

## **Comprehensive Plan for the Village of Tiki Island**

**Purpose:** The Comprehensive Plan will be used to insure sound development within The Village of Tiki Island (the “Village”) while maintaining the health, safety, and welfare of the citizens.

**Authority:** The legal authority for preparing a comprehensive plan is found in Chapter 213 of the Texas Local Government Code.

In addition, Chapter 211 of the Texas Local Government Code requires municipalities in Texas to adopt zoning regulations in accordance with a comprehensive plan. A zoning ordinance was adopted by the Village in April 2010. This plan does not conflict with any rules or regulations within the zoning ordinance.

**General:** The Village is primarily a water front canal residential community with limited commercial and marina businesses. The Village was incorporated on August 30, 1982. The Village is a Type A General Law Municipality with the Alderman form of government. The governing body is known as "The Board of Aldermen" and includes six members (a mayor and five alderman), all of whom are elected at-large.

The Village has a police department and associated municipal court. Water/sewer services are provided by the Galveston County Fresh Water Supply District No. 6 and fire protection is provided by a volunteer Fire Department. City Hall and the Water District share a common building. In addition, the Village has a public park/playground area/tennis court and a facility to house public meetings and gathering.

According to the United States Census Bureau the Village has a total area of 1.4 square miles (3.6km<sup>2</sup>). The streets use names with a Polynesian name.

There is only one main entrance and exit to and from the Village that leads to Texas Interstate 45.

The Village is surrounded by the cities of Galveston, Hitchcock and Texas City, Texas.

**Residential District:** The most important goal of this comprehensive plan is the preservation of the city's high-quality residential neighborhoods and the protection of those neighborhoods. The Village will continue to protect existing single-family residential neighborhoods to improve the health, safety, and general welfare of the residents through appropriate land use controls including zoning and other ordinances regulating population density, lot size, use of land, improvements, height, and setbacks

**Commercial and Marina Districts:** The Commercial and Marina areas in the Village are located at the entrance of the Island adjacent to Interstate 45. Zoning and Ordinances will be employed generally to protect the health, safety, and general welfare and to minimize any adverse effects on the residents. All of the land within the commercial/marina districts land areas has already been developed or committed for development. Therefore, any redevelopment would require the use of existing land within these districts.

**Public services:** Existing public services in the Village include a police department to insure protection of public health/safety and traffic control; a water/sewer district and a volunteer fire department. The services provided are adequate to preserve the high quality of the city's residential neighborhoods and its small business district. It is not anticipated that significant expansion and/or upgrading of existing public facilities will be necessary in the future. However, the Village will need to continue its program of periodic upgrading and replacement of roads, and water/sewer facilities as those facilities reach their useful life. Present Village services for the commercial/marina districts are appropriate for maintaining these business needs. Any new development, renovation or replacement of present businesses will be approved only if it can be demonstrated that adequate public infrastructure is in place or will be constructed, improved, or enlarged as necessary to provide water, sanitary sewer, storm water drainage, police and fire protection, street access, and other necessary public services. No change to existing zoning or other land use regulations will be approved unless it can be demonstrated that such change will not adversely impact present residential development or existing business development.

**Emergency Ingress and Egress:** The Village is surrounded by the waters of Galveston Bay and has only a single access point from Interstate 45 for

vehicular and pedestrian traffic. Moreover, a large portion of the residential areas of the Village are separated from access to I-45 and the mainland by a single bridge. It is critical that the Village's entrance roads and bridges be kept open to traffic, particularly during storms and other emergency situations. Reasonable land use regulations should be enacted and enforced to insure that any new development or redevelopment does not materially impair vehicular and pedestrian access to the Village and its several neighborhoods.

**Community Association:** The Village has a Community Association that is responsible for insuring compliance with property deed restrictions. There are a few sections within the Village that are not under the jurisdiction of the Community Association. The Community Association also provides landscaping and beautification for several common areas within the Village.

**Implementation:** This comprehensive plan and the existing zoning/ordinances are intended to provide for the for protection of the rights and interests of the property owners, citizens, and the general public and to inform the actions of the Village's elected and appointed officials. These rights and interests should be protected by enacting and enforcing reasonable land use regulations to protect existing residential neighborhoods and commercial areas from incompatible uses and to insure that adequate public infrastructure exists to serve any proposed new development or redevelopment.

Every effort should be made by the Village to encourage active participation in the land use planning process by all of its citizens, citizen groups, business owners, and other stakeholders.