

port lavaca COMPREHENSIVE PLAN

Joint Planning Board
And City Council Meeting
July 15th, 2026



SCHEDULE UPDATE

PHASE 1: EXISTING CONDITIONS + INITIAL ENGAGEMENT

- Existing City Appendix (Existing Conditions Analysis)
- Departments, Focus Groups, and Joint Workshop Meetings
- Open House #1

PHASE 2: PLAN GOALS + COMMUNITY VISION

- Chapter 1, *Introduction*
- Community Profile + Demographics
- Community Survey + Engagement Findings
- Chapter 2, *Future City* (Goals + Strategies + Recommendations)

PHASE 3: IMPLEMENTATION

- Joint Workshop
- Open House #2
- Chapter 3, *Implementation*
- Draft Plan Circulation, Consideration, and Adoption (Sept)

We are here!

Upcoming Engagement

- Open House #2 – Mid August
- Adoption – Early September

COMMUNITY SURVEY KEY FINDINGS

- 71% of respondents have lived in Port Lavaca for 10+ years
- Overwhelming desire to preserve Downtown/ historic structures
- Over ½ of respondents want to see expanded public transportation options
- Top Infrastructure challenges include aging infrastructure, sewer + water quality, traffic, and roadway quality
- Top community-wide challenges include housing affordability, limited retail and services, and limited job / employment opportunities
- Top Parks+Rec. needs include trails, youth activities and sports, and community centers/ programming

318 Responses (2.7% of pop.)

Dec. 11th 2025 to May 25th 2026

- Most desired housing types include single-family detached homes, single-family attached homes, and townhomes
- Respondents want to see a boardwalk expansion and restaurants in Downtown/ along the waterfront
- Clogged drains, and drainage infrastructure, and flooding are among the top utility concerns

GOALS

COMMUNITY VISION

Port Lavaca is a community which leverages its location along Lavaca Bay for economic development, recreational space, and eco-tourism opportunities, while showcasing and encouraging the continuing redevelopment of the community's historic Downtown, neighborhoods, and waterfront areas.



COMMUNITY GOALS

GOAL 1.0, LAND USE AND COMMUNITY CHARACTER

Port Lavaca is a community which establishes economic and cultural vitality by guiding land use, development patterns, and community character in ways that strengthen local businesses, attract new investment, and support a resilient, diverse economy.

GOAL 2.0, TRANSPORTATION

Port Lavaca is a community that provides a network of safe, connected, and well maintained attractive transportation corridors and infrastructure that facilitates efficient vehicular, active, and recreational transportation.

GOAL 3.0, PARKS AND OPEN SPACE

Port Lavaca's park system emphasizes eco-tourism, waterfront amenities, accessibility to all residents, parkland connectivity, recreational services, and preservation of critical landscapes for environmental protection and flood management purposes.

GOAL 4.0, HOUSING AND NEIGHBORHOODS

Port Lavaca is a thriving community built on a diverse mix of land uses and consistent development patterns fosters livable neighborhoods, resilient commercial districts, welcoming civic spaces, and high-quality housing options that accommodate families of all sizes.

GOAL 5.0, UTILITIES INFRASTRUCTURE

Port Lavaca's water, wastewater, and storm sewer systems remains reliable, compliant, and sustainable through the reduction of inflow and infiltration, investing in aging infrastructure and capacity improvements, and planning for future growth and industrial demands without overburdening municipal systems.

GOAL 6.0, PUBLIC FACILITIES AND SERVICES

Port Lavaca is a community which continually provides public facilities, community services, and emergency response coordination within a small-town capacity.

GOAL 7.0, RESILIENCE

Port Lavaca is a community which utilizes a systems-based approach to integrating economic, social, environmental, and infrastructure resilience into all aspects of social life, development, and infrastructure investment.

GOAL 8.0, ZONING

Establish a model zoning district that supports the community's comprehensive plan by simplifying and consolidating zoning districts, protecting neighborhoods and environmentally sensitive areas, ensuring compatible land uses, and updating standards, with clear definitions and specific provisions for manufactured housing.

GOAL FORMAT

[illegible]

- Goal
- Intended Outcomes / Overview
- Guiding Principles
- Objectives
- Strategies
- Case Studies, Maps, Representative Imagery, Supporting Graphics, Sidebar Education

GOAL ONE: LAND USE AND COMMUNITY CHARACTER

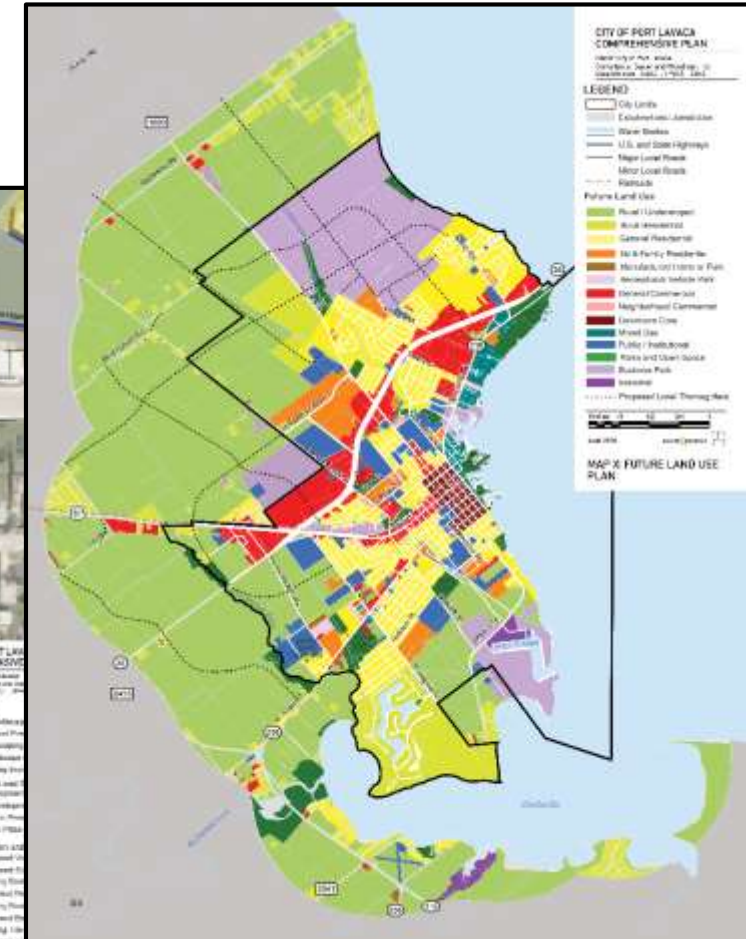
Port Lavaca is a community which establishes economic and cultural vitality by guiding land use, development patterns, and community character in ways that strengthen local businesses, attract new investment, and support a resilient, diverse economy.

- Objective 1.1: Utilize a **character-based decision framework** when considering future land-uses, development, redevelopment, and transportation networks.
- Objective 1.2: Utilize the **Future Land Use Plan** to guide the type and location of future development in Port Lavaca.
- Objective 1.3: Utilize the **Growth Sequencing Plan** to inform the City's level of effort and focus relating to land use decisions and new development planning.
- Objective 1.4: Establish a **Waterfront District**.
- Objective 1.5: Encourage the redevelopment and revitalization of **Downtown** to strengthen its role as the cultural and economic heart of Port Lavaca.

GOAL ONE: LAND USE AND COMMUNITY CHARACTER



Waterfront Plan, Downtown Plan, Future Land Use Plan

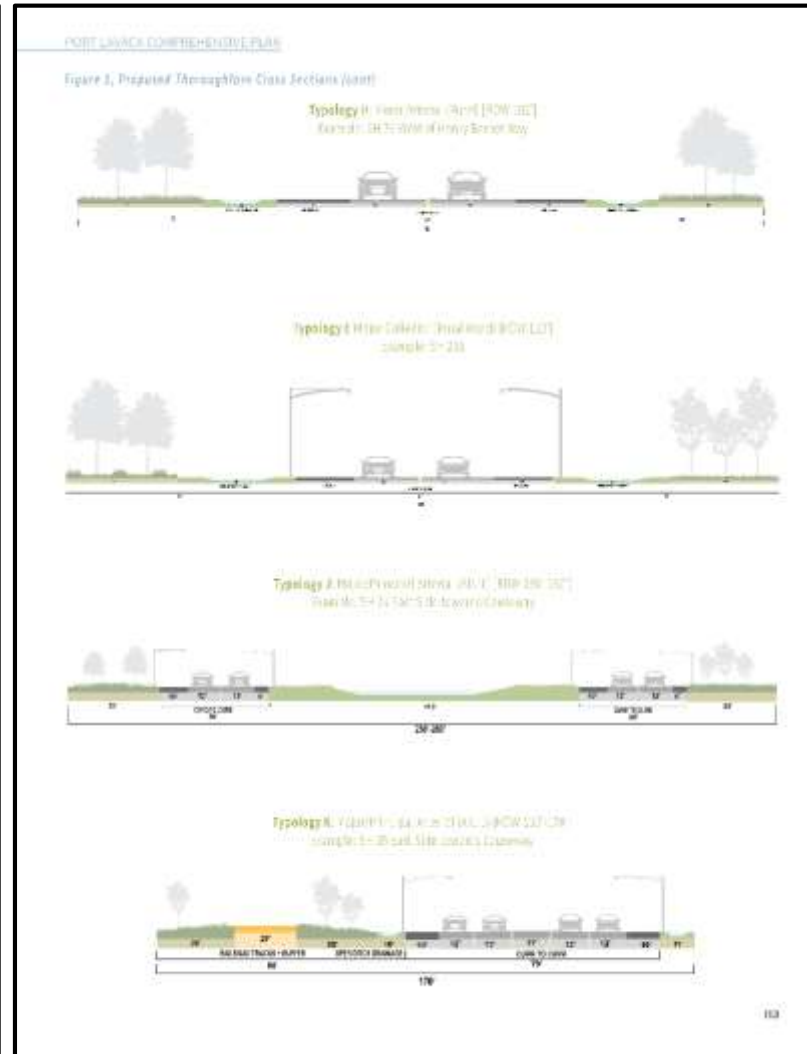


GOAL TWO: TRANSPORTATION

Port Lavaca is a community with a network of safe, connected, well-maintained, and attractive transportation corridors and infrastructure that facilitates efficient vehicular, active, and recreational travel.

- Objective 2.1: Ensure that Port Lavaca incorporates the full suite of **transportation** planning tools and best practices to ensure an efficient and safe transportation system.
- Objective 2.2: Build a network of safe, accessible, and connected **active transportation** facilities through Port Lavaca.
- Objective 2.3: Promote intra-city connectivity.
- Objective 2.4: Promote inter-city connectivity regionally.

GOAL TWO: TRANSPORTATION



Future Thoroughfare Plan, Proposed Thoroughfare Cross Sections, Active Transportation Plan

GOAL THREE: PARKS AND OPEN SPACE

Port Lavaca's park system emphasizes eco-tourism, waterfront amenities, accessibility to all residents, parkland connectivity, recreational services, and environmental protection as a means of economic development.

- Objective 3.1: Improve parkland **accessibility** and develop new park opportunities.
- Objective 3.2: Improve local coordination, programs, and community buildings.
- Objective 3.3: Enhance the administration, operations, and maintenance of city parks and recreational facilities.

GOAL FOUR: HOUSING AND NEIGHBORHOODS

Port Lavaca is a community of interconnected neighborhoods and districts offering diverse housing options for residents, with an emphasis on neighborhood-scale character, historic preservation, and shared amenities that foster connection and a strong sense of place.

- Objective 4.1: Ensure neighborhoods have a wide variety of housing options with access to public amenities and everyday necessities.
- Objective 4.2: Designate appropriate areas for manufactured homes and recreational vehicles (RVs), reducing intermixing with single family neighborhoods and improving overall neighborhood cohesion.
- Objective 4.3: Ensure Port Lavaca's housing and commercial structures are attractive, safe to occupy, maintain good up-keep, and enhance the historical character of the city.

GOAL FIVE: UTILITIES INFRASTRUCTURE

Port Lavaca's water, Sanitary sewer, and storm sewer systems remain reliable, compliant, and sustainable through reducing inflow and infiltration, investing in aging infrastructure and capacity improvements, and planning for future growth and industrial demands without overburdening municipal systems.

- Objective 5.1: Create a proactive plan to address aging infrastructure that is planned, maintained, and upgraded to meet current community needs and support safe, reliable, and efficient service delivery.
- Objective 5.2: Create a Capital Improvement Program that protects and maintains critical stormwater, potable water, and wastewater infrastructure, ensuring high-quality services that safeguard public health and the environment.
- Objective 5.3: Continue to provide, maintain, and update infrastructure as the community grows.
- Objective 5.4: Continue to manage a modern, data-driven framework for managing public infrastructure by improving the accuracy, accessibility, and integration of the City's utility information systems.

GOAL SIX: PUBLIC FACILITIES AND SERVICES

Port Lavaca is a community which continually provides public facilities, community services, and emergency response coordination within a small-town capacity.

- Objective 6.1: Ensure adequate staffing of city departments, city services, and community emergency services.
- Objective 6.2: Ensure that city facilities, equipment, and buildings are adequately positioned and maintained to service the community.
- Objective 6.3: Ensure that city facilities and operations utilize up to date and effective technologies, programs, and security measures.

GOAL SEVEN: RESILIENCE

Port Lavaca is a community which utilizes a systems-based approach to integrating economic, social, environmental, and infrastructure resilience into all aspects of social life, development, and infrastructure investment.

- Objective 7.1: Strive for **environmental** resilience by improving and protecting natural resources, ensuring economic and development activities don't negatively impact the environment long-term, and mitigating structural hazards or contaminants.
- Objective 7.2: Improve the community's **infrastructural** resilience by incorporating safe and modern building practices, innovative energy use methods, and protecting critical utilities and city services
- Objective 7.3: Improve the **economic and fiscal** resilience of Port Lavaca's businesses, city operations, and households.
- Objective 7.4: Continue to develop the community's **social** resilience through emergency relief coordination, continued public communications, and city sponsored civic efforts.

GOAL EIGHT: ZONING

Establish a model zoning district that supports the community's comprehensive plan by simplifying and consolidating zoning districts, protecting neighborhoods and environmentally sensitive areas, ensuring compatible land uses, and updating standards, with clear definitions and specific provisions for manufactured housing.

- Objective 8.1: Develop a zoning ordinance that consolidates the zoning districts proposed in the Unified Development Code and expands the zoning districts and standards in the current Port Lavaca Code of Ordinances, enabling a clear vision for land use placement.
- Objective 8.2: Identify and incorporate processes and procedures that adhere to the intentions of the Comprehensive Plan and the new zoning regulations, focusing authority and oversight of the zoning chapters.

IMPLEMENTATION FRAMEWORK

- Chapter 3, *Implementation*, will include...
 - Plan Administration and Coordination
 - Benchmarking, Success Metrics, and Annual Review Frameworks
 - Plan Amendment Processes
 - List of Community Voted Priorities
 - The Implementation Action Table
(Plan Recommendations Frameworks)
 - Implementation Timeframes (On-going, 0-2, 2-5, 5-10, 10+ years)
 - Funding Partners / Funding Opportunities
 - Local Coordination / Partnerships
 - Estimated Level of Effort (1 to 5 scale)
 - Recommendation Type (Ordinance Change, Policy Change, Infrastructure Investment, Staff + Capacity Building, etc.)

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Q&A

