



**P O R T   A R A N S A S   2 0 2 3**  
**C O M P R E H E N S I V E   P L A N**

**APPENDIX: COMMUNITY INPUT**

Adopted April 20, 2023

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## APPENDIX: COMMUNITY INPUT

This Appendix is a separate document that supplements the City's Comprehensive Plan, which was adopted by City Council on April 20, 2023. This Appendix includes the community input received, meeting presentations, and notes from the meeting discussions conducted during the development of this plan. Community input from the following engagements are reflected within the Appendix:

- CPAC #1 | Kickoff and Issue Identification | Feb. 22, 2022
- Open House #1 | Community Visioning | Feb. 23, 2022 (Feb. 10-Mar. 10 Online)
- CPAC #2 | Goal Setting | Feb. 24, 2022
- CPAC #3 | Draft Strategies and Concept Map | May 18, 2022
- CPAC #4 | Refining Draft Strategies and Concept Map | July 28, 2022
- CPAC #5 | Land Use, Housing, & Character Strategies and Future Land Use Map | Sept. 19
- Open House #2 | Feedback on Draft Goals and Concept Map | Sept. 20 (Sept. 14-Oct. 3 Online)
- CPAC #6 | Facilities, Transportation, & Infrastructure Strategies and Transportation Map | Oct. 26, 2022
- CPAC #7 | Complete Draft Review | Dec. 12, 2022
- Open House #3 | Feedback on Draft Plan | Feb. 28, 2023 (Feb. 28-Mar. 14 Online)
- Joint Workshop | Refine Draft | Mar. 23, 2023
- Joint Public Hearing | Recommendation & Adoption | Apr. 20, 2023



## CPAC Meeting #1

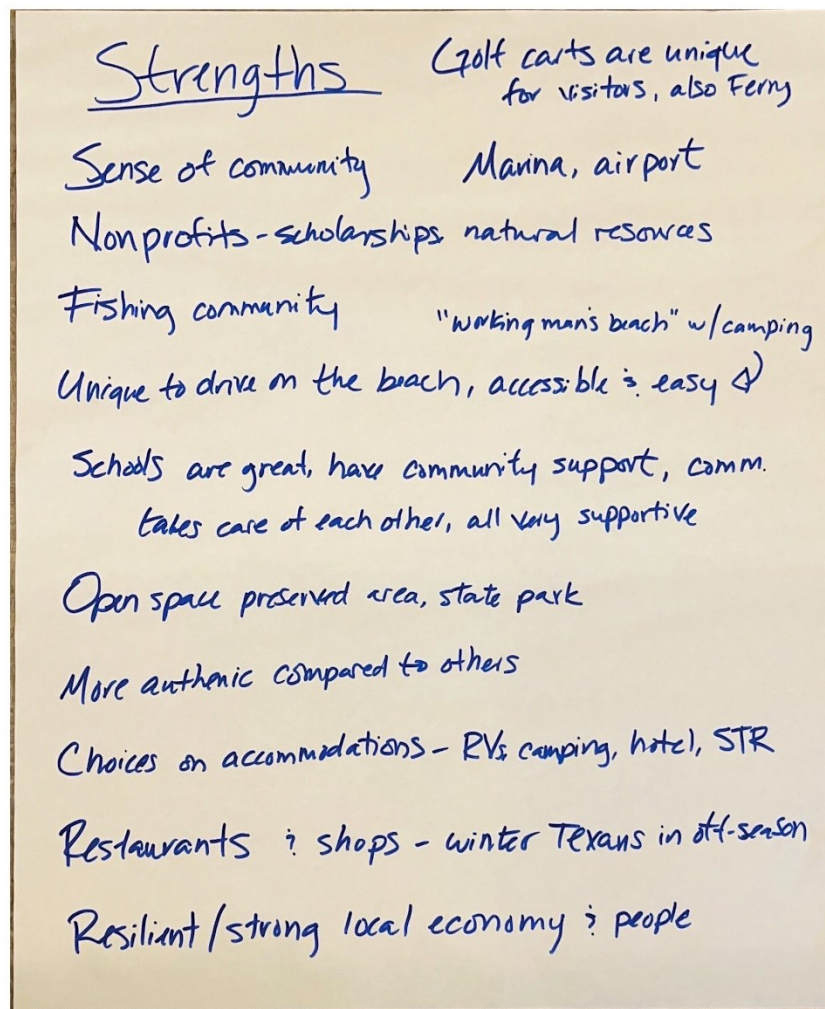
02/22/2022 3:30pm @ City Hall

### Meeting Summary

On Tuesday, February 22, 2022, the Comprehensive Plan Advisory Committee (CPAC) held their first meeting to kick off the planning process. The meeting included a presentation summarizing the CPAC's role, the project scope and schedule, and local demographic information. The main purpose of the meeting was to conduct a Strengths, Opportunities, Aspirations, and Results (SOAR) activity with the CPAC establish an understanding of positive and negative forces affecting the community. The resulting discussion notes are included below and on the following page for reference.

A video of the meeting is available on the City's YouTube page here:

<https://www.youtube.com/watch?v=p7ZtSuDehRA>





## Opportunities

"attainable"

More affordable housing for local workforce, teachers, etc. living in RVs; many not local

More families locally, 23% student transfers  
older teacher workforce

ADUs haven't been successful, STRs

More rental units that are long-term, families

Commute is a challenge, local sports; hosting games

Attract families, not rental companies; taxes & insurance are expensive  
take advantage of remote workforce (Aus & SAT)

Would like more data on where local people work

Environmental issues - flooding, drainage, pollution

Explore user fees to the people causing the demand pay for the increased demand

Appreciate locals in the off-season

## Aspirations & Results

Better QoL for residents

Environment - wildlife & pollution & flooding

Learn from the mistakes of our neighbors

Younger demographic & families, workforce, build community

Beach volunteer clean-ups are great  
People drive in car & EV and rent golf cart, may need a limit for rental permits

More manageable traffic, right turn lane for Ferry

Street maintenance needed

May-Aug is worst

Better non-car mobility

Paid fire dept (\$\$\$)

Yes sidewalks, but not golf carts - ped areas, park in a lot and walk to destination

Town Center or Old Town - working on zoning now

## Open House #1 Community Input Results Packet

The City hosted the first of three community open house events to collect open-ended input from the community regarding Port Aransas's future. The in-person event was held on February 23, 2022 between 6-8pm at the Port Aransas Community Theatre. An online alternative was available between February 10 and March 10, 2022 on the project website, [www.MovingForwardPortA.com](http://www.MovingForwardPortA.com). Approximately 35 residents (excluding Comprehensive Plan Advisory Committee [CPAC] members and City Staff) attended the in-person meeting. The online option received 280 comments from 81 different participants. This packet documents the full results from both the in-person and online events.





# What do you LOVE about Port Aransas?

*Handwritten notes on a poster:*

- Schools** (written in red)
- No traffic** (written in red)
- Beach Fishing Friendly** (written in purple)
- Nature** (written in blue)
- friendly community** (written in red)
- Small town** (written in red)
- Ditto** (written in blue)
- Beach** (written in blue)
- Small town, know each other** (written in blue)
- The views, the history, the people & the food** (written in blue)
- Water Activities** (written in blue)
- Great schools, giving & caring community. Wonderful climate. Thriving tourism. Small town.** (written in red)
- Residents are passionate about the town** (written in blue)
- Small town community. many small local businesses.** (written in blue)
- BIRD SANCTUARIES** (written in blue)
- SMALL town vibe** (written in orange)
- Parks & Pool** (written in green)
- Schools, beauty, restaurants, tourists, shopping, seeing people from all over Texas enjoy it here.** (written in red)
- DOLPHINS REDFISH** (written in blue)
- GREAT PLACE/ACTIVITIES FOR THE KIDS & GRANDS** (written in blue)
- Surfing Schools** (written in red)
- Nature, Beach community, memories** (written in blue)
- History Community** (written in blue)
- Happy Tourist! Friendly residents** (written in blue)
- Relaxed life style** (written in red)
- Neighbors who live here** (written in blue)
- Community cares for each other** (written in red)
- The gulf, jetty, clean beach, gratitude shop, library, island moon, jetty community** (written in red)

## What do you LOVE about Port Aransas?

- |   |  |
|---|--|
| 1 | Being able to get where you are going in 5 or so minutes.<br><br>The eclectic mix of people.<br><br>The opportunity to volunteer in worthwhile organizations that have no agenda other than the betterment of the community  |
| 2 | The beach and the people in the neighborhood! October through March, the time when the town is quieter, and you can even turn left on occasion, the parks and birding opportunities, biking through the wild-life refuge, the library, the marina, the fishing, the jetty, the restaurants and the characters. The natural environment free from industrial development. |
| 3 | The community is wonderful. There is high involvement in community activities. The schools are great. Beaches and parks are maintained well.   |
| 4 | The beach, the birding, care for the environment, the feeling of a small town, locally owned businesses, and seafood   |
| 5 | As to what I love about Port A? The beach, the birding, including the parks, wildlife refuge, and the birding centers. The fishing along the ship channel at Charlie's pasture, the jetty and the piers. The city marina and waterfront dining. The friendly people in my neighborhood and sense of community.   |

## What do you LOVE about Port Aransas?

6	An open checkout lane at IGA, no line. A table at restaurant, no wait. That spot on the beach I go and it is empty. No line at the ferry, pull right on. Sunshine, no fog or rain. Catching fish every time I go. No lines at the boat ramp. Certainly no one in my fishing area. No one in my seat at the bar and my pew waiting for me at church.
7	Beach, school district, volunteers, visitors, and my neighbors.
8	Really Great involvement meeting! Looking forward to completion!
9	Safe community, fishing and clean beaches.
10	Schools Restaurants Beach Sense of Community Tourism Parks Pool Community Events
11	Just the ability to live on an island with a great culture.
12	The community caring for each other. Our churches, schools, funky local shops and restaurants. Places like Gratitude's, the Gaff, and Shorty's.
13	Love the small town atmosphere.
14	The small town feel. Its not Florida.
15	I love the (clean) beaches and the small town feel. Great school district.
16	I love the vibe of the historic fishing village on the edge of the coast. Love the ability to shuffle around town in a golf cart and do things like walk through a nature preserve, look at Farley boats, buy locally made pottery and art.
17	Love the beaches and local restaurants and Sandfest
18	Don't change a thing I love the small town feel, have been visiting since 1980 and a property owner since 2002. If you want to change something work on DC not PortA. Thank You Carl Port
19	Location - access to beaches, bays and wetlands. Ability to enjoy nature closeup. Avoid the problems found in cities and suburbia.
20	The beach. The beachy vibe. The shopping, The restaurants. The friendly people.
21	Fishing, restaurants and local community activities! 4th of July fireworks!!! We have a great community of local residents.
22	I love the low key beachy feel of the city. Unpretentious; great local vibe; good local people. Only 3.5 hour drive from where I live.
23	Port Aransas is a great little town with friendly people, good restaurants and a multitude of outdoor activities. We have the freedom to drive on the beach, camp on the beach, drive our golf carts in town, etc. That freedom and welcoming people (for the most part) is what brings people and business. I see several comments here about curbing tourism - that can only be done by making Port A undesirable - not a good option for anyone.

# How would you describe your vision for Port Aransas in 2040?

Community with world renowned fishing and a small town feel with local shops and cafes  
 People who LIVE HERE  
 Balance of shops, restaurants w/ amount of tourism  
 Strong sense of community w/ tourism as the primary Busht.  
 Balanced Housing in PD  
 family oriented  
 Appreciate the visitors; respect the locals.  
 Still a place for to have a family bring their young children to the beach for 1st time.  
 A community that values it roots as a small fishing town. A leader in eco tourism. A community that appreciates values both its beaches/dunes and wetlands.  
 year round opportunity + self sufficiency for locals  
 inviting to all!  
 Rec center  
 focus on long term residents  
 Residents FIRST  
 Walkable Still small town feel Sustainable  
 Opportunities for people to work AND live in Port A.  
 Keep Beach life flip flop style  
 Thinking community w/ long term residents. Thriving business community.  
 CLEAN BEACHES  
 PRISTINE ENVIRONMENTAL PRESERVES  
 wheelchair friendly, clean beaches  
 making sure the local fishermen residents no still here

## How would you describe your VISION for Port Aransas in 2040?

1	A place where our best and brightest graduates can live and prosper and support their families rather than moving to a different locale.
2	Congestion is no longer increasing; the number of golf cart licenses has been capped at 4,000 and a limited entry system for those permits exists. The number of short-term rentals in old town is capped at the number registered in 2022. New construction in Old Town is limited to 27' in height and our vision of a small sea-side village is intact. There is a trolley system in season that travels up and down the beach and throughout town allowing cars to be left at a person's lodging or city parking lots which are abundant. The roads and storm water systems are well maintained, the codes and ordinances are observed and enforced. The costs the visitors and tourists inflict is paid for by fees on their activities, license fees and the hotel/motel tax. The city departments have adequate buildings out of which to operate, the city infrastructure is well maintained.
3	A revitalized main street (Alister) with more pedestrians, less cars. We are a tourist community. But unfortunately most of our businesses are restaurants and bars. There's not much to DO here.
4	An attractive small town that's visitor friendly, environmentally conscious, still a center for birding, nature walks, beach activity.
5	My vision for Port Aransas in 2040 is a city with congestion easing both at the beach and on the street through the construction of ample city owned parking lots, and a frequent and convenient trolley system servicing the parking areas



## How would you describe your VISION for Port Aransas in 2040?

	and running on the beach between the jetty and access road 1A. Camping on the beach has been limited to a defined area allowing for more day trippers. Congestion is easing after a cap was placed on the issuance of golf cart licenses at 4,000 with a limited entry transferable permit system. A cap on short term rentals north of Avenue G with a limited entry system of transferable permits capped at the number of permits issued in 2022. New restaurant and shopping have been developed south of access Rd 1A allowing residents to avoid driving into Old Town should they wish to avoid congestion. Dark sky friendly lighting ordinances are enforced so that star gazing is once again enjoyed in town.
6	A great place to bring a family to the beach for the first time and see the children play in the sand. Just like mine and my grandchildren
7	Is old like to see the city develop the 63 acres with a city owned Marina and town center.I would like to see more extended walking/biking paths around the bulk heads. More area for locals and tourist to walk, see dolphins, and fish. Work with TXDOT to possibly widen 361, build sidewalks south of Beach Access Rd 1, and fix the grid lock at Port St .
8	Controlled growth for a sustainable future.
9	Continue monitoring and controlling growth and the issues that come along with that.
10	<p>1. The First step is to quantify where the issues are coming from. Daytrippers, locals, or overnight tourists? Once we have accurate data, then we as a city can react and address the issues we are confronted with.</p> <p>2. Knowing that Port A has only 1 industry and the prospects for any other industries to come to Port A are very slim. With that said, we need to create a transit system to get workers and students across from Aransas Pass, Rockport, Ingleside, and other towns that could provide a workforce to improve the tourism industry in Port A. It's sad that Tourism Industry as a whole doesn't provide the income needed to qualify for most of the housing in Port A. It's a pipe dream to think you can drive the pricing down to make housing affordable for most people. The city should secure a parking lot on the mainland side of the ferry and shuttle people throughout the town for work or school.</p> <p>3. It's obvious that we need more younger families to move to Port A. Given how the workplace is changing to a virtual workplace, we should find ways to recruit these younger families that can work from any place in the world. Why not move to Port A and be close to the beach and have your kids benefit from a great school system?</p>
11	Stop paving everything, repair or replace infrastructure. Improve the city services to catch up with growth. Find a way to reach an acceptable level between residents and STR's. Enforce existing laws such as no children driving golf carts, dogs off leash and parking in no parking zones.
12	Residents, businesses & elected officials that work together in a proactive way. Many people are passionate about the town, but there is a lot of cynicism, we need to increase trust and decrease the perception of not being heard by residents. In 2040, Still a fishing capital, natural habitat, and small town, with less traffic, wifi, parking, trash and drainage issues. More walking and bike options. More venues for live music, maybe an amphitheater that could host various larger acts/or jazz music. Have a drive in type theater that can host cars, golf carts and people that bring blankets & chairs. The amazing restaurants we currently have, plus a few more that offer unique diverse and good foods. A few more outdoor dining options including food trucks with areas to eat & easy for families to enjoy. Definitely keep the parades and small town quirky things we do.
13	We would like to see a way to bring in more palm trees throughout the city and planted along the dunes to provide more of a tropical atmosphere through the city and on the beach as you see in beach cities throughout the world. Create a plan to start planting over the next 10 years. It would add to property values and make Port Aransas a more tropical destination.
14	A small town that has the infrastructure to accommodate large numbers of visitors in the summer and off seasons.
15	Clearly it will be wonderful when all the devastation from past storms is completely repaired. No more eyesore properties in town or on the beach. But my hope is the leaders of Port A temper the desire for growth and development and maintain the spirit of this town. No more chain restaurants or big gas stations. Limit further STR developments.
16	Updated City buildings, City start developing city owned marina. Two fire stations and paid firemen. City owned community center for public activities, free wifi, classes, etc.
17	<p>1) I would like to see food trucks allowed on a designated section of the beach!!!</p> <p>2) More restaurants besides the Beach Lodge overlooking the beach!!</p> <p>3) More chain restaurants in town like Chic Fil A would be fabulous</p>

## How would you describe your VISION for Port Aransas in 2040?

18	A city that has preserved its character and has achieved measured, healthy growth. A city that has a reputation of a perfect place for family vacations.
19	I want Port A to remain a very family friendly beach destination vacation with lots of choices for activities, dining, shopping and flexibility in accommodations.
20	Slow down development in Old Town and develop more going south of town. Require roads to be wider, housing developers should be required to provide more parking per unit to keep cars off streets. Hwy. 361 needs to be four lanes from Port Aransas to N. Padre Island...as soon as possible.
21	My vision is that a balance be made for both locals and investors who own property here. The environment is important to keep a balance too.
22	Careful, planned growth so that roads and traffic can also be planned along with development. Building a large, short term use hanger at the airport for nightly or weekly rental would sure be nice.



# What are your desired PRIORITIES for the City?

*fix Cut-off / 6th St Ross Intersection - BAD for pedestrians*  
*get a handle on STR problems*  
*Environment*  
*Protect our waterways*  
*Grow sustainably*  
*Prable to raise our family here - need better infrastructure*  
*Personal safety for the residence*  
*Keep out Port of Corpus*  
*Safe for walking dogs & children*  
*No more STRs*  
*Property Tax payers should have a voice even if they don't live here*  
*Emergency Services*  
*No OVERNIGHT CAMPING ON BEACH*  
*Universal design*  
*a balanced and fair city council*  
*Sidewalks Citywide*  
*Managed responsible growth*  
*stop trying to fight growth, it's has & will happen*  
*choose to manage & plan*  
*Communication opportunities*  
*WiFi in high tourist season*  
*encourage long term housing + businesses*  
*Safe crossing areas station Ave G (school kids)*  
*Wheel chair Accessibility → sidewalks, curbs, Ross Ave*  
*enforce current STR ordinances*  
*Prior to creating new ones*  
*YES*  
*ENFORCEMENT OF PROPERTY CLEANUP!*  
*50 50 Ratio Between STR & Residents*  
*friendly signage wider 361.*  
*fix Port St.*  
*that ↑ yes ↑ NO*  
*off-leash dog area on beach*  
*that ↑ yes ↑ NO*  
*Equal representation. Everyone matters. Infrastructure. Sustainability.*  
*Slow down growth - stop deleting open space*  
*cap STRs as a % of housing*  
*Golf cart safety + control*  
*- none on cut off Rd*  
*- Fair + affordable long term housing*  
*- off-leash dog area on beach*  
*that ↑ yes ↑ NO*  
*friendly signage wider 361.*  
*fix Port St.*

## What are your desired PRIORITIES for the City?

- 1 Putting our beach order Parks and Recreation.  
Historically, public works has had responsibility for our beach. It evolved that way because they had the big machines.  
Without doubt it is the biggest park and recreation area of our community. The leaders and staff of P&R have a different mindset than those associated with Public Works. This is not the place to enumerate the possibilities but it is obvious and intuitive that our community and visitors would different and more positive experience with P&R in charge.
- 2 There must be limits to growth. We are becoming just another soul-less beach town. The residents of the city should be prioritized not sacrificed to the profits of the real estate cabal. Environmental degradation through industrial development is not consistent with our vision of ourselves as a small seaside town enjoying a well-preserved natural environment. Mitigating the negative aspects of growth and tourism by not encouraging further development.
- 3 Sidewalk and road repairs. I also think code enforcement/law enforcement could be both be better. We can write all of the ordinances in the world, but if we don't make people follow them they are pointless. I know they are hardworking. But there's room for improvements.

## What are your desired PRIORITIES for the City?

4	Keep development attractive and low-key. Improve the visual appearance of Port A. More affordable housing for PA workers & for renters. Avoid negative impacts on the environment.
5	The city should prioritize a safe, livable and enjoyable environment for residents and visitors alike. Threats from industrialization on Harbor Island should be eliminated. Increase permeable landscaping to allow the storm water system to function and to effectively drain heavy rains and storm surges. Sanitary sewers no longer allowed to flood and overwhelm the system during heavy rain events and a second sewer treatment plant should be built south of access Road 1A.
6	Keeping up with the streets, drainage and trash. People that live here follow the rules and expect others to do the same. The City to keep up with the needed repairs, maintenance and what comes along with the developments and buildings that get approved.
7	We need full time, paid Fireman, as well as maintaining our volunteers. We need our north station built back up and build a south station. And provide with Fire Dept with the best equipment they need. I would like the City to paint "No Golf Carts" on the sidewalks on 361.
8	Controlled growth for a sustainable future.
9	additional city employees, police, fire, ems, paid fire department, more code enforcement, maybe a city employee that is a public information officer and solely handles getting information out to the public.
10	I think It's important that we remove guidelines limiting the ability to have mobile food trucks on the island. It just seems that previous city councils were interested in protecting their own interests and not so much the interest of the city.
11	Control growth and preserve the small town atmosphere.
12	Better utilization of city resources for concerts, food trucks, and special events. Also, golf cart lanes and summer bus services to reduce the number of vehicles.
13	The massive amount of short term rentals and understanding the number of rental units to the infrastructure of the town. If tourism is going to be increased make sure we have the infrastructure to support it. This includes trash, drainage, parking, traffic, Wi-Fi, food establishments and people available to work. * It's like throwing a huge party but not having food and drinks for people.
14	Enhancing the natural resources of the island.
15	Update City buildings and Fire Department. Work with TxDot to widen 361.
16	New beach access road and limits on STR's
17	Contained growth, strict STR management, investment in resident quality of life. Focus on tourism for families, discouragement of rowdy crowds. No drinking on beaches.
18	Ability to use golf carts on 361 to alleviate parking at shops and restaurants. Make it more golf cart friendly. If the speed limit has to be reduced on 361 to accommodate this, that would be a good trade off.
19	Road repairs, Hwy. 361 to four lanes all the way down to N. Padre Island. We need another marina as soon as possible.
20	Good infrastructure. Keep the beaches clean from debris. Buy the machines that "rake" the sand to remove debris especially during busy summer months. Build some low cost housing for locals. Do not punish those who have bought condos, homes for STR. These folks come to town to spend their money and go to restaurants, bars, beach, shops. This is all good for Port A.
21	Is it possible to bury existing utilities or would that be even worse in the event of another hurricane?



## What should **OLD TOWN** be like in 10-20 years and what should be in it?

\* should stay historical - not still type house development.

Old town Center

need a "old town" center, walkable, pedestrian friendly scale, green space

Connection to marina, parks, fishing

yes!!!

KEEP CURRENT CHARACTER IF NEEDED - MAINTAIN DESIGN STOS

Small cottage feel

walkable map w/ points of historical significance

Underground Utilities

Nothing taller than palm trees

Walking/Biking sidewalks

wheelchair friendly

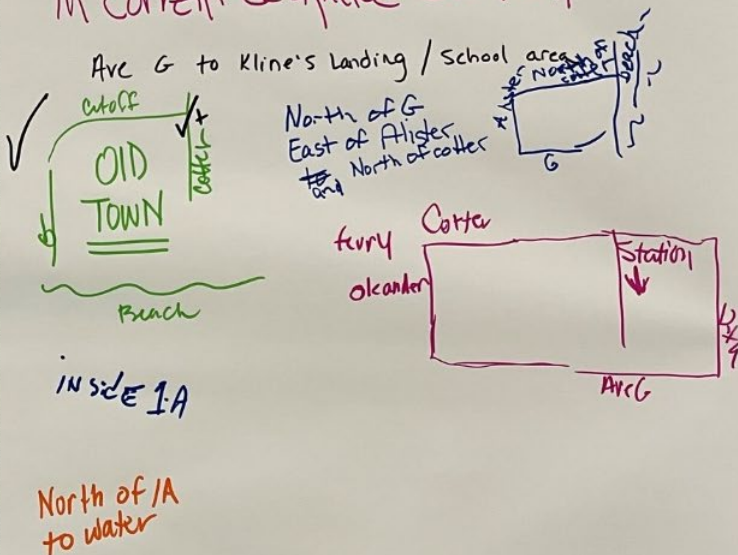
Walking Area Only

look historical

- low Bldg heights
- Density low
- green space

## Where do you consider **OLD TOWN** to be?

In current designated "Old Town"



## What should **OLD TOWN** be like in 10 to 20 years and what should be in it?

- |   |  |
|---|--|
| 1 | Not constrained by prescriptive regulations, but guided by a shared sense of what "fits"   |
| 2 | Old Town should be easily recognizable as a small seaside town with links to the past. Both residential and commercial uses should be appropriate in scale and not overwhelm the landscape. Abundant restaurants and small shops dominate with chain and big box stores limited to the areas south of old town.                              |
| 3 | Unpopular opinion, but right now a lot of "old town" is looking kind of run down. Littering seems to be an issue. Houses and business are looking still dilapidated from Harvey. It would be nice to see an updated old town. I know this is really the responsibility of business and land owners. Maybe there's a way to incentivize them. |
| 4 | Old town should look much as it had in the past, a small seaside town with buildings of appropriate size and scale, the height capped at 27'. On street parking has been banned to allow for the free flow of traffic and permeable green space has increased. It remains a place of neighborhoods where people live not just visit.         |
| 5 | At the current rate of development areas will be parking lots, restaurants and retail spaces with places to stay. If to be residential, the owners need to not sell and will have to maintain those properties.  |
| 6 | We don't have an Old Town.<br>But if the City would develop the 63 acres it could be a nice town center for locals and visitors.   |
| 7 | Focus on local businesses and homes (not STRs).  |

## What should OLD TOWN be like in 10 to 20 years and what should be in it?

8	more walkable, more like a town center.
9	Unfortunately, Harvey destroyed many properties in Old Town. How can you regulate existing houses or buildings that are not up to code and need to be rebuilt? I think the council made some good decisions in restricting the new construction of Port A over the last few months. The new regulations are a move in the right direction.
10	Strolling only, no vehicle traffic on streets.
11	More storefronts and food services. Clean up the trashy lots and put in better zoning.
12	Storefronts and areas in old town accessible to walk around. Parking areas hidden & not hindering walking and biking. Sandcastle demonstrations, events at the museum (like paella fest) and art center galleries/classes and family friendly events. Live music in an area with maybe a beer garden style outdoor patio. A few more food options if some people are not going to the beach, maybe a walk up food vendor for snacks and light lunch/baked goods.
13	Only locally owned and managed commercial ventures and a variety of properties - big and small, fancy and quirky. The ARTS! It's why I bought here - the music, the arts, the natural beauty. Preserve that please.
14	Encourage walking, biking, extra parking, and access to the water.
15	The same. If they want to be left alone let them be left alone. Zone it and don't allow STR's in it.
16	More walking friendly, more sidewalks, covered park benches scattered throughout Old Town.
17	I walk through Old Town and love it. I would restrict developing high rise condo units; or tearing down the older more historic homes in that area. Keep Old Town the way it is; preserve it. Do not Californicate it.
18	The same quirky restaurants as now. It is one of the things that make Port A unique. The private property owners are doing a good job of keeping old town cool while also updating the look - Tortuga's, Grumble's, The shopping near the salty dog are just a few examples of many updated developments that were very tasteful.

## Where do you consider OLD TOWN to be?

1	Waterfront to avenue C.
2	Old town should be bounded by lands to the east of Cut-off road and the north of Avenue G.
3	Everywhere North of Avenue G/ Cutoff.
4	Old town is clearly defined as all the town lying north of Avenue G and east of cutoff road. It is comprised primarily of single-family residences with restaurants clustered in the flats and on Beach Street with further shopping opportunities along Allister and cut-off Rd.
5	If it could be determined where and what is OLD TOWN, you can then focus on what it is to be. Is it to be like " Bourbon St" in New Orleans. Is it to be like Williamsburg, VA? Is it to be like Fredericksburg? Then there would need to standards for maintaining those particular areas, what gets built, what is historical and is not.
6	It would be nice to have a main street. Those main streets develop into restaurants, shops and bars. So I do not know where that is in Port A. Tarpon Inn is an area, but in front we have parking lots and new buildings, Did not see a whole lot of permeable surfaces in that development. Oil and gas might run into the marina.
7	Cotter St.
8	All parts NE of Ave and Beach Street.
9	everything north of Ave G
10	From ship channel to G street.
11	Marina to G.
12	On Allistar from IGA to Fisherman's warf area.  *The areas my 70 year old mom used to visit

## Where do you consider OLD TOWN to be?

13	I consider Old Town to be anything from Ave G & Alister to the ship channel.
14	North of Ave C.
15	No idea where it even is.
16	North and East of Ave. G and Cutoff Rd.
17	<p>Old Town is: This historical part of the community is made up of two sections; East and West Old Town. The "old fishing village" past of Port Aransas lives on in this Eastern portion of the area. Walking, biking or golf-carting will deliver you as easily to the beach as they will to the restaurants, shops, and harbor. Quaint and quirky, cute and beautiful are all words that come to mind when describing this section of Port A. Here you'll find mixed residential areas with artist studios, shops, homes, rental cottages that co-mingle in this lively part of town. This is "in-town"/ "Old Town" living at its best. The Western portion of Old Town consists of businesses, homes, and cottages that co-mingle in this lively part of town. The convenience of "in-town" and the charm of "Old Town" makes this the perfect area to enjoy walking or biking to the beach as well as the parks, the community pool, library, harbor, restaurants, galleries, and shops.</p> <p>Alister St divides East and West Old Town, but the abundant charm and ambience of this part of the town straddles the island's "main" two-lane thoroughfare. Small, pocket neighborhoods blossom beside business and commerce.</p>
18	Mostly Ave G north and east to the ferry and marina



# Other input related to: Land Use, Housing, and Community Character

**Try to stay "Fishing Village" atmosphere - YES**  
me too!

**no Bldg > 35' in Height + MAX PEAK**

**Keep local bars/rest. we can frequent even in summer**

**Enforce current codes**

**Rec Center for all friendly inviting signage**

**Speed limit signs on streets front of and STR's Affordable STR's**

**Keep Golf carts out of Marina Area**

**Keep the streets that the wetlands are treated as well as the dunes wetlands are habit to many local birds and provide food sources for many species.**

**need to insure that the wetlands are treated as well as the dunes wetlands are habit to many local birds and provide food sources for many species.**

**CVOM construction - inspect & regulate All items inspected**

**Zone areas of the city for long-term for + single family homes oversight of planning & zoning**

**Kept areas of planning & zoning**

**No changes to construction of the total approach**

**Develop a master plan and stick to it**

**LAND USE SHOULD INCLUDE IMPERVIOUS COVER LIMITS TO MIN**

**NO MORE MAKING out buildings on lot - Require Review of Surface AND LESS CONCRETE**

**Enforce codes**

**No Golf cart rentals on main street**

**Direct housing where the best benefit**

**Remove industrial zoning from Old Town**

**Limit size to build on to Corbin location that can handle parking**

**Enforce low density in Golf carts**

**Walkable town - Bring families in - need affordable options**

**Reduce lot size so land is more affordable for cottages**

**Address visibility! Infrastructure - new ideas**

**Recycle Glass!**

**Need Design Book for coastal design**

**VOTER APPROVED Zoning**

**How many houses (dwellings) on water ARE going to be built in the next 5-10-20 yrs**

**KEEP CHARACTER IS MORINGS AESTHETICS ... IS CHARACTER ... ETC.**

**First? Second homeowners are equally important to our community. Keep a healthy feeling. Need long-term choices.**

**Radio Between STR & Residents**

**Old town - need town center**

## Do you have other input to share about LAND USE, HOUSING, or COMMUNITY CHARACTER?

- All the issues eg: density, noise, parking et al have been addressed by other communities in the past. Some very poorly. Some with a positive outcome. We don't need to reinvent the wheel.
- Paving over the island has to be limited, a much larger percentage of the built environment needs to be dedicated to green space. On street parking may need to be banned to allow for a freer flow of traffic.
- As usual, more long term housing is still needed. Not necessarily for low income, but for mid income. I think some good strides have been made in recent years. But unfortunately, it's going to be an ongoing issue.
- We need more attention to visual attractiveness, in both businesses and on the main streets in residential areas. Creative signs and murals are great. Big ugly commercial signs should be banned. More attention to landscaping, including requirements for businesses and housing developers.
- It would be nice to have a subdivision zoned Residential only like we they did off of Port Street. Community Character is up to the landowner or builder.
- Community Character:  
I would like to see our community character be one of welcoming.  
I would like to see a city owned Marina.

## Do you have other input to share about LAND USE, HOUSING, or COMMUNITY CHARACTER?

7	Suggest any future requests to changes the following be only made based on public ballot: - New STR properties - Building permits for any structures >30'
8	There is no community that is better than Port Aransas. As much as people complain, you almost forget we live in a Texas paradise. We are lucky to be here, and thankfully most people remember that.
9	Absolutely no more cuts in the dunes. Absolutely no more high rise building above 3 stories. Save what little green space we have left.
10	Make it easier for people to get around without driving their car.
11	In old town maybe some more store fronts with housing units above. Cleanup the sidewalks and make them bike and wheelchair accessible. Keep charm, what reduce the chaos that was allowed in the past.
12	I am extremely grateful for the flexibility the city provided after Hurricane Harvey to get buildings back up to code and debris cleaned up. It has now been 4.5 years and I believe it is time to get the remaining areas cleaned up. There are houses in disrepair and houses/lots with all kinds of junk sitting on them that needs to be removed. I think it is time to hold property owners responsible for the condition of their properties.
13	Community character makes Port A what it is. It should be prioritized.
14	The city should be welcoming to visitors, winter Texans, and residents. Update the City buildings including a Parks and Rec center.
15	I like the height restrictions in town on houses and hotels.
16	Housing is too high density, parking not adequate, HOT tax should be higher to fund the needed STR management and more police to strictly enforce laws.
17	I think that Port A is a vibrant community and is a destination for families wanting a beach vacation. There must be choices for accommodations to ensure this occurs. Since COVID, everyone's traveling plans include driving and Port A is reachable from many Texas metro areas. COVID outbreaks will most likely continue in some way and cause Texas residents to go to Port A for local vacations.
18	Let the sand dunes grow/build. Do not take sand from the beach. We own it through the State government which represents us.
19	I know there is a push to restrict STR in Port A. I hear the locals complain about it when I go to the Gaff. BTW, The Gaff is one of the BEST Dive Bars in the USA...Keep that place at all costs. It would be a major mistake to go retroactive on existing properties that have STR already. As a 2nd homeowner here, I enjoy my condo but need the revenue stream too...And the city benefits from this activity too- from the tax that I pay!! If my STR is pulled, so does the revenue going into the City of Port A. I would suggest Affordable housing be built on available land in Port A, subsidized by increase beach parking fees, hotel taxes, VAT? City officials could give tax breaks to developers to build and offset some affordable housing into their development projects.
20	Land use should be left up to the landowner within reason. There is nothing wrong with zoning restrictions to keep like properties grouped and part of an overall masterplan. The landowner has all the financial risk and is ultimately the only party with rights regarding a particular piece of real estate.
21	We have been part of the Port A community for the last 15 years. We love the town, the community. We agree there needs to be more "common sense" zoning, and that new "condos" and homes are packed too tight. Locals need affordable housing and property taxes. There does need to be a long-term plan for Port A's growth, but one that maintains its charm and personality. However, we do not support the elimination of STR. Many homes and condos sold in the last 20 years were purchased with a rental business model. The taxes Port A has received from the last 10 years of growth and increased property values has produced significant revenue. If you eliminate STR abilities, property values will tumble, and tax revenue declines will follow. Is this a good long-term strategy? Of course not. We hope your long-term plans take this into account.



# Other input related to: Facilities, Transportation, and Infrastructure

New ordinance  
Regulations  
update #11

AIRPORT: DHH  
Improvement

361 @ 35 mph MAX @ City Limits

Infrastructure cannot keep up with growth

upgrade/Nice Community Center

Wider 361. Rec Center

- Bike lanes
- Need to narrow 361 to slow people down
- Parking to rear of bldgs on Allister
- Need a central place for golf cart rentals
- Need place to leave car when renting carts
- Need more walk up places for people to get from fishing in the beach or come in
- Need parking in old town
- Need a trolley for old town

**RECYCLING**

We are isolated  
so it makes travel  
for workers difficult  
to comm to  
work here.

STOP  
STR

ENFORCEMENT OF  
GOLF CARTS

SEWERAGE CAPACITY - LIVEABLE  
COMMUNITY ATTRIBUTES NOT  
WALKERS & BIKERS

More walking &  
bike trails  
Useable public  
transportation  
to reduce  
cars/traffic

Park and ride for  
events like  
Sandfest

WiFi cannot  
handle the influx  
of 80K people  
during peak holidays

NONE OF THE ABOVE  
SHOULD NEGATIVELY IMPACT  
HURRICANE PREPAREDNESS  
OR RESILIENCY

NO MORE MAXING  
OUT LOTS w/  
BUILDING & CONCRETE.  
INCREASE  
**SETBACKS!**

\* Let's move on  
our City Marina before  
all our waterfront is gone!!

Walkable / bikeable

CONTROLLED STR  
CUT CARS

Side walks - new construction  
MORE OPEN SPACE Less pavement

NO MORE BACK-UP of  
RAW Sewage.

Stormwater runoff - drainage #1  
more police, fire, park & rec

Drainage  
my street  
Floods all of  
the time

## Do you have other input to share about PUBLIC FACILITIES/SERVICES, TRANSPORTATION, or INFRASTRUCTURE?

1	Water and sewer are out of our hands. Street maintenance needs to be ongoing with a bond floated every 5 years to fund prioritized projects.
2	City parking lots are woefully inadequate and should be established to allow visitors to park and ride the trolley to the beach. Paid rescue/fire personnel should be hired to the degree necessary to provide a comfortable staffing level. STR permits and golf cart license fees should be raised to a level that pays for the additional parking and police, fire and rescue personnel. HOT taxes should also be used to fund adequate parking. The development department should be transformed into a building department concerned with making sure that permits conform to existing rules which adhere to the intent of the vision statement and code enforcement should protect the rights of the residents, not the developers. The vision statement and comprehensive plan should be integrated into a wholesale rewrite of the code of ordinances.
3	A public restroom near Leonabelle Turnbull Birding Center is really needed.
4	HOT taxes should be funneled towards easing congestion, providing parking lots and trolley service. The City should maintain a tax level that; allows for maintenance of all existing infrastructure, has sufficient built

## Do you have other input to share about PUBLIC FACILITIES/SERVICES, TRANSPORTATION, or INFRASTRUCTURE?

	environment for all city services and affords a paid fire/rescue department supplemented by volunteers. City workers should be paid a living wage, Rules/codes should be enforced allowing for the vision we have for the town to be achieved. The Port Aransas Code of Ordinances should be completely rewritten and updated to reflect the vision we have for Port A, and to support the goals established in the comprehensive plan. The Ordinances should be written in plain English, all terms being defined, and all ordinances enforced to achieve our vision. Sufficient trained staff needs to be available to review all permits and enforce all ordinances.
5	Let's get the roads and drainage ready. At some point we need a Fire Department in addition to the volunteer department
6	A city owned community center would wonderful. Open to the public, activities, maybe a gym....
7	Need to require businesses to recycle their waste (at least cans, bottles, plastics) and provide more access to waste recycling for visitors in town and at beach.
8	a trolley through town would help. not the crappy Corpus bus....but an old fashioned San Francisco trolley that more people would WANT to ride on.
9	Airport plan not included. More services and facilities are needed including hangars
10	Improved restroom facilities on the beach.
11	We need a full service grocery store like HEB.
12	Need for trolley system that is reliable and family friendly  Reduce the amount of cars Wifi/Broadband to handle spikes of tourism Trash services and reduce the overflow from tourists Beach trash ... reduce the pop-up tent structures that litter the beach  More food options available on and around beach (this could help the overly intoxicated underfed tourist)
13	I love this town. Have been a visitor to Port A for over 50 years and finally have my own place here. Please keep Port A wild.
14	I think there needs to be sidewalks south of Access Rd 1. An additional need to have a fire station south of Access Rd 1.
15	Fix the water walkway by The nature center
16	Lawns in our parks, especially Roberts Park should be better maintained and weed/sticker free. We need more green space and parks for residents.
17	Allow golf carts on 361 to alleviate congestion in and around the shopping areas and restaurants. Reduce the speed limit on 361 if needed.
18	I know there is a B bus that runs around...I would expand that so people could keep their cars parked once they arrive here. Have them run up and down the beaches to pick up people too...make it very convenient for people to get on and off. Its a pretty good service as it is..but I'd expand it.





#	Comment
Idea or Suggestion	
1	Protect the beach from commercial development; chain store/big box, any comm. development; drive it to 361. Larger lots near beach, higher density toward 361.
2	Park n ride, maybe swap your car for a golf cart
3	Awareness of trail
4	Need to narrow 361 to slow people down. Need more signage to inform – no golf carts.
Something I Like	
5	Like the cottages @ old town – the parking @ the side & the buildings location to the street – would reduce height though.
6	What UTMSI is doing to educate the public and plans to have more education opportunities for kids.
7	Beach lodge “old Port A” feel
8	Yoga on the beach!
9	Nature preserve. In future presentations do not let Nature Preserve be treated as an afterthought. It is covered with info sign [on the board].
Issue or Other Comment	
10	Don't like that half the golf course was closed, loss of green space, turned into STR housing.
11	Bulkhead at Charlie's Pasture. - Needs to maintain it's status as a fishing wall - Tall heights NOT OK, will reduce access.
12	The traffic and back up of cars at the intersection of Ave G/Alister. Especially after check out time on Sunday. Especially on major Summer holidays. People could not get anywhere. If there was an emergency vehicles could not move. It's scary to think we could not leave the island. Traffic to Corpus was backed up to Cinnamon Shore.
13	Ferry wait. Previous discussion about a pass – fast pass, more interest now.
14	Trail system needs corrections & repairs.
N/A	Is there a way to (visual?) signage on the beach addressing DOGS, cleaning up after and leashing. Perhaps a deposit or canopies on the beach?

#	Comment
	<p>Is there a way to encourage visitors to be respectful of the beach?</p> <p>Maybe funny signage: “Your mother isn’t here, clean up your mess”.</p> <p>So: where does the H2O for houses, etc. come from?</p> <p>Can there be a cap on swimming pools?</p> <p>Where does the water (houses, etc.) go?</p> <p>How does the sewage get recycled? Where does the [waste] go?</p> <p>Is there a plan for sustainable water conversion/recycle - can the city offer more nature pocket parks? In town – with a place to rest – calm within chaos?</p>
<b>16</b>	Contamination
<b>17</b>	Lack of Parking
<b>N/A</b>	<p>Potential additional access points</p> <ul style="list-style-type: none"> <li>• 361 and 1A</li> <li>• Church → Beach → 1A area</li> <li>• Beach closure</li> <li>• Parking strategies <ul style="list-style-type: none"> <li>○ Zonal/Parking</li> <li>○ \$ for Parking</li> <li>○ Limit cars to STR, overflow parking</li> <li>○ Parking 1 side or the other, red strips</li> <li>○ Metered Parking</li> </ul> </li> <li>• Trolley not best used, not frequent enough</li> <li>• Day Trippers – negative impact</li> <li>• Additional access south of city</li> </ul>
<b>19</b>	<p>Drainage Issues at Sea Secret &amp; Sea Isle (2 doors down from theater)</p> <p>Our street floods often</p> <p>My neighbors lower-level floods often</p>

## Online Map-Based Comments

**Marker Number:** This indicates the order in which each comment was made. The map activity enabled users to reply to previous participants' comments; shared Marker Numbers indicate the original comment and any replies.

**Type:** Participants were asked to indicate whether their comment was Something I Like; Idea or Suggestion; or Issue or Other Concern. "Reply" indicates that the comment was a reply to a previous comment listed above.

**Comment:** This is the comment that the original participant shared, on the response added by a later user (indicated by a shared Marker Number and Type). The light blue shading indicates comments that belong to a shared thread.

**Up Votes/Down Votes:** The map activity enabled users to vote on previous comments. The color scale indicates the most up-voted and down-voted comments.

When a location-specific comment is included, the location is described within brackets [example].

To view the comments on a map, visit <https://freese.mysocialpinpoint.com/port-aransas-map>. (Please note, this link will eventually be inactivated.)

Marker Number	Type	Comment	Up Votes	Down Votes
1	Ideas and Suggestions	Institute a moratorium on building permits until all the permits that have already been issued are completed.	3	0
2	Issue or Other Comment	Is it possible to raise charge vehicles entering the town, who aren't owned by permanent residents a "environmental protection toll?"  Something hefty like \$25-30 dollars. This would keep down day tripper numbers and most rental owners would be willing to reimburse their guests. This would have a less crowded beach and favor attraction of the "high yield" tourists that the Chamber of Commerce talked about.	3	20
2	Reply	The beach belongs to everyone, not just the people who live in Port A. Tolling someone for using public property will not pass.	2	0
3	Something I Like	decreased beach camping. I support decreased beach camping. Also, I support grouping it in a particular area.	16	3
3	Reply	I agree with this comment.	1	0
3	Reply	grouping it in a particular area is problematic, because which area do you pick? who do you leave constantly with their view only being beach campers?	0	0
4	Ideas and Suggestions	Allowing commercial development of mix use buildings. (retail/parking on the first floor and apartments 2 stories on top. This would leave a lower foot print for housing resulting in less land usage. Even a requirement that certain # of units be LTR only. Helping with the worker shortage.	20	0
4	Reply	This is already allowed.....how do we get people to do it?	0	0

Marker Number	Type	Comment	Up Votes	Down Votes
5	Issue or Other Comment	The 11 million of HOT taxes currently not allotted for anything should be put to use building 1. Public works of art (murals, statuary, etc) to beautify the city (see Sedona Arizona) 2. Has a troll/bus system been thought of? Public transport would cut down on traffic and make the town more walkable. 3. Roundabouts help a lot over stop lights to keep traffic at congested intersections flowing in a volume flexible way. 4. Better beach facilities. 5. Micro parks/venues. 3. Pedestrian	6	2
5	Reply	Part of the effort by the Tourism Bureau & Chamber of Commerce will be focusing on public art and specialty placemaking. Hope to begin phase soon with completion at end of summer.	0	0
5	Reply	What can the HOT taxes be used for? Seems like some of it should be focused towards affordable housing issues. I pay in my taxes let's put them to good use	0	0
5	Reply	Initiate Tx legislation to broaden the allowable uses for HOT taxes. To the extent funds have to be used to market PortA, have the Chamber & City encourage and market non-tourist related development or give the money to Corpus and Rockport! :)	0	1
5	Reply	This idea does not seem to be consistent with trying to preserve the identity of "small town" Port A.	0	0
6	Something I Like	i love the parks in Port Aransas!!	3	0
7	Ideas and Suggestions	Port Aransas needs more diversity in their markets. Has any thought been given courting the building of another grocery store? Even put it southward so that a lot of the neighborhoods outside of old town don't have to drive in to shop.	9	4
8	Issue or Other Comment	Port Aransas has seen exponential growth these last 12+ years. The City's Development Department put it succinctly in their report to the Council in July 2021 on changes to Chapters 21 and 25 of the Code of Ordinances, "City infrastructure can no longer adequately handle continued growth of a magnitude seen the last few years. Both public and private roads struggle to provide safe passage for the increased property density and the resultant number of cars. The streets cannot bear any addi	7	0
9	Something I Like	The new sidewalk at the jetty is great!	6	0
10	Ideas and Suggestions	If you got rid of all trailer parks, there would be a lot less cars. You can fit less homes on the same land. That cuts down on cars on the island.	1	10
10	Reply	Why cut out a lot of affordable housing and winter Texans, both of which help the local economy. They help to sustain the economy in the winter. How many local residents/voters live in the trailer parks? I have heard that there are quite a few.	1	0
10	Reply	I don't think getting rid of RV Parks is a good approach, but updating code and zoning that prohibits owners letting them fall into a state of despair is worth considering. There are some really nice places and then there are some really old dilapidated places that do distract from the goal of the "Plan"	1	0
10	Reply	According to the plan slides, 80% of traffic at peak times comes from from daytime visitors. How would this idea impact that? A lot of workers in Port A live in these RV parks because there is no other affordable housing. Either live here or drive in from	1	0

Marker Number	Type	Comment	Up Votes	Down Votes
		Flour Bluff or wherever, which increases traffic. So, how does this idea improve traffic?		
11	Issue or Other Comment	additional on street-parking as it is a growing safety issue, the drainage system is growing overwhelmed in many areas presenting a public health hazard and the quality of life is deteriorating for long term residents in proximity to the new denser growth that is predominantly short-term rental homes causing a public welfare concern" WHAT ARE THE LIMITS TO GROWTH? Could you determine the yearly rate of growth in both residential and commercial building, the rate of golf cart license issuance	0	0
12	Something I Like	Having the school tennis courts and track available for use by the community (when not being used by the school) is much appreciated.	7	0
13	Ideas and Suggestions	It is very sad to see all the development and building everywhere. All rentals new construction, its too much. Stop the building. Take control of the town and let locals have a say. Port A is being destroyed and for what money and tourists. It's too much. Please quit, we all fell in love with the quant unique historical fishing village. That is fading into new construction on top of eachother, over crowded beaches and disrespect for he town.	21	9
14	Issue or Other Comment	Our Infrastructure is a nightmare, to many vacation rentals and golf carts . Golf carts out of control and our beach is a disaster. I want my town back.	8	4
14	Reply	Can we see the recorded data from the City as to the issues with vacation rentals and golf carts. Exactly where the problems exist and what type. Then you can determine the appropriate corrective action if necessary.	1	0
15	Something I Like	We are so blessed to live in such a beautiful place with such a wonderful community!	2	0
16	Ideas and Suggestions	Cinnamon shotes should contribute to better highway to get ppl on and off island. Share beach with all. No more neighborhoods two is enough	20	21
16	Reply	I do believe turn lanes should be added for all new development along 361 In addition, we should look at lowering speed from 1A on into town. A full study of 361 should be updated by TXDOT.	10	0
16	Reply	Cinnamon shore does pay heavily via property taxes.	10	0
16	Reply	As an owner, I can assure you that Cinnamon Shore pays property taxes. Plenty of taxes, as well as financial support to local businesses, restaurants, and charities. If the hostility to new developments like Cinnamon Shore continues (as well as other developments that the city has approved) then such support will diminish, if not die out.	4	0
16	Reply	Does this sound like a good idea: The City has permitted the tragic overbuilding of the town and created the overcrowding during the peak beach season that legitimately infuriates the local residents, so, let's approve access roads that cut through the dunes in other areas which will provide very little relief for the town - as well as destroy the natural beauty that people come here to see?	0	0
16	Reply	Maintaining the Highway and roads are not the responsibility of Cinnamon Shore owners. We pay massive property taxes and bring guests that spend money in PA. With all this we are not able to vote in local elections. I do agree that a turn lane on 361 should be constant along this road.	2	0



Marker Number	Type	Comment	Up Votes	Down Votes
17	Issue or Other Comment	<p>It would be nice to reduce the amount of cars coming onto the island. In order to do that, you would have to have trustworthy systems that people can rely on including consistent transportation and food and rentals.</p> <p>We also need better ways of managing the trash that is left by all of the tourists coming on the island. This includes large trash like tent structures. After the weekends they look like large dead spiders all over the beach.</p>	2	0
18	Something I Like	Cute hotel	1	0
19	Ideas and Suggestions	<p>COMMENTS Port Aransas Comprehensive Plan Review</p> <p>I would like to welcome Freese and Nichols and in particular Erica Craycraft to Port Aransas.</p> <p>HELP! We have several large issues that we hope that you can help us with, both in how to define and think about the problems, the possible solutions and the ordinances that you would recommend in implementing those solutions.</p> <p>Port Aransas has seen exponential growth these last 12+ years. The City's Development Department put it succi</p>	1	0
20	Issue or Other Comment	Ferry operation remains a concern. Must become more efficient. The Port should also watch peak times and limit VCCs during those times.	2	1
21	Ideas and Suggestions	<p>What is the rate of growth in the loss of permeable surface due to development?</p> <p>What is the carrying capacity of the roads, the drainage system and the density? Do we have too many short-term rentals, golf carts, too much concrete? How did we get here? Where have we succeeded and where have we failed? Are we there yet?</p>	2	0
22	Issue or Other Comment	We need to look into upgrading the broadband connectivity. The system we have needs updated. There are federal funds that should be able to help with ARPA.	7	0
22	Reply	Yes! During Sandfest and Summer holidays, our broadband and cell phones do not work. Wifi lags, businesses have a hard time with transactions. I cannot reach my family (children) by phone. I have heard, the emergency services are not affected, but if I have an emergency I have no way to contact anyone. I've actually thought about buying "walkie-talkie" radios for this time of year. When the island jumps from 4000 to 60,000+ people... an iphone is only good for pictures.	0	0
23	Ideas and Suggestions	<p>Would it be possible to give permits to a few good and reputable food trucks. I know in the past the concern was it would be taken away from local businesses. But things have changed and with the massive influx of tourists on the island we need to have more food and services available to them. And to ourselves.</p> <p>The park would be a nice place to be able to house some because they have the space for picnics parking and many people are in the area fishing or enjoying the park.</p>	26	0
23	Reply	The city could control the number of food trucks & the time of day they're allowed to operate.	0	0
23	Reply	When the summer rush is in town the existing restaurants in town are overloaded, food trucks would be a good choice to absorb the overload. They are not permeant so they would leave with the extra summer visitors.	0	0
24	Issue or Other Comment	Ferry wait times are major concerns for employees and residents. Just this week, in our non-peak season, school employees have been waiting an hour or more in the ferry line to head home. This is detrimental in recruiting and retaining employees.	8	0
24	Reply	the ferry is not a new problem. ferry traffic everywhere is slow and steady.	0	0

Marker Number	Type	Comment	Up Votes	Down Votes
25	Ideas and Suggestions	Suggest Adding Palm trees or other landscape to the large concrete median dividing 361 through town. Allowing that median to be all concrete may have been economical, but it hurt the curb appeal of the town long term.	21	1
25	Reply	Great idea, but 361 is a state highway controlled by TXDOT. City has no jurisdiction over it. Doubt it could ever happen.	0	0
26	Issue or Other Comment	This intersection [Cut-Off Road and 6 <sup>th</sup> Street] is confusing and dangerous. Would highly recommend addressing it to be a more "normal" intersection.	1	0
27	Ideas and Suggestions	Suggest adding "Welcome to Port Aransas" monument signage or gateway as you enter Port Aransas	21	1
27	Reply	Tourism Bureau & Chamber of Commerce just completed an audit and will be working on this with the city, residents and council in the coming months. Should have a plan by the end of the summer or early fall.	0	0
27	Reply	This is a fabulous idea.	0	0
28	Issue or Other Comment	I do think that our town needs additional gas stations due to lines and how often gas pumps are empty so I am not opposed to the new station being built. However, I do think that two gas stations at this one busy intersection is enough and hope that no others will be permitted to be built near this intersection of 361 and 1A.	2	0
29	Ideas and Suggestions	new city offices, more help.	2	2
29	Reply	We have had several experiences with the city. They were all positive. The city provided excellent service and the office was easy to find.	0	0
29	Reply	not more help because they do a bad job....more help because the few that are there are doing the work of MANY. additional help would free time up to do more good!	0	0
30	Issue or Other Comment	This intersection [Cotter Ave and Alister Street] is confusing to tourists. The four way stop works ok during non-peak season but is awful when there's lots of tourists. Plus, so many don't realize that the left lane is actually the lane to go straight. I think a traffic light would be good there as well as a better layout of lanes and directions.	2	1
31	Ideas and Suggestions	Suggest adding Hike and Bike trail parallel to HWY 361 to allow residents and visitors south of Piper Blvd to bicycle or take golf carts to visit town and keep cars off 361. Recommend this extend at least as far as new apartments so that workers there can access the whole town without need for a car.	27	3
32	Issue or Other Comment	I realize how difficult this is to enforce, but the fireworks on the beach late at night for weeks after New Year's and July 4th are especially annoying to those of us who have to get up and go to work the next day.	2	0
33	Ideas and Suggestions	a splashpad for kids. a really awesome one!!	8	1
33	Reply	Isn't that already in the plan?	0	0
33	Reply	but make sure it's really a good one.....not like the one at the pool.	0	0
34	Issue or Other Comment	This intersection [Ave G and Station Street] needs attention. Often people traveling straight on Ave G think it is a four way stop and they stop, which causes confusion. It is difficult for those traveling on Station Street to get across Ave G when there are alot of visitors in town. It is like playing Frogger to get across.	5	0
35	Ideas and Suggestions	allowing a food truck park....more quick eating options are needed!	12	0

Marker Number	Type	Comment	Up Votes	Down Votes
36	Issue or Other Comment	Last time there was Beach closure because the pandemic was bad it ended up making it like a mad house and more dangerous than having everyone be spread out on the beach.	2	0
37	Ideas and Suggestions	Recommend expanding the areas where a pedestrian and family safe section of beach is protected from vehicles and through traffic by Bollards.	12	8
38	Issue or Other Comment	There are too many homes being built in these large complexes. If we continue to allow this then they shouldn't be zoned for short term rentals.	5	20
38	Reply	Port Aransas is growing, its healthy and thoughtful. There are always growing pains. Take a look at beautiful 30a in FL. Only downside is property values will rise, upside more jobs and healthy economy.	10	0
38	Reply	Short term rentals are necessary for the town to maximize it's appeal to visitors and drive the economy.	7	0
38	Reply	The city should not dictate to property owners what they can do with their property investments. This includes not meddling with, restricting or licensing short term rentals.	6	0
39	Ideas and Suggestions	Suggest allowing regulated "mobile vending" Food Trucks, at least on private property.	16	1
39	Reply	I cannot believe we still dont have food truck vendors	0	0
39	Reply	Food trucks are awesome.....wonder if there is a way to allow for the money to stay local.....not people coming in from out of town with food trucks and taking their profits back with them.	0	0
40	Issue or Other Comment	Port A. has had short term rentals for decades. It now has too many and doesn't need any more; it's destroying the character of the town.	3	10
41	Ideas and Suggestions	Suggest extending more frequent beach maintenance, trash management, restrooms, trash cans and other services present north of Access Road 1A to include other beach areas within city limits.	17	5
42	Issue or Other Comment	Our population declined in the last decade (census #'s) while development and STRs mushroomed! Isn't that shocking? We have more short-term lodging and RV units than people (check #'s in Spring Visitor's Guide). Eventually, no one will live here - kind of like a Disney Beach theme park. Take a look at how places like Aspen CO and other tourist-centered towns changed in the last 50 years and see our future if we don't make RADICAL changes and become more than a 90% tourist economy.	5	3
42	Reply	How will the shops, restaurants, services, rental management companies, golf rental companies, small businesses etc survive without the tourists? Much of the local economy is dependent upon tourists. Beaches bring people. Port A is a wonderful family friendly, safe, vacation destination. We don't want that to change.	5	0
42	Reply	Aspen is fabulous! People living there love it and are benefiting from tourism instead of complaining about it.	3	0
42	Reply	I don't agree that our numbers have decreased....I believe the census is not correct (I live here....I never received notification to complete a census....and we are a large family) There might be things to help curb the issues with STRs, but our local community is also thriving.....let's focus on helping that, rather than putting limits on STRs that are likely to be overturned by state legislation in the near future....we CAN have both!	0	0

Marker Number	Type	Comment	Up Votes	Down Votes
43	Ideas and Suggestions	Suggest extension of the airport runway	9	3
44	Issue or Other Comment	Weed/sticker control has gone downhill since Harvey. What good is a park for kids and dogs if the grass is full of stickers?	3	0
45	Ideas and Suggestions	Suggest that new wastewater treatment facilities being built incorporate odor control measures so a southern breeze doesn't carry these smells into town.	11	0
46	Issue or Other Comment	Why are airboats exempt from city noise regulations. Aren't the surrounding flats within the city limits?	1	0
47	Ideas and Suggestions	Suggest more robust recycling and trash collection infrastructure. Republic Waste doesn't cut it. Maybe eliminate single use plastic bags.	10	2
47	Reply	<p>We have used the dump several times over the past four years and it is easy to use, never a wait, and great service. Expansion should be included in the 10 year plan.</p> <p>Banning plastic bags is kind-of impractical. Any visitor to Port A and the beach is going to have plastic bags for their picnics, wet swimming suits and trash. Policing this would be like trying to police under age spring breakers with beer.</p>	0	0
47	Reply	Yes, we need to start looking heavily at environmental sustainability for our resident, business and visitors. Less waste and more recycling would be great.	1	0
48	Issue or Other Comment	<p>City should work with the Port of Corpus Christi and Coast Guard to enforce speed limits and/or revise them for ships, especially the large tankers and LNG ships. Why are all the organizations and government spending millions of dollars on bulkheads, island protection, and rip rap barriers and not addressing the root of the issue?</p> <p>Aside from that the channel is an accident waiting to happen for small boats navigating in the channel. This has gotten MUCH worse in recent years.</p>	1	0
49	Ideas and Suggestions	A Minor Emergency Clinic somewhere mid-island to support resident and visitor care in emergencies.	26	0
49	Reply	Much needed	0	0
49	Reply	Excellent suggestion. This would help residents and tourists.	0	0
49	Reply	The addition of a minor emergency clinic is much needed and would give comfort to residents and visitors! Accidents and illness are an everyday occurrence and could be handled in a more timely and emergent manner with this offering!	0	0
49	Reply	Yes i cant understand as a new resident why we have to travel to North Padre or Aransas Pass for this kind of help, would also cut down on the number of EMS trips OTB or across the ferry that i see in the paper.	0	0
50	Issue or Other Comment	Can we promise even a little hope for a future to children of families that want to live here and raise a family. I'm a senior, but would never move here if I was younger as my kids would almost certainly have to leave to work and raise their own families. Remote work could offer a glimmer of hope if we stop tourism development now and focus on lowering costs for residents and their kids.	2	5
51	Ideas and Suggestions	Improve available public transportation. A Trolley, Park and Ride, Improve Hike and Bike connections, Improved sidewalks and walkability.	20	0
51	Reply	We do need to focus on a pedestrian Friendly Port Aransas on Allister, Cotter and Cut-Off (as well as all of the beach access roads).	0	0

Marker Number	Type	Comment	Up Votes	Down Votes
52	Issue or Other Comment	As a frequent visitor, it is plainly obvious that a huge percentage of visitors contributing to the economy of Port A are Hispanic/ Latino families. The CPAC does not appear to represent this demographic. I get that the overwhelming majority of homeowners are white. The "community" should include a more diverse representation of the folks that enjoy and contribute to Port A's success.	0	0
53	Ideas and Suggestions	Would it be possible to install 2 volleyball courts around this area? Even just poles would be nice as folks that play usually have nets and lines.	3	1
54	Issue or Other Comment	The comprehensive plan thus far does not address the past or current growth of short term rentals, including hotel and condos. If growth is going to be controlled by limiting single family STR's, shouldn't hotel and condo development be curtailed as well? One cannot in good faith limit one without limiting the others. Single family STR's spread the transient population out a lot better than hotels and condos. Otherwise, Port A will start looking like Destin or Gulf Shores.	0	0
55	Ideas and Suggestions	This [on the beach at the end of Access Road 1-A] is another good location for a volleyball court or two. Although this location would require a bit more build up since the tide flattens out the sand quite often. But all you really need are some railroad timbers to surround the court and then just have the front end loaders dump some sand in there whenever it gets too low. Please reach out if you think we can make this happen. I'd be happy to handle set up and upkeep as I live on Beach Access Road 1-A. Thanks.	3	2
56	Ideas and Suggestions	Designate a section of the beach that is "off leash" for dogs.	10	7
56	Reply	Yes a leash free dog park would be cool	1	0
57	Ideas and Suggestions	Let's help the animal shelter find a better home, possibly by the water treatment plant or somewhere rather than by Library and Visitor Center.	2	0
58	Ideas and Suggestions	Upgrade the Civic Center into more of a conference center approach. Great location with plenty of parking and adjacent lodging. Something with great break out rooms and great AV.	5	1
58	Reply	a conference center is the one thing that Port A is missing.....attracting the working crowd would be such a benefit. People would come for conferences, spend money locally and might want to stay to live. build a community!	0	0
59	Ideas and Suggestions	Make sure you we have enough children to keep our schools open. We need more families and less str's.	5	0
59	Reply	How do you propose you attract families with young children to live here? I think its great but affordability is the real issue here	0	0
59	Reply	The school is a great size for learning. It seems to be sustaining and not shrinking.	0	0
60	Ideas and Suggestions	We should look at this area [nature preserve] or others for more water access/waterfront owned by the city. Marina needs to have a better master plan. We should look at water taxis and transportation as well to Corpus Bay area and even further to places like South Padre.	2	1
61	Ideas and Suggestions	The building density is excessive. Weekend crowding is getting incredibly overwhelming. Other coastal cities have greatly restricted building to conserve the island atmosphere. Please devise and implement building restrictions so we don't have a rental house on every square inch of sand	11	0
61	Reply	Highest and best use of the space, it is what it is	0	1

Marker Number	Type	Comment	Up Votes	Down Votes
62	Ideas and Suggestions	Save the dunes & wetlands from cut through and development. They are needed for flooding and storm mitigation. Incentivize remaining natural areas from dunes to current development.	15	0
63	Ideas and Suggestions	A parking garage for day trippers to the beach is needed. If the city had a safe, monitored lot connected by vans hauling visitors and carry-ons to the beach, it could reduce ferry and town traffic. Vans in summer would have to run city beach each 10 minutes.	5	0
64	Ideas and Suggestions	Expand birding center parking. This is best year-round attraction. If there was a gift shop, it would be profitable. If wheel chairs could be rented, more could enjoy it. More parking and a Charlie's Pasture park trolley could reduce traffic.	3	0
65	Ideas and Suggestions	Have a stand where visitors can get a bag for trash—and return it full for a coupon that can be used at local businesses for \$1 off. Maybe businesses could submit used coupons to the city for tax credit or a promotion.	6	0
66	Ideas and Suggestions	Please add an observation deck like one at Robert's Point Park to the jetty area to look across channel and watch ships and nature.	8	0
67	Ideas and Suggestions	Please add a sidewalk so that when you walk from the intersection of Cotter/Cut-off toward the marina/Robert's Point Park, you don't have to walk on the road.	4	0
68	Ideas and Suggestions	This area [eastern tip of Robert's Point Park] where everyone fishes needs more trash cans and/or the ones there need to be emptied more often as they are often overflowing. And it is disheartening how much trash is left behind visitors. Perhaps more signage encouraging everyone to pick up after themselves?	6	0
69	Ideas and Suggestions	Would love to see a rec center built at the entrance to the park. Gym, weight room, spaces for city parks & rec to have offices and to host classes and programs. Would be a great benefit to residents. Could also host basketball tournaments and other events to promote tourism during the off-peak season.	5	3
69	Reply	Rec Center would be amazing....no better way to foster the local community!	0	0
70	Ideas and Suggestions	I'd like to see civic center renovated to include a quality sound/video system and stage, plus add smaller meeting rooms. This then could be used to host small conferences in the off-peak season which would bring responsible visitors and their dollars.	4	0
71	Ideas and Suggestions	These wetlands should remain protected and further development should be permanently prevented. Additional efforts should be in place to prevent damage to these limited natural resources.	19	0
71	Reply	Concur completely and protecting the wetlands should be on par with the efforts to protect the dunes.	1	0
71	Reply	Completely agree. Protect the wetlands that provide a critical home for such diverse bird wildlife that flourishes on the island	0	0
71	Reply	Absolutely agree - this should be a priority.	0	0
72	Ideas and Suggestions	This old Stripes store has been an eyesore since Hurricane Harvey. Perhaps city could try to acquire it. Make it green space or just parking for folks to walk around Old Town.	3	0
73	Ideas and Suggestions	Port A should increase the cost of beach parking permits. It's crazy that it's only \$12 for the year. It should be \$50 annually or have daily cost for parking. The fees could	13	0

Marker Number	Type	Comment	Up Votes	Down Votes
		help pay to clean beaches and care for them as there are now WAY TOO many people on the beaches. They trash the town and our beaches.		
73	Reply	Our beaches are some of the best around.....our public works crew does a fabulous job of keeping them clean and useable.	0	0
73	Reply	but \$12 is low.....\$20 increase would be manageable!	0	0
74	Ideas and Suggestions	Enforcement of our laws and ordinances should be carried out. Faith and trust in our bb	1	0
75	Ideas and Suggestions	Please do whatever is possible to preserve the character of Port A. As an example - stop allowing chain restaurants on the island. Temper more construction - especially on the beach. Love the new sidewalks and the fact a maritime museum is being built next to Farley Boats. This is consistent with the Port A vibe.	6	3
76	Ideas and Suggestions	We would love to see all the walking trails repaired to/from the Birding Center, Charlie's Pasture, Salt Island, etc. The Nature Preserve is such a great spot year round. Suggest having donation boxes at the park entrances... every little/big donation can help.	6	0
76	Reply	It has been almost 5 years since Harvey. Was there not insurance and FEMA money available to make repairs? Port A prides itself on being a birding center; the pond behind the sewerage treatment plant should not be the main attraction.	0	0
77	Ideas and Suggestions	Decrease costs for residents in any form allowable while increasing costs for non-resident property owners, STRs and visitors. In many ways residents bear the burden (financial and otherwise) and receive little benefit from over-development and endless drive for more tourists. Many places around the world (and a couple businesses in PortA) have lower charges and discounts for residents. A small but symbolic start would be to charge \$50 for beach passes but give each resident a free one!	4	4
77	Reply	As a owner of a STR I totally understand this frustration by locals. I was raised in a town like Port A- Cape May NJ. I know locals have to relocate cause they cant afford it here. I posted my suggestions in another section. I support a 50\$ beach tag fee. I would also support more trash Enforcement on the beach for people who leave their garbage on the beach. Fine them! But I agree that a discount for goods and services for locals would be great..Affordable rental housing by developers!!!	0	0
77	Ideas and Suggestions	what about the people that come for only a day? \$50 seems excessive.	0	0
78	Ideas and Suggestions	Charging stations for electric vehicles AND golf carts. Infrastructure for electric golf carts would enormously help noise and pollution.	5	0
79	Ideas and Suggestions	Port Aransas needs more luxury development like Cinnamon Shore to attract high end vacationers. If we don't another community will.	13	2
80	Ideas and Suggestions	Reduce speed limit to 20 mph in most of the city, especially the main thoroughfares. I believe there are government grants for doing this type of thing that will help pay for improvements like building sidewalks. It will also help road rage when people are stuck behind golf carts. Everyone will be traveling at same speed.	2	1
81	Ideas and Suggestions	The amount of taxes garnered by the city of 5000 permanent citizens is way high would love to see a reduction	1	0
82	Ideas and Suggestions	The planning must consider the improvements in Port Aransas since Hurricane Harvey. The focus should be to manage the growth and development of residential	2	0



Marker Number	Type	Comment	Up Votes	Down Votes
		<p>homes, develop zones for businesses, rental homes and hotels/condominiums and natural habitats.</p> <p>Restrictive ordinances will stop growth and cause:</p> <ol style="list-style-type: none"> <li>1) Loss of property values and property taxes.</li> <li>2) Loss of restaurant and retail sales and taxes.</li> <li>3) Loss of rental lodging tax and still have Day Use visitors.</li> <li>4) Interfere with property rites</li> </ol>		

## CPAC Meeting #2

02/24/2022 6:00pm @ City Hall

### Meeting Summary

On Thursday, February 24, 2022, the Comprehensive Plan Advisory Committee (CPAC) held their second meeting. The purpose of the meeting was to review the input received at the previous evening's Open House #1 meeting (and the online equivalent) and to provide initial input on draft guiding principles and goals for the plan's development. The community input boards from the Open House and online responses to-date were provided to the CPAC members, along with a presentation summarizing key themes.

Next, the CPAC was asked to respond to initial guiding principles and plan goals that were developed by the consultant team incorporating the community's input to-date. The CPAC, along with approximately a dozen additional citizens who attended the meeting, provided direction and comments regarding the draft materials.

The draft guiding principles and plan goals are included in the CPAC's meeting packet and presentation, available on the project website [www.MovingForwardPortA.com](http://www.MovingForwardPortA.com) on the Get Involved page. Notes from the meeting are included on the following page. The CPAC was asked to provide any additional comments following the meeting to the consultant team for future discussion.

The CPAC also directed the consultant team to extend the virtual open house survey to encourage additional participation (now March 10, previously February 28).

A video recording of the meeting is available on the City's YouTube page here:

<https://www.youtube.com/watch?v=rXxrgtxNvj4>



## Draft Guiding Principles

Close...

Need something about small business environment - support small/local biz env.

Enhance QoL? Preserve?

## Draft Goals

~1920s-1940s

Cottier  
Alister

LU1: Need a better understanding - "Town Center/Square" address in #13? vs. Long term neighborhoods, different places.

Need to have separate areas w/ separate recs?

Cultural center of the community; reference the report (and add to website)

TI: Center = Museum, comm. center, park, Pres. church <sup>Tarpon to</sup>

Not currently in RRC/MPC, how to get involved?

T?: Parking areas, ferry port-a-ride on Harbor Island

HI: Grants/programs for workforce (City/public safety), something similar for service industry

II: Not needed? Nueces County manages w/wu; <sup>way</sup>

Provide/inform utility districts w/ plans; <sup>Coordinate</sup>

Mid-island WWTP planned

Employment for local residents

Capitalize on tourism without compromising QoL  
separation helps (when possible)

## Draft Goals (continued)

How is Harbor Island addressed? Determine the best use of land

Limited land left to develop, already designated as PUDs; already abutting Corpus boundary

Need to ensure open spaces, not pave it over

Mixed opinions on potential marina, impact of larger ships

Rebuilding assets damaged by Harvey, resiliency

STRs needs its own goal - "manage/leverage"

Winter Texans may need its own goal (Nov-March), type of tourists changes constantly/seasonally

## Draft Goals (CPAC wrap-up)

"On the right track?"

Close, think more

Many in the works

Some tweaks

Aligns w/ chamber efforts

Some adds/tweaks

Right track

Close, add density

Adding after public comments

More families

send to: by March 3

In ballpark

Business/job diversity

EGC @ free se.com

\* Extend virtual open house

\* Add STR ordinance to website



## CPAC Meeting #3

05/18/2022 6:00pm @ City Hall

### Meeting Summary

On Wednesday, May 18, 2022, the Comprehensive Plan Advisory Committee (CPAC) held their third meeting. The purpose of the meeting was to review and discuss draft goals and strategy concepts. The CPAC was asked to provide direction to the consultant team regarding which strategies should or should not be considered during the planning process.

The draft goals and strategies were prepared based on the community's input at the first open house, the CPAC's input at the first two meetings, and the consultant team's observations. Meeting discussion focused mostly on defining Old Town and its character, low-impact development, planning for a marina on the City-owned property near the nature preserve (or another location), short-term rentals, golf carts, and a park and ride from Harbor Island. Key meeting notes are indicated on the following pages of this packet. A video recording of the meeting is available on the City's YouTube page here:

[https://www.youtube.com/watch?v=ZK6\\_9mPas70](https://www.youtube.com/watch?v=ZK6_9mPas70).

These draft strategies will continue to be updated and expanded, and will be presented to the community for feedback at the next open house meeting.



# Draft Guiding Principles, Goals, and Strategy Concepts for CPAC Discussion

May 18, 2022

## Guiding Principles

1. Enhance the quality of life for residents
2. Protect the natural environment
3. Build upon the family-oriented lifestyle
4. Ensure responsible tourism
5. Support the local business environment

Note: The “[track changes](#)” markups indicate notes made during the CPAC meeting discussion.

## Land Use

### Goal LU1: Promote the Town Center district.

- a) More events, including the off-season for locals and Winter Texans – additional “appreciation” options?
- b) Placemaking: District branding, banners and flower baskets on streetlights along key corridors
- c) Create district-focused design guidelines – limit building heights to 3 stories?
- d) Pedestrian enhancements/walkability/accessibility
- e) Coordination between the new Old Town Preservation Advisory Board, the City, and Chamber of Commerce
- f) Do we have the right uses today?
- g) Plan for the newly acquired city property along Alister to create a Town Square with gathering public spaces and (quiet) events, also needs parking.
- h) Old Town should be bigger than it is in the preservation district. OT includes both residential and nonresidential areas. Use term “Old Town Corridors” for the commercial areas; align with landscaping ordinance.
- i) “Old Town Corridors” should include Cut-Off and go down to Station Street.

### Goal LU2: Ensure compatibility between tourism activity and residential life.

- a) Visitor education campaign (conduct and etiquette) and enforcement
- b) Local reminder campaign on the benefits of tourism
- c) Evaluate options for new/expanded user fees to ensure that future growth and seasonal tourism pays for its own demands
- d) Rotating designated beach camping area?
- e) Review beach parking/camping fees

### Goal LU3: Protect environmentally sensitive areas. [← expand this goal to include Low-Impact Development and stormwater strategies](#)

- a) Review ordinance requirements – lot coverage, buffers/setbacks, raised structures, permeable surface
- b) Pollution prevention and control

- c) Identify additional wetland preserves after further study
- d) Funding resources, possibly grant writer position
- e) Dark skies
- f) [Be sure to reference the FNI Stormwater Plan and the ongoing drainage plan.](#)

#### Goal LU4: Plan for new entertainment opportunities.

- a) Plan for a food truck park – best location?
- b) Plan for commercial nodes to the south – best location? [– Yes, plan for these. Add the two new ones and show the two in progress ones.](#)
- c) Things to do for residents and visitors (e.g., boardwalk, entertainment center) – best location?
- d) [Plan for marina on existing City-owned land \(67 acres\)? – Yes, start planning for a public marina. May need to suggest multiple locations \(current plan and harbor island\). Evaluate whether there's extra space on the City's property that could be used for attainable housing options.](#)
- ~~d)e~~ [Support cultural/artist development, possible Cultural District Initiative at Town Square](#)

#### Goal LU5: Effectively manage and leverage short-term rentals.

- a) Review STR ordinance and nuisance regulations
- b) For reference, these are existing requirements:
  - Registration required
  - Local contact available 24 hours with contact information posted outside
  - Max occupancy by bedrooms
  - Approval by owner [– clarify](#)
  - Tenant information sheet inside unit with occupancy limit, parking regulations, noise/light regulations, trash information
- c) Potential additional requirements:
  - ~~Require local ownership?~~
  - ~~Limit the number of STRs one person/entity can own? (currently about 2,000 units and 1,000 owners)~~
  - Incentivize larger hotels to offset the demand for STRs? [Maybe.](#)
  - Limit the number or percentage of dwellings as STRs? [Yes.](#)
  - [Maybe increase the parking requirements per bedroom.](#)

## Housing & Neighborhoods

#### Goal H1: Proactively support attainable workforce housing options.

- a) Partnerships and tax assistance programs
- b) Local property tax relief for owner-occupied and long-term rentals?
- c) Long-term rent control requirements or incentives
- d) Consider how much local workforce earns
- e) Expand the existing Public Facilities Corporation (public housing authority) program to support workforce housing opportunities

#### Goal H2: Allow a variety of housing types.

- a) “Missing Middle” – duplexes, townhomes, ADUs (maybe?), small apartments up to 24 units
- b) Larger housing for families (not STRs)



- c) Senior housing options – dedicated 55+ community, patio homes, others?

### Goal H3: Support existing neighborhoods.

- a) Limit building heights to 2 stories?
- b) Code enforcement resources
- c) Sidewalk retrofits?
- d) Create district-specific adjacency standards
- e) What is needed for Old Town neighborhoods vs. other existing older neighborhoods?

### Goal H4: Plan for new quality neighborhoods.

- a) Complete neighborhoods – walkable to services and amenities, mixed densities
- b) Sidewalks
- c) Evaluate the current “cumulative zoning” that allows residential in commercial areas

## Community Character

### Goal CC1: Build upon the local identity.

- a) Gateways and branding; unique identity (e.g., Farley Boats)
- b) Require coastal architecture/design? What does it look like? Avoid cookie-cutter chain design?
- c) What makes Port A different from other beach towns that could/should be reflected in the built environment?

### Goal CC2: Ensure a positive image of the community.

- a) Landscaping and streetscaping
- b) Commercial signage and lighting
- c) Continue or review/revise height restrictions
- d) Volunteer community clean-ups
- e) Litter control – incentive program?
- f) Beach maintenance and facilities south of 1-A

## Transportation

### Goal T1: Improve network connectivity and mobility.

- a) Identify key congestion points and identify low-cost/high impact solutions (e.g., turn lanes)
- b) Allocate future ROW to enhance existing connections and facilitate new mobility corridors
- c) Create a parking management program for Port Aransas; re-assess the existing parking fee structure for all users
- d) Consider a park and ride lot at Northern Ferry Terminal – [yes, we support this.](#)

### Goal T2: Support active transportation options.

- a) Prioritize bicycle and pedestrian alternatives. Consider golf carts, electric bicycles, and other micro-mobility options as alternatives (e.g., golf cart shuttle) – [consider limiting the number of golf cart permits that are issued.](#)

- b) Evaluate the construction of a pedestrian boardwalk along the beach
- c) Ensure that all new roadway investments provide opportunities for active transportation

### Goal T3: Plan for roadway design improvements.

- a) Re-evaluate the existing thoroughfare designs based on the existing context of the surrounding neighborhood

### Goal T4: Promote linkages between mobility improvements and the local economy.

- a) Ensure that proposed roadway improvements will have a positive impact on the local economy
- b) Support initiatives that improve evacuation routes
- c) Use parking fees as a funding mechanism for new attractions and transportation services
- d) Consider the use of mobile phone applications as a medium to access transportation services
- e) Reconfigure existing trolley service and routes; restructure funding as a free city service (funded through parking fees)

## Public Facilities & Services

### Goal PF1: Plan for future facilities and services to support the City's operations.

- a) New City Hall/civic center
- b) Conference center with meeting rooms and technology

### Goal PF2: Promote public safety in the community.

- a) Continue to pursue HOT restriction modifications for funding – [are there other ways to fund public safety improvements?](#)
- b) Community policing (no firearms, issue parking citations; workshops with restaurant/bar/hotel/shop owners before peak season)
- c) Paid fire dept
- d) Already expanding existing EMS/public works
- e) Medical/urgent care center
- f) Support future growth/needs

### Goal PF3: Enhance wireless connectivity and access.

- a) ~~Broadband~~ [High speed internet](#) and cell support during peak season

## Infrastructure

### Goal I1: Continue to maintain communication and coordination with the NCWCID #4.

- a) Regular coordination meetings

## CPAC Meeting #4

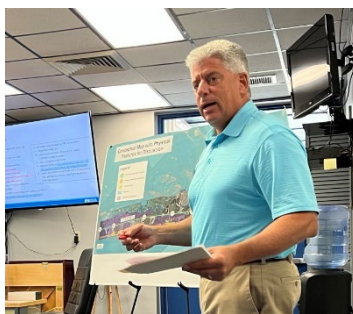
07/28/2022 6:00pm @ City Hall

### Meeting Summary

On Thursday, July 28, 2022, the Comprehensive Plan Advisory Committee (CPAC) held their fourth meeting, which was added to the original schedule to allow additional time to review and discuss draft goals and strategy concepts. The CPAC was asked to provide direction to the consultant team regarding whether the revised goals and strategies were in line with the CPAC's vision.

Meeting discussion focused on the following topics: SH 361 slip road implementation; addition of a residential preservation district that focuses on quality of life issues; short-term rental regulations, particularly parking; ensuring visitors pay their way and fund their own increased service needs; increasing the emphasis on housing variety; improving the corridor streetscapes; considering a public facilities needs assessment; ensuring coordination with the ISD; and promoting ecotourism. A video recording of the meeting is available on the City's YouTube page here: <https://www.youtube.com/channel/UC-7pxSC6B4EwTrhw7eXnBJg/videos>.

The draft goals strategies will be revised based on the comments at this meeting and will be presented to the community for feedback at the September 20 Open House #2 meeting.





## **CPAC Meeting #5**

**09/19/2022 6:00pm @ City Hall**

### **Meeting Summary**

On Monday, September 19, 2022, the Comprehensive Plan Advisory Committee (CPAC) held their fifth meeting. The purpose of the meeting was to review and discuss the draft Land Use, Housing & Character (LHC) chapter, focusing on refining the future land use map and narratives that support the LHC strategies. The CPAC was asked to provide open-ended input on the draft chapter and associated maps. In addition to the CPAC members, several members of the public attended as well.

- Discussion focused on the following topics:
- Residential Infill Overlay (RIO) district and the appropriate associated standards;
- Appropriate short-term rental (STR) regulations and code enforcement;
- Population projections and capacity considerations regarding tourism;
- Mixed-use node locations, sizes, and features;
- Beach camping restrictions;
- Food truck park feasibility and logistics;
- Proposed mixed-use marina development;
- Neighborhood design and sidewalk installation; and
- Various wording and mapping adjustments.

This input will be used (in conjunction with public input at Open House #2) to develop a refined draft that is ready for public review and feedback at Open House #3.

A video recording of the meeting is available on the City's YouTube page:

<https://www.youtube.com/channel/UC-7pxSC6B4EwTrhw7eXnBJg/videos>.



## Open House #2 Community Input Results Packet

The City hosted the second of three community open house events to solicit feedback from the community regarding the draft guiding principles, goals, strategies, and overall concepts. The in-person event was held on September 20, 2022 between 6-8pm at the Port Aransas Community Center. An online alternative was available between September 14 and October 3, 2022 on the project website, [www.MovingForwardPortA.com](http://www.MovingForwardPortA.com). Approximately 50 residents (excluding Comprehensive Plan Advisory Committee [CPAC] members and City Staff) attended the in-person meeting. The online option received 126 comments from at least 20 different participants, with nearly 200 unique visitors to the project website. This packet documents the full results from both the in-person and online events.



# Our Guiding Principles

Do these principles represent Port Aransas's values?

*This is perfect  
if it brings  
growth  
to the town*



Enhance the quality of life for residents

*Most important and  
least observed  
here!*

*Is only all  
development consider*



Protect the natural environment



*yes yes yes  
The city & chamber in  
need to help  
#2*



Build upon the family-oriented lifestyle



Ensure responsible tourism



Support the local business environment

## Virtual Open House Responses

Does each principle represent Port Aransas's values? (1 = Not at all / 5 = Very much)	
Guiding Principles	Average Score
Principle 1: Enhance the quality of life for residents	4.67
Principle 2: Protect the natural environment	4.72
Principle 3: Build upon the family-oriented lifestyle	4.67
Principle 4: Ensure responsible tourism	4.71
Principle 5: Support the local business environment	4.63
Do you have any comments to share or other guiding principles to suggest?	
#	Comments
1	Balance is key. Mustang Island is a barrier island and as such helps protect the mainland from damage. Protecting the natural environment is crucial for this function. Protecting the natural environment should be more important than development. We must limit short term rentals and excess building to do so.
2	I feel that all these principles should be at the forefront of our city's planning but it has fallen way short.
3	Need more family-friendly/off-season things to do around town, as well as the area down 361 being developed. Spacing out attractions could help reduce density in old-town.
4	Runaway short term vacation rental development is quickly changing the face of Port Aransas. I think the city's long-term plans must include a means to control this and protect the interiority of this Island.
5	Supporting Local Business, Maintaining a Family Lifestyle, and planned growth are key. If you try to ignore growth or don't plan properly for it, both the other principles will suffer greatly.
6	Thank you for putting this together. We love Port A and think it is a great place for our family. There will likely be different opinions on both sides of growth vs maintaining the small town fishing town feel. I am hopeful that everyone can work together and continue to make Port A the best it can be for generations to come.
7	There was a community here before some people decided to try to make an "Destination " out of Port Aransas.





# Land Use, Housing & Character

Comment with your feedback on the draft goals and strategies!

We need to conserve the remaining permeable ground.  
All development must include

**Goal LHC 1: Protect and promote our natural resources.**

- 1a) Update the 2005 Nature Preserve Plan to align with current conditions and to continue to protect this important local resource. ~~KEEP SOMETHING UN-MOLESTED. YA, THANK?~~

- 1b) Update the 1995 Coastal Management Plan and consider the development of a Natural Resource Protection Plan.

- 1c) Continue to monitor and communicate with industrial users in the region.

- 1d) Continue to promote Port Aransas as an ecotourism destination. community!

- 1e) Continue to explore potential additional funding sources to support natural resources

11) Review the existing lighting regulations and implement a "Dark Skies" program to protect the night sky

Definitely ~~we~~ were located on the Great Birding Trail

**Goal LHC 2: Build upon the local identity and conserve the historic charm.**

- 22a) Plan for a Town Square that serves as a focal point and central gathering place for the community.
- 22b) Preserve and expand the character of the Old Town area by ensuring compatible development.
- 22c) Consider creating a Residential Infill Overlay (RIO) district to promote and protect the livability of residential neighborhoods.

**Goal LHC 3: Plan for new commercial, entertainment, and cultural opportunities.**

- 33a) Plan for mixed-use nodes along 361 to create additional areas of activity and services.
- 33b) ~~Plan for the development of a new marina.~~ ? **X No**
- 33c) Evaluate whether a food truck park would be appropriate near the beach. **No. yes**
- 33d) Evaluate grant opportunities to expand cultural amenities and attract artists to the area.

NOT NEAR BEACH

PLANT MORE TREES - NOT PALM TREES ← dangerous! drink too m

the estates located north of Wilkins are extremely precious (or valuable) resources (like the military bases) that we need to see if possible for the military bases that the community (people) is 2 who are

AT LEAST HAVE OUTDOOR LIGHTING POINTED TO THE GROUND AND LOWER BRIGHTNESS.

yes. yes

### Trail

[illegible]

Consider Having Older Structures (SOPAD) enroll in Voluntary National Historic Register.  
— But Legally!

[illegible]

Blow  
taps  
off

1.  $\frac{1}{2}$  of 100 = 50  
 2.  $\frac{1}{4}$  of 100 = 25  
 3.  $\frac{1}{8}$  of 100 = 12.5  
 4.  $\frac{1}{16}$  of 100 = 6.25  
 5.  $\frac{1}{32}$  of 100 = 3.125  
 6.  $\frac{1}{64}$  of 100 = 1.5625  
 7.  $\frac{1}{128}$  of 100 = 0.78125  
 8.  $\frac{1}{256}$  of 100 = 0.390625  
 9.  $\frac{1}{512}$  of 100 = 0.1953125  
 10.  $\frac{1}{1024}$  of 100 = 0.09765625  
 11.  $\frac{1}{2048}$  of 100 = 0.048828125  
 12.  $\frac{1}{4096}$  of 100 = 0.0244140625  
 13.  $\frac{1}{8192}$  of 100 = 0.01220703125  
 14.  $\frac{1}{16384}$  of 100 = 0.006103515625  
 15.  $\frac{1}{32768}$  of 100 = 0.0030517578125  
 16.  $\frac{1}{65536}$  of 100 = 0.00152587890625  
 17.  $\frac{1}{131072}$  of 100 = 0.000762939453125  
 18.  $\frac{1}{262144}$  of 100 = 0.0003814697265625  
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Stop promoting  
stop all we  
we handle!  
can

ENFORCE THE LAWS.

Do not touch  
Charles's passbook

makes more trash.



## Virtual Open House Responses (Goals LHC 1, LHC 2, and LHC 3)

### Goal LHC 1: Protect and promote our natural resources.

LHC 1a) Update the 2005 Nature Preserve Plan to align with current conditions and to continue to protect this important local resource.

LHC 1b) Update the 1995 Coastal Management Plan and consider the development of a Natural Resource Protection Plan.

LHC 1c) Continue to monitor and communicate with industrial users in the region.

LHC 1d) Continue to promote Port Aransas as an ecotourism destination.

LHC 1e) Continue to explore potential additional funding sources to support natural resources.

LHC 1f) Review the existing lighting regulations and implement a "Dark Skies" program to protect the night sky.

### Does Goal LHC 1 and its associated strategies reflect Port Aransas's needs and desires?

			Yes	Maybe	No
			16	3	1
#	Comments				
1	Can we do more to promote clean beaches and lower trash and pollution by visitors?				
2	I strongly agree that we need to balance our natural island with our growth. I would love to see a Dark Skies program implemented.				
3	Love it				
4	More focus needs to put in preserving the natural state of the beach. Way too much beach scraping/manipulation and it creates horrible driving conditions and a beach that looks like a construction site rather than nature's perfect creation.				
5	Most important to maintain our quality of life				
6	Protecting the natural environment is the most important goal. Ecotourism to me means protecting the environment above new development. Please protect the small amount of remaining empty dune (no human development), especially in front of Beachhead, Sea Isle, and Pelican Condos. This area floods regularly and should be a protected wetland area.				
7	The City and it's sponsored Tourism Department need to actively fight industrialization in the area. Port A has been way too passive (ignorant?).				
8	The nature preserves are being gobbled up by short term rental housing. We need to stop this in bridal growth to protect the wildlife before it is too late.				
9	Would like to see the Dark Sky's implemented Also if the Coastal Management Plan is to be rewritten, there has to be a lot of input put into it!.				

**Goal LHC 2: Build upon the local identity and conserve the historic charm.**

LHC 2a) Plan for a Town Square that serves as a focal point and central gathering place for the community.

LHC 2b) Preserve and expand the character of the Old Town area by ensuring compatible development.

LHC 2c) Consider creating a Residential Infill Overlay (RIO) district to promote and protect the livability of residential neighborhoods.

**Does Goal LHC 2 and its associated strategies reflect Port Aransas's needs and desires?**

Yes		Maybe	No
14		5	1
#	Comments		
1	The city can grow and develop while maintaining historic charm. Balance		
2	Important to preserve historic significance but not in a cartoonish way		
3	I agree with all 3 of those comments		
4	Consider blocking off the area of town square to pedestrian traffic only?		
5	Our community gathers at Robert Point Park due to the parking, facilities, and room. I am not sure "old Town" has the room for this.		
6	Like the Town Center idea. "Old Town" seems mythical... where is Old Town and what is worth "saving"		
7	"Preservation" should not be attained by taking away property rights.		
8	The landowner rights rule. There is no town square, there has never been one. If property owners wish to preserve a "historic" structure, let them ... don't force them. Many of the "historic" places get wiped off the map with hurricanes. This isn't a location for historical preservation ... build back better, don't preserve the crap. Further, how can we claim Historical Preservation District in an area of town that is littered with pockets of RVs on their own or in a "park"? It seems that this is a strategy supporting a much different goal.		
9	Port A needs a bigger grocery store and better parking to service the swelling tourist population. Or build one between the 2 Cinnamon Shore complexes. IGA is often overwhelmed, though they do a remarkably good job.		

**Goal LHC 3: Plan for new commercial, entertainment, and cultural opportunities.**

3a) Plan for mixed-use nodes along 361 to create additional areas of activity and services.

3b) Plan for the development of a new marina.

3c) Evaluate whether a food truck park would be appropriate near the beach.

3d) Evaluate grant opportunities to expand cultural amenities and attract artists to the area.

**Does Goal LHC 3 and its associated strategies reflect Port Aransas's needs and desires?**

Yes	Maybe	No
11	6	2

#	Comments
1	We have a marina. Building a new one at the proposed location would add to already horrible traffic problems for that area and past feasibility studies have said it's a bad location for a marina.
2	Do not allow food trucks on the beach. The beach is overcrowded with people and trash. We don't need more.
3	Had to be done right. Town square sounds fun and provides historic charm. Not sure what mixed-use nodes are, but open for improvements. Maybe live music opportunities?
4	Enhance crowding in the area
5	No food trucks on or near the beach. Needs to be more information on what it will cost for a marina and or even if it is possible to put one there. There were a-lot of discussion on this in Council meetings 2015-2016 and not everyone was on board. We were just trying to keep permit. Why save hotel/motel tax for years when the people of Port Aransas could be using that property now for the people here now?!
6	Agree with 361, Alister, Cotter, Cut Off Rd Beach Road but not into Neighborhood, Hope our Grandchildren can enjoy the Island without being boxed out
7	Food trucks would alleviate the demand on brick-and-mortar food establishments, designating a specific location with seating, trash bins, and restrooms on the beach or within walking distance could help cut back on potential littering. Require that food trucks use reusable or non-plastic alternatives for serving food (paper plates/cups, parchment, wood skewers) so that what does up as litter is biodegradable.
8	I am worried about food truck parks due to trash and impact to environment near the beach. Also taxes are high for business owners in Port A, I would want a food truck permit high enough to take care of monitoring it and not put local business out due to overhead cost.
9	All these ideas are needed!!!
10	Keep Port A smallish. No giant venues!



# Land Use, Housing & Character

Comment with your feedback on the draft goals and strategies!

at the streets - signs are not  
No flags in road  
Banner Re: Sonic  
No flags - sonic  
I agree

Where is the landscaping?  
Perivable outside only!

## Goal LHC 4: Ensure a positive image of the community.

- 4a) Identify locations for additional enhanced gateways with signage, landscaping, art, and other features at entry points into the City and into special areas (e.g., Old Town). *NO MAKE FLAG BANNERS! OK ONLY 1 Per Business*
- 4b) Enhance the landscaping along the City's corridors. *YES - YES And ruin more habitat??*
- 4c) Review the existing commercial signage requirements to reduce visual clutter along the City's corridors. *Controlled lighting!*
- 4d) Implement programs to reduce litter along the beach and throughout the community. *Fines for littering ENFORCE*
- 4e) Plan for improved beachfront maintenance and facilities south of Access Road 1-A to serve the increasing intensity of development. *NO MORE ROAD GRADERS ON BEACH*

Not cluttered with stuff exactly  
I don't want to clutter

## Goal LHC 5: Ensure compatibility between tourism activity and residential life.

- 5a) Evaluate options for new or expanded user fees to ensure that future growth and seasonal tourism pays for its own demands.
- 5b) To promote knowledge and understanding of the local laws and conduct expectations, establish a visitor education campaign.
- 5c) Evaluate the possibility of identifying a designated beach camping area or areas. *Yes -> Improve beach area*

mandate to recycle

## Promote RECYCLING + REPURPOSING

Water-conservation  
PLANS -> very important

## Goal LHC 6: Promote low-impact development strategies.

- 6a) Implement the best practices and ordinance amendments recommended in the City's adopted Stormwater Management Plan and upcoming Drainage Master Plan. *more green spaces*
- 6b) Review the current development ordinance requirements related to site development.
- 6c) Continue to plan for disaster mitigation and recovery needs and continue coordination with Nueces County on the in-progress FEMA Multi-Jurisdictional Mitigation Plan.

where can I find these plans?

Offer community education workshops for Native Landscaping + Water Conservation



## Virtual Open House Responses (Goals LHC 4, LHC 5, and LHC 6)

### Goal LHC 4: Ensure a positive image of the community.

- 4a) Identify locations for additional enhanced gateways with signage, landscaping, art, and other features at entry points into the City and into special areas (e.g., Old Town).
- 4b) Enhance the landscaping along the City's corridors.
- 4c) Review the existing commercial signage requirements to reduce visual clutter along the City's corridors.
- 4d) Implement programs to reduce litter along the beach and throughout the community.
- 4e) Plan for improved beachfront maintenance and facilities south of Access Road 1-A to serve the increasing intensity of development.

### Does Goal LHC 4 and its associated strategies reflect Port Aransas's needs and desires?

Yes		Maybe	No
16		0	3
#	Comments		
1	4e mentions more beach maintenance. That is the last thing we need. The city's heavy equipment has already ruined the charm of our beach.		
2	I am not sure what signage will do but helping with trash on the beach is necessary.		
3	Please do something about litter and conservation of the beach area.		
4	Love it		
5	Do not know what improvements for beachfront facilities south of 1-A is about??		
6	Limit size and Height and new construction would make old signage need to confirm to new guidelines		
7	Although TX has our open beaches act I do not think that our entire length of beach needs to be groomed for road traffic access. I believe we need to preserve our dunes to protect our island.		
8	These are all fabulous ideas!		
9	Fines for leaving a mess on the beach?		

### Goal LHC 5: Ensure compatibility between tourism activity and residential life.

5a) Evaluate options for new or expanded user fees to ensure that future growth and seasonal tourism pays for its own demands.

5b) To promote knowledge and understanding of the local laws and conduct expectations, establish a visitor education campaign.

5c) Evaluate the possibility of identifying a designated beach camping area or areas.

### Does Goal LHC 5 and its associated strategies reflect Port Aransas's needs and desires?

Yes		Maybe	No
12		5	2
#	Comments		
1	Increased regulation of short-term rentals and golf cart rentals etc. should be added to this. Almost every golf cart I see in the summer has an open container of alcohol or babies riding in laps of drivers or no seat belts or driving in the highway or speeding on the beach or being reckless in general. We also need a cap on golf carts if we don't ban them all together. We do have residents that have business to take care of and need slow vehicles to move over.		
2	NO BEACH CAMPING. If you look at our visitors, you will see that they don't care what the rules are. Education campaigns would be a waste of money. Golf carts have rules posted on the windshields, but no one reads them. They drive them down 361, down the sidewalks, no seatbelts on anyone including children while drinking a beer. Strict enforcement of the laws would be nice, but many businessmen are afraid it will run off the visitors.		
3	Hard to do. If you build it, they will come, so don't want it to be too crazy. Not sure a visitor campaign would help but use fees to help pay for extra demand makes sense.		
4	No designated beach camping		
5	There are plenty of codes and laws but need enforcement, especially with carts: seat belts, unlicensed drivers, young children not properly restrained, too many occupants, not following driving rules, too loud Same with not following STR rules and Mgt Co not seeking compliance and many owners are stuck with repair bill This should be a Mgt Co responsibility and only rely on Code Enforcement when needed		
6	Would be a great idea to establish a "Good Neighbor Policy" as part of Port Aransas' marketing		
7	Not sure what the camping plan looks like but if helps control the abuse of large campers taking up so much space, it's a good idea. The City rule that required tail-in parking of RVs during the summer was an awesome beginning!! Keep that up!		

**Goal LHC 6: Promote low-impact development strategies.**

6a) Implement the best practices and ordinance amendments recommended in the City's adopted Stormwater Management Plan and upcoming Drainage Master Plan.

6b) Review the current development ordinance requirements related to site development.

6c) Continue to plan for disaster mitigation and recovery needs and continue coordination with Nueces County on the in-progress FEMA Multi-Jurisdictional Mitigation Plan.

**Does Goal LHC 6 and its associated strategies reflect Port Aransas's needs and desires?**

Yes		Maybe	No
16		2	1
#	Comments		
1	I would add that construction sites need to be responsible for mitigation and damage to the land, city systems (sand washout in ditches and drains), and adjacent properties and their loud music and yelling profanities should be regulated.		
2	Not too sure what this means, but sounds good		
3	Drainage is definite a problem but it is an Island		
4	I do think we need to maintain areas for coastal flooding. At sea level sometimes there is no where for the water to go until it soaks in the ground. Designate areas within developments to catch or hold the extra water instead to covering the whole properties with concrete.		
5	Low point of city is in front of Beachhead Condos which floods regularly. Stormwater control and pervious cover (less cement) is critical!!		

Don't Dig up Charlie's pasture!

# Land Use, Housing & Character

Comment with your feedback on the draft goals and strategies!

## Goal LHC 7: Effectively manage and leverage short-term rentals.

- 7a) Review the current STR ordinance and nuisance regulations for potential amendments to improve neighborhood compatibility, and enforce them 100%.
- 7b) Evaluate the feasibility of implementing a maximum percentage of dwelling units that can be used as short-term rentals within the proposed Residential Infill Overlay (RIO) District (see 2c).
- 7c) Consider additional off-street parking for STRs. Where the ordinance would be playing out? Should Apply to All, Not just STR's
- 7d) Consider creating a new City Staff position focused on code enforcement and other issues related to STRs. Have it filled position open already?! More enforcement!

STR's should not be more than 5% of the total units in a neighborhood.

## Goal LHC 8: Plan for new quality neighborhoods.

- 8a) Require the installation of sidewalks in new neighborhoods to support walkability. And place a sidewalk, or bike path down Mustang Blvd
- 8b) Consider guidelines that encourage a range of lot sizes and home types within a single development to provide a variety of housing choices. Good idea
- 8c) Consider guidelines that support "Complete Neighborhoods" with safe and convenient pedestrian access to goods, services, and activities.
- 8d) Implement the Park Master Plan recommendations related to new parks and trails, including a requirement for the dedication of future parks in new developments. On what land?!

Walkability - Yes

Off the Road

Impervious coverage: this is the word!

Bike paths - Bike Signs, Bike parking

## Goal LHC 9: Proactively support attainable workforce housing options.

- 9a) Expand the existing Public Facilities Corporation program to support workforce housing opportunities.
- 9b) Explore potential local and regional partnerships and tax assistance programs to support the creation of new housing options that are affordable for the local workforce.
- 9c) Consider a program for local property tax relief for owner-occupied and long-term rentals to offset rising property values and help residents stay in their homes over time. Most important
- 9d) Consider a requirement for affordable housing contributions for larger residential developments.
- 9e) Review the zoning ordinance for alternative housing types that could support senior or workforce housing.

Think there are some really great ideas here and that we are on the right track. I think the city needs to help facilitate & support young, median income couples coming home & wanting to raise a family. Thank you!

LIMIT # OF VEHICLES PER STR

Substance is really not suitable - it's a major walking street

More people will have to go to work to

Affordable Housing concrete structures!

Tax Relief is not ok! Housing concrete structures! Yes! For Locals! Yes! Tax Relief is not ok! Housing concrete structures! Yes! For Locals! Yes!



## Virtual Open House Responses (Goals LHC 7, LHC 8, and LHC 9)

### Goal LHC 7: Effectively manage and leverage short-term rentals.

7a) Review the current STR ordinance and nuisance regulations for potential amendments to improve neighborhood compatibility.

7b) Evaluate the feasibility of implementing a maximum percentage of dwelling units that can be used as short-term rentals within the proposed Residential Infill Overlay (RIO) District (see 2c)).

7c) Consider additional off-street parking for STRs.

7d) Consider creating a new City Staff position focused on code enforcement and other issues related to STRs.

### Does Goal LHC 7 and its associated strategies reflect Port Aransas's needs and desires?

Yes	Maybe	No
14	3	2

#	Comments
1	I like everything about LHC 7 but need to add a 24/7 code enforcement group other than the police because they don't know how to handle each situation properly or all the codes that are in play.
2	Most of this is good. However, we should not have to pay for STR parking places. There needs to be a limit of cars per rental house. Cinnamon Shores and palmilla beach have overbuilt and not provided for parking on their streets or residences. The streets are narrow and no place for extra cars.
3	STR need to be monitored. Not an expert but the density in town seems like a lot. Prefer the well thought out and planned communities like Cinnamon Shore down away from town.
4	Except for 7b. I don't think this is a good idea, and likely to be overturned by state legislature.
5	Adding another position vs. creating.
6	Good proposals but will need follow thru presently too cramped and parking space not enough for new trucks which are longer. Many visitors act like they are the only ones occupying the Island. More inspection to confirm # of occupants by Mgt. Co. Might improve overcrowding they should be held more responsible as they are in that business and not have to force the city to do their work of compliance. The East Coast car ID's and bracelets for occupancy and face removal without refund Thanks for hearing my 2 cents
7	I strongly agree that a position for enforcement needs to be made for STR's and it would pay for itself. Parking, trash, and noise are big complaints in some neighborhoods.
8	Like all but 7b.... Doesn't seem right to tell owners that purchased an STR that it can no longer be an STR
9	Absolutely!

**Goal LHC 8: Plan for new quality neighborhoods.**

- 8a) Require the installation of sidewalks in new neighborhoods to support walkability.
- 8b) Consider guidelines that encourage a range of lot sizes and home types within a single development to provide a variety of housing choices.
- 8c) Consider guidelines that support "Complete Neighborhoods" with safe and convenient pedestrian access to goods, services, and activities.
- 8d) Implement the Park Master Plan recommendations related to new parks and trails, including a requirement for the dedication of future parks in new developments.

**Does Goal LHC 8 and its associated strategies reflect Port Aransas's needs and desires?**

Yes		Maybe	No
14		2	3
#	Comments		
1	What should be more important is enforcing strict rules on sizes of streets and anywhere licensed and insured vehicles are operated should have all road laws apply. Places like Cinnamon Shore and Palmilla have such narrow streets that emergency vehicles struggle to service them when capacity is full. I've also been told that the police can't enforce road laws on private property like the entire cinnamon shore neighborhood where people are driving around with drinks in hand, babies in laps, and underage kids driving golf carts.		
2	Larger lot sizes would help the parking issues. When you have small lots there is usually a one car garage that is filled with the owners' things and a short driveway where only 1 car can park.		
3	New neighborhoods should put in sidewalks		
4	Need to have enough land and homes for Port A citizens and the STR rentals also need their space Stop overcrowding the original city		
5	MORE GREEN SPACE!!! Good for flood control, mental health of residents, beauty of city!!		

### Goal LHC 9: Proactively support attainable workforce housing options.

- 9a) Expand the existing Public Facilities Corporation program to support workforce housing opportunities.
- 9b) Explore potential local and regional partnerships and tax assistance programs to support the creation of new housing options that are affordable for the local workforce.
- 9c) Consider a program for local property tax relief for owner-occupied and long-term rentals to offset rising property values and help residents stay in their homes over time.
- 9d) Consider a requirement for affordable housing contributions for larger residential developments.
- 9e) Review the zoning ordinance for alternative housing types that could support senior or workforce housing.

### Does Goal LHC 9 and its associated strategies reflect Port Aransas's needs and desires?

Yes		Maybe	No
18		1	0
#	Comments		
1	The Palladium apartments have horrible workmanship and have so many problems with mold and lots of other issues. That's not a good way to house your workforce. Also the range of income to qualify for the affordable rent is unreasonable and eliminates over 90% of applicants that need the help.		
2	The city needs folks to work and they can't afford a multimillion dollar beach house in most cases, so need to provide options for locals.		
3	They should have implemented these things a while back , seems too late to get these things done!?? The developers should want to build some long term housing ? But they have not.		
4	Great need if City and Tourism is too survive		
5	Affordable housings is needed. I do not believe apartments are the answer. The Pallidum has worked for a some workers but there needs to be middle housing for the middle class that runs this city. Retail workers, service industry, school, city, etc, they made too much to afford "fair housing" rentals or houses and too little to provide their own. Most of our workforce commutes from Aransas Pass and Corpus.		
6	9e could be a slippery slope. Don't want a bunch of mobile homes		
7	Definitely!		

Comment with your feedback on the draft goals and strategies!

SPEED BUMPS  
ON N. STATION ST.

- Mud & Spice

~~FIRST THINGS FIRST.~~  
(FINALLY)

- 1d) Assess the demand and partnership opportunities for a conference center with meeting rooms and technology to accommodate events.
- 1e) Evaluate options to improve high-speed internet and cell service, particularly during peak season.
- 1f) Conduct regular coordination meetings between the City and NCWID #4 to discuss planned developments, existing infrastructure capacity, and potential capacity risks.

nsf  
ifications to allow HOT  
public safety funding that  
(administration fees).

- ## STR Assessment



## Virtual Open House Responses (Goals TFS 1 and TFS 2)

### Goal TFS 1: Plan for future facilities and services to support the City's operations and growth.

- 1a) Maintain ongoing coordination with the school district to discuss the impacts of planned developments and other district needs.
- 1b) Evaluate alternatives for a new or expanded City Hall/civic center.
- 1c) Conduct a public needs assessment to address continued growth needs for public safety services such as fire protection, police, addressing special events, ferry fleet operations/maintenance, among others.
- 1d) Assess the demand and partnership opportunities for a conference center with meeting rooms and technology to accommodate events.
- 1e) Evaluate options to improve high-speed internet and cell service, particularly during peak season.
- 1f) Conduct regular coordination meetings between the City and NCWID #4 to discuss planned developments, existing infrastructure capacity, and potential capacity risks.

### Does Goal TFS 1 and its associated strategies reflect Port Aransas's needs and desires?

Yes		Maybe	No
16		3	0
#	Comments		
1	We definitely need a paid fire dept.		
2	Thoughtful growth		
3	We need the Police Department and Fire Department and Public Works Building built		
4	Also Corpus Christi		

## Goal TFS 2: Promote public safety in the community.

2a) Continue to pursue Hotel Occupancy Tax (HOT) legislative restriction modifications to allow HOT funds to fund public safety needs. Investigate other options to support public safety funding that correspond to the increased need for services (e.g., short-term rental registration fees).

2b) Conduct public safety workshops with restaurant/bar/hotel/shop owners to provide resources and tips before peak season. Evaluate a program to utilize summer interns from criminal justice college programs to issue citations for non-violent offenses.

2c) Develop a strategy to support a paid fire department.

2d) Continue efforts to expand the existing EMS and Public Works services.

2e) Evaluate the demand for medical services and/or an urgent care center. Communicate with local providers regarding their requirements and potential locations.

2f) Continue to monitor public facilities and services as the year-round and peak population grows. Consider whether a detailed public facilities master plan would be appropriate to identify long-range needs.

## Does Goal TFS 2 and its associated strategies reflect Port Aransas's needs and desires?

Yes		Maybe	No
17		2	0
#	Comments		
1	The city needs to charge more fees for second homeowners, short term rentals, golf carts rentals and registrations, etc. These are what are creating the increased amount of problems that our city officials and first responders can't handle effectively. They should be paying for it. Honestly, tourism should be paying for everything for Port Aransas residents.		
2	Gotta be safe.		
3	We can look into using the Texas Code 351-05 it is for the Barrier Islands, Port Aransas, Galveston & S Padre. Maybe be able to use Hotax to pay a paid Fire Department?		
4	Public safety should not pursue HOT tax allocation per law. However, we should explore other local taxes or funds to support our public safety.		

# Transportation, Facilities & Services

Comment with your feedback on the draft goals and strategies!

## Goal TFS 3: Improve network connectivity and mobility.

- 3a) Identify key congestion points and identify low-cost/high impact solutions (e.g., turn lanes).
- 3b) Allocate future right-of-way to enhance existing connections and facilitate new mobility corridors.
- 3c) Create a parking management program for Port Aransas; re-assess the existing parking fee structure for all users.
- ✓ 3d) Consider a park and ride lot at Northern Ferry Terminal. *Driven by the street*

## Goal TFS 4: Support active transportation options.

- 4a) Promote bicycle and pedestrian alternatives on select corridors; focused for golf carts, multi-purpose lanes/paths and pedestrian connections to/from. Consider strategies to regulate golf cart usage through pricing or other mechanisms. *For tourists! Give locals a break.*
- 4b) Investigate opportunities for enhanced island access for the workforce. Strategies could include specialty ferries, priority access, designated parking and ferry accessibility, among others.
- 4c) Ensure that all new roadway investments provide opportunities for active transportation. Promote defined corridors for active transportation design and investments.

## Goal TFS 5: Plan for roadway design improvements.

- 5a) Re-evaluate the existing thoroughfare designs based on the existing context of the surrounding neighborhood.
- 5b) Define desired corridor landscaping and application to roadways, linkage areas with active transportation, primary image zones, and applicable trail system (Master Parks Plan).

## Goal TFS 6: Promote linkages between mobility improvements and the local economy.

- 6a) Ensure that proposed roadway improvements will have a positive impact on the local economy.
- 6b) SH361 Corridor Management with slip roads; define opportunities for incorporating slip roads thru encumbered development areas.
- 6c) Define secondary points of access to the future marina site. *2nd*
- ✓ 6d) Support initiatives that improve evacuation routes.
- 6e) Use parking fees as a funding mechanism for new attractions and transportation services.
- 6f) Consider the use of mobile phone applications as a medium to access transportation services.
- 6g) Reconfigure existing trolley service and routes; restructure funding as a free city service (funded through parking fees).

*Life active transportation being considered as being with respect for the environment*  
*Ban golf carts*

*Without disturbing history*

*11/11/23  
1000 west  
Hwy 101  
1/3rd Mon  
White City 750 re-dr  
Dale Parker - 02/23  
to the water  
North of Hwy 101  
to the water  
to the water  
to the water*

## Virtual Open House Responses (Goals TFS 3, TFS 4, TFS 5, and TFS 6)

Goal TFS 3: Improve network connectivity and mobility.		
3a) Identify key congestion points and identify low-cost/high impact solutions (e.g., turn lanes). 3b) Allocate future right-of-way to enhance existing connections and facilitate new mobility corridors. 3c) Create a parking management program for Port Aransas; re-assess the existing parking fee structure for all users. 3d) Consider a park and ride lot at Northern Ferry Terminal.		
Does Goal TFS 3 and its associated strategies reflect Port Aransas's needs and desires?		
Yes	Maybe	No
17	2	0
#	Comments	
1	City needs to require more off-street parking for all short-term rentals because the streets and sidewalks are clogged with vehicles that aren't even parked correctly and bottle necking streets so bigger vehicles and those trailering boats can't get through to their homes.	
2	Turn lanes, golf cart lanes, traffic signals, or expansion of the highway....	
3	We have one parking lot being built for overflow parking.	
4	Park and ride has been long needed - need to figure out how to disperse those people on foot when they get across (bus route, bike share program, ect.).	



**Goal TFS 4: Support active transportation options.**

4a) Promote bicycle and pedestrian alternatives on select corridors; focused for golf carts, multi-purpose lanes/paths and pedestrian connections to/from. Consider strategies to regulate golf cart usage through pricing or other mechanisms.

4b) Investigate opportunities for enhanced island access for the work force. Strategies could include specialty ferries, priority access, designated parking and ferry accessibility, among others.

4c) Ensure that all new roadway investments provide opportunities for active transportation. Promote defined corridors for active transportation design and investments.

**Does Goal TFS 4 and its associated strategies reflect Port Aransas's needs and desires?**

Yes	Maybe	No
16	3	0

#	Comments
1	Let's just get rid of golf carts or cap it before we are drowning in them.
2	Love golf cart and bike focus.
3	Rentals should be made in person and signature not by internet and delivery whether STR or cart could maybe make users more responsible
4	Would be good to look into B-Cycle or other bike share programs (one-way bike rentals with remote drop-off points around town) similar to the electric scooters, but non-motorized.
5	Ferry traffic to and from Port Aransas needs to be higher on the list.
6	4a... not sure about charging golf carts a fee. Carts are part of Port A life and charm, don't regulate them out of existence

**Goal TFS 5: Plan for roadway design improvements.**

5a) Re-evaluate the existing thoroughfare designs based on the existing context of the surrounding neighborhood.

5b) Define desired corridor landscaping and application to roadways, linkage areas with active transportation, primary image zones, and applicable trail system (Master Parks Plan).

**Does Goal TFS 5 and its associated strategies reflect Port Aransas's needs and desires?**

Yes	Maybe	No
17	2	0

#	Comments
1	Port Aransas has no sort of landscaping or anything fancy welcoming people to our town. Every tiny Texas town you drive through has a nicer sign than Port A and better landscaping along their roads. It's disappointing that we can't do better in a town taking in millions from tourism.
2	Good to keep on top of. The main highway gets busy. Not sure what alternatives are out there...

**Goal TFS 6: Plan for roadway design improvements.**

- 6a) Ensure that proposed roadway improvements will have a positive impact on the local economy.
- 6b) SH361 Corridor Management with slip roads; define opportunities for incorporating slip roads thru encumbered development areas.
- 6c) Define secondary points of access to the future marina site.
- 6d) Support initiatives that improve evacuation routes.
- 6e) Use parking fees as a funding mechanism for new attractions and transportation services.
- 6f) Consider the use of mobile phone applications as a medium to access transportation services.
- 6g) Reconfigure existing trolley service and routes; restructure funding as a free city service (funded through parking fees).

**Does Goal TFS 6 and its associated strategies reflect Port Aransas's needs and desires?**

Yes		Maybe	No
13		5	0
#	Comments		
1	No new marina!		
2	Not sure what a slip road is, but need to build a strong foundation now as things will only get busier and harder to do later.		
3	361 is the main mobility artery that every resident and tourist in Port Aransas must interact with. More than any other piece of infrastructure, it is what people remember about Port Aransas, whether we like that or not. I am very surprised that a focus on re-imagining 361 has not emerged as one of the top priorities of the comprehensive plan. I think it should.		

# INITIAL CONCEPT MAP

## Legend

- Corridor Management
- Golf Cart Shuttle
- Multi-modal Option
- Slip Road
- Ferry
- Marina
- Nature Preserve
- Entitled Development
- Wetlands
- Private Undeveloped Wetlands
- Critical Dunes
- Town Square
- City Limit

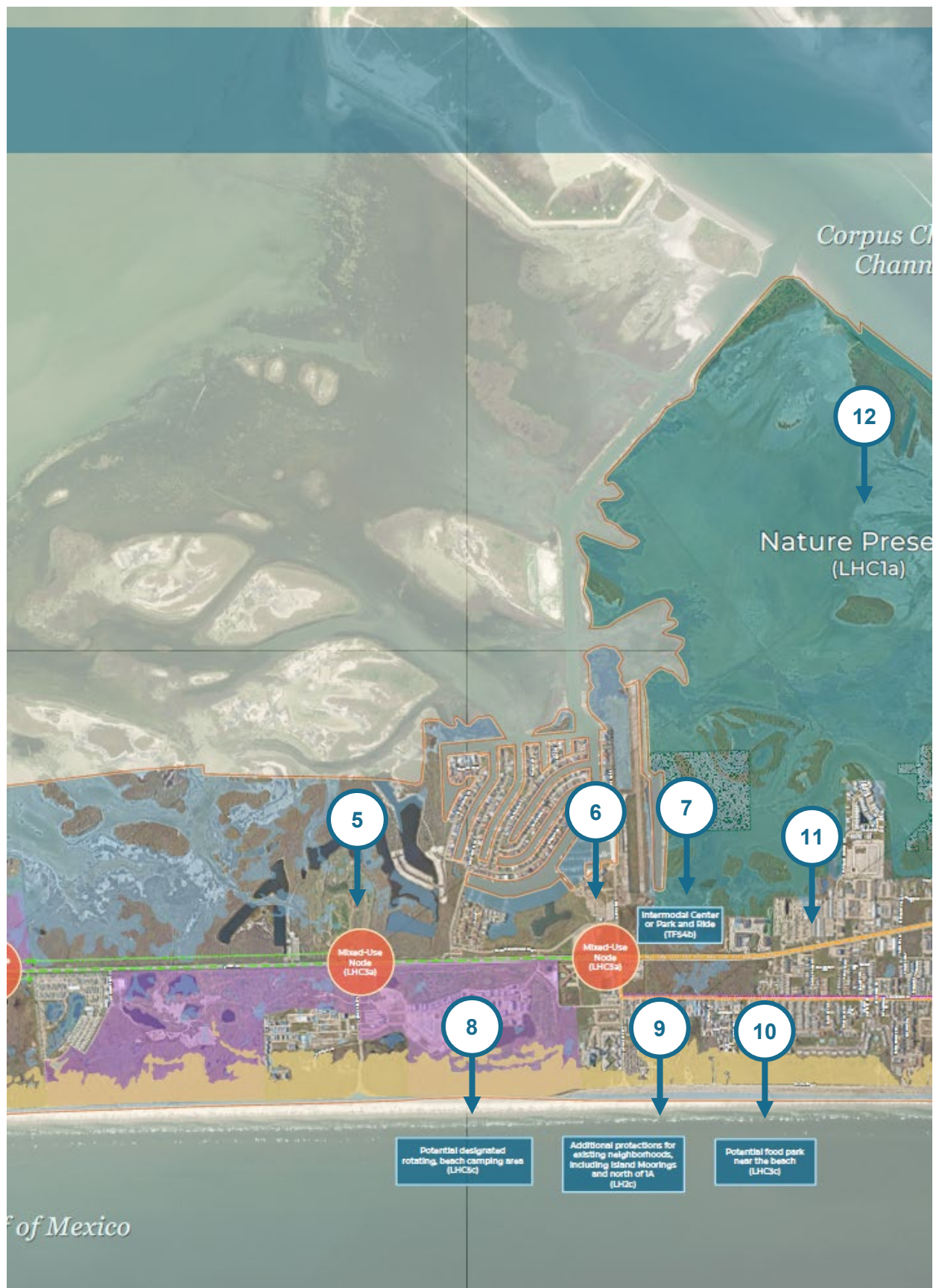
Note: Text in parentheses refers to the applicable goal and action.

*Corpus Christi Bay*



<b>1: Mixed-Use Node (LHC3a)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
5	0	1. With enough room for welcome sign to Port Aransas. Ideal location for gateway sign here. (1 Like; 0 Dislikes)
In-Person Comments		
Proposed traffic light (between Nodes 1 and 2)		
Mid-island WWTP (NW of Node 1)		
<b>2: Mixed-Use Node (LHC3a)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
7	1	N/A
In-Person Comments		
New nature preserve property (NW of Node 2)		
<b>3: Corridor Management with Slip Roads (TFS6b)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
10	1	<ol style="list-style-type: none"> <li>1. Believe we need access road to beach south of North Cinnamon Shores and a light at entrance to North Cinnamon shores or new beach access road. The city owns an easement to add a beach access point south of Cinnamon Shore North. It is extremely dangerous turning into or out of existing subdivisions in this area. The 60 MPH speed limit is extremely dangerous. The police department is regularly pulling over speeders well over 60 MPH along that stretch. (3 Likes; 0 Dislikes)</li> <li>2. slip (frontage) roads to pull turning traffic off of 361 is a great idea....it will make cross traffic safe. (1 Like; 0 Dislikes)</li> <li>3. Are the yellow lines to add golf cart access along HWY 361? (1 Like; 0 Dislikes)</li> <li>4. Are the yellow lines drawn on HWY 361 for future HWY 361 lane additions? (1 Like; 0 Dislikes) (Clarification: The yellow lines parallel to SH 361 indicate "slip roads" or "frontage roads", which would allow cross access between adjacent developments without having to enter onto SH 361. (1 Like; 0 Dislikes))</li> <li>5. To new hotel marina on west side of HWY 361 and beach access on east of HWY 361? (0 Likes; 0 Dislikes)</li> </ol>
In-Person Comments		
Traffic light (Cinnamon Shore)		
Frontage road next to 361		
<b>4: Mixed-Use Node (LHC3a)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
8	0	N/A
In-Person Comments		
Move south		

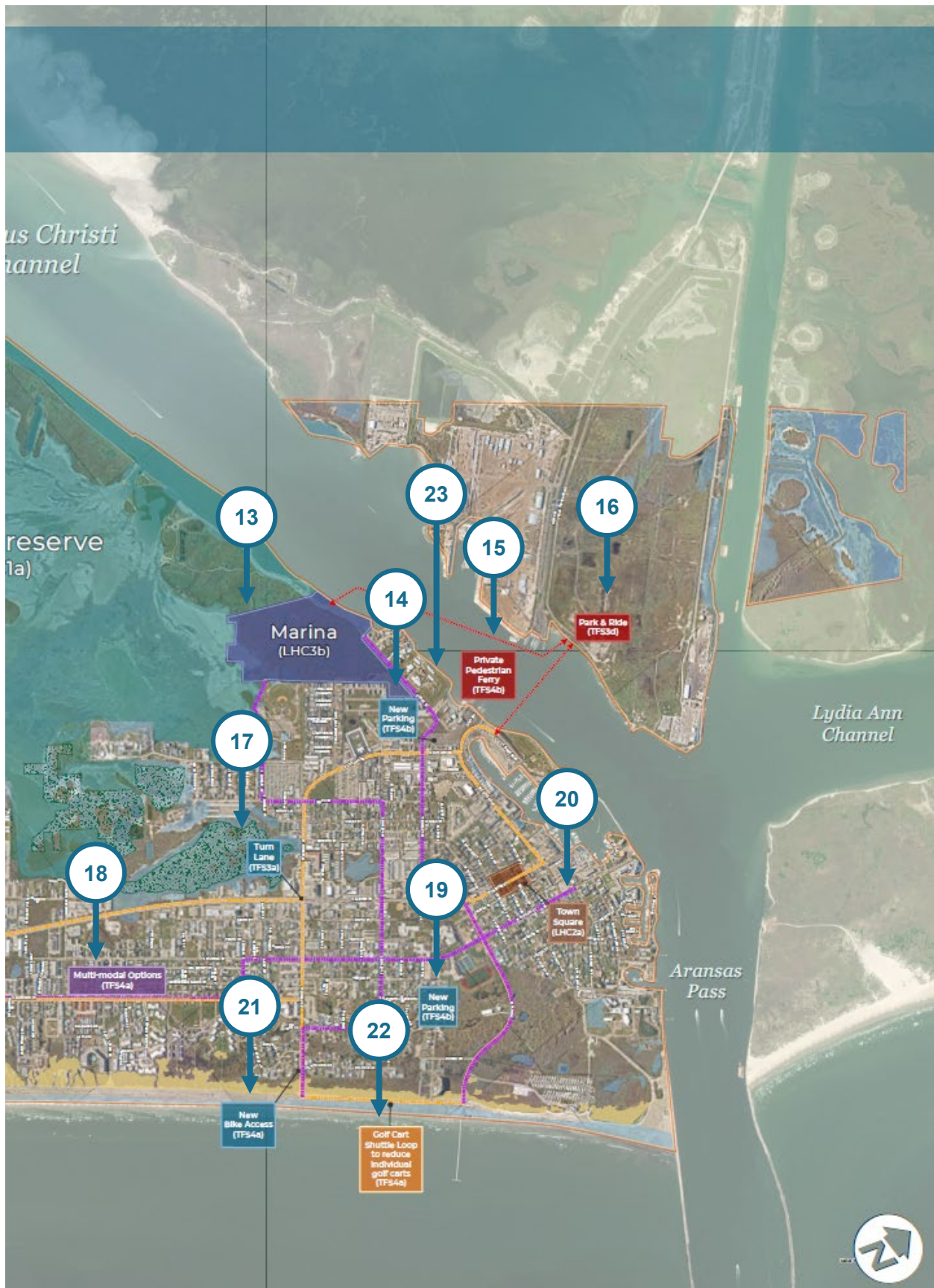




<b>5: Mixed-Use Node (LHC3a)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
8	0	N/A
In-Person Comments		
<b>6: Mixed-Use Node (LHC3a)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
7	0	N/A
In-Person Comments		
N/A		
<b>7: Intermodal Center or Park and Ride (TFS4b)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
6	0	1. Long term parking too
In-Person Comments		
N/A		
<b>8: Potential designated rotating, beach camping area (LHC5c)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
4	6	1. Camping should be spread out along the beach rather than grouped in one area.
In-Person Comments		
Leave campers where they are!		
Period of time (7-9am) on beach for unleashed dogs (+2 yes)		
<b>9: Additional protection for existing neighborhoods, including Island Moorings and north of 1A (LH2c)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
2	2	1. Additional protects? Like what exactly? Start with parking regulations, especially for rentals.
In-Person Comments		
N/A		
<b>10: Potential food park near the beach (LHC3c)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
13	7	1. Not on the beach. Commercial zones okay. 2. In regular commercial zones would be better than on the beach.
In-Person Comments		
Food park in town, not near beach (+1 agree)		
Needed but not near beach		
No food truck near beach, somewhere in town (+1 agree)		
Concerned about trash		
Need food vendors to help feed crowds during peak months. Also allows families to open "food" businesses.		

11: Write-In Comment		
Virtual Open House		
# Like	# Dislike	Comments
4	2	1. 361 needs to be reimagined as a multi-modal palm tree lined boulevard and public space with a wide green median and setback regulations to place parking behind the buildings facing the boulevard.
In-Person Comments		
N/A		
12: Nature Preserve (LHC1a)		
Virtual Open House		
# Like	# Dislike	Comments
15	0	N/A
In-Person Comments		
N/A		







<b>13: Marina (LHC3b)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
11	7	<ol style="list-style-type: none"> <li>1. Great vision for the evolution of boating and fishing in Port Aransas.</li> <li>2. Our current City Marina is adequate, but not big enough for the amount of use it sees and will continue to see. What a great way to focus on the fishing nature that our community was founded on by building something catered to that natural resource.</li> </ol>
In-Person Comments		
N/A		
<b>14: New Parking (TFS4b)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
5	3	<ol style="list-style-type: none"> <li>1. Need to build out more parking.</li> </ol>
In-Person Comments		
N/A		
<b>15a: Private Pedestrian Ferry (TFS4b) – Route to Proposed Marina</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
6	3	N/A
In-Person Comments		
N/A		
<b>15b: Private Pedestrian Ferry (TFS4b) – Route to Existing Marina</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
3	5	<ol style="list-style-type: none"> <li>1. How can I "Like" or "Dislike" this ... the description does not explain the proposed idea. (Clarification: Please view the draft Goals &amp; Strategies to cross-reference strategy "TFS 4 b" for more information.)</li> </ol>
In-Person Comments		
N/A		
<b>16: Park &amp; Ride (TFS3d)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
8	3	N/A
In-Person Comments		
Yes!!! (Agree +2)		
<b>17: Turn Lane (TFS3a)</b>		
Virtual Open House		
<b># Like</b>	<b># Dislike</b>	<b>Comments</b>
12	0	<ol style="list-style-type: none"> <li>1. As long as the sidewalk is expanded as well to keep this corner very pedestrian friendly.</li> <li>2. This will help congestion in this area tremendously.</li> </ol>
In-Person Comments		
No street on wetlands.		

<b>18: Multi-modal Options (TFS4a)</b>		
Virtual Open House		
# Like	# Dislike	Comments
N/A	N/A	N/A
In-Person Comments		
N/A		
<b>19: New Parking (TFS4b)</b>		
Virtual Open House		
# Like	# Dislike	Comments
6	9	N/A
In-Person Comments		
N/A		
<b>20: Town Square (LHC2a)</b>		
Virtual Open House		
# Like	# Dislike	Comments
18	2	1. This is a good idea, but why not expand to include Gibbs Cottages and The Shops at Old Town?
In-Person Comments		
N/A		
<b>21: New Bike Access (TFS4a)</b>		
Virtual Open House		
# Like	# Dislike	Comments
13	0	1. Create safe cross overs on 361 for golf carts between 1A and Ave G
In-Person Comments		
Shuttle dropoff at amenities. Space for beach chairs and umbrellas.		
<b>22: Golf Cart Shuttle Loop to reduce Individual golf carts (TFS4a)</b>		
Virtual Open House		
# Like	# Dislike	Comments
3	6	<ol style="list-style-type: none"> <li>1. I would rather have golf cart traffic than vehicle traffic.</li> <li>2. As long as there is demand for golf carts there will be vendors to rent them....it's hard to limit vendors because you would have to pick and choose who is in business and who isn't.</li> <li>3. What exactly is a golf cart shuttle? (Clarification: The shuttle would be a larger, open-air golf cart/trolley running on a defined loop, providing easy access between Port A's core and the beach, operating as a cheap or free service. The intent is to lessen the need for everyone to drive their own individual golf carts.)</li> <li>4. Reduce golf cart traffic by reducing vendors</li> </ol>
In-Person Comments		
No golf carts on HWY 361 unless speed limits are decreased. Decrease speed and solve the problem easily.		

**23: Write-In Comment****Virtual Open House**

# Like	# Dislike	Comments
0	0	<ol style="list-style-type: none"><li>1. What is being done about ferry traffic leaving the island? Residents are not able to leave or return to their homes during high visitation times for some times up to an hour. This relates to Ave A and C, Port Street, Channel Vista and areas around ferry entrance.</li><li>2. Also need to leave island for minor emergency. Example: Labor Day, ferry wait to leave was 1 hour 45 min, traffic backup on 361 to Padre. After a call to non emergency police, only suggestion was an ambulance. Ended up carrying a sick 9 mos old infant on ferry, and having someone meet us on Aransas Pass side for pickup to transport for urgent care.</li></ol>

**In-Person Comments**

N/A

## CPAC Meeting #6

10/26/2022 6:00pm @ City Hall

### Meeting Summary

On Wednesday, October 26, the CPAC held their sixth meeting, which included a recap of Open House #2 and a discussion regarding on the Transportation, Facilities & Services chapter.

Takeaways from Open House #2 included overall support for the plan's draft guiding principles, goals, and strategies. Items initially highlighted for further discussion included concepts such as a proposed food truck park, a designated beach camping area, limiting short-term rentals in certain areas, the new marina, and beach conservation areas.

Highlights of the draft Transportation, Facilities & Services chapter focused on the recommended thoroughfare map, the improvements map that indicates proposed changes to the current network, envisioning local application of active transportation elements, and reviewing the proposed goals and strategies.

A video of the meeting is available at the City's YouTube page:

<https://www.youtube.com/watch?v=V11QuAb5gwA>





## CPAC Meeting #7

12/12/2022 6:00pm @ City Hall

### Meeting Summary

On Monday, December 12, the CPAC held their seventh and final meeting, which included a review of the revisions to the complete draft plan since the previous meetings. Highlights of the revisions prior to the meeting are included in the meeting presentation.

The CPAC members presented their comments for group discussion and consideration. Key issues for discussion included population capacity calculations, recommendations related to a new marina, and the size and location of the proposed mixed-use nodes.

At the conclusion of the meeting, the CPAC was asked to consider recommendation of the plan to move forward to the third and final open house for community feedback on the draft plan. Overall, the CPAC supported the plan moving forward to the open house, subject to the revisions noted during the meeting.

A video of the meeting is available at the City's YouTube page:

[https://www.youtube.com/watch?v=5Tc4hRa\\_WmE](https://www.youtube.com/watch?v=5Tc4hRa_WmE)



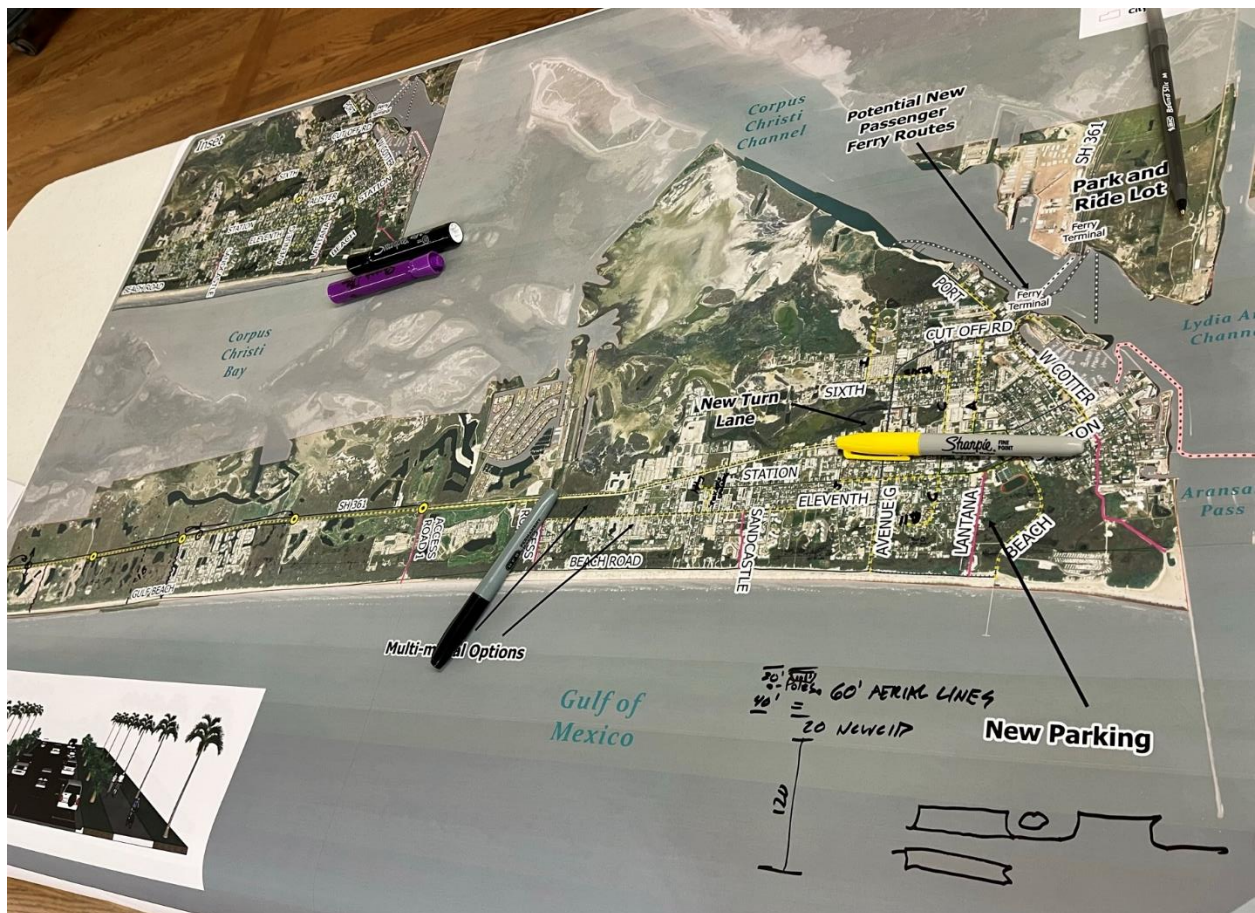
## Open House #3 Community Input Results Packet

The City hosted the third and final community open house event to solicit feedback from the community regarding the draft comprehensive plan. The in-person event was held on February 28, 2023 between 6-8pm at the Port Aransas Community Center. An online alternative was available between February 28 and March 14, 2023 on the project website, [www.MovingForwardPortA.com](http://www.MovingForwardPortA.com). Approximately 22 residents (excluding Comprehensive Plan Advisory Committee [CPAC] members and City Staff) attended the in-person meeting. The online option received 86 comments. This packet documents the full results from both the in-person and online events.



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OTHER COMMENTS .....	18





## GUIDING PRINCIPLES

### Guiding Principle #1: Enhance the quality of life for residents

#### How we'll measure it:

- Percentage of households paying more than 30% of their income toward housing costs
- Local property tax rate
- Code violation compliance time
- Percentage of short-term rental units that receive complaints annually

Do you have any suggested improvements for Guiding Principle #1 or its metrics?

looks great!

Lower taxes on long term residents.

Many residents find it difficult to file complaints and receive satisfying answers from the "building department". A review and citizen survey of it are in order.

Survey residents on satisfaction/ dissatisfaction with Development/ Building code Department. Not just online.

### Guiding Principle #2: Protect the natural environment

#### How we'll measure it:

- Funding dollars obtained annually for protection of natural resources
- Coordination meetings with regional partners regarding environmental protections and hazard mitigation planning
- Quantity of litter collected through incentive program

Do you have any suggested improvements for Guiding Principle #2 or its metrics?

also looks great!

Growth must be slowed, and not allowed in wildlife sensitive areas. The city needs to protect as much wildlife as possible, since habitat loss is at record highs.

First, protection of the natural environment is critical to the quality of life in this small environmentally sensitive and important area, and critical to sustainable tourism upon which the economy is based. There should be NO further destruction of natural areas under city control, most especially the 67 acres owned by the City in Charlie's Pasture. The proposed marina project at that location is problematic in so many ways and is not widely supported by residents. So, an additional metric should be how much undeveloped land under City control is converted to development. Second, the Port of Corpus Christi has proposed numerous projects that are extremely detrimental to Port Aransas and the natural environment it relies on. Vigorous advocacy by non-profits has defeated or slowed the progress of some of those projects. The City should be an active advocate for protection of the natural environment from the activities of the Port, closely monitoring those activities (as well as the activities of other industrial entities in the area) and actively resisting those that are deemed detrimental. Did the Port contact the City for a coordination meeting before it proposed a desalination plant on Harbor Island? This is a very meek approach to one of the most important concerns of residents.



Heavy reliance on volunteer litter collection. Businesses should be helping- especially Whataburger.
Survey resident on satisfaction with City Staff response to threats from proposed Industrial developments. Not just online.
<b>Guiding Principle #3: Build upon the family-oriented lifestyle</b> <b>How we'll measure it:</b> <ul style="list-style-type: none"> <li>• Miles of sidewalks, trails, and/or bike lanes</li> <li>• Acres of parkland per 1,000 full-time residents</li> <li>• Travel time to nearest emergency medical facility</li> </ul>
Do you have any suggested improvements for Guiding Principle #3 or its metrics?
perfect.
<p>The metrics are not a good gauge of the family-oriented lifestyle. Much of the existing parkland is wetlands not suited for development. A better metric would be how many new neighborhood parks are created by developers (which should be required for any new subdivision) (a positive metric) and how many acres of parkland under City control have been sacrificed to development (a negative metric). As for sidewalks, trails and bike lanes, those are needed in residential neighborhoods not just to service tourists in STRs. Most importantly, this completely ignores the #1 problem in maintaining a family-oriented lifestyle, which is the proliferation of STR's and the failure of the City to control the activities of STR occupants. Loud music and other noise emanating from STR's at all times of day, clogging of residential streets with STR-related vehicles, and glaring lights on STR's all night every night are just a few of the main problems with STR's that are destructive of a family-oriented environment. They are badges of a party town.</p>
<b>Guiding Principle #4: Ensure responsible tourism</b> <b>How we'll measure it:</b> <ul style="list-style-type: none"> <li>• Crime rate and number of citations issued during peak season</li> <li>• Visitor experience and/or resident sentiment surveys</li> </ul>
Do you have any suggested improvements for Guiding Principle #4 or its metrics?
great
<p>Add number of complaints to the STR hotline and police department regarding STR's whether or not a citation is issued. Same with golf carts. Many complaints and violations are resolved without issuance of a citation, but still impact the peace of the City and require City action to resolve. Add providing STR owners directly with a guide to reduce problems and mandate every STR to contain a highly visible set of rules to abide by. Prohibit the use of things like high wattage outdoor speakers in STR's--they are a noise complaint waiting to happen. Get control over STR parking. Monitor and enforce stiff fines for littering. Conduct regular surveys of residents (not the tourists) to focus on the real issues.</p>
Resident sentiment survey. Not just online.

### Guiding Principle #5: Support the local businesses

#### How we'll measure it:

- Number of businesses in the City
- Commute times
- Inflow/outflow of local workforce

Do you have any suggested improvements for Guiding Principle #5 or its metrics?

great.

Add work with DOT to establish resident and worker priority passes at the ferry.

## GOALS AND ACTIONS

**Goal LHC 1: Protect and promote our natural resources.**

**LHC 1a) Update the 2005 Nature Preserve Plan to align with current conditions and to continue to protect this important local resource.**

**LHC 1b) Update the 1995 Coastal Management Plan and consider the development of a Natural Resource Protection Plan.**

**LHC 1c) Continue to monitor and communicate with industrial users in the region.**

**LHC 1d) Continue to promote Port Aransas as an ecotourism destination.**

**LHC 1e) Continue to explore potential additional funding sources to support natural resources.**

**LHC 1f) Review the existing lighting regulations and implement a "Dark Sky" program to protect the night sky.**

Does Goal LHC 1 and its associated actions reflect Port Aransas's needs and desires?

Choice	Responses	
Yes	5	62.50%
Maybe	2	25.00%
No	1	12.50%

Do you have any comments about Goal LHC 1?

Dark skies is ok, but not to the detriment of street and neighborhood safety. More lights needed.

If we don't slow development, there will be very little ecotourism areas. We definitely need a dark sky plan. All the new lighting is obnoxious and detrimental to birds and other wildlife.

Dark skies is increasingly important. A standard low lumen amount of light is very needed. Homeowners should be required to turn off lights on buildings at 10 pm each night. Current lighting ordinances are not followed.

Add the 67 acres in Charlie's Pasture to the Nature Preserve or otherwise protect it from development as a marina. Develop a plan for low impact use of the land such as trails, picnic areas, an observation tower etc. Actively monitor industrial activity and participate in opposing activities and projects that are detrimental to protection of our natural resources.

Stop the practice of constantly scraping the beaches of every living thing and allow natural vegetation to return to the beach. Consider the creation of no parking zones on the beach. Consider creating sections of the beach for RVs.

Reverse the City's permissive approach to dune protection, which allows huge two-way boardwalks for golf carts and mobi mats laid over the dune vegetation to create walkways. The dunes are not only an attractive asset, but also a critical habitat for wildlife that is being pushed from other areas and a critical barrier for protection against storm surge.

The city excels with the nature preserve and parks and recreation having strong leadership and support. Conservation and protection, not so much. Only the wetlands and dunes within 1,000 ft of the beach are protected. The fact that wetland acreage has been reduced from 7% to 6% illustrates this. Additional study and protection would help. The lighting regulations are fine. The complaint process and enforcement are non-existent. A mandate to report and track complaints and enforcement actions should be implemented.

LHC1.c The main industrial user in this area, the Port of Corpus Christi, continues to pose an existential threat, not only to this city, but to the surrounding communities and entire estuary and bay system, with an unrelenting barrage of proposals for projects that would irreparably harm this ecosystem and our economies that are dependent on it. They began this campaign immediately after a devastating hurricane and have not shown any intent to cooperate or compromise.

<b>Goal LHC 2: Build upon the local identity and conserve the historic charm.</b>			
<b>LHC 2a) Plan for a Town Square that serves as a focal point and central gathering place for the community.</b>			
<b>LHC 2b) Preserve and expand the character of the Old Town area by ensuring compatible development.</b>			
Does Goal LHC 2 and its associated actions reflect Port Aransas's needs and desires?			
Choice	Responses		
Yes	7	87.50%	
Maybe	0	0.00%	
No	1	12.50%	
Do you have any comments about LHC 2?			
Tow square is a big word. Totally agree it should be open space and an event venue with plenty of parking included.			
Old Town must be preserved. It's the basis of PA's charm factor.			
The City Council recently disbanded the Old Town Advisory committee with the City Mgr approval. This City is not concerned about "Historic Charm". There should be a maximum height requirement of 35 feet, not a "midline roof height of 35 feet" which is the current ordinance. This needs to be changed immediately.			
Protect ALL residential neighborhoods in Port Aransas, not just in "Old Town" and not just in areas restricted to residential. There are many longstanding residential neighborhoods outside of "Old Town" in mixed density areas that are just as threatened by incompatible development and STR abuse as "Old Town." Peaceful neighborhoods throughout Port Aransas are a critical part of the town's local identity and historic charm. Protect our shoreline from over development.			
That the City Council saw fit to eliminate the Old Town Preservation Advisory Board shows the disdain that the current administration and staff have for restrictions to any development, compatible or not. Wish us luck, we're going to need it.			
The goal to preserve Old Town was overwhelmingly agreed upon by citizens and endorsed by all candidates for City Council before the last local election, in May 2022. Unfortunately, after being elected, the [City Council] turned around, interfered and finally dissolved the committee that was attempting to do that. It was clear that the developers were not in favor of these moves, and they continue to destroy these sections of our city by building short term rental buildings that are out of character and grossly out of scale for the neighborhoods where they are building them. Please see 400-500 South12th Street, north 11th St , east and west Oakes street.			
<b>Goal LHC 3: Plan for new commercial, entertainment, and cultural opportunities.</b>			
<b>3a) Plan for mixed-use nodes along SH 361 to create additional areas of activity and services.</b>			
<b>3b) Plan for the development of a new marina.</b>			
<b>3c) Evaluate whether a food truck park would be appropriate in Port Aransas.</b>			
<b>3d) Evaluate grant opportunities to expand cultural amenities and attract artists to the area.</b>			
Does Goal LHC 3 and its associated actions reflect Port Aransas's needs and desires?			
Choice	Responses		
Yes	4	50.00%	
Maybe	1	12.50%	
No	3	37.50%	
Do you have any comments about LHC 3?			



Love the marina, it is much needed and in the best interest of the citizens and visitors. Also believe the nodes will help with sustainable development.		
The town already opposed the new marina because it's actually just another development project for housing and businesses. An environmental study is needed to preserve this land rather than exploit it for further profit.		
Put new marina in a spot further south than the 67 acres to avoid congesting the area.		
Delete 3b. Do NOT develop an additional marina in Charlies's Pasture. The need for it is not established, there is widespread public opposition to it, it is antithetical to preservation of the natural environment, and the location is extremely problematic in many ways. REMOVE IT.		
Moving forward with the seven steps recommended for preparations to development of a marina is insightful and a necessary first step. Bravo.		
There has never been a vote or referendum of city residents on the need for a new marina. This is only a goal for our city manager and some business owners. There are at least three marinas now, with the existing city marina continuing to operate at a deficit. There is another private marina planned at one of the large developments south of town. This is not any benefit to most residents, especially since the City Marina severely limited live aboards since the hurricane, offering little in the way of alternative housing options.		
<b>Goal LHC 4: Ensure a positive image of the community.</b> <b>4a) Identify locations for additional enhanced gateways with signage, landscaping, art, and other features at entry points into the City and into special areas (e.g., Old Town).</b> <b>4b) Enhance the landscaping along the City's corridors.</b> <b>4c) Review the existing commercial signage requirements to reduce visual clutter along the City's corridors.</b> <b>4d) Implement programs to reduce litter along the beach and throughout the community.</b> <b>4e) Plan for improved beachfront maintenance and facilities south of Access Road 1-A to serve the increasing intensity of development.</b>		
Does Goal LHC 4 and its associated actions reflect Port Aransas's needs and desires?		
Choice	Responses	
Yes	7	87.50%
No	0	0.00%
Maybe	1	12.50%
Do you have any comments about LHC 4?		
All great items.		
Create an ordinance for beach litter that is enforceable. The Chamber of Commerce campaign using a cartoon turtle is childish.....use a better mascot! We need a stretch of beach that permits neutered dogs to run free for a designated time, during the off season.		
<p>With regard to 4c, consideration should be given to banning of billboards in the City limits and further limitations on business-identifying signage and lighting, as well as more equitable enforcement.</p> <p>Beachfront maintenance and facilities south of Access Road 1-A should be at the complete expense of developments in that area and not a burden to the citizens of Port Aransas.</p> <p>Control over STR's is the #1 issue for most Port Aransas residents and is key to creating a positive image of the community. Residents and reasonable tourists alike are offended by the party town image created by many STR's and the problems resulting from it.</p>		
There is definitely a need for better landscaping, litter and signage controls in our city. Business interests have fought proposals for these, and continue to ignore and violate the rules we do have. The large developments		

south on 361 have made attempts to claim beachfronts adjoining their areas as their own, so maybe they should clean them up themselves, instead of expecting the city to do it for them.

**Goal LHC 5: Ensure compatibility between tourism activity and residential life.**

**5a) Evaluate options for new or expanded user fees to ensure that future growth and seasonal tourism pays for its own demands.**

**5b) Continue building the visitor education campaign to promote knowledge and understanding of the local laws and conduct expectations.**

Does Goal LHC 5 and its associated actions reflect Port Aransas's needs and desires?

Choice	Responses	
Yes	6	66.67%
Maybe	2	22.22%
No	1	11.11%

Do you have any comments about LHC 5?

Yes

Our current visitor education campaign (with the turtle) is totally lame, and totally ignored by visitors. Violators should be fined on a consistent basis to promote word of mouth & pocketbook enhancements

Enhance revenue from beach campers. Set up a dedicated primitive camping area and charge \$10-\$20 per night just like a state park. Set numbered bollards starting at marker #19 going south at 20 foot intervals for perpendicular to the beach stalls. Set up a self pay station for RV's and campers to pay and display a permit. This would organize the RV's in one place and make it easy for the beach permit control personnel to control compliance.

5a would be a positive step. Consider increased beach parking permit fees for visitors, with a reduced resident fee for people with a Port Aransas address on their driver's license. Consider increasing the annual registration fee for STR's to at least \$2500 per year to pay for additional enforcement personnel and to remove that burden from permanent residents. There is no question that STR's are THE NUMBER ONE issue for the great majority of Port A residents.

Protect ALL Port A neighborhoods from incompatible development and STR abuse.

Provide a guide to all STR owners for reducing complaints and mandate a highly visible list of rules to be posted in all STR's.

Actually penalize STR's that are the source of complaints.

Provide residents and workers in local businesses a priority ferry pass.

User fees on Short Term Rentals are the only way we have to fund the additional costs of additional people in our city. There should also be added penalties on units, owners or agents who have recurring calls for disturbances, noise, or trash issues. The registration system may be able to make this possible.

**Goal LHC 6: Promote low-impact development strategies.**

**6a) Implement the best practices and ordinance amendments recommended in the City's adopted Stormwater Management Plan and recommendations that will be included in the upcoming Drainage Master Plan.**

**6b) Review the current development ordinance requirements related to site development.**

**6c) Continue to plan for disaster mitigation and recovery needs and continue coordination with Nueces County on the in-progress FEMA Multi-Jurisdictional Mitigation Plan.**

**Does Goal LHC 6 and its associated strategies reflect Port Aransas's needs and desires?**

Choice	Responses	
Yes	7	87.50%
Maybe	1	12.50%
No	0	0.00%

**Do you have any comments about LHC 6?**

Current site development is awful. Too many structures allowed (with virtually zero parking). Ordinances are needed to slow the growth on single properties.

6.b All excellent suggestions

The City's own Building Department was renamed the "Development" Department at one point. They expedite, rather than control development. Citizens have to pore through lengthy building permit applications in order to learn what new project threatens their properties. Often the public are the ones that find the attempts to circumvent the setbacks, density, and other codes. Those who dare to go to City Hall to ask questions have been belittled, argued with, and antagonized. This lack of respect for the residents, along with negative impacts from Short Term Rentals, not only erodes faith in local government, it is causing some residents to just give up and leave. It destroys community.

**Goal LHC 7: Effectively manage and leverage short-term rentals.**

**7a) Review the current short-term rental ordinance and nuisance regulations for potential amendments to improve neighborhood compatibility.**

**7b) Consider additional off-street parking for STRs.**

**7c) Continue to strengthen the City's STR code enforcement efforts.**

**Does Goal LHC 7 and its associated strategies reflect Port Aransas's needs and desires?**

Choice	Responses	
Yes	6	75.00%
Maybe	2	25.00%
No	0	0.00%

**Do you have any comments about LHC 7?**

The STR hotline is a huge improvement. STR's are a total nuisance in established neighborhoods.

Short term rentals are driving regular long term owners away. Hire more employees to enforce Short term rules.

Increase annual STR registration fees to at least \$2500 annually to pay for additional enforcement and the other burdens imposed by STR's on the City.

Insure that noise regulations apply and are enforced apply in areas containing residential properties during the daytime as well as at night. Much of the party town activity at STR's goes on during the day and often all day--

not just at night. Any additional off-street parking for STR's should be paid for by STR's through annual registration fees or otherwise.		
Registration fees must be able to cover all of their own administration and enforcement costs. We are to the point where additional on the ground staff are needed.		
I hope these strategies are successful so we don't completely lose the Port Aransas we value and enjoy.		
<b>Goal LHC 8: Plan for new quality neighborhoods.</b> <b>8a) Consider creating a Residential Infill Overlay (RIO) district to promote and protect the livability of residential neighborhoods.</b> <b>8b) Require the installation of sidewalks in new neighborhoods and plan for retrofits in existing neighborhoods to support walkability.</b> <b>8c) Consider guidelines that encourage a range of lot sizes and home types within a single development to provide a variety of housing choices.</b> <b>8d) Consider guidelines that encourage "Complete Neighborhoods" with safe and convenient pedestrian access to goods, services, and activities.</b> <b>8e) Implement the Park Master Plan recommendations related to new parks and trails, including a requirement for the dedication of future parks in new developments.</b>		
Does Goal LHC 8 and its associated strategies reflect Port Aransas's needs and desires?		
Choice	Responses	
Yes	7	87.50%
Maybe	1	12.50%
No	0	0.00%
Do you have any comments about LHC 8?		
Consider guidelines that encourage a range of lot sizes and home types within a single development to provide a variety of housing choices. Important!!		
There should also be a continued effort to improve livability in existing residential areas, whether or not zoned residential.		
Protections to prevent incompatible development. You are preaching to the choir with the residents here. You are talking to the wall when addressing the builders, developers, and city. Wish us luck. Sidewalks, what a concept. They will be necessary for safety when we have five times the number of residents and visitors as we do now.		
EXCEPT for 8c, these are all good ideas, as walking around our neighborhood builds community. 8b, the developments south of Beach Access Road 1a should be required to install some pedestrian/ bikeway along Hwy 361. Many of our "intown" streets still need sidewalks- Lantana, maybe Sandcastle and 1A, but I haven't walked down there for awhile. COTTER Avenue between Cutoff and Alister is in dire need. One side has NO sidewalks, and the one that does, has very narrow ones. I'm not sure about Cotter to Station Street and to the beach These are all streets that lead to the beach and are heavily used. We need an ordinance WITH ENFORCEMENT that prohibits businesses from installing flags, signs, golfcarts, etc. that impinge upon the sidewalk. And there should be no more alley closures. These are alternative routes for pedestrians and bicycles. The City just keeps giving these away to adjoining owners with no recompense, and perhaps no tax increase. One problem is that many people who walk their dogs do not clean up their droppings. This is unpleasant and unhealthy. The recommendation at 8c was attempted under a zoning designation called a "Neighborhood Unit Development". Smaller lot sizes and setbacks were allowed, in an attempt to make home ownership more affordable. Market		



forces took over and it was a dismal failure, as properties were sold in the "Gold Rush" and are just as unaffordable as any.

**Goal LHC 9: Proactively support attainable workforce housing options.**

**9a) Expand the existing Public Facilities Corporation program to support workforce housing opportunities.**

**9b) Explore potential local and regional partnerships and tax assistance programs to support the creation of new housing options that are affordable for the local workforce.**

**9c) Consider a program for local property tax relief for owner-occupied and long-term rentals to offset rising property values and help residents stay in their homes over time.**

**9d) Consider a requirement for affordable housing contributions for larger residential developments.**

**9e) Review the zoning ordinance for alternative housing types that could support senior or workforce housing.**

**Does Goal LHC 9 and its associated strategies reflect Port Aransas's needs and desires?**

Choice	Responses	
Yes	7	87.50%
Maybe	1	12.50%
No	0	0.00%

**Do you have any comments about LHC 9?**

All of these suggestions are needed. Pronto! The majority of the work force has already been forced to leave due to high cost/nonexistent housing for the labor force. Many community pioneers have abandoned PA because they have been taxed out of their homes.

Local property tax relief, including coordination with the school district for tax relief, plus legislative advocacy to keep insurance rates affordable are the most significant things that could be done to make housing more affordable. The flight from Port A of valuable workers who cannot afford the taxes and the insurance, whether paid directly or passed on by a landlord, must be stopped if we are to maintain an adequate workforce as well as support local small business.

"Palladium" Apartment complex has been a great addition to our housing stock. However, there still seems to be a great unmet need. Texas does have special programs for housing veterans, in addition to VA loans, and FHA and other federal loan programs. Unfortunately, realtors discourage sellers from accepting these programs when they list properties, as the seller often has to pay closing costs. Perhaps banks could be encouraged to assume those, and credited towards their Community Reinvestment requirements. 9c and 9d are also considerations, but would require certifications to ensure that the targeted persons are the beneficiaries.

**Goal TFS 1: Plan for future facilities and services to support the City's operations and growth.**

**1a) Evaluate alternatives for a new or expanded City Hall/Civic Center.**

**1b) Conduct a more detailed public needs assessment.**

**1c) Evaluate options to improve high-speed internet and cell service, particularly during peak season.**

**1d) Conduct regular coordination meetings between the City and NWCID #4.**

**1e) Conduct regular coordination meetings between the City and PAISD.**

**Does Goal TFS 1 and its associated strategies reflect Port Aransas's needs and desires?**

Choice	Responses	
Yes	7	87.50%
Maybe	1	12.50%
No	0	0.00%

**Do you have any comments about TFS 1?**

Do not make plans that increase taxes. The tax base has grown substantially due to development and higher property values.

1a Friends tell me the Civic Center(auditorium) needs to be checked for mold. It seems an ungainly, noisy venue, which was intended to be an Emergency Headquarters. I don't know if it ever was, but it's not an attractive place for gatherings. If the City needs more space for departments and staff, it should probably be retrofitted and used for that. Most public events are well managed at the Community Center. If a larger public space is truly needed, there may be better locations, with more parking. What are the plans for other spaces in that vicinity: between the library and Animal Shelter? The former Police/ Constable/ Municipal Court building? The space now occupied by the EMS? Where will the Police Station be?

1b. Should be done by outside professionals, interviewing the employees that have to work in these spaces, NOT by the City Manager or the Development Department . Much city infrastructure was inadequately maintained BEFORE Hurricane Harvey. This lead to extensive damage and the reluctance of FEMA to rebuild to better standards. The Police, Gas Department, Parks and Recreation, and EMS were all in cramped, and compromised quarters. The Fire Department and Public Works Buildings were extremely shoddy. and perhaps unsafe. It seemed to be an insult to expect city workers to spend their many hours there. 1c.The City should not feel responsible to increase access to faster internet. There are providers who can do this and consumers who are willing to pay for it. I have seen the "Cells on Wheels" during special events. That's a good idea. 1d and 1e. YES! Share recreational facilities, meeting venues, library and computer facilities.

**Goal TFS 2: Promote public safety in the community.**

**2a) Continue to evaluate options to address the community's public safety needs).**

**2b) Continue to develop a strategy to support a paid Fire Department.**

**2c) Continue efforts to expand the existing EMS and Public Works facilities.**

**2d) Evaluate the demand for medical services and/or an urgent care center.**

**Does Goal TFS 2 and its associated strategies reflect Port Aransas's needs and desires?**

Choice	Responses	
Yes	7	87.50%
Maybe	1	12.50%
No	0	0.00%

**Do you have any comments about TFS 2?**

Urgent care should be a top priority.

Make sure that increased public service needs are paid for by STR's and other tourist-related development, not by the small permanent population.

2a As before, Increased annual registration fee for Short Term Rentals, including extra penalty charges for units with multiple police calls per year could help defray extra costs. 2d May be unrealistic to get an urgent care center, but there's lots of pressure on just one doctor. May want to work on backup coverage.

**Goal TFS 3: Improve network connectivity and mobility.**

**3a) Improve network connectivity and reduce congestion.**

**3b) Assess and redevelop transit services.**

**3c) Allocate future right-of-way to enhance existing connections and facilitate new mobility corridors.**

**3d) Develop a comprehensive parking strategy.**

**3e) Construct park-and-ride facilities.**

**3f) Implement an asset management program.**

**Does Goal TFS 3 and its associated strategies reflect Port Aransas's needs and desires?**

Choice	Responses	
Yes	6	75.00%
Maybe	2	25.00%
No	0	0.00%

**Do you have any comments about TFS 3?**

There are some very obvious ways to reduce traffic congestion that have been ignored for years, like creating turn lanes on all major arteries.

Congestion and other problems caused by golf carts are a top concern for residents. Golf cart companies making money from the obscene proliferation of golf carts in Port A should pay user or other fees to pay for increased enforcement.

The number of gold carts in the Port A should be reduced.

We need minor arterial/ collector parallel and west of Alister Street. Entrance to Ferry Landing Stacking lane at Avenue A and Cutoff Road needs solutions. People are still coming from Cotter to access. I'm not a traffic engineer. It's a tough one. One problem I experienced just this weekend - Beach Access Road 1 from Pamilla looks like two lanes until you get to Hwy 361 and it suddenly has a curb where the right turn lane should be!!!!

On Hwy 361, we definitely needs speed zone studies and slip roads added to any new PUD's south of Beach Access Road 1a. Publicly accessible electric charging stations should not be free. Publicize bus routes and schedules.

**Goal TFS 4: Support active transportation options.**  
**4a) Support active transportation initiatives.**  
**4b) Investigate opportunities for enhanced island access for the work force.**

Does Goal TFS 4 and its associated strategies reflect Port Aransas's needs and desires?

Choice	Responses	
Yes	5	62.50%
Maybe	3	37.50%
No	0	0.00%

Do you have any comments about TFS 4?

True residents need a way on and off the island during peak tourist periods. There are too many times it is impossible to traverse to work/dr appointments/etc, that are only offered on the mainland.

Pretty vague.

Not sure where this fits in, but extreme noise from increased flights out of the airport is having a bad effect on residential neighborhoods in the area of south 11th. A lot of it seems to be low-flying tourist tours.

I do ride my bike around town and find it dangerous in the business district. I've never seen or heard about the Bicycle/ Pedestrian Network. Am seeing more and more people biking and walking. I think the Sidewalk Gap analysis is long overdue, and should be a priority. I was glad to see the sand cleared from sidewalks along Avenue G before Spring Break.

**Goal TFS 5: Plan for roadway design improvements.**  
**5a) Update the City's roadway design standards regularly.**  
**5b) Promote linkages that benefit the local economy.**  
**5c) Support local evacuation plans.**  
**5d) Use parking fees as a funding mechanism for new attractions and transportation services.**

Does Goal TFS 5 and its associated strategies reflect Port Aransas's needs and desires?

Choice	Responses	
Yes	5	62.50%
Maybe	3	37.50%
No	0	0.00%

Do you have any comments about TFS 5?

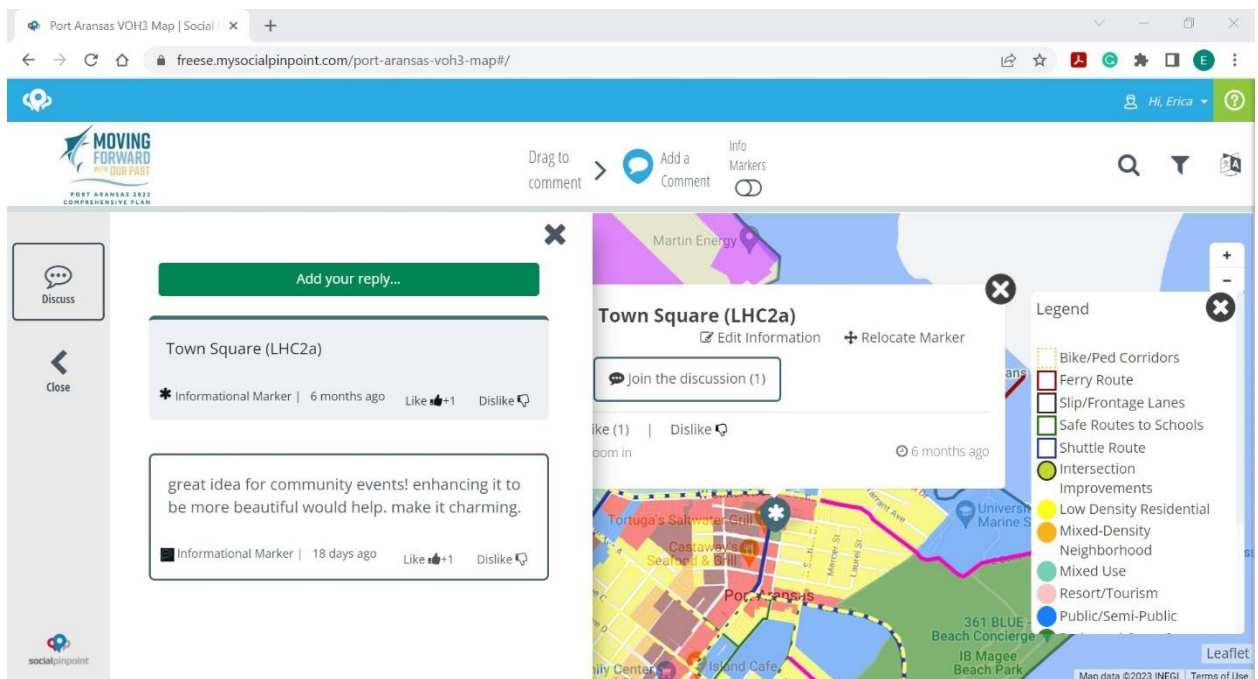
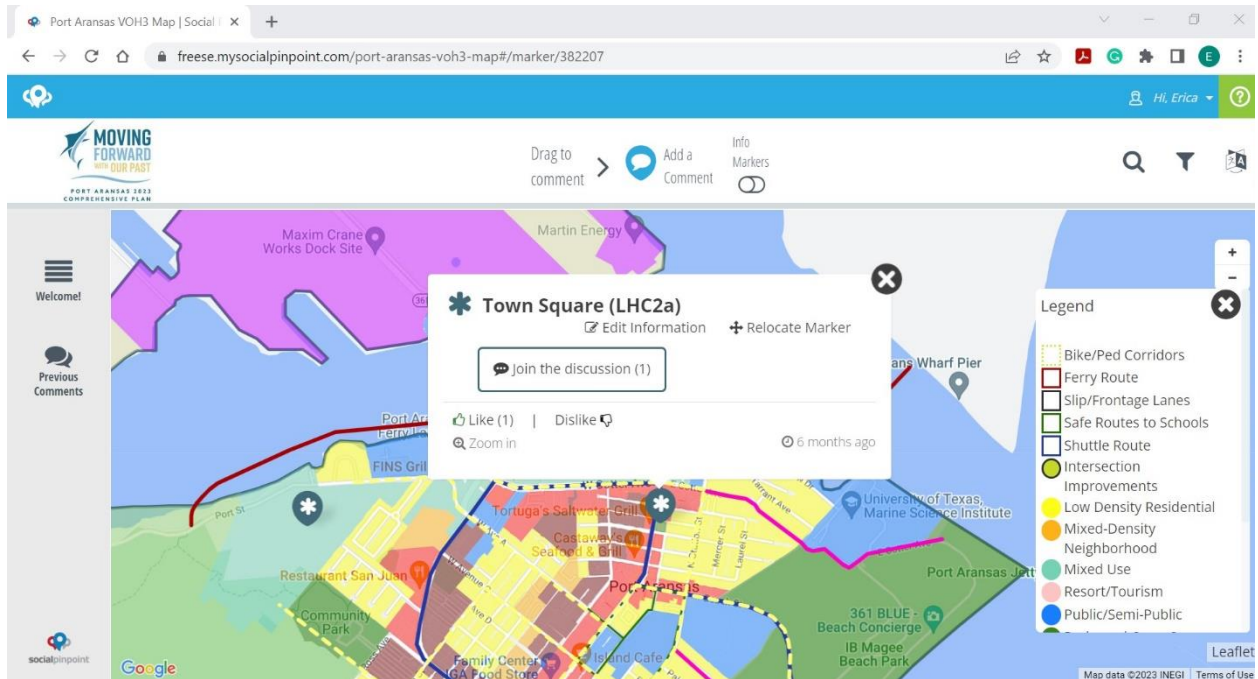
Parking fees---only in times of congestion, i.e. spring break, summer

See above. I don't understand why some of these are so different from the text of the copy of plan we printed out....



# MAP-BASED COMMENTS

Example of a map-based comment:



Topic	Comment	Up Votes	Down Votes
Additional Protections for Existing Neighborhoods - Island Moorings and North of 1A (LHC8a)	These protections should extend all the way to the end of the city limit!	0	0
Future Marina/Mixed-Use Development (LHC3b)	we NEED a new marina! A full functioning marina would be ideal. boat stacking. storage places in town are lacking.	1	2
Future Marina/Mixed-Use Development (LHC3b)	I love all the work and planning that went into the proposal for future growth of Port A. I fully agree with the need for another marina, but I propose South of town on the West (Bay) side. I am seriously concerned with the amount of additional congestion for the proposed new marina location. We will have the new marina and ferry competing for access and feels as though it will be a congestion nightmare. I recommend looking further out of town to spread the growth across the city limits.	1	1
Future Marina/Mixed-Use Development (LHC3b)	New Marina is very needed. And, I'm sure there are some great ways to alleviate congestion there with new access roads envisions.	0	1
Future Marina/Mixed-Use Development (LHC3b)	I oppose the use Charlie's pasture for the development of another marina. Improvements to the existing marina are already being paid for. This will worsen already terrible ferry traffic. And, most importantly, with most of the city's usable land already tagged for development, this iconic natural area needs to be preserved.	2	0
Future Marina/Mixed-Use Development (LHC3b)	I do not think that Charlie's pasture is the best location for another marina. A new marina is much needed but it would make sense to find a location away from an already congested area.	1	0
Future Marina/Mixed-Use Development (LHC3b)	I do not agree with developing Charlie's Pasture. Please preserve some of the wild areas of Port Aransas. Growth is not always what is best for an iconic small beach town like Port A.	0	0
Mixed-Use Nodes	These nodes are much needed. Let's keep moving forward on ways to see them realized.	0	1
Mixed-Use Nodes (Reply)	We are strongly opposed to the continuous building of STRs, even south of access road 1. Stop issuing permits and develop a plan to keep the island rural! These giant projects do not fit into our island culture and they are creating a huge imbalance in our community. Put a moratorium on them like so many other beach towns have!	0	0
Mixed-Use Nodes (Reply)	Also, Beachwalk I and Beachwalk II are NOT tourist communities - STRs are not allowed and the quality of the neighborhood is greatly enhanced because of that through quiet premises, better/higher quality homes being built, less crime and drunkenness, pride of owner-occupancy. We need more of this and fewer str's.	0	0

Topic	Comment	Up Votes	Down Votes
New Parking: Park-n-Ride (TFS3e)	better advertising the park and ride would be helpful. or having a good option for transportation once you are on the Port A side would make this more successful. bikes for rent? golf cart shuttle?	1	0
Right Turn Lane - Cutoff onto SH 361 (TFS3a)	This will help traffic immensely.	1	0
Town Square (LHC2a)	great idea for community events! enhancing it to be more beautiful would help. make it charming.	1	0

## OTHER COMMENTS

Do you have other comments? Share them here!
<p>I would like to see more cut through streets from 361 to 11th. Too few streets carry the load. Reduce the speed limit, at city limits on 361, change to 45 mph, Access rd 1A, 35 mph, all neighborhood streets, 25 mph. Slow traffic down, less friction with golf carts. Allow cart on 361 north of Access rd 1A. Add 4 way stop signs, Sea Isle and 11, Ave J and 11. 11 and/or Station and G. Often so busy very hard to cross walking. Add activated blinking red light for pedestrians to cross 361.</p>
<p>I oppose the use of Charlie's pasture for the development of another marina. Improvements to the existing marina are already being paid for. This will worsen already terrible ferry traffic. And, most importantly, with most of the city's usable land already tagged for development, this iconic natural area needs to be preserved.</p>
<p>Eliminate any reference to the use of City property in Charlie's Pasture for a marina. What is the red line that goes from Port Street into the water? Re-zone 11th Street to eliminate any further retail/commercial development. The street already has more traffic than it can handle from current mixed-density uses.</p>
<p>Could not use this feature to comment</p>



## **Joint Workshop**

**3/23/2023 4:00pm @ City Hall**

## **Meeting Summary**

On Thursday, March 23, 2023, the Planning & Zoning Commission and City Council held a joint workshop to review and discuss the draft comprehensive plan, specifically any revisions that may be need prior to moving forward to the public hearing in April.

The consultant team presented a summary of the draft plan development process, highlights of the plan's recommendations, a summary of the public input received at the February Open House (in-person and virtual), and an overview of recommended revisions following the February public input process and additional review. P&Z and Council discussed the draft plan and provided general consensus with the proposed revisions. The plan will incorporate these minor revisions and will be considered for adoption at a public hearing on April 20.

Notable revisions include the following:

- Corrected remaining typos
- Revised existing (2021) population in ultimate capacity tables
- Added total community engagement numbers (# of attendees and comments)
- Added airport photo
- Removed southernmost Access Road
- Removed proposed parking lot label by the beach and Lantana
- Removed references to Old Town Preservation Advisory Board (OTPAB)
- Added recommendations to align with Parks Plan
- Added “# of STR complaints” to GP 4 metrics (not just citations) – page 100

A video of the meeting is available at the City's YouTube page:

<https://www.youtube.com/watch?v=fL0eLBpzwKo>



## Joint Public Hearing & Adoption Consideration

4/20/2023 4:00pm @ City Hall

### Meeting Summary

On Thursday, April 20, 2023, the Planning & Zoning Commission and City Council held a joint public hearing to invite public comment on the draft comprehensive plan and to consider the recommendation (P&Z) and adoption (City Council) of the plan.

The P&Z and Council opened the public hearing, during which one resident commented to request more information about the plan revisions since the previous draft. The consultant team presented a summary of the plan development process, highlights of the draft plan's recommendations, and an overview of minor revisions made since the March 23 joint workshop. Following the presentation, the P&Z and Council unanimously voted to recommend and adopt the plan.

A video of the meeting is available at the City's YouTube page:

<https://www.youtube.com/watch?v=eGBKwdy0mx8>

