



port lavaca COMPREHENSIVE PLAN

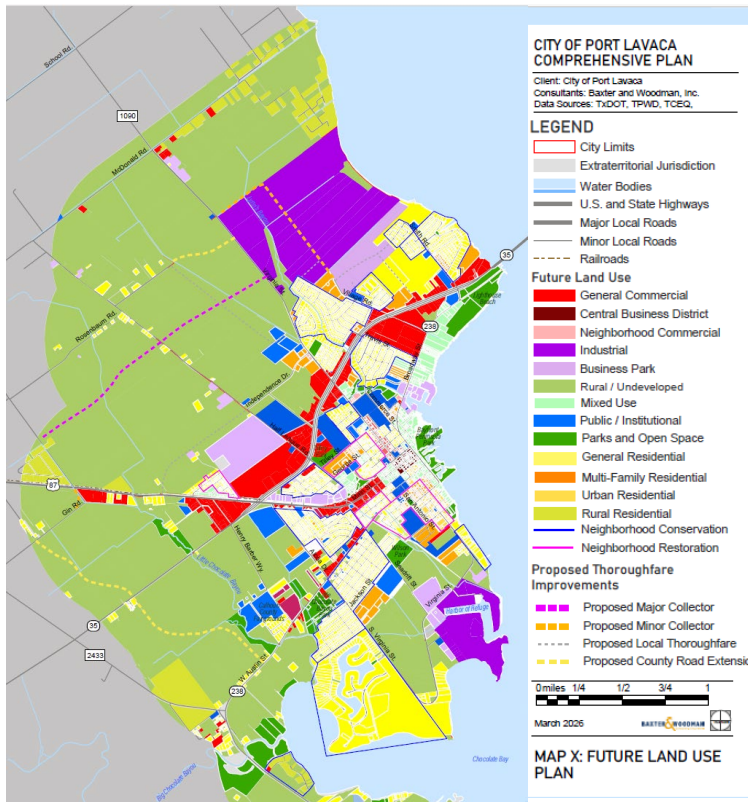
Planning Board Meeting
Future Land Use Map
Character Areas
Thoroughfare Plan
Active Transportation Plan
Truck Route Plan
Downtown Plan
Waterfront Plan
Zoning Considerations

March 31, 2026

Future Land Use Map Versus Zoning Map

Future Land Use Map is

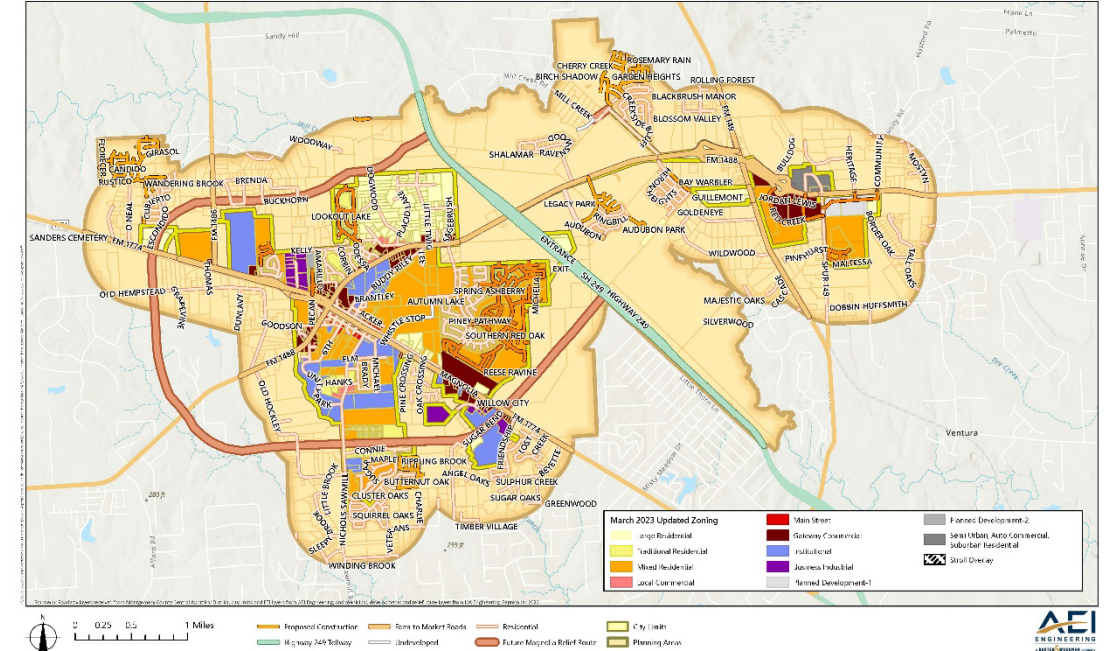
- Created during the Comprehensive Plan as a map
- Serves as a guidance document that depicts the preferred designated land uses (e.g. residential, commercial, industrial, etc.) for each parcel in the community. The FLU Map depicts the land use composition within the Planning Area.



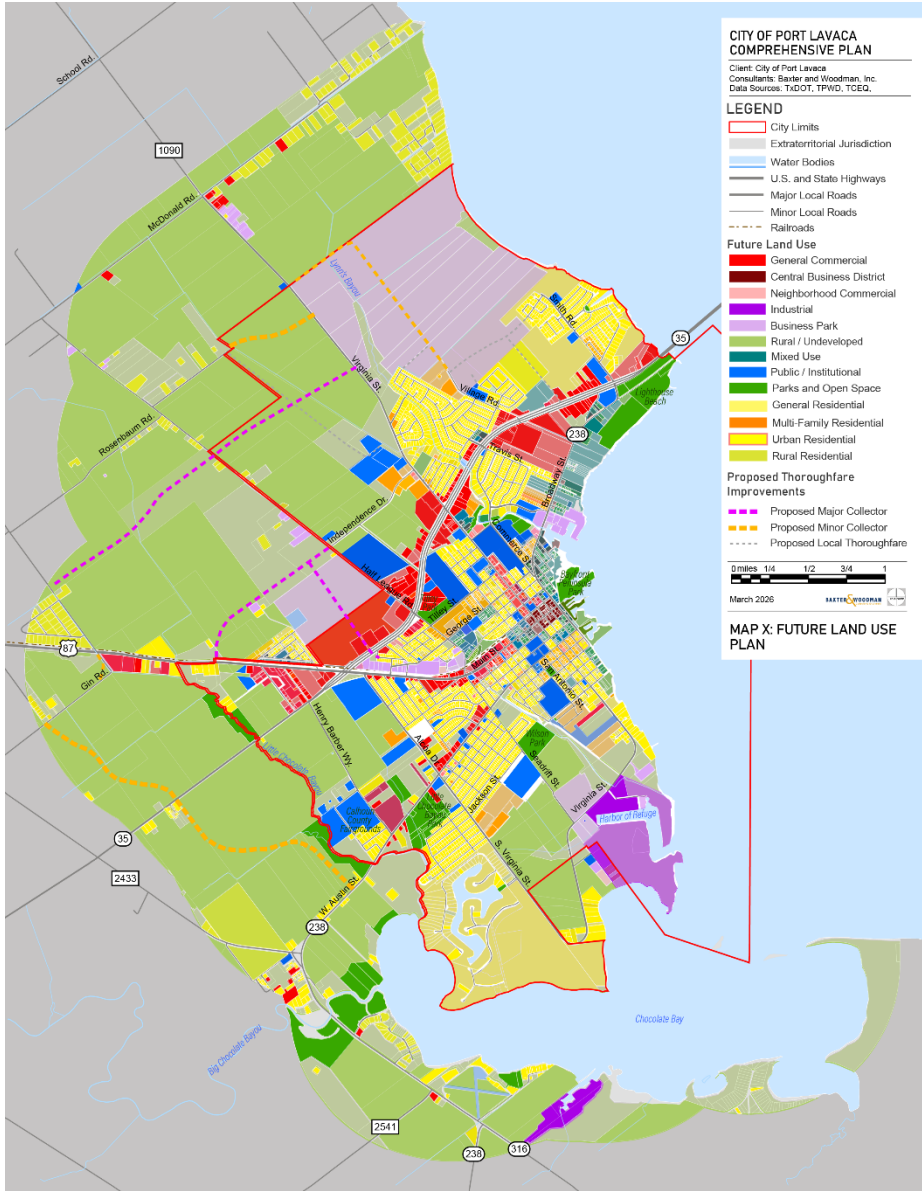
Zoning Map is

- Created after a Comprehensive Plan is adopted, in accordance with the Comprehensive Plan
- A regulatory document that shows the zoning for each parcel (e.g. , residential, commercial, industrial, etc), along with specific rules for the size of the lots, height of buildings, density, parking, landscaping, and buffering within each zoning district.

2023 UPDATED ZONING MAP
 City of Magnolia, Texas



Future Land Use

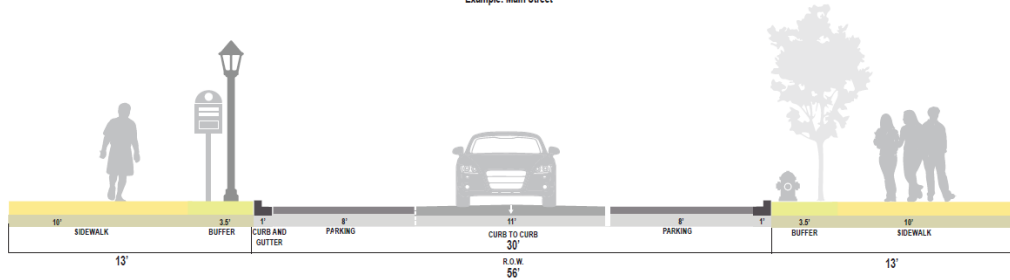


Future Land Use Designations

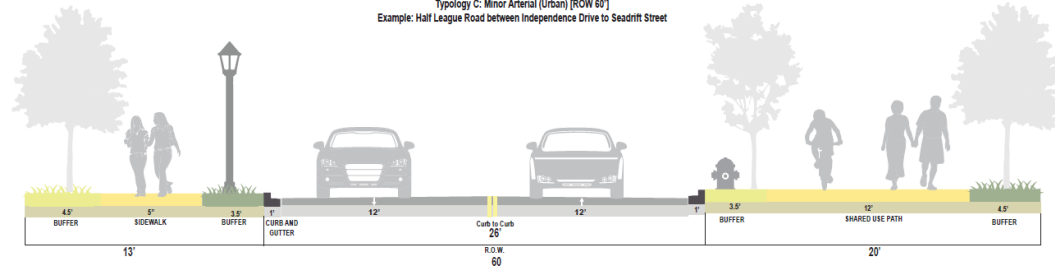
- General Commercial
- Central Business District
- Neighborhood Commercial
- Industrial
- Business Park
- Rural / Undeveloped
- Mixed Use
- Public / Institutional
- General Residential
- Multi-Family Residential
- Urban Residential
- Rural Residential
- Parks and Open Space

Street Types (Local)

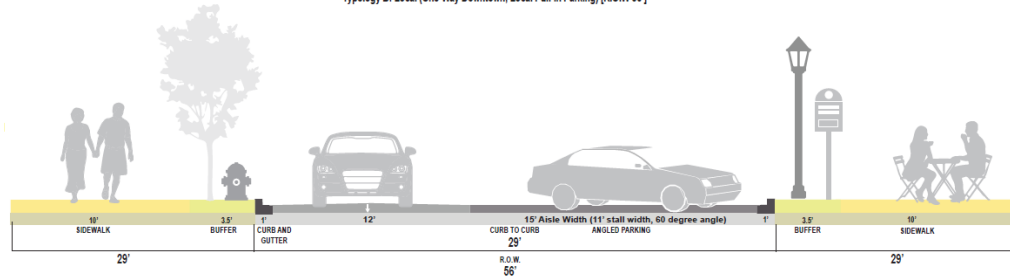
Typology A: Local (One-Way Downtown, Parallel Parking) [R.O.W 56']
Example: Main Street



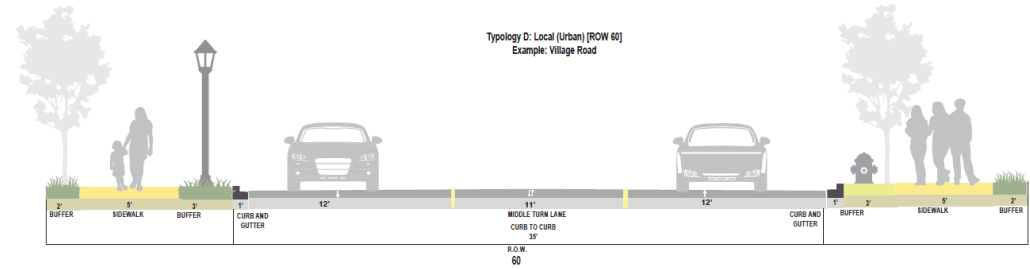
Typology C: Minor Arterial (Urban) [ROW 60']
Example: Half League Road between Independence Drive to Seadrift Street



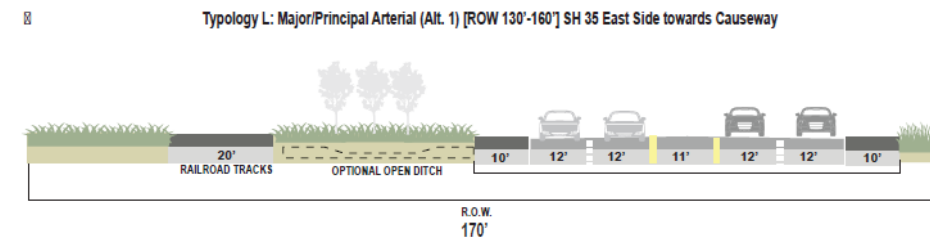
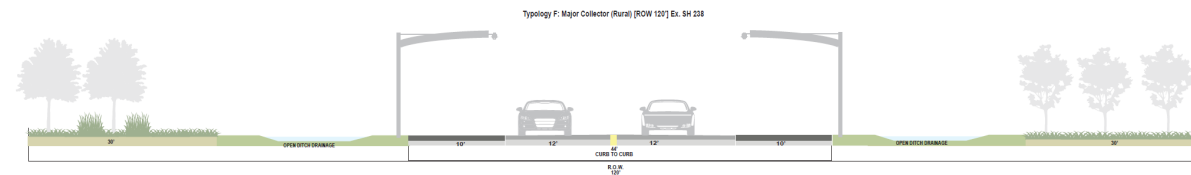
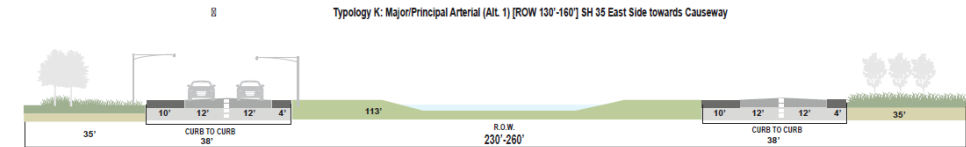
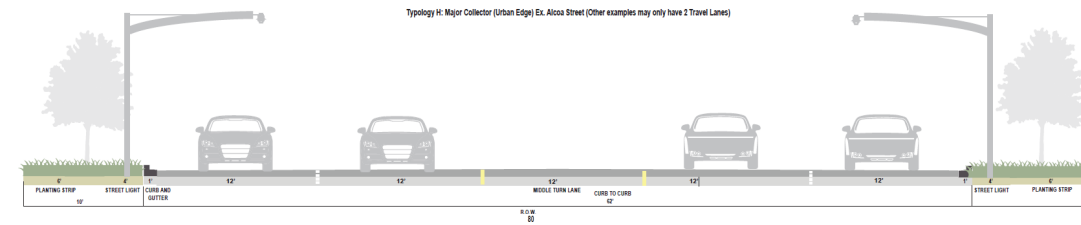
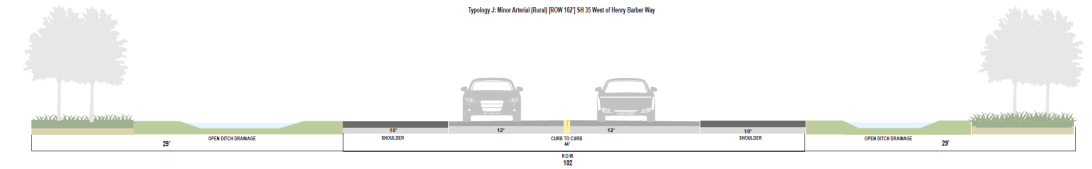
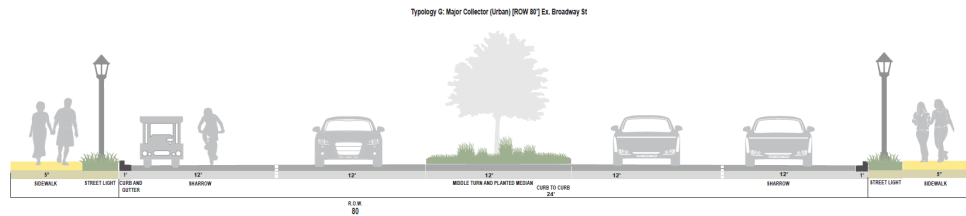
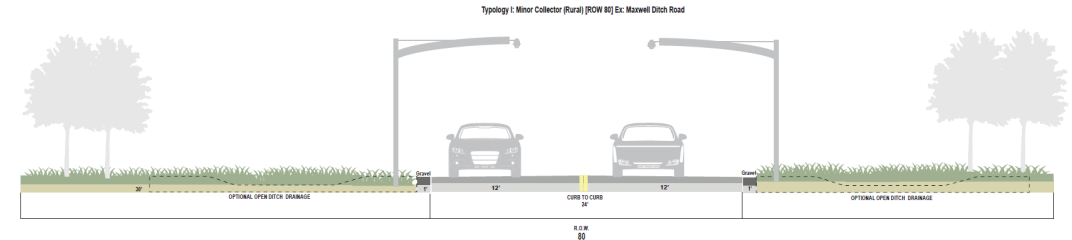
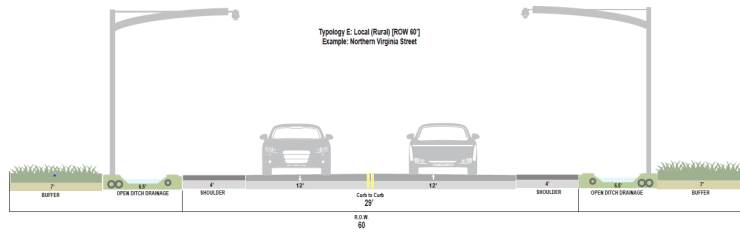
Typology B: Local (One-Way Downtown, Local Pull-in Parking) [R.O.W 56']



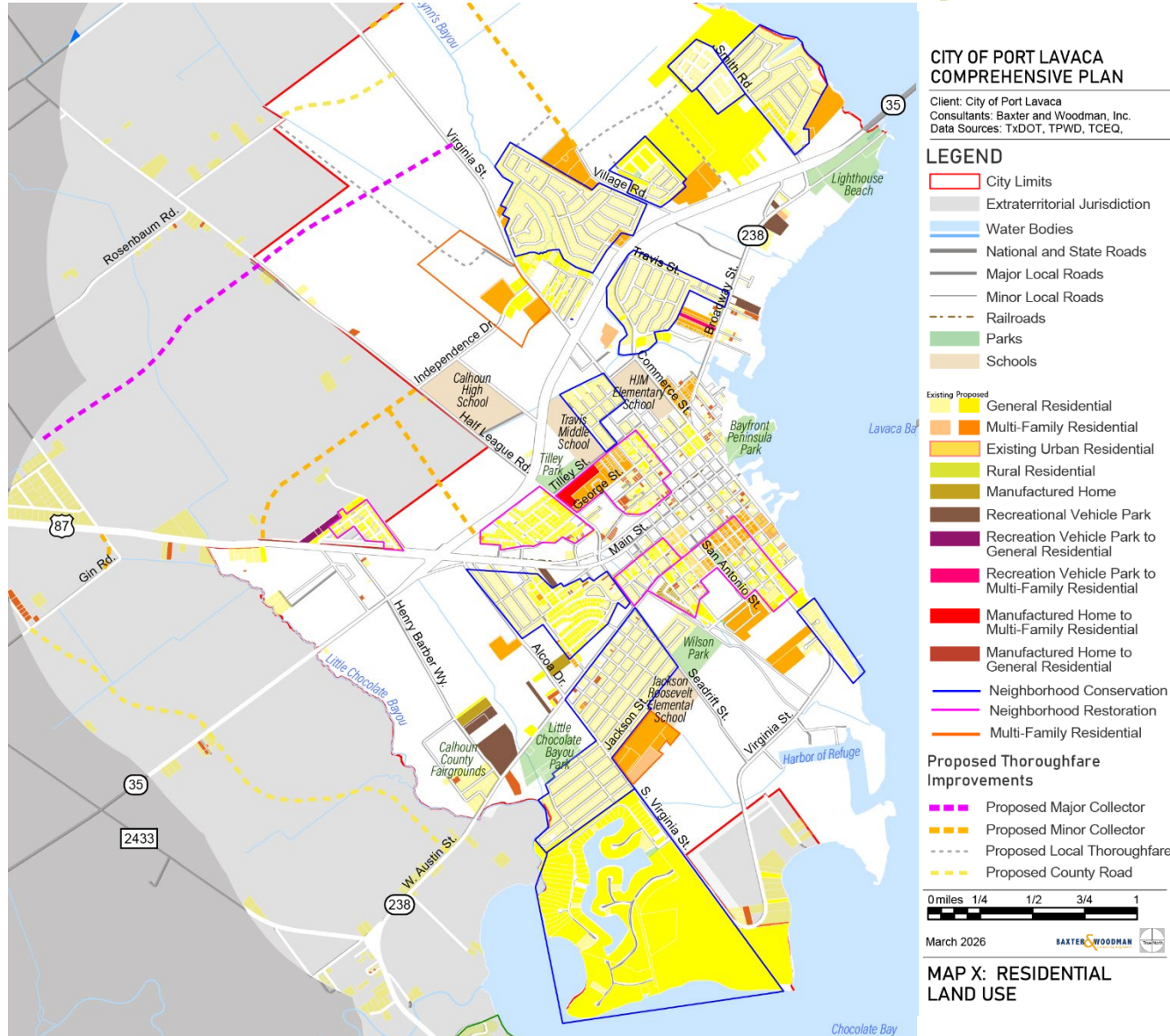
Typology D: Local (Urban) [ROW 60']
Example: Village Road



Street Types (Collector and Arterial)

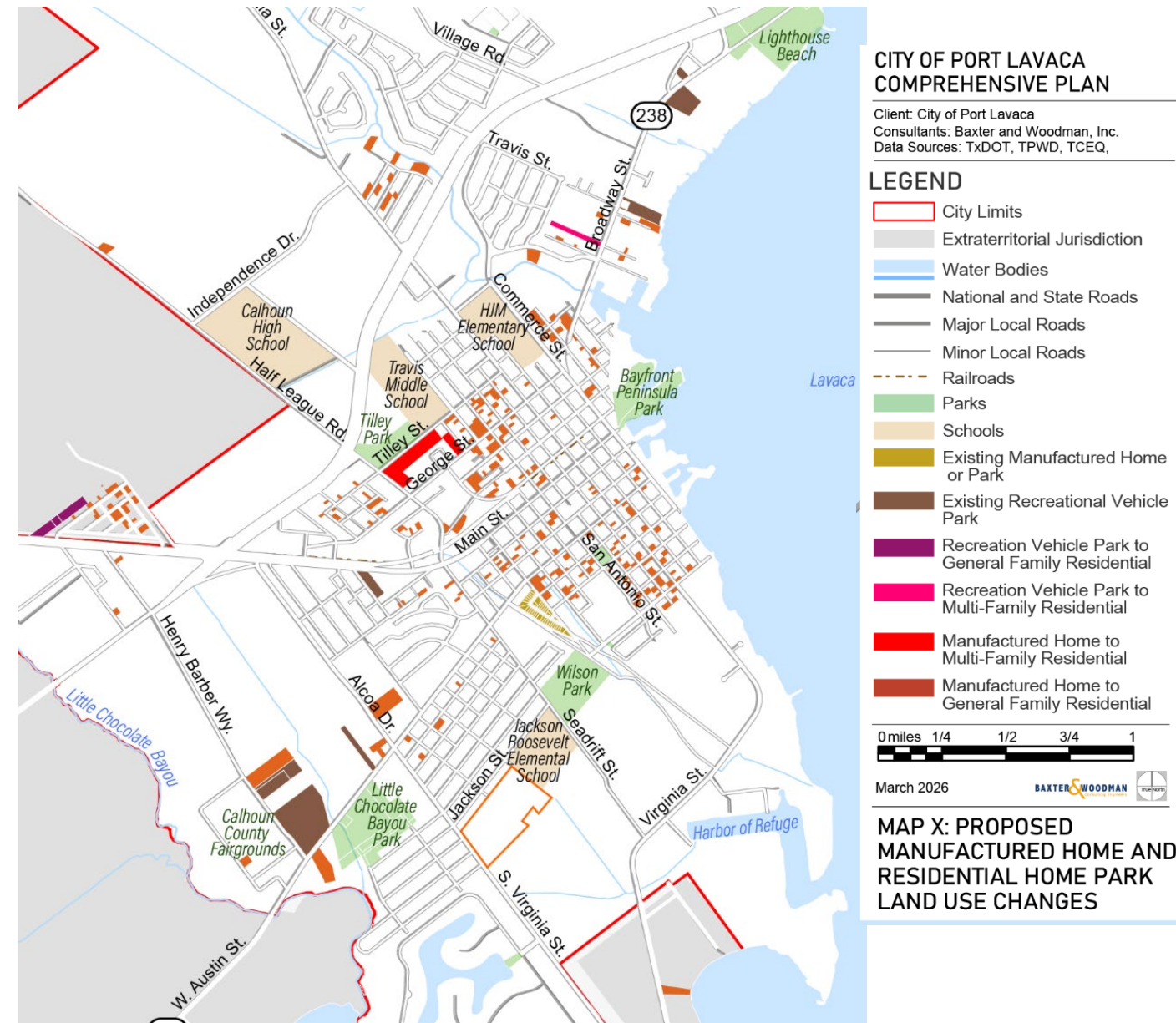


General and Multi-Family Residential



- General Family Residential includes single family detached and duplexes (single family attached)
- Multi-Family
- Rural Residential on North Side and ETJ

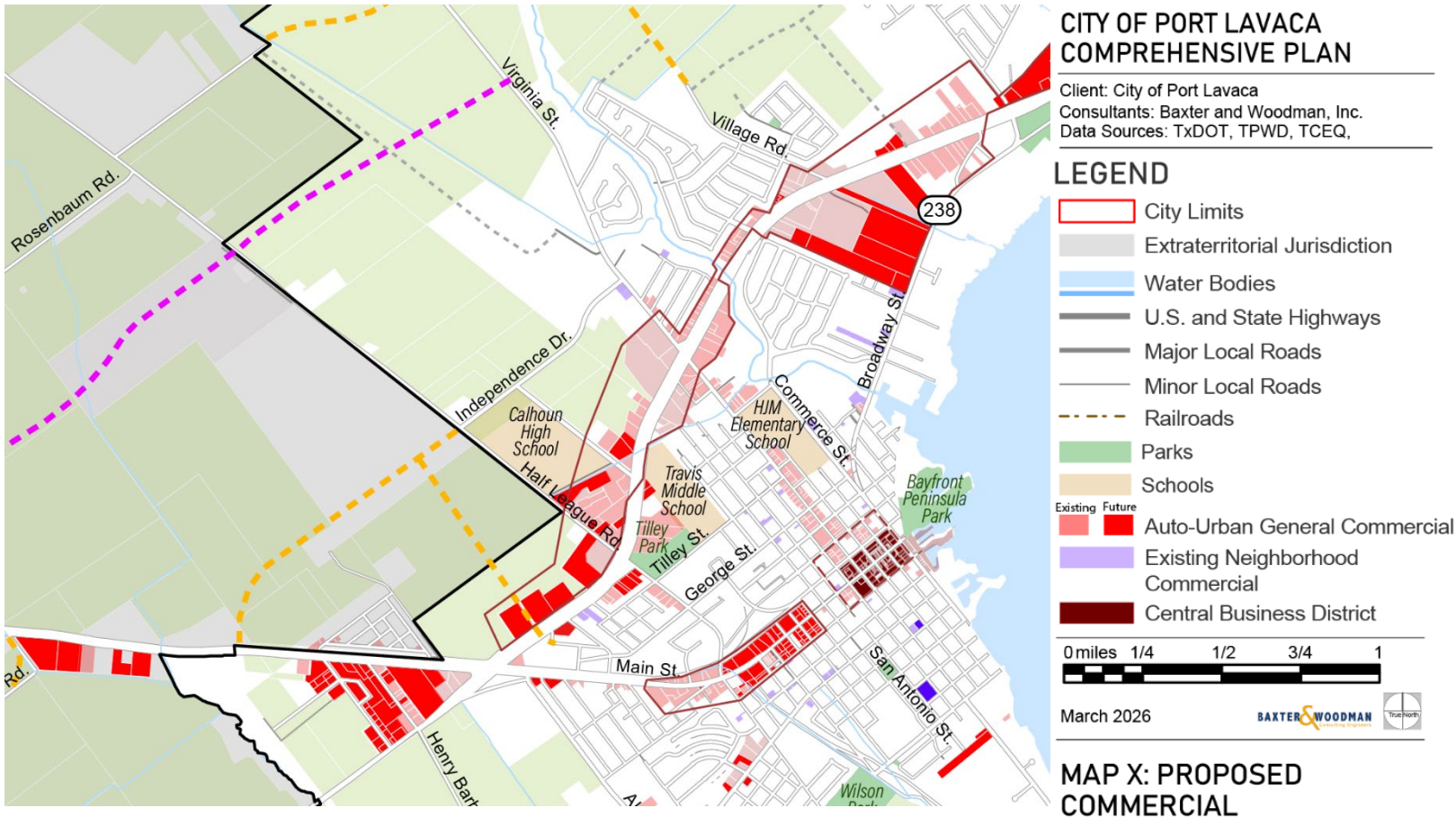
Manufactured Home and RV Parks



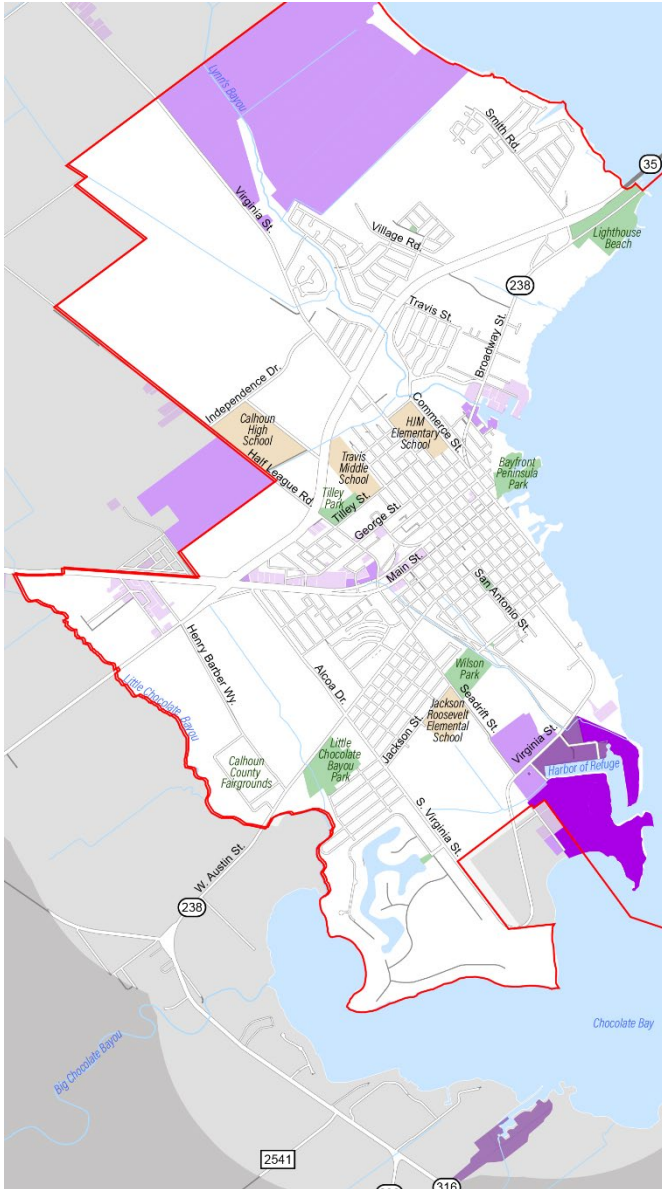
- The goal for manufactured parks are to long term allow them only in existing manufactured home parks
- Manufactured Homes outside of parks will be converted to General Family Residential
- Existing manufactured home park south of Tilley Street is proposed to be eventually redeveloped into Multi-Family Residential
- RV Parks and Manufactured Parks between Alcoa Drive and Henry Barber Way are anticipated to stay put, however homes in these parks need to be brought to code
- The RV park on the west side of Port Lavaca is proposed to be relocated away from the residential area next to it

Commercial (General, Neighborhood, CBD)

- Majority of the commercial development in Port Lavaca is classified as Auto-Urban, and expanded along SH 35 and Main Street outside of downtown
- Existing neighborhood commercial does not change
- The Central Business District is the Downtown commercial district



Business Park and Industrial

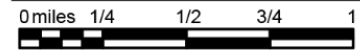


CITY OF PORT LAVACA COMPREHENSIVE PLAN

Client: City of Port Lavaca
 Consultants: Baxter and Woodman, Inc.
 Data Sources: TxDOT, TPWD, TCEQ,

LEGEND

- City Limits
 - Extraterritorial Jurisdiction
 - Water Bodies
 - U.S. and State Highways
 - Major Local Roads
 - Minor Local Roads
 - Railroads
 - Parks
 - Schools
- Existing Future
- Industrial
 - Light Industrial / Business Park



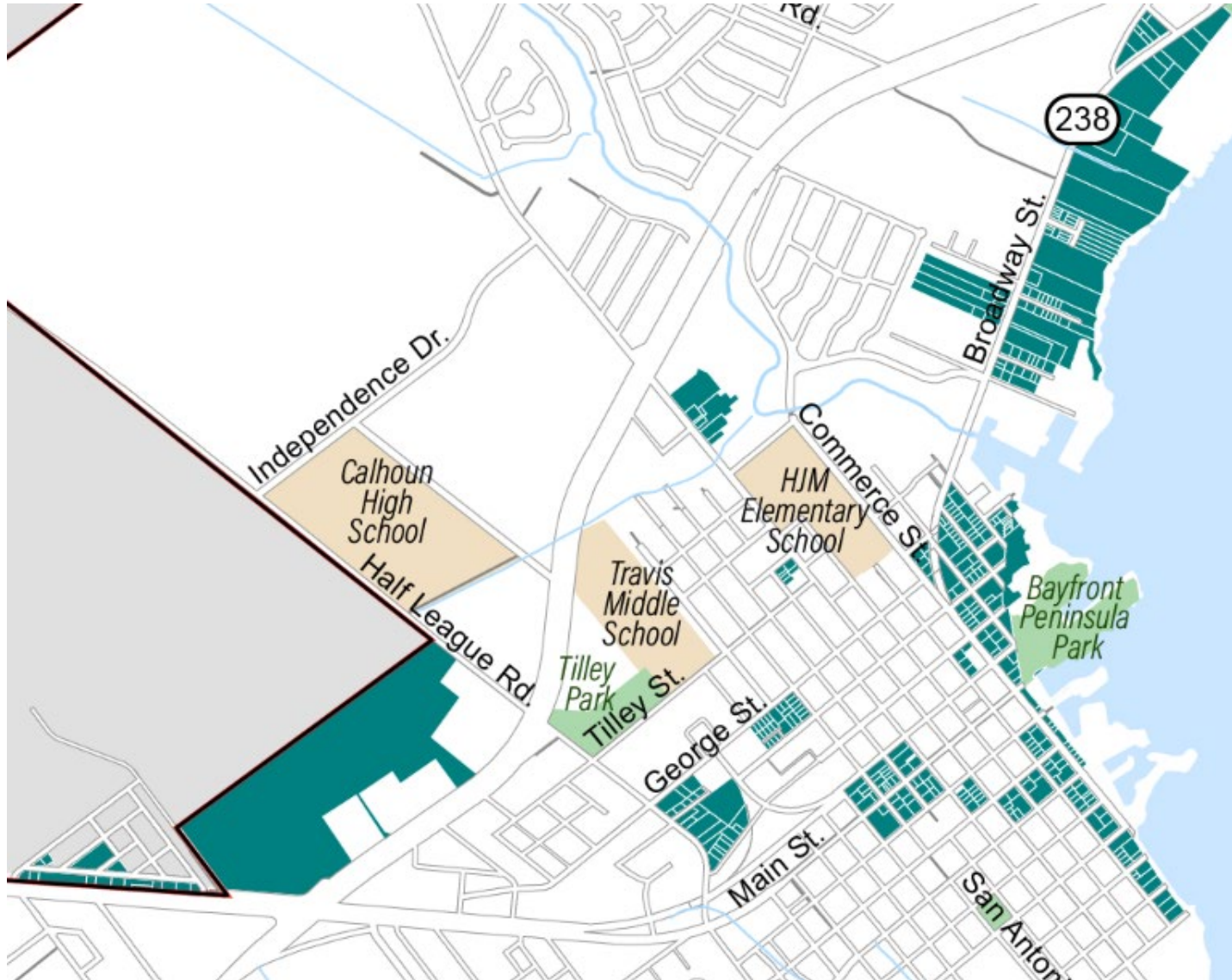
March 2026



MAP X: PROPOSED INDUSTRIAL AND BUSINESS PARK LAND USE CHANGES

- Formosa-owned land changed to Business Park after feedback from last meeting
- Additional Proposed Business Park across from Calhoun High School on Half League Road (ETJ)
- Business Park and General Commercial have access to US 87 and SH 35
- Existing Industrial on 316 at Harbor of Refuge and on 316

Mixed Use



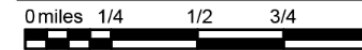
- Proposed Mixed Use is primarily along the coast with pockets throughout central Port Lavaca and close to Downtown

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LEGEND

- City Limits
- Extraterritorial Jurisdiction
- Water Bodies
- U.S. and State Highways
- Major Local Roads
- Minor Local Roads
- Railroads
- Parks
- Schools
- Mixed Use



March 2026



MAP X: MIXED USE LAND USE

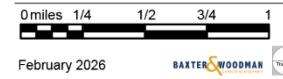
Thoroughfare Plan

CITY OF PORT LAVACA COMPREHENSIVE PLAN

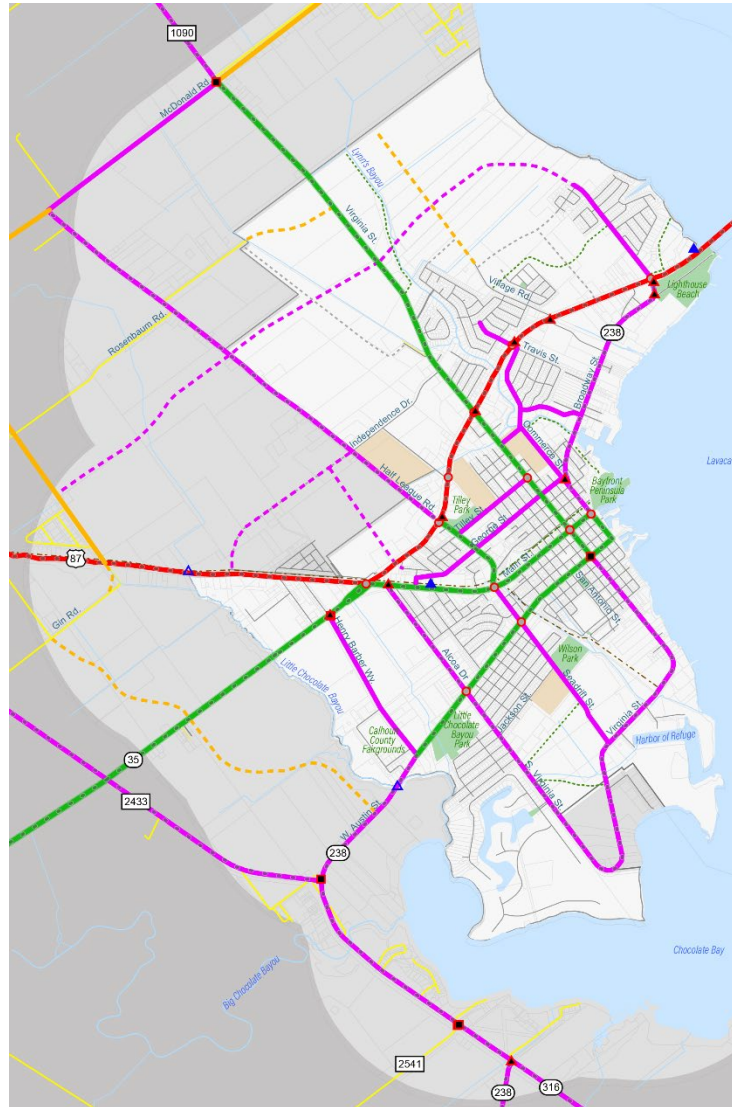
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LEGEND

- City Limits
 - Extraterritorial Jurisdiction
 - Water Bodies
 - Railroads
 - Parks
 - Schools
- Functional Classification**
- Principal Arterial Thoroughfare
 - Minor Arterial Thoroughfare
 - Major Collector Thoroughfare
 - Minor Collector Thoroughfare
 - Local Thoroughfare
 - Existing Traffic Signal
 - ▲ Existing Gateway
- Proposed Improvements**
- Proposed Major Collector
 - Proposed Minor Collector
 - Proposed Local Thoroughfare
 - Proposed Trail
 - Proposed All-Way Stop
 - ▲ Proposed Intersection Improvements
 - ▲ Proposed Regional Gateway
- Jurisdiction**
- City of Port Lavaca
 - Calhoun County
 - TxDOT / USDOT



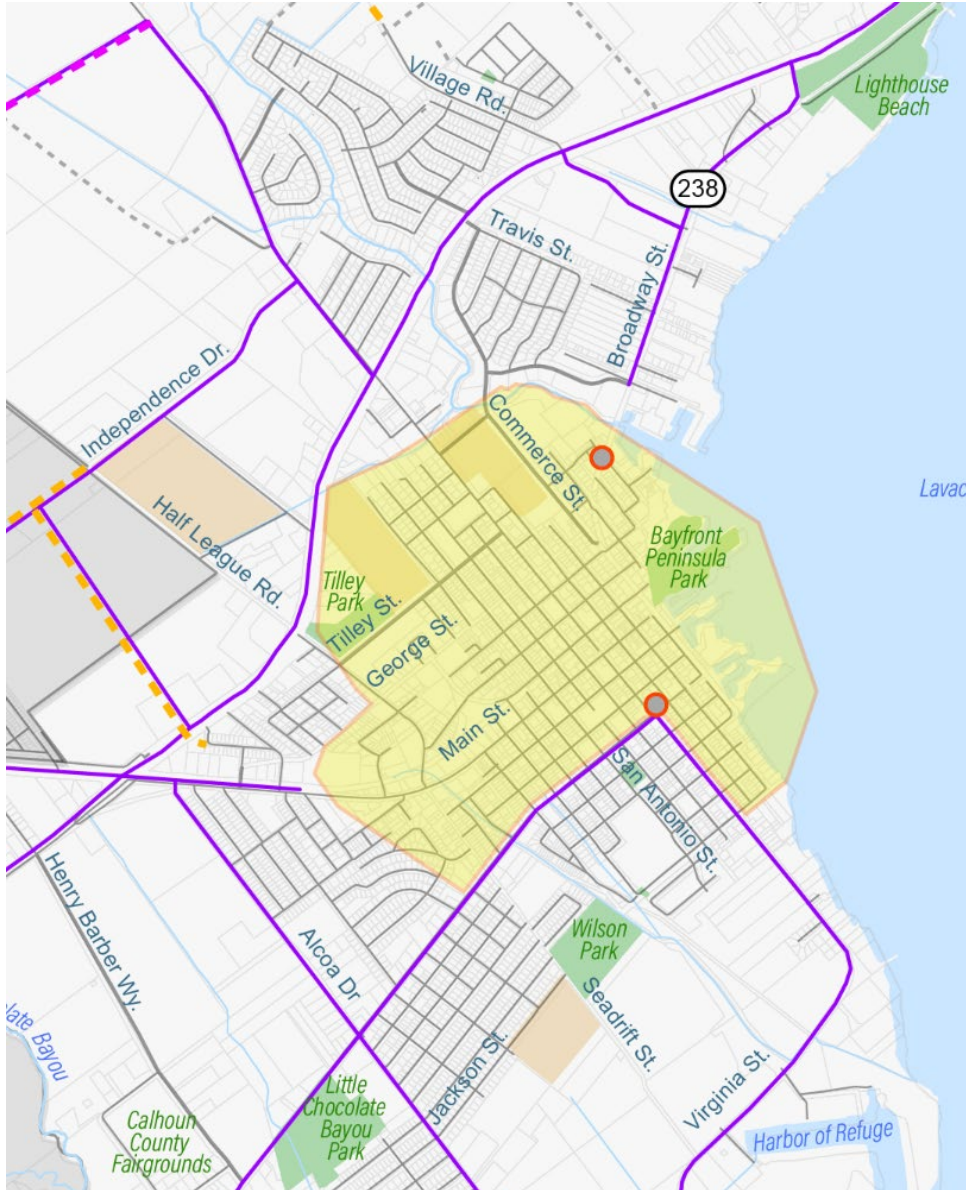
MAP: PROPOSED THOROUGHFARE PLAN



Recommendations

- Proposed Thoroughfares provide additional routes for local traffic
- Proposed intersection improvements and all-way stops at specific intersections with high crash rates
- Proposed regional gateway for in-bound traffic on US 87
- Extension of Independence Drive connecting to 87 would provide additional connection for development on Half League Road

Truck Route Plan



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LEGEND

- City Limits
- Extraterritorial Jurisdiction
- Water Bodies
- Railroads
- Parks
- Schools
- Principal Arterial Thoroughfare
- Proposed Barrier (Clearance)
- No Truck Zone



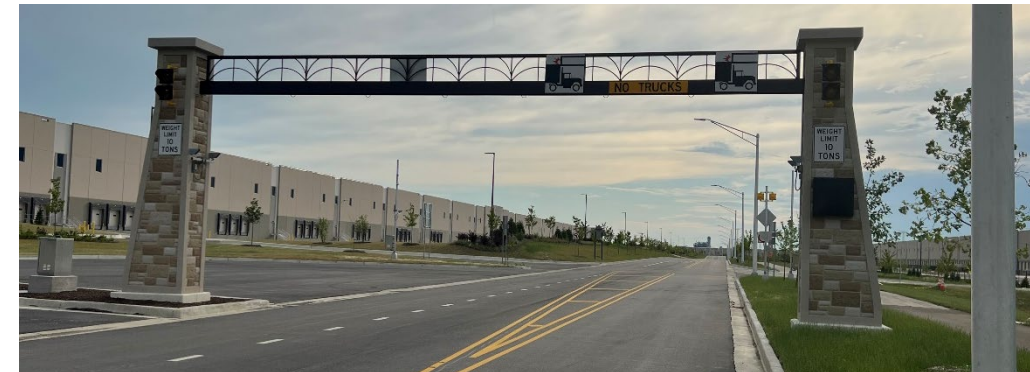
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MAP: PROPOSED TRUCK THOROUGHFARE PLAN

Recommendations

- Proposed truck route diverts truck traffic from downtown and towards US 87, SH 35, and 238.
- Truck clearance are proposed to keep truck traffic out of areas with high pedestrian traffic (i.e. downtown and school zones)
- Updates from March 10th Meeting: “No Truck Zone” brought further into town



Active Transportation Facilities

- Active Transportation facilities make it safer and more efficient for pedestrians and bicyclists to travel around Port Lavaca.

- Shared Use Path



- Buffered Bike Lane



- Off-Street Bike Path



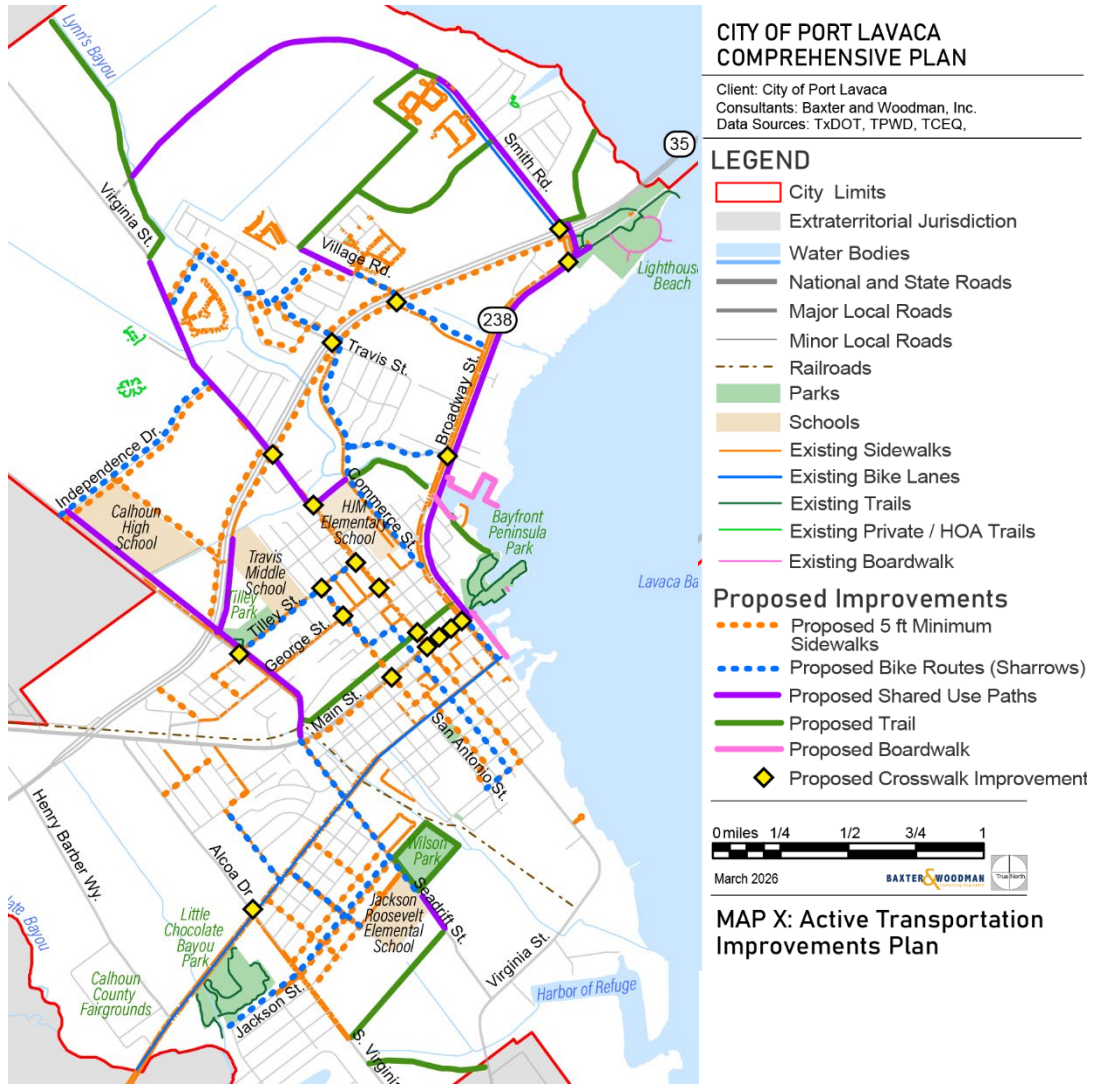
- Bike Route



- Sharrow Marking Example



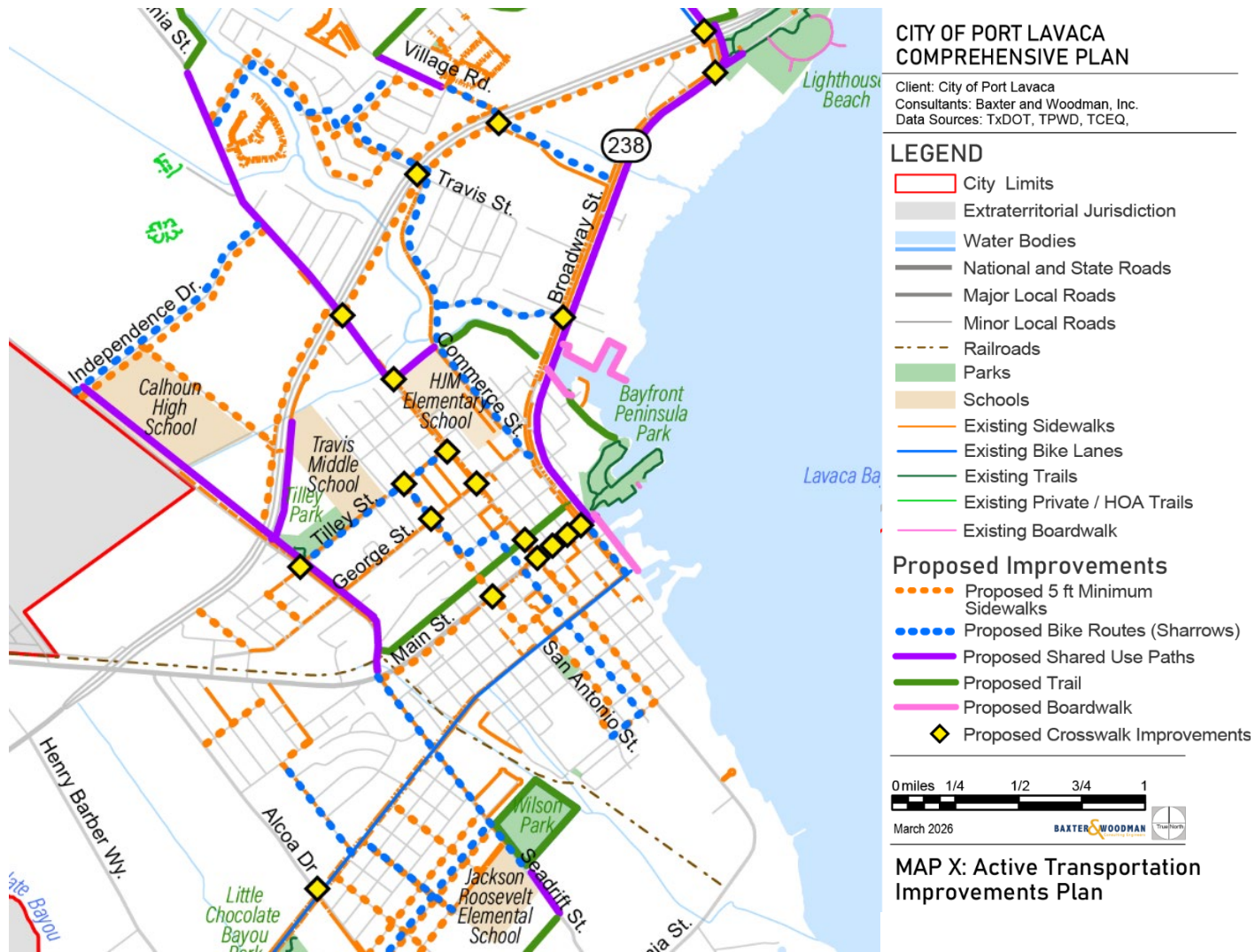
Active Transportation Plan



The goal of the new Active Transportation Plan is to create an efficient and safe loop for pedestrians and bicyclists around the city. Improvements include:

- North and south connections to all schools, parks, and shopping centers to neighborhoods.
- Connecting existing and proposed sidewalks by shared-use paths for both pedestrians, bicycles, and golf carts to use.
- Pedestrian access to Lighthouse Beach by moving crosswalk south of the intersection at Lighthouse Beach.
- Off street trails connect provide additional east to west connections.
- Inclusion of bike routes (utilizing sharrows) for residential roads where the ROW is limited, for example, on residential streets.

Active Transportation



Waterfront District Key Areas

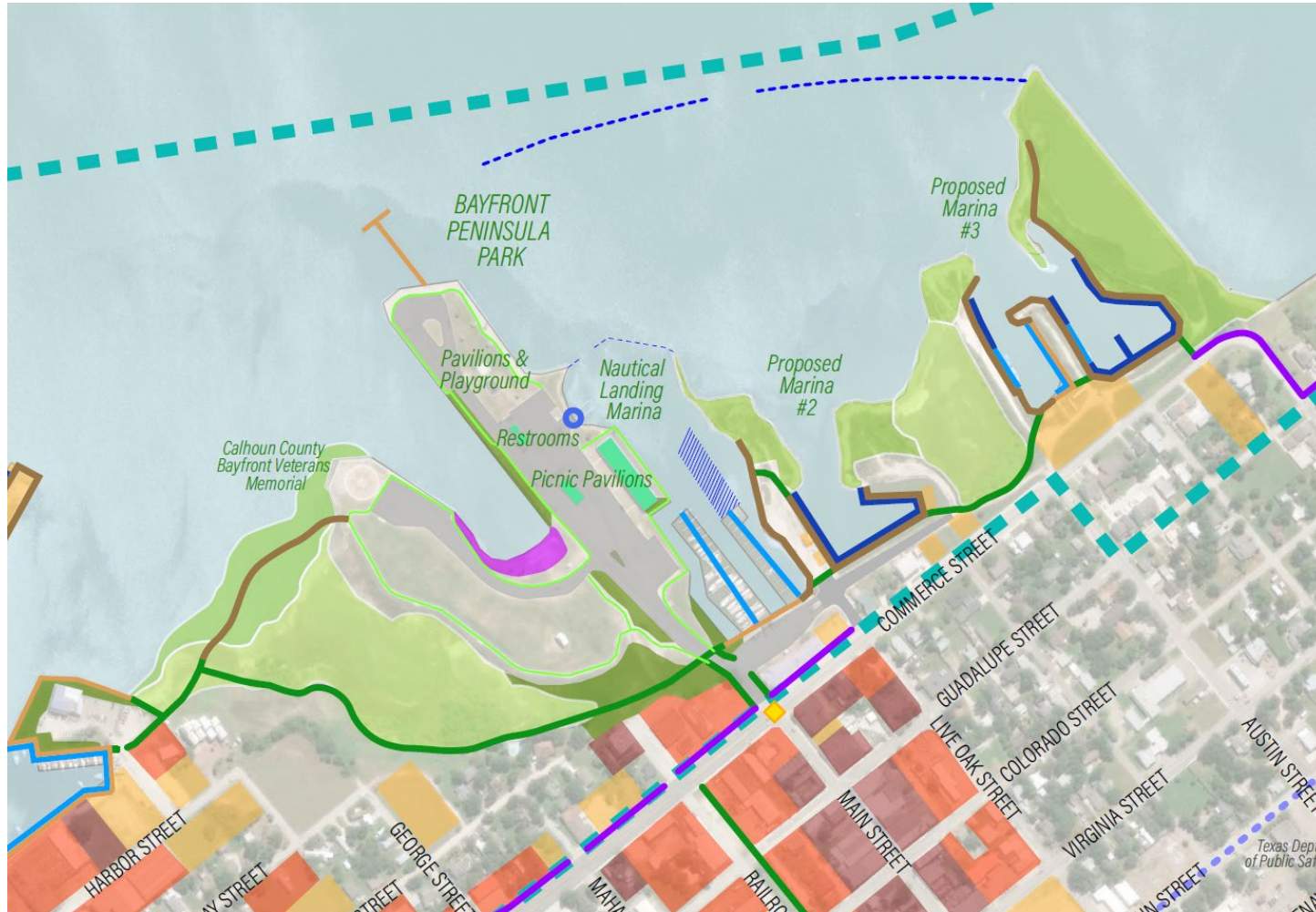
A. Lighthouse Beach Park



- Pedestrian crossing improvements on Broadway Street
- Proposed trail near lodging
- Shared Use Path connecting hotels and destinations
- Continued Lighthouse preservation
- Landscape buffering between parks and SH 35

Waterfront District Key Areas

B. Bayfront Peninsula Park and Marinas



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LEGEND

- - - Proposed Waterfront District
- Land and Landscape**
 - Wetland Preservation
 - Wetland Reestablishment / Improvement
 - Landscaping Improvement
 - Beach Establishment
 - ▨ Aquaculture Opportunity
 - - - Proposed Parkland
- Development and Structures**
 - Development Opportunity Site
 - Redevelopment Opportunity Site
 - Historic Preservation Site
 - - - Existing Spits/ Breakwaters
 - - - Proposed Spits/ Breakwaters
- Transportation and Mobility**
 - Existing Boat Ramp
 - ▬ Existing Boat Docks
 - ▬ Proposed Boat Docks
 - ▬ Existing Boardwalks
 - ▬ Proposed Boardwalks
 - ▬ Existing Trails
 - ▬ Proposed Trails
 - ▬ Proposed Shared-use Paths
 - - - Proposed Bike Routes
 - ▬ Proposed Parking Lot Edge Improvement
 - Proposed Parking Lots
 - ◆ Proposed Intersection Improvement

0 miles 1/4 1/2 3/4 1

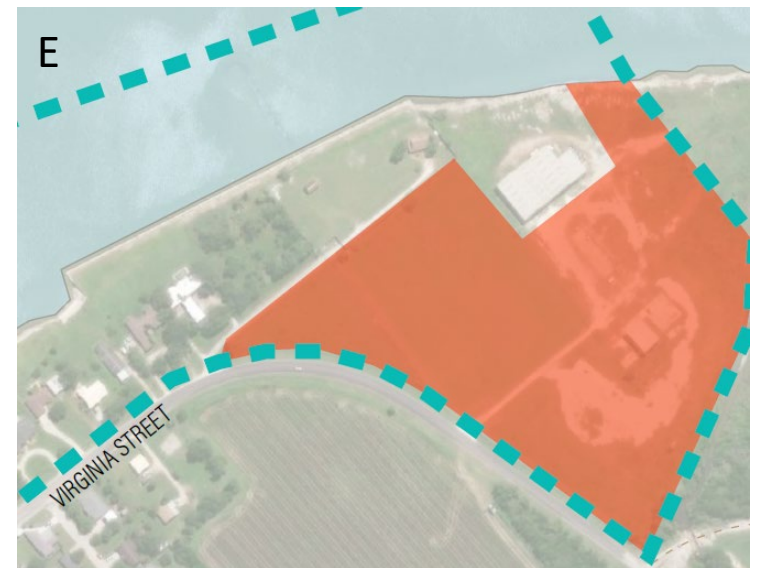
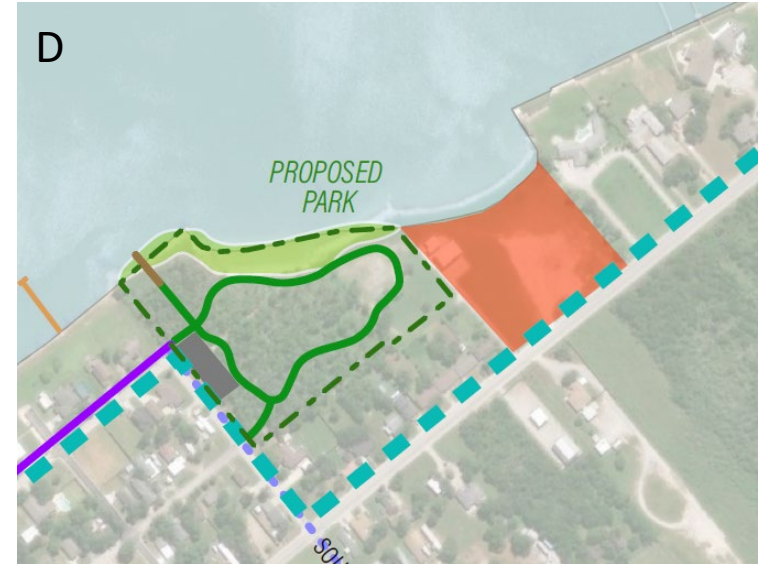
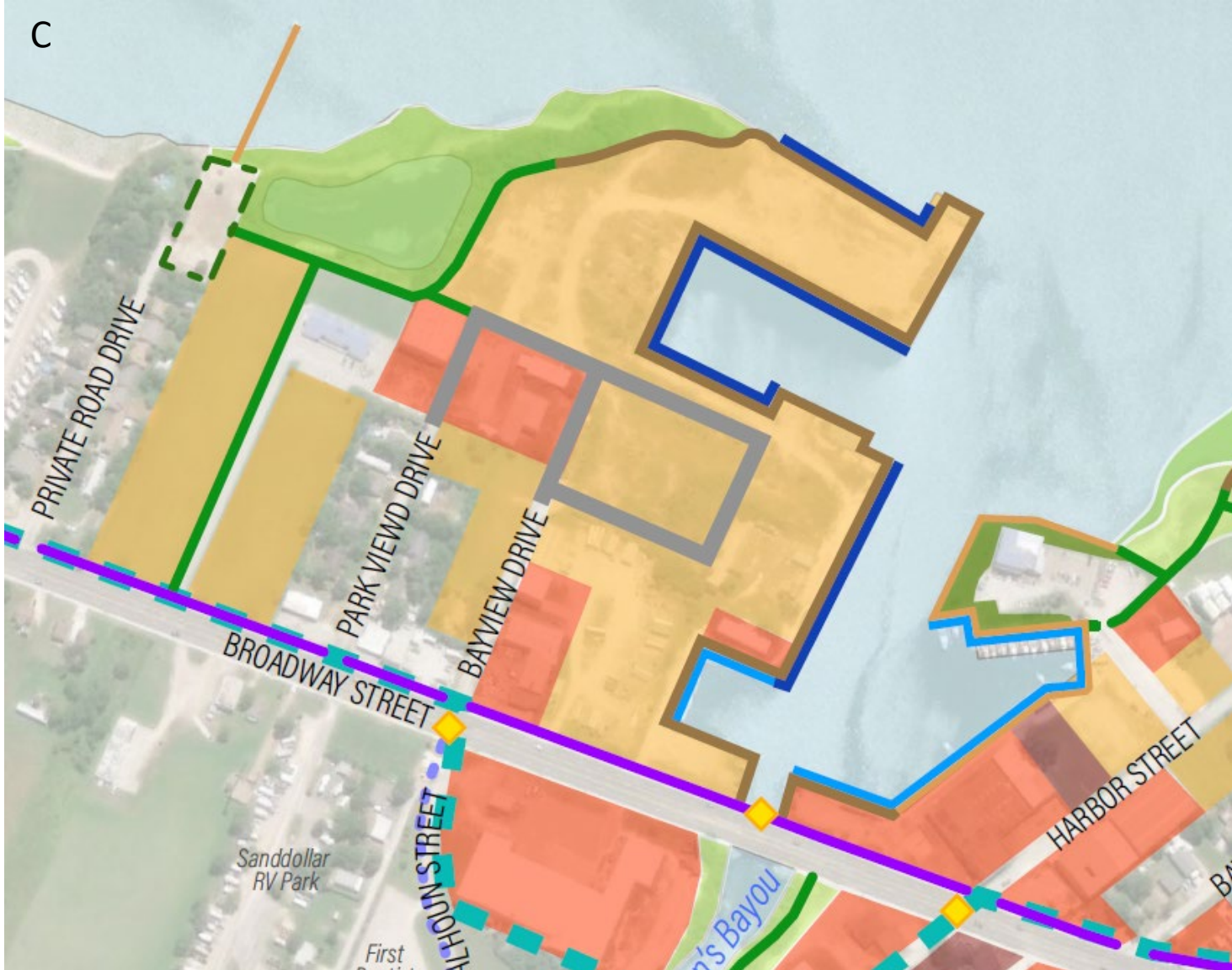
March 2026



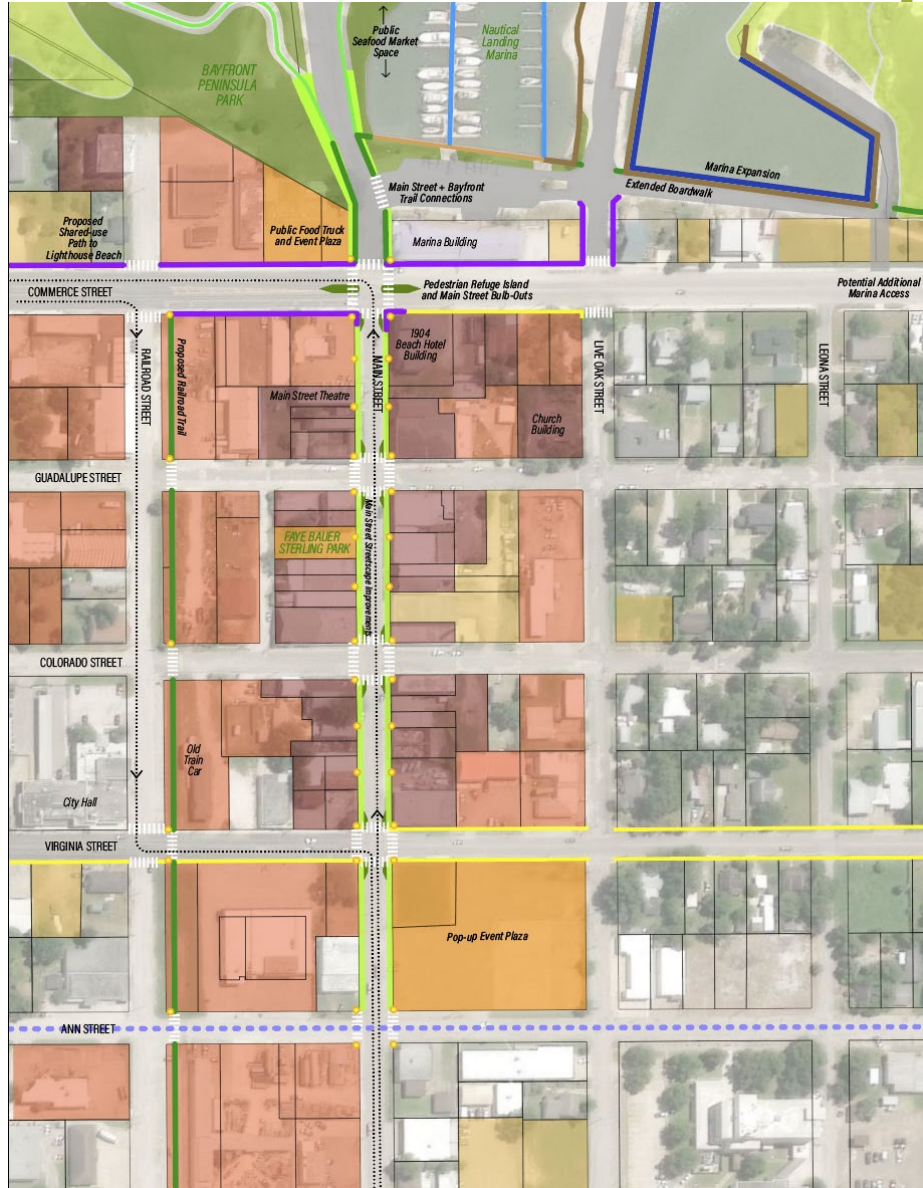
MAP: WATERFRONT DISTRICT

- Establish pocket beach
- Additional Marinas for boat docking
- Proposed shared use path on Broadway St
- Proposed boardwalk and trail corridors
- Wetland enhancement
- Infill and redevelopment
- Breakwaters and aquaculture
- Landscape and driveway edge definition

Waterfront District Key Areas



Downtown Streetscape



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LEGEND

Land and Landscape

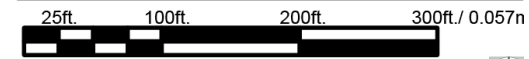
- Wetland Preservation + Reestablishment
- Landscaping Improvement
- Streetscape Improvement
- Lighting Improvement

Development and Structures

- Development Opportunity Site
- Redevelopment Opportunity Site
- Historic Preservation Site
- Public Plaza + Event Space Opportunity

Transportation and Mobility

- Proposed Vehicular One-Way Couplet
- Proposed Sidewalks
- Existing Boat Docks
- Proposed Boat Docks
- Existing Boardwalks
- Proposed Boardwalks
- Existing Trails
- Proposed Trails
- Proposed Shared-use Paths
- Proposed Bike Routes
- Proposed Parking Lot Edge Improvement



March 2026



MAP: DOWNTOWN PLAN

Improvements

The Downtown Plan includes streetscape improvements:

- 10 foot sidewalks and streetscape improvements
- One Way Street Couplet Configuration
- Food Truck Court

Downtown Streetscape



Food Truck Court



Live Music Stage



Creative Seating



Decomposed Granite Floor

Zoning Chapters Proposed



■ 12 Zoning Districts Created from the Future Land Use Plan

- Rural/ Undeveloped (RU)
- Rural Residential (R1)
- General Residential (R2)
- Manufactured Home Park (MP)
- Multi-Family Residential (R3)
- Urban Residential (R4)
- General Commercial (GC)
- Neighborhood Commercial (NC)
- Central Business District (CBD)
- Mixed Use (MU)
- Business Park (BP)
- Industrial (I)

■ Zoning Standards

- Building Height
- Lot Size and Setbacks
- Bulk and Density
- Parking
- Sound, Lighting, Signage
- Landscaping and Buffering

■ Permitted Land Uses

- Rural / Undeveloped
- Residential, Single Family Detached
- Residential, Missing Middle
- Residential, Multi-Family
- Commercial, Neighborhood
- Commercial, General
- Commercial, Central Business District
- Public / Institutional
- Business Park
- Parks / Open Space

■ Specific Use Permit

■ Non-Conforming Uses

■ Update Definitions

■ Processes and Procedures for Zoning