermott, and most recently, LNG transporter Martin Midstream.

Ownership of Harbor Island properties has changed throughout the years primarily associated with changing economic trends. The largest ownership change in the last twenty years came in 1995 when the Port of Corpus Christi (POCC) purchased the Fina/Exxon tracts.

Harbor Island - Historical Annexation Overview

Though the “Town” of Port Aransas was officially organized by ordinance around 1912, it wasn’t until the 1952 Resolution to establish the original town site that a boundary was established that incorporated portions of Harbor Island into the City. This was approximately 2,300’ of the Northeast tip of Harbor Island which lies directly across the ship channel from what is present day Robert’s Point Park. In 1970 the City annexed additional lands through Ordinance 70-2 and expanded its city limits westerly approximately 1,850’, then another annexation with Ordinance 80-6 in 1980 of approximately 1,230’ westerly to the present day boundary with the City of Aransas Pass. There are no ETJ lands remaining.

Harbor Island - Historical Zoning Overview

There have been three primary recent zoning actions affecting those portions of Harbor Island within Port Aransas’ jurisdiction. The first was the City’s zoning rewrite in 1985 (Ordinance 85-22), followed by the 1997 Chapter 25 Zoning rewrite (Ordinance 97-8), and third the 2010 Chapter 25 Zoning rewrite (ordinance 10-05). The three are listed below:

1985: The entirety of Harbor Island within Port Aransas’ jurisdiction was zoned “Industrial.” It was defined as:

Industrial District – Building of premises shall be used only for the following purposes:

- (23) Storage of petroleum and petroleum products, crewboat docking facilities and petroleum related uses;*
- (24) Fabrication and manufacturing of oil rig jackets and structures.*
- (25) Dwellings for resident watchmen – caretakers.*

1997: The entirety of Harbor Island within Port Aransas’ jurisdiction was rezoned from “Industrial” to “I-2 Heavy Industrial.” It was defined as:

I-2 Heavy Industrial District – In this district no land or building shall be used, erected for or converted to any use other than:

- (1) *Any lawful, non-dwelling, non-residential use;*
- (2) *Dwellings for resident watchmen/caretakers.*

2010: The entirety of Harbor Island within Port Aransas' jurisdiction was rezoned from I-2 Heavy Industrial District to "HI Harbor Island." It was defined as:

Harbor Island District – In this district no land or building shall be used, erected for, or converted to any use other than:

- (1) *Heavy industrial uses;*
- (2) *Any lawful, non-dwelling, non-residential use;*
- (3) *Planned unit developments (PUD) and master planned developments are encouraged;*
- (4) *Dwellings for resident watchmen/caretakers provided they are clearly incidental and secondary with the main use to which the property is put.*

Staff's comments on the 1985, 1997, and 2010 zoning changes:

When comparing the three in terms of industrial allowances, it's obvious that the 1985 version is most restrictive because its list of allowable uses is limited in scope, whereas the 1997 and 2010 versions, both with the similar phrase "any lawful, non-dwelling, non-residential use" lend staff to the conclusion that the list of allowable uses is much greater. It is noted that the POCC purchased their Harbor Island property under the most restrictive 1985 zoning regulations.

When comparing the three in terms of all allowable uses combined, it's obvious the most recent 2010 version is the most giving. Not only is it the most giving in terms of industrial uses, it also added the "planned unit development and master planned developments are encouraged" language that could potentially open the door to an unlimited number of uses not specifically listed. The use of the word "encouraged" means that these types of planned developments are not a listed right, but would require an allowance through a special use permit granted by the city council after planning and zoning commission recommendation.

In 2005, the City began the process with its citizens of rewriting the comprehensive plan. The plan consisted of many elements: The Existing Land Use Plan, Future Land Use Plan ("FLUP"), Pedestrian Mobility Plan, Thoroughfare Plan, Economic Plan, Parks and Open Space Master Plan, and a Transportation Plan. Once these plans were drafted and adopted (2005-2009) they were all used in concert as guidance documents for the comprehensive zoning rewrite that was adopted in March of 2010. Information used into the comprehensive plan rewrite included other outside sources such as the 2003 community vision statement, various stakeholder meetings and input from property owners. In regards to those portions of Harbor Island within the City's control, the only document in circulation used in the comprehensive plan rewrite was the 2000 Harbor Island Development Master Plan report conducted by the POCC. The study by

Florida based Gee and Jenson was developed to provide guidelines for the Port and their prospective tenants and developers for various land parcels available on Harbor Island.. A number of uses or combined uses were proposed. Over the course of the \$100k study, the Port held numerous stakeholder meetings at the Port Aransas Community Center where citizens had the chance to listen to the Port's ideas and voice their concerns for Harbor Island development. The public was primarily concerned with traffic and the environment. The final report was presented and accepted at the August 2000 Port Commissioners meeting.

Within the Executive Summary (see POCC study page 1) of the report, the Port issued the following guidelines with respect to future development of the site:

- No smokestack industries
- No hazardous waste receiving/processing/shipping facilities
- Development must be a moneymaker for the port and not a cash drain
- Development must be environmentally friendly

Upon its completion, the study had the following use recommendations depicted in three conceptual exhibits: A Mixed-Use/Resort option, a Mixed-Use/Residential option, and a Mixed-Use/Industrial option. It was further noted that the various combinations of different scenarios may prove to be the highest and best overall use of the property.

In regards to zoning, the study indicated that none of their conceptual options would be permitted under current (2000) zoning in both Port Aransas and Aransas Pass and that if the developer (the POCC) wished to pursue these options both cities would have to make necessary amendments to their comprehensive land use plans, zoning designations and site plan permitting process (see POCC study Section 1.2 page 4). The findings contained within the report substantiated that these amendments would be likely be granted if the developer agreed to meet all infrastructure needs such as water, wastewater, environmental and transportation improvements.

In 2006, the City moved forward with their comprehensive plan development and adopted the FLUP element in December of that year. Within the FLUP proposed future uses were added to reflect POCC development concepts based on the Mixed-Use/Industrial option from the study. The FLUP Harbor Island directive reads:

"Harbor Island should be developed with recreational, retail and entertainment uses adjacent to Highway 361 and around the Ferry Landing. Industrial uses may be considered appropriate in other locations."

Using the adopted FLUP as guidance, the proposed changes to Harbor Island were then ratified in the March 2010 zoning adoptions.

Present Day conditions

Comparatively speaking, the vast majority of Harbor Island acreage has seen very little commercial use over the last decade with many of the properties having been up for sale or lease at some point. Just in 2013, 381 acres of Harbor Island have been on the market, the J. Ray McDermott track consisting of approximately 125 acres and, according to the POCC webpage, 256 acres of Port property. The Port acreage was recently slated to have been sold to Martin Midstream where they had proposed to develop multiple fractionator and splitter plants, and storage facilities. According to a news article in the *Caller Times* in the fall of 2013, the sales agreement was retracted due to a purported violation in the land disposal process. It was this proposed land use by Martin Midstream that spurred recent citizen concerns in Port Aransas.

At the November 21, 2013 city council meeting over 130 citizens attended in opposition to the use on the POCC property as well as similar uses on other Harbor Island properties. Additionally, a petition in opposition with 261 signatures was also made available. After a lengthy public citizen comment period and council discussion, a development moratorium was enacted for all Harbor Island properties within the City's jurisdiction and council directed city staff to develop a report for Planning and Zoning outlining staff recommendations and a list of allowable uses. For the past month staff has been working towards meeting the council directive. Robert Brown of Brown and Hofmeister and Eric Kaysn of Waid Environmental have been retained for their expertise in Municipal Law/Zoning and Environmental Regulations respectively. They have been researching compatible uses that fit into the council directive and are harmonious with the city's existing comprehensive plan's FLUP

Structure of existing Harbor Island Zoning District

As with all the existing zoning districts in the City's chapter 25, districts list "allowable" uses as opposed to listing "prohibited" uses or a combination of both. The philosophy is that it is more accurate to list what uses you know you want rather than having to think of every single use you don't want. As our method stands, listed uses are allowed by right and those uses not listed are prohibited. It is staff's recommendation to continue this format. Any use not permitted in a particular district may be authorized by a special permit granted by the city council after recommendation made by the commission. Conditions may be imposed (see Sec. 25-270).

Staff's Proposed "Allowable" Uses

1. Any lawful, non-dwelling, non-residential use listed in R-1, R-2, TR-1, TR-2, TR-3, C-1, C-2, I-1
2. Planned Unit Developments and Master Planned Developments are encouraged, approved through special use permits
3. Light manufacturing, wholesaling, warehousing, distribution of goods
4. Marine transportation terminals
5. Storage and transportation of petroleum/oil/gas products
6. Ship yards and marine fabrication yards
7. Offshore oil/gas support services

8. Steel fabrication
9. Cruise ship terminal
10. Commercial machinery sales and service
11. Outlet malls
12. Research and testing laboratories
13. Aquaculture farms
14. Agriculture transportation terminals
15. Communication towers
16. Concrete and asphalt batch plants
17. Seafood processing, packing, and storage
18. Dwellings for resident watchmen/caretakers

Report Recommendations

The exercise of prudent and diligent land use planning is not only a municipality's legislative right but a necessity based on social and cultural demands. Comprehensive land planning must be a dynamic process where both the individuals charged with its' design and implementation, as well as the process itself, has the flexibility to change with the economy, culture and social realities. Both the restrictions and flexibilities encountered during the land planning process are in most cases geographically, economically and socially dependent. Inland Texas cities may not be as concerned about maritime land use as their coastal counterparts; while coastal jurisdictions may consider agricultural uses equally less of a priority.

Today, land planning must also pay much closer attention to environmental concerns. Advances in science and technology provides for substantially more environmental information and data for planners to use in determining the most viable land use options. In many instances "profit motivated" land use and development practices collide with society's moral and ethical values. The City plays an important role using its police power to protect public health and welfare and regulate private activity that affects all aspects of the people it serves and the environment. Comprehensive, forward-looking planning is a tool that assists the delicate balance between development and the environment while helping ensure that in future years the City has sustainable and manageable growth. The creation of the original Harbor Island District regulations and the suggested expanded uses included herein is an excellent example of a product created with all these sensitivities in mind.

We recommend the commission direct staff to develop a new zoning ordinance for the Harbor Island District based on the allowable uses listed above and conduct a public hearing on Harbor Island District zoning changes at an early/mid January, 2014 special planning and zoning meeting. If approved, city council would conduct the first reading of the proposed zoning change at its January 16, 2014 regular scheduled city council meeting. Following the third reading by council, the new ordinance would be adopted and codified.