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**CITY OF PORT LAVACA**

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**MEETING:** December 4, 2023 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 11.28.2023

**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**FROM:** DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT: PROPOSED ZONING ORDINANCE TO ASSIST IN ACHIEVING THE MOST DESIRABLE OBJECTIVES AS ESTABLISHED IN THE COMPREHENSIVE PLAN**

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In February of 2019, a zoning advisory committee (ZAC) was established to create a Unified Development Code (UDC) that would include a zoning ordinance for the City of Port Lavaca. Due to COVID-19, progress was put on pause in 2020. The UDC consolidates all development-related regulations. This includes zoning and land use, subdivisions, design and development standards, and review standards.

The advantage of developing a UDC is to avoid overlapping, conflicting, or inconsistency of ordinances. After reviewing the notes and numerous drafts that were completed during that time, staff has drafted a proposed Zoning Ordinance in lieu of a UDC. The recommended ordinance omits the following items which were included in the draft 2020 UDC. These items are already addressed in the City of Port Lavaca Code of Ordinances. Along with other requirements, they can be added with the Zoning Ordinance to develop a UDC at a later date. The purpose is to first protect the character and establish a beneficial pattern of land use in accordance with the Port Lavaca Comprehensive Plan.

- Pre-Development requirements
- Utility Connections
- Building Permits
- Certificate of Occupancy requirements
- Site Plan requirements
- Regulations of the Extra-Territorial Jurisdiction—State laws have limited ETJ regulations

The following items are the recommended changes to the original 2020 UDC draft:

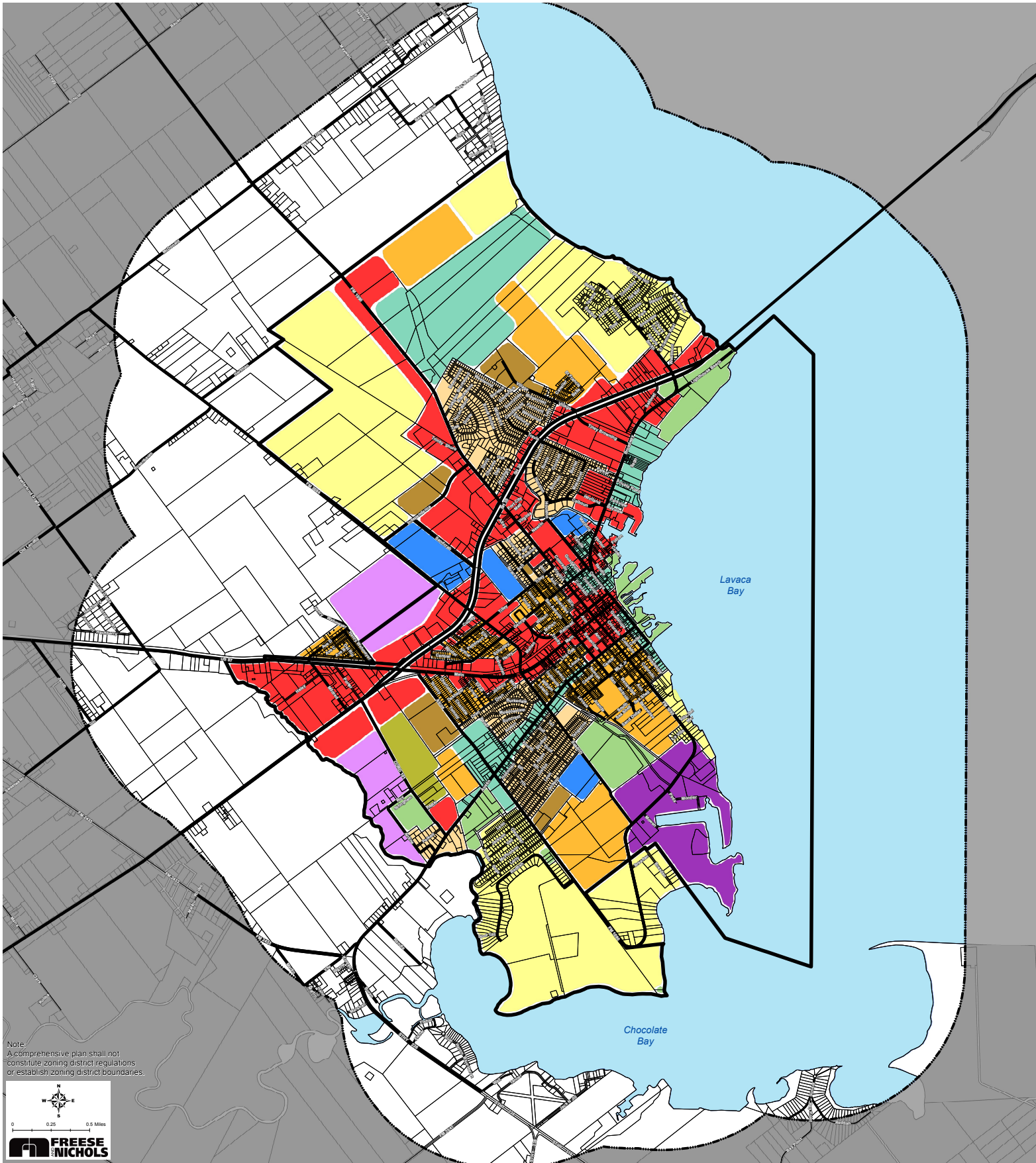
- The districts have been developed using the **cumulative zoning method**—more restrictive uses are permitted in less restrictive districts. For example, Residential use is permitted in Commercial Districts. However, Commercial use is not permitted in Residential Districts.
- Definitions were added
- Established new districts—Removed Old Towne and Coastal Districts
- Permitted Home Occupations

Finally, the Zoning Ordinances does create the following residential density limits for each district:

- R-1—four (4) units per acre (single family dwellings)
- R-2—eight (8) units per acre (single family dwellings and duplexes)
- R-3—ten (10) units per acre (single family dwellings, duplexes, triplexes, and tiny homes)
- R-4—twenty-one units per acre (apartments, townhouses, etc.)
- M-1—ten (10) units per acre

**ATTACHMENTS:**

- Proposed Zoning Ordinance
- ZAC's draft UDC
- Adopted Land Use Plan
- Latest draft of revised Land Use Plan developed by the ZAC



**PLAN**  
**PORT LAVACA**

**Future Land Use**

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|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  Low Density Residential    |  Commercial           |
|  Medium Density Residential |  Light Industrial     |
|  High Density Residential   |  Industrial           |
|  Multi-Family               |  Parks and Open Space |
|  Manufactured Home Park     |  Public/Semi-Public   |
|  Mixed Use                  |                                                                                                            |

# Port Lavaca Draft Zoning Map

## Legend

-  City Limits
-  Parcels
-  Lavaca Bay
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Multi Family Residential
-  Manufactured Home Park
-  Mixed Use
-  Old Town District
-  Public and Semi-Public Space
-  General Commercial District
-  Light Industrial
-  Medium Industry
-  Parks and Open Space
-  Planned Unit Development
-  Coastal Residential
-  Coastal Mixed Use
-  Coastal Commercial
-  Coastal Industrial
-  US Highway
-  Local Road

Created on: 12/10/2019  
 By: Texas Community  
 Watershed Partners

