

## Neighborhood of Dreams Goals

- An increased ability for residents of all ages to remain and thrive in Nassau Bay as their housing needs change over time.
- Well-maintained existing housing stock, including multi-family complexes and single-family homes, that provide safe and quality housing options.
- A land use allocation and pattern that supports Nassau Bay's key focuses of neighborhood integrity, commercial revitalization, and quality of life.

## Renewed Infrastructure Goals

- Well-maintained infrastructure, transportation network, and City facilities that provide a more appealing community for residents, businesses and visitors.
- A prepared and resiliency community that can persevere and recover from natural and man-made disasters.
- A fiscally sustainable city that remains economically competitive through strategic partnerships and targeted infrastructure investments.

## Recharge Our Corridor Goals

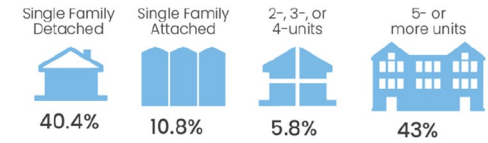
- A commercial corridor that provides the establishments and goods desired by residents while bolstering the City's tax base.
- A diversified economic base for the City that draws on Nassau Bay's assets, including the potential for tourism, small-town identity, ties to the Space Program, and proximity to Galveston and Houston.
- Revitalized commercial properties along NASA Parkway that reinforce Nassau Bay's identity and demonstrate new investment and renewal in a mostly developed City.

## Vibrant Environment Goals

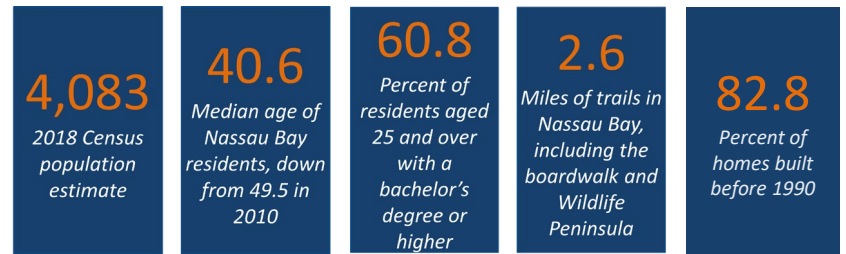
- A system of park and recreation amenities that supports a healthy and active community and resilient environment.
- An emphasis on Nassau Bay's natural, recreational, and cultural assets in community events and economic development efforts.
- An enhanced physical appearance in Nassau Bay that reinforces its identity.

## Safe and Peaceful Community Goals

- Continued budget and community support for public safety departments to maintain high levels of service and responsiveness.
- An involved community that actively works toward creating a safer Nassau Bay through partnerships, volunteerism, and local pride.
- A built environment that is well-maintained, in compliance with City codes, and reflective of the community's character and identity.



## Existing City Data Points



### Guiding Principle 1

Nassau Bay will be **BALANCED** in its approach to development, encouraging revitalization of older housing stock and commercial areas, while seeking to maintain the character of the residential community and create more amenities for existing and future residents (restaurants, retail, arts/culture, etc.).

### Guiding Principle 3

Nassau Bay will be **COMMUNITY-MINDED** by listening and responding to resident's concerns, maintaining high customer service, encouraging civic participation, and by preserving the "small town feel" of the community.

### Guiding Principle 2

Nassau Bay will be **ACTIVE** by encouraging a healthy community and lifestyles through support for the City's parks and natural assets, including the waterfront, and by involving residents and businesses to help ensure safe and secure neighborhoods and well-supported public safety services.

### Guiding Principle 4

Nassau Bay will be **RESILIENT** as it prepares for the future, pro-actively investing in infrastructure, public safety, emergency preparedness and elements that will make the community stronger while working to ensure the City remains fiscally sustainable through a diverse economy, revitalized commercial corridors, and a bolstered tax base.

### Guiding Principle 5

Nassau Bay will be **COLLABORATIVE** in addressing opportunities and challenges, seeking local and regional partnerships to effectively address transportation, economic development, tourism, infrastructure, security, resiliency, and quality of life needs.

## Action Agenda

In addition to implementation of priorities that are already underway, such as infrastructure improvements, the following priorities are near-term action items:

- Regional water and flood coordination and planning with local and regional partners.
- Recruit new establishments, including a specialty grocery store and dining establishments.
- Leverage existing incentive programs to assist with renovations of commercial properties and beautification of surrounding public areas.
- Explore potential to conduct a market study examining older multi-family unit properties and if any are viable for purchase for property re-use.
- Pursue coordinated efforts to encourage maintenance and reinvestment in existing housing.
- Continue to investigate the potential for future waterfront development.
- Tap into the volunteer base of engaged residents and cultivate new volunteers, particularly among the youth, to partner with the City.

## Plan Focus Areas

Neighborhood of Dreams

Renewed Infrastructure

Recharge Our Corridor

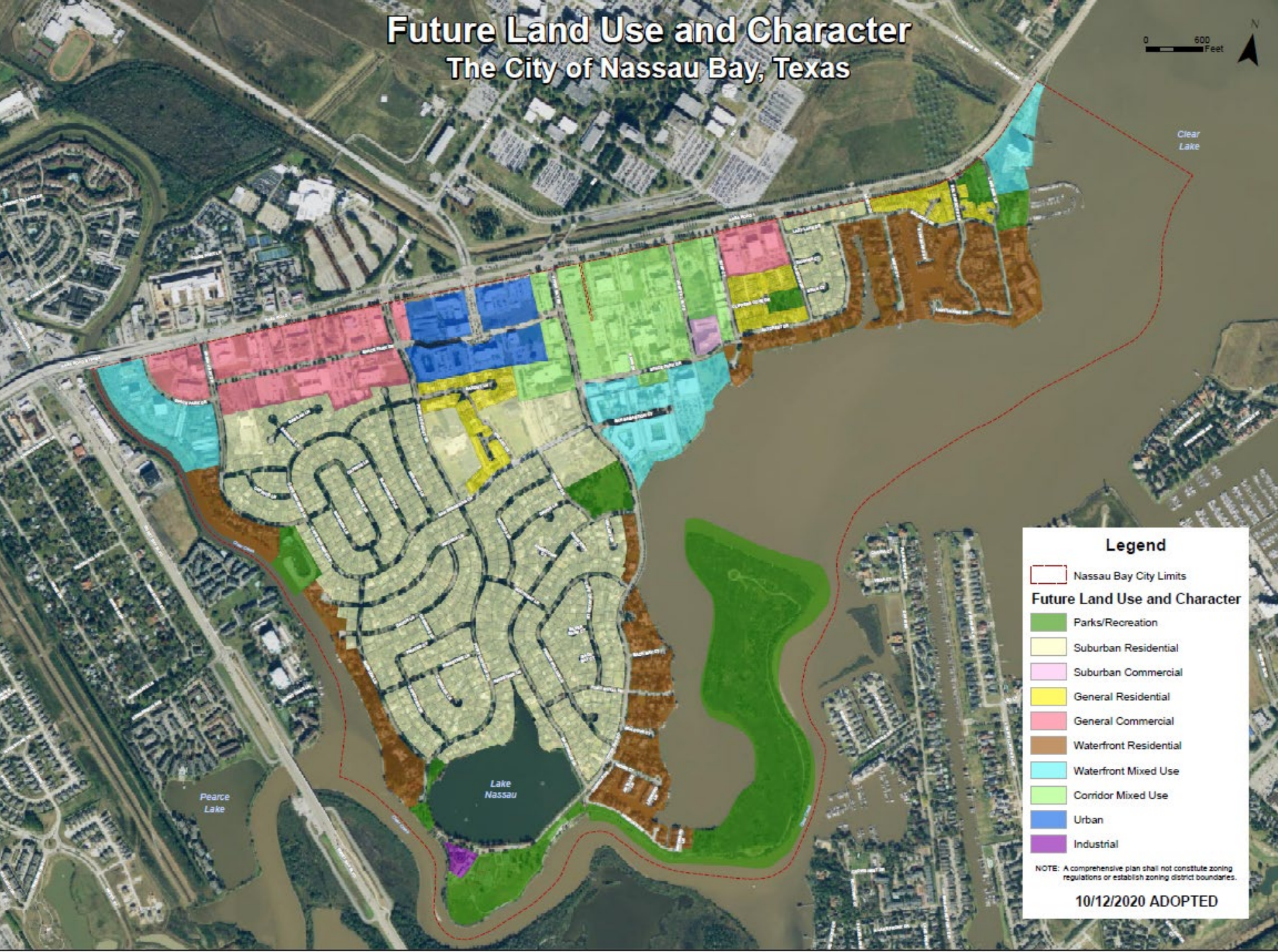
Vibrant Environment

Safe and Peaceful Community

# Future Land Use and Character

## The City of Nassau Bay, Texas

0 600 Feet



**Legend**

- Nassau Bay City Limits
- Parks/Recreation
- Suburban Residential
- Suburban Commercial
- General Residential
- General Commercial
- Waterfront Residential
- Waterfront Mixed Use
- Corridor Mixed Use
- Urban
- Industrial

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

**10/12/2020 ADOPTED**

### Future Land Use and Character Map Categories

<b>Parks/ Recreation</b>	Public and private park and recreation facilities.
<b>Suburban Residential</b>	Larger lot residential with more separation between dwellings.
<b>Suburban Commercial</b>	Commercial or office with less auto-oriented character.
<b>General Residential</b>	Residential with less separation between dwellings, including townhomes.
<b>General Commercial</b>	Commercial retail, office and service uses along major roadway corridors.
<b>Waterfront Residential</b>	Residential with water frontage or proximity.
<b>Waterfront Mixed Use</b>	Commercial retail, office, residential, public, and other uses that maximize water access and views
<b>Corridor Mixed Use</b>	Commercial, retail, office, residential, and institutional uses along corridors where mixed use outcomes desired.
<b>Urban</b>	Most intensively developed area, minimal front setbacks, mixed use orientation.
<b>Industrial</b>	Light industrial uses (City treatment plant).