PLANNING BOARD

Wednesday, July 22, 2026 at 6:00 PM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

PUBLIC NOTICE OF MEETING

AGENDA

Planning Board will consider/discuss the following items and take any action deemed necessary.

MEETING PROCEDURE

Public notice is hereby given that the Planning Board of the City of Port Lavaca, Texas, will hold a regular meeting Wednesday, July 22, 2026 beginning at 6:00 P.M., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

[After publication, any information in the Planning Board packet is subject to change during the meeting]

CITY OF PORT LAVACA is inviting you to a scheduled Zoom meeting.

Topic: Planning Board Meeting
Time: July 22, 2026 06:00 PM Central Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/84435058920?pwd=q8ym4Y28WUZAlRUrKpWJCyBCUASdAx.1

Meeting chat link
https://us02web.zoom.us/launch/jc/84435058920

Meeting ID: 844 3505 8920
Passcode: 468906

One tap mobile
+13462487799,,84435058920#,,,,*468906# US (Houston)

Join by SIP
• 84435058920@zoomcrc.com

Join instructions
https://us02web.zoom.us/meetings/84435058920/invitations?signature=FoVkAfA36WKM6QV7ObaS1xba_1VfSBRvT6Gfj7_C3_U

ROLL CALL

CALL TO ORDER

COMMENTS FROM THE PUBLIC

** (Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

ACTION ITEMS - *Board will consider/discuss the following items and take any action deemed necessary*

1. **Approval of Wednesday, June 24, 2026, Regular Meeting Minutes**
2. **Discuss and consider a request for a variance to the required rear yard setback to allow the placement of one tiny home as part of a proposed four-unit tiny home development on Property ID #18061, legally described as Groomes (Port Lavaca), Block 4, Lot 3, PT of Lot 2 (523 Broadway Street).**
3. **Review and discuss the Draft Goals for the Port Lavaca Comprehensive Plan**

REQUEST FROM THE BOARD

ADJOURN

CERTIFICATION OF POSTING NOTICE

This is to certify that the above notice of a regular meeting of The Planning Board of The City of Port Lavaca, scheduled for **Wednesday, July 22, 2026** beginning at 6:00 P.M., was posted at city hall, easily accessible to the public, as of 5:00 P.M.**, Thursday, July 16, 2026.**

_____

Derrick Smith, *Director of Development Services*

ADA NOTICE

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

COMMUNICATION

SUBJECT: Discuss and consider a request for a variance to the required rear yard setback to allow the placement of one tiny home as part of a proposed four-unit tiny home development on Property ID #18061, legally described as Groomes (Port Lavaca), Block 4, Lot 3, PT of Lot 2 (523 Broadway Street).

INFORMATION:

CITY OF PORT LAVACA

MEETING: July 22, 2026 **AGENDA ITEM _____**

DATE: 07.16.2026

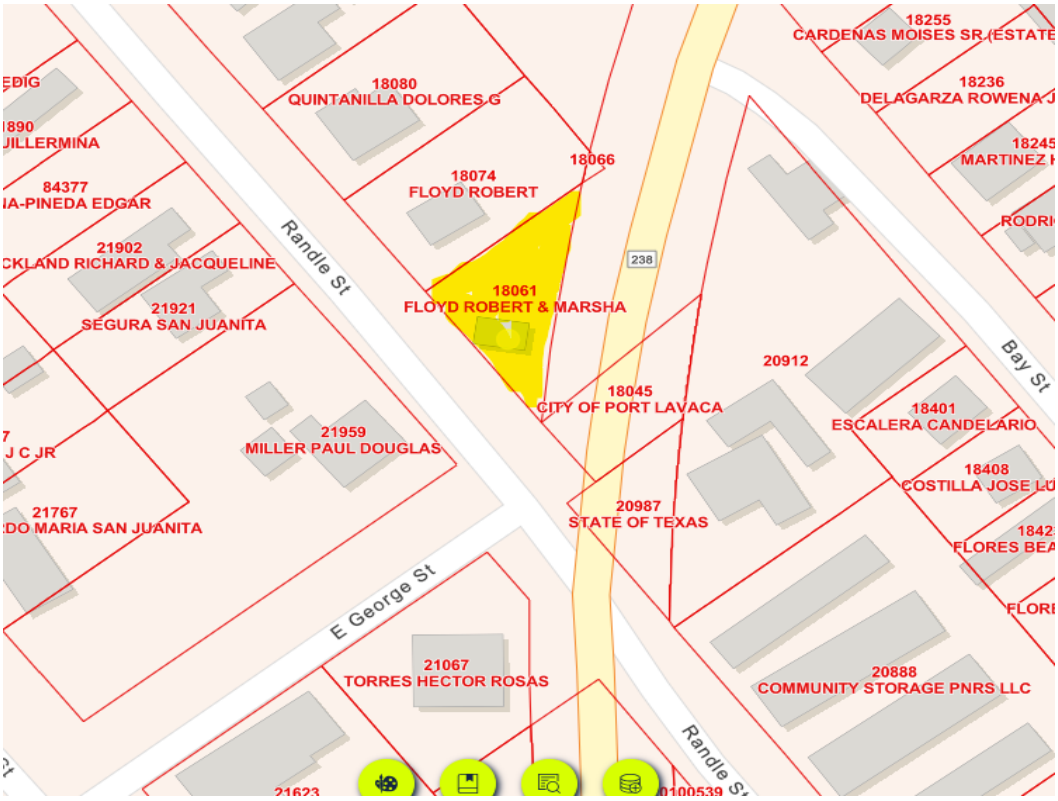
TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Discuss and consider a request for a variance to the required side-yard setback to allow the placement of one tiny home as part of a proposed four-unit tiny home development on Property ID #18061, legally described as Groomes (Port Lavaca), Block 4, Lot 3, PT of Lot 2 (523 Broadway Street).

In accordance with Section 12-24 of the City of Port Lavaca's Code of Ordinances, the minimum side-yard building setback requirement is ten feet when abutting a street.

The property owners are requesting a variance to the side-yard setback requirements to allow the placement of four tiny homes on the property to be used for short-term rentals. The request is for two of the tiny homes to be placed five feet off the property line parallel with Randle Street. The plan is also to provide five off-street parking spaces, a small utility room and a "pet play area". The property owners have provided a drawing of the proposed development.



Property ID: 18061 For Year 2026

Property Details

Account		
Property ID:	18061	**Geographic ID:** S0155-00040-0003-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	523 BROADWAY ST PORT LAVACA, TX 77979	
Map ID:	S0155-00040-0003-00	**Mapsco:**
Legal Description:	GROOMES (PORT LAVACA), BLOCK 4, LOT 3, PT OF 2	
Abstract/Subdivision:	S0155	
Neighborhood:	(1600) PORT LAVACA TOWN	
Owner		
Owner ID:	128625	
Name:	FLOYD ROBERT & MARSHA	
Agent:		
Mailing Address:	108 KENSINGTON DR VICTORIA, TX 77901	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Staff Recommendation: APPROVAL. Staff recommends approval of the requested variance to the required rear yard setback, as the request is consistent with the intent of the City's zoning regulations and is not anticipated to adversely impact adjacent properties.

Attachments:

- Application Request
- CAD details
- BIS View of the Property

CITY OF PORT LAVACA

City of Port Lavaca

Request for Variance

Planning Board Review

Date: 08/26/2026

Time: 6:00 PM

Location: 202 N Virginia St. Port Lavaca, TX 77979

Date: July 15, 2026

Applicant Name: Robert and Marsha Floyd

Property ID or Address for variance: 523 Broadway

Variance being requested:

Reason for request:

see attached letter

Signature: Robert Floyd

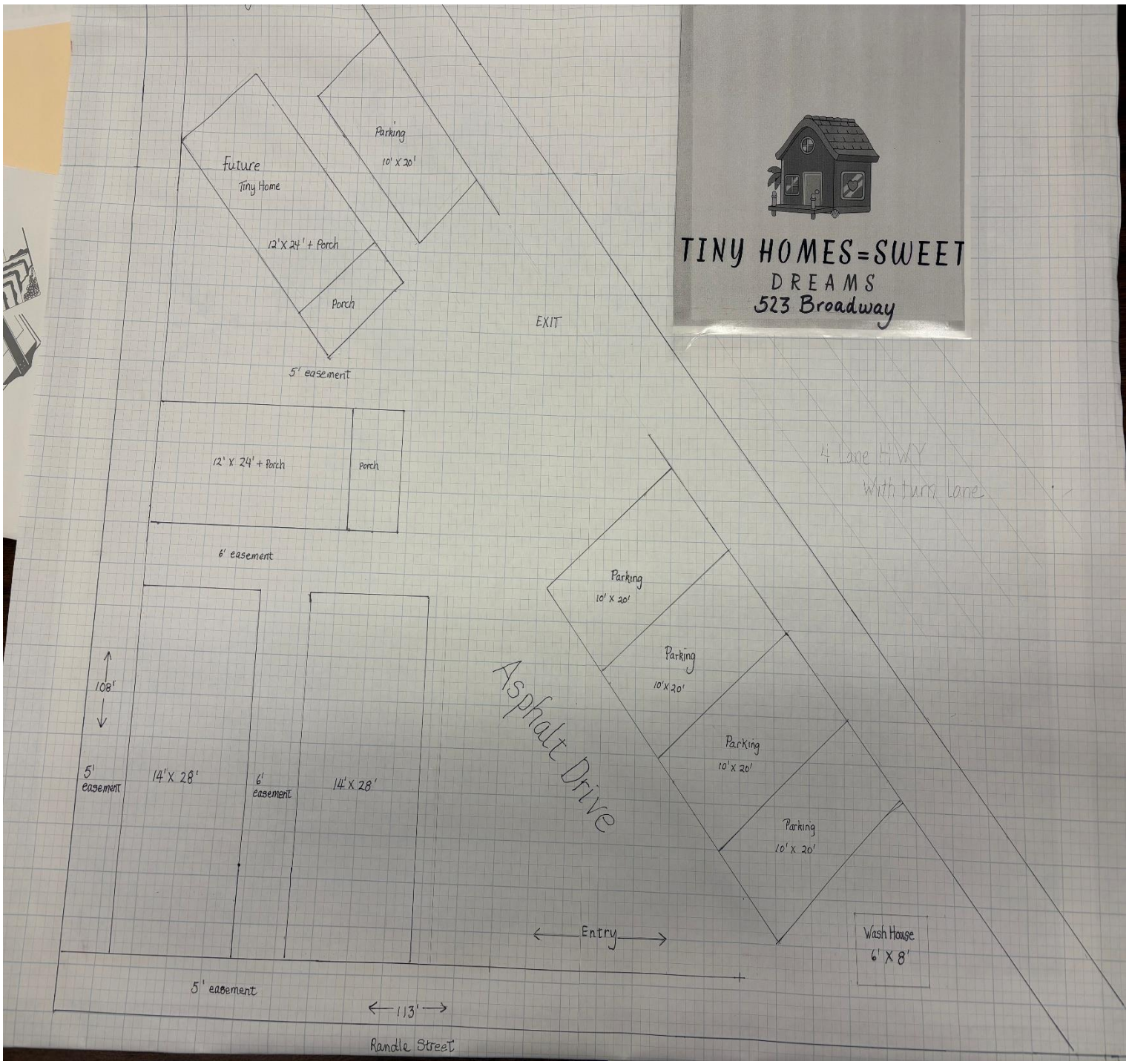
Phone No. 361-465-2905

Regarding Lot at 523 Broadway

When we purchased our cottage, about 4 years ago on Randle St., it became obvious the corner Lot next door was an eyesore with condemed buildings was owned by an elderly man who had passed away. The opportunity to purchase this property came up, so we bought it with the intention of clearing off the condemend structures and clear the Lot of overgrown brush and trees.

We have invested thousands of dollars clearing the Lot and making it saleable. It was listed for over a year. the people that viewed it all said it was to small and irregular shape for building. Since then we decided to make a development of 3 Tiny Homes to rent, That will require a variance on the easement allowing an additional 5 feet for completing the development. Variance off the side street (Randle) is imperitive.

Without the variance the project can not move forward due to the irregular Triangle shape of the lot and Long term Loss of income. If we are given the variance the Lot will become an asset for the city and offer more affordable rental housing for workers and visitors to the city.


TINY HOMES=SWEET
DREAMS
523 Broadway
Future
Tiny Home
12'X 24' + Porch
Porch
Parking
10' X 20'
EXIT
5' easement
12' X 24' + Porch
Porch
6' easement
4 Lane HWY
With turn lane
Parking
10' X 20'
Parking
10'X 20'
Parking
10' X 20'
Parking
10' X 20'
Asphalt Drive
108'
5' easement
14' X 28'
6' easement
14' X 28'
Entry
Wash House
6' X 8'
5' easement
113'
Randle Street

COMMUNICATION

SUBJECT: Review and discuss the Draft Goals for the Port Lavaca Comprehensive Plan

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INFORMATION:

Item 3.

COMMUNITY SURVEY

An online community survey was conducted from December 11th, 2025 to May 25th, 2026. The survey was available online and through paper copies at public engagement events. The Community Survey received **318 responses**, accounting for 2.7% of the 11,577 total population of Port Lavaca (2020 U.S. Census). The following sections highlights key findings from each community survey question.

port lavaca
COMPREHENSIVE PLAN

COMMUNITY SURVEY

The City of Port Lavaca has been working hard to update its 20-year Comprehensive Plan – and we want to hear from you!

This quick community survey is one of your key ways to inform the priorities, strategies, and outcomes of your comprehensive plan.

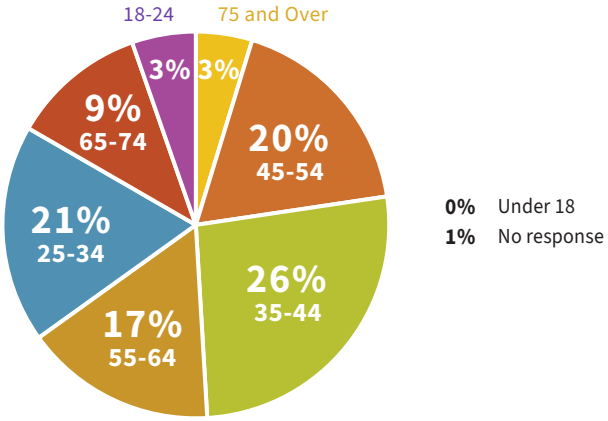
SCAN ME

https://forms.office.com/r/PQLL8x1Tfb

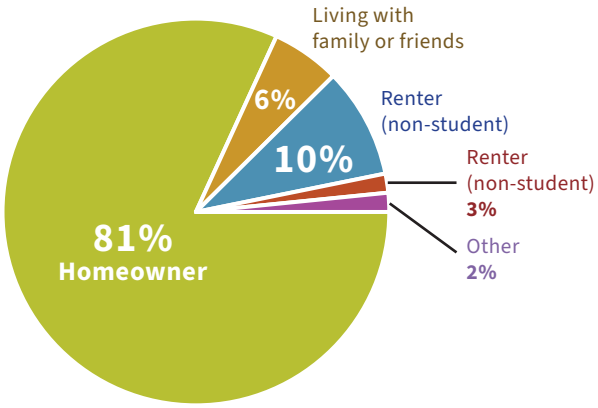
Community Planners have been hard at work preparing a quick community survey of multiple choice, ranked choice, and open response questions regarding our community's existing infrastructure, buildings, parks, and community services. This is your opportunity to influence and drive the future recommendations and strategies of the Comprehensive Plan and provide critical feedback on what you see as Port Lavaca's key **challenges, issues, and possibilities.**

For additional information please contact Jody Weaver at jweaver@portlavaca.org

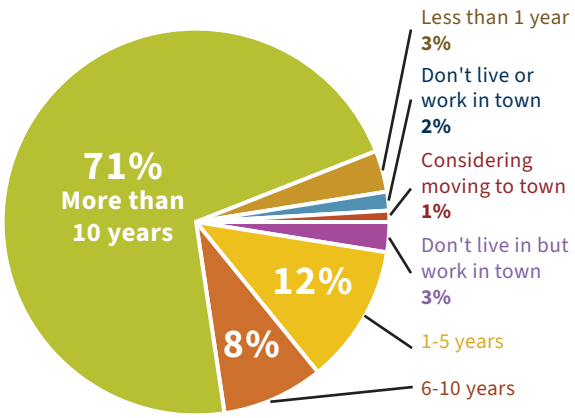
Ages of Respondents



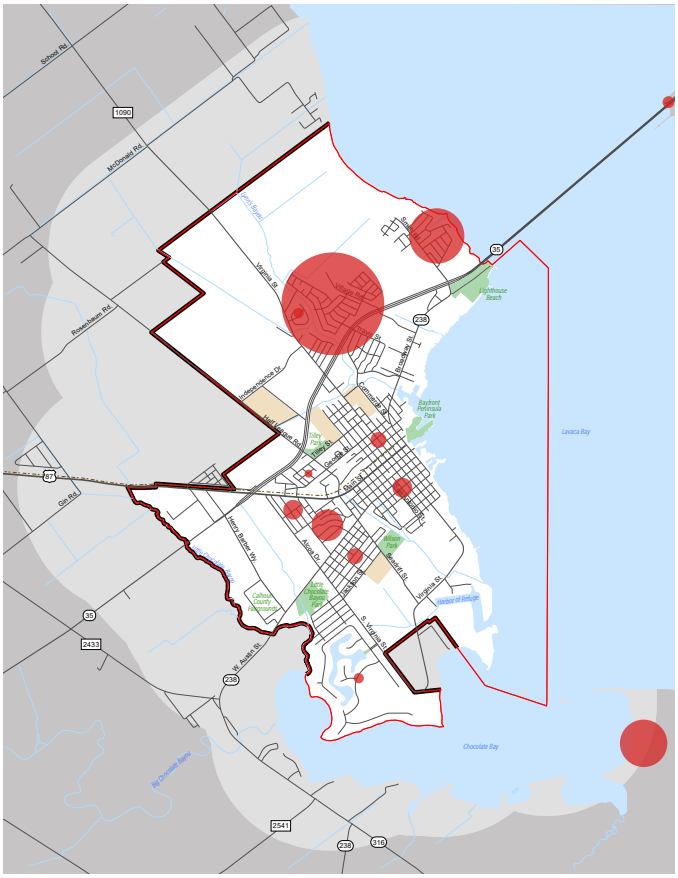
Living Arrangements of Respondents



How Long Have Respondents Lived in Port Lavaca?



Where do Respondents live?



The 318 respondents' cover a wide range of the City and surrounding area, including rural areas, historic Downtown, and new residential subdivisions. Dot sizes correlate with the number of respondents who are from the associated area. The most participation came from residents of the Brookhollow Estates subdivision, and residents living on or near Brookhollow Drive.

Port Lavaca Community Survey Summary:

Open From December 11th, 2025 to May 25th, 2026.
318 Total Responses (2.7% of the City's Total Population)

Respondent Characteristics

- 71% of respondents have lived in Port Lavaca for 10 or more years.
- Response rates by age are relatively equal between age groups, with the majority age range being between the ages of 35-44, at 26%.
- 81% of respondents are homeowners, while 72.4% of Port Lavaca residents overall are homeowners.

Satisfaction

- Only 33% of all respondents say they feel satisfied living in Port Lavaca.
- Respondents note roadway repairs, increased entertainment options, and sanitation improvements would improve the City.

Housing

- Respondents feel the top needs for housing in the community are affordability, quality, cleanliness, and proximity to education and essential services.
- The most desired housing types among respondents are single-family detached homes, single-family attached homes, and townhomes.
- Respondents consider safety and cleanliness, affordability, and quality of schools as the most important factors when selecting a living location.

Transportation

- Respondents feel the City's top transportation needs are better road conditions, more sidewalks and trails, and improved traffic flow.
- Nearly half of respondents feel there is a need for expanded public transportation options.
- 43% of respondents say they walk or bike at least once a day or weekly.
- 93% of respondents say their primary mode of transportation is car.
- The most common walking or biking destinations are the Bayfront, Little Chocolate Bayou Park, and Lighthouse Beach.
- 64% of respondents favorably rate the availability of safe walking/biking facilities.

Downtown

- Respondents feel Downtown Port Lavaca's top needs are building and storefront renovations, the addition of more retail, and landscaping improvements.
- 11% of respondents say they visit Downtown at least once a week, with 31% saying they never visit Downtown.
- 71% of respondents support the preservation of historic buildings and sites Downtown.
- About half of respondents hope to see Port Lavaca's waterfront developed into either a boardwalk, or retail shops and restaurants.

City Services

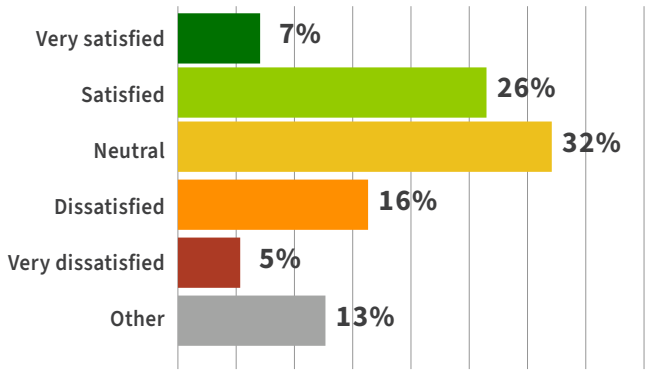
- Respondents consider the City's top utility infrastructure challenges to be aging infrastructure, poor water quality, and high utility rates.
- Respondents consider the City's top drainage infrastructure challenges to be aging infrastructure, blocked or clogged street drains and gutters, and flooding after heavy rain.

Port Lavaca's Future

- Respondents say the City's greatest strengths are a strong sense of community, proximity to major cities, and parks, open spaces, and natural features.
- Respondents say the top challenges facing Port Lavaca are housing affordability, limited retail and services, and limited job / employment opportunities.
- Respondents say the parks and recreation features that are lacking are parks and trails, youth activities and sports, and community centers.
- Respondents say the development and infrastructure features that are lacking and should be prioritized are the Downtown area, sewer and potable water facilities, and schools and education.
- Half of respondents say they might consider zoning in Port Lavaca, but need more information.
- Over the next 20 years, respondents said they'd like to see Port Lavaca become a more attractive destination for businesses and job creation, focus on making Downtown a lively place with additional commercial/retail, and focus on becoming a regional hub for retail and services.

SATISFACTION

How would you rate your overall satisfaction with living in Port Lavaca?



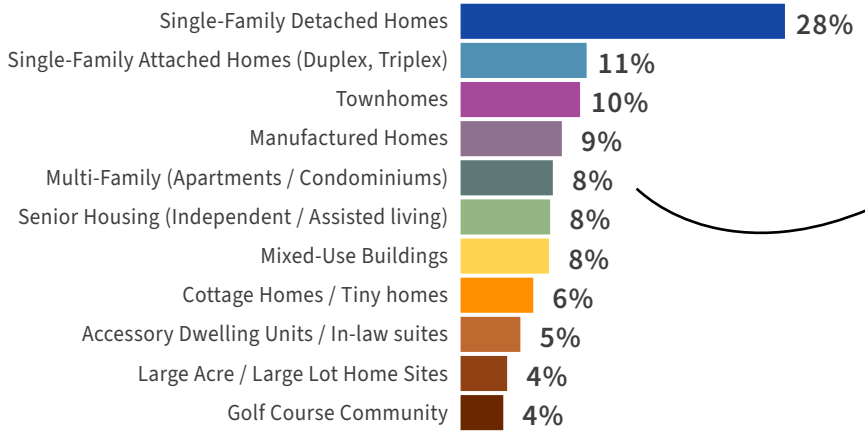
What could be added or what actions could be taken by the City of Port Lavaca to make living in Port Lavaca better? Why?

Respondents most noted actions or additions include:

1. *Add more recreational opportunities*
2. *Revitalize Downtown*
3. *Improve the Waterfront*
4. *Address street litter and trash*
5. *Renovate vacant buildings*
6. *Improve community programming*
7. *Add more housing*
8. *Increase amount of retail*
9. *Improve community safety*
10. *Repair damaged Roads*
11. *Improve water quality*

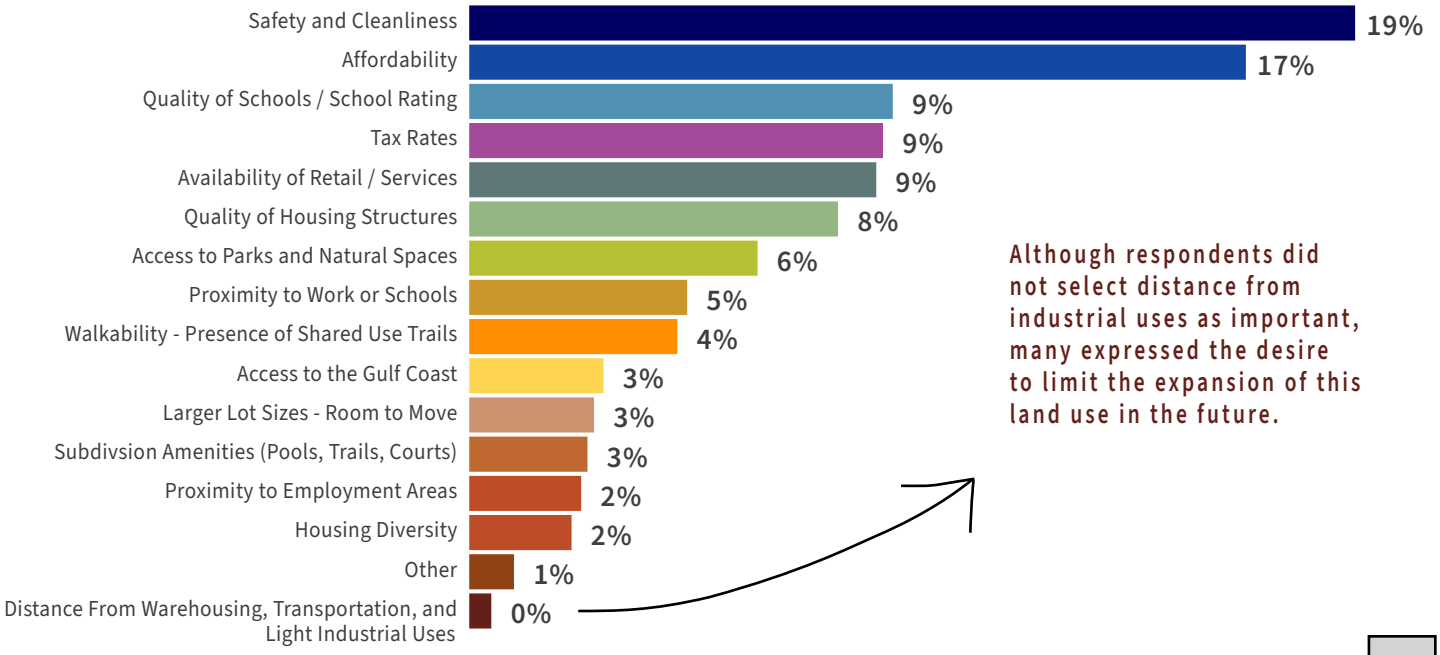
HOUSING

What types of housing would you like to see more of in Port Lavaca? (Select all that apply)



37% of respondents selected a form of multi-family housing typology, while 28% selected single-family homes.

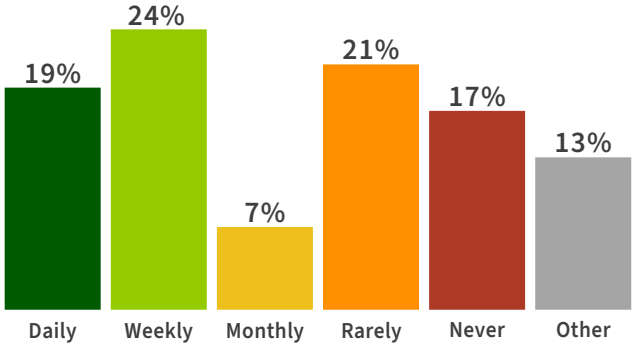
What are the most important factors when considering moving to a new community? (Select up to five)



Although respondents did not select distance from industrial uses as important, many expressed the desire to limit the expansion of this land use in the future.

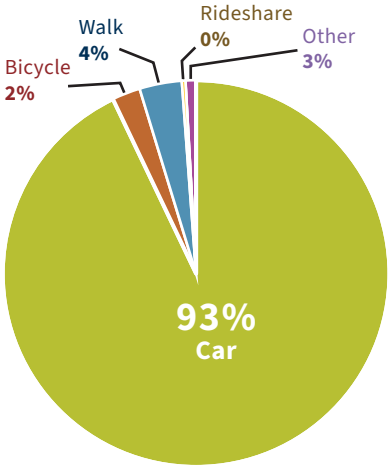
TRANSPORTATION

How often do you walk or bike for leisure or errands within Port Lavaca, and where do you go?

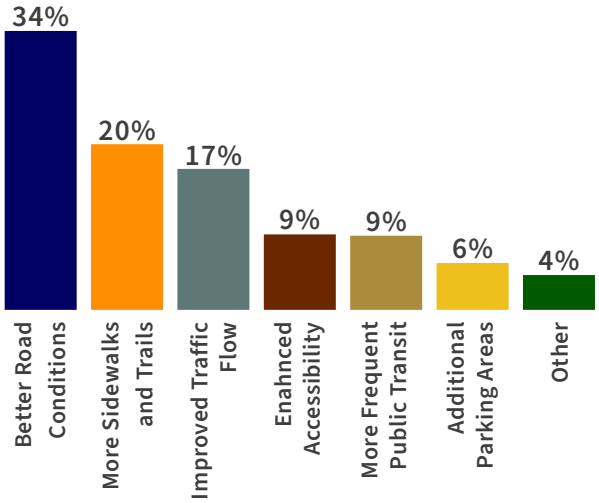


Respondents who said "Rarely" or "Never" noted a lack of safe routes and a lack of sidewalks and trails as the main reason for not walking or biking.

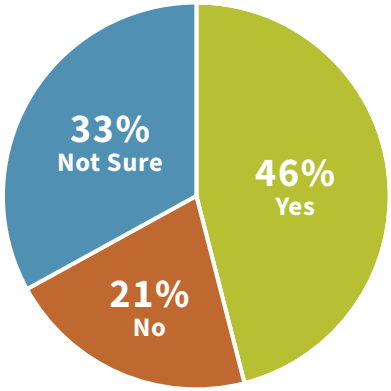
How do you typically travel within Port Lavaca for work, school, or errands?



What would most improve your ability to get around Port Lavaca? (Select all that apply)



Do you feel there is a need for expanded public transportation options in Port Lavaca (i.e., fixed-route service, ADA-accessible transit services for seniors, employment connections, etc.)?



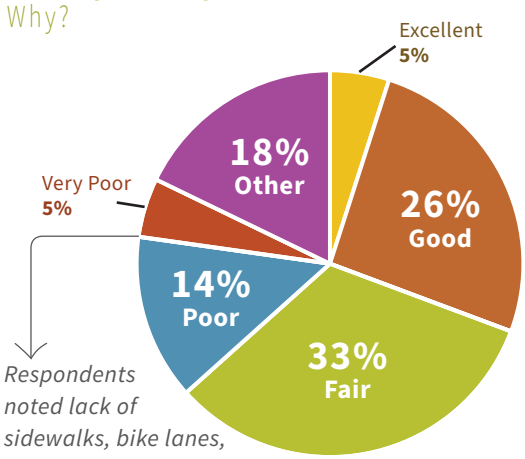
Where in Port Lavaca do you walk or bike?

- Bayfront - 74
- Little Chocolate Bayou Park - 58
- Within Own Neighborhood - 56
- Lighthouse Beach - 44
- Local Parks - 11
- Beach - 11
- Sandcrab Stadium - 10
- Boardwalk - 6
- Downtown - 6
- Various Locations - 70

"Respondents primarily walk or bike for recreation, but expess the desire to walk or bike for more practical purposes like errands."

- Community Survey Respondent

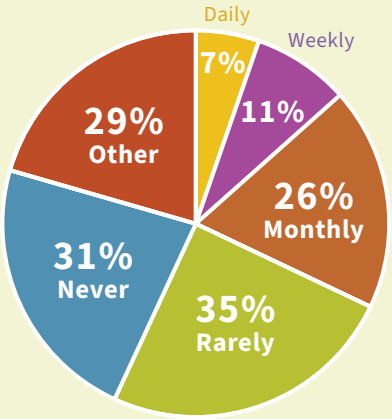
How would you rate the availability of safe walking / biking facilities in Port Lavaca, and Why?



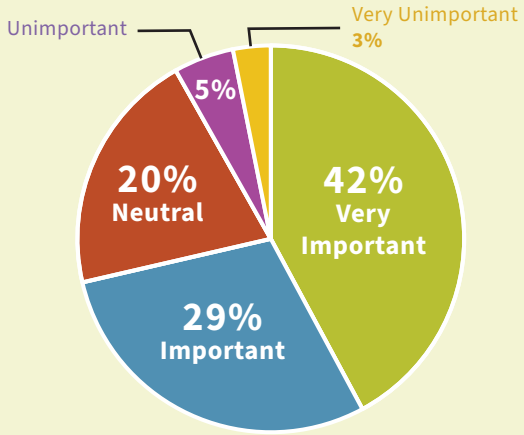
Respondents noted lack of sidewalks, bike lanes, and adequate lighting as the main reasons for rating "Poor" or "Very Poor".

DOWNTOWN

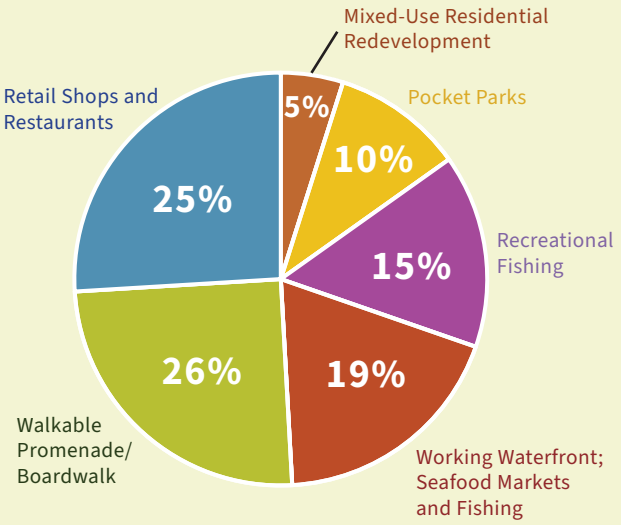
How often do you visit Downtown Port Lavaca, and why or why not?



How important is the preservation of historic buildings and sites inDowntown Port Lavaca?



How would you like to see Port Lavaca's waterfront developed?



What buildings or locations do you feel should be preserved and added to Port Lavaca's identity:

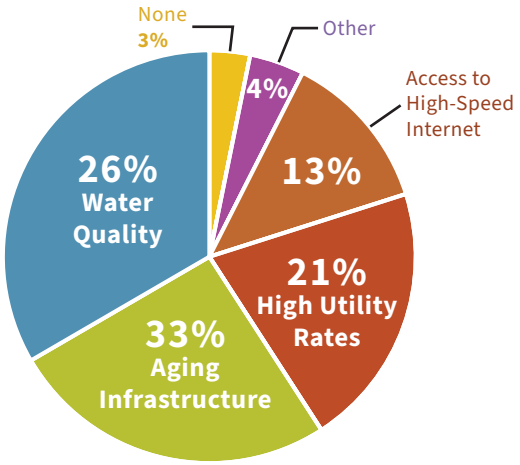
- Downtown / Old Towne - 58
- Main Street - 46
- Other - 23
- All Historic Structures - 17
- Theatre - 12
- Don't Know - 10
- Lighthouse - 9
- None - 8
- Waterfront - 7
- Beach Hotel - 6
- Any Building Possible - 6
- Train Depot - 4
- All Dilapidated Buildings - 4
- Museum - 3
- Firehouse - 3

What additional features would make Downtown Port Lavaca more attactive?

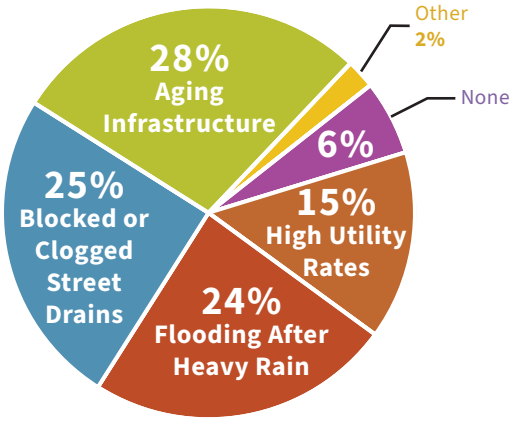
- Building Facade Improvements - 190
- Food Truck Court - 172
- Better Shade, Trees, and Landscaping - 146
- Public Art - 133
- Greenspaces / Parks - 130
- Public Restrooms - 123
- Improved Lighting - 119
- More Parking Options (on-street, shared lots) - 108
- Improved Crime Prevention - 84
- Accessible, Connected, and Safe Pedestrian / Bicycle Infrastructure (sidewalks, on-street bike lanes, shared-use paths) - 82
- Utilities Screening and Buffering / Removal of Overhead Utility Lines - 57
- Safer Intersections - 51
- More Housing Options - 50
- Other - 38
- Wayfinding and Directional Signage - 38
- Vehicle Charging Stations - 12

INFRASTRUCTURE

What concerns do you have regarding Port Lavaca's utilities infrastructure?

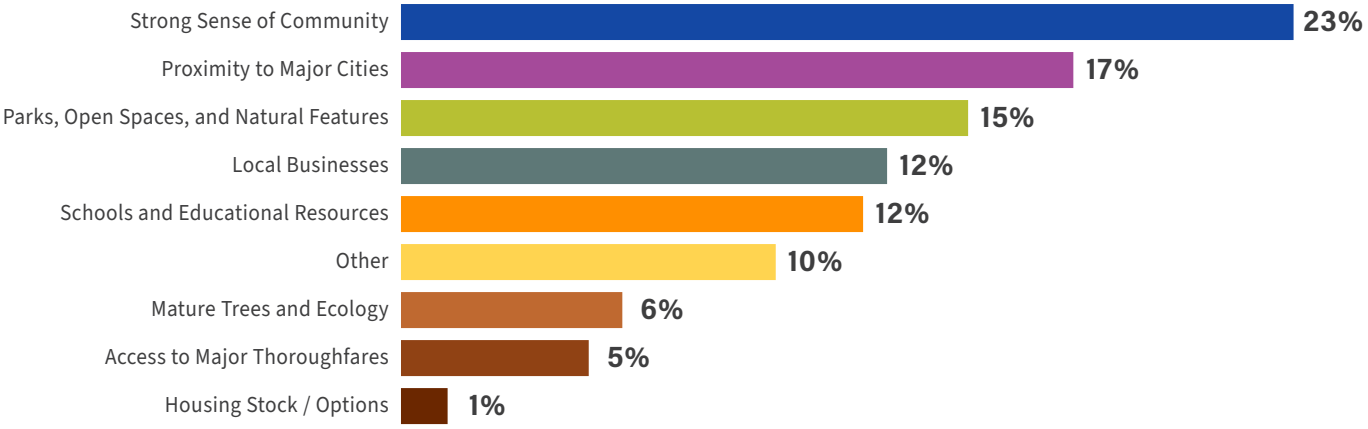


What concerns do you have regarding Port Lavaca's drainage infrastructure?

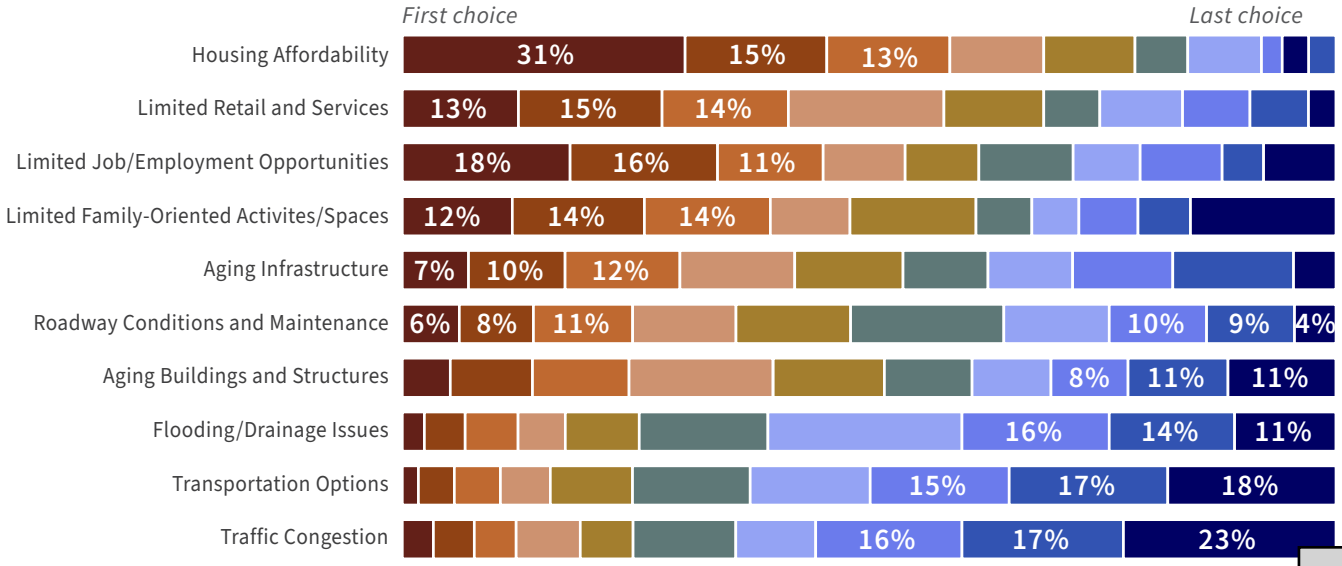


PORT LAVACA'S FUTURE

What do you see as Port Lavaca's greatest strength or asset?

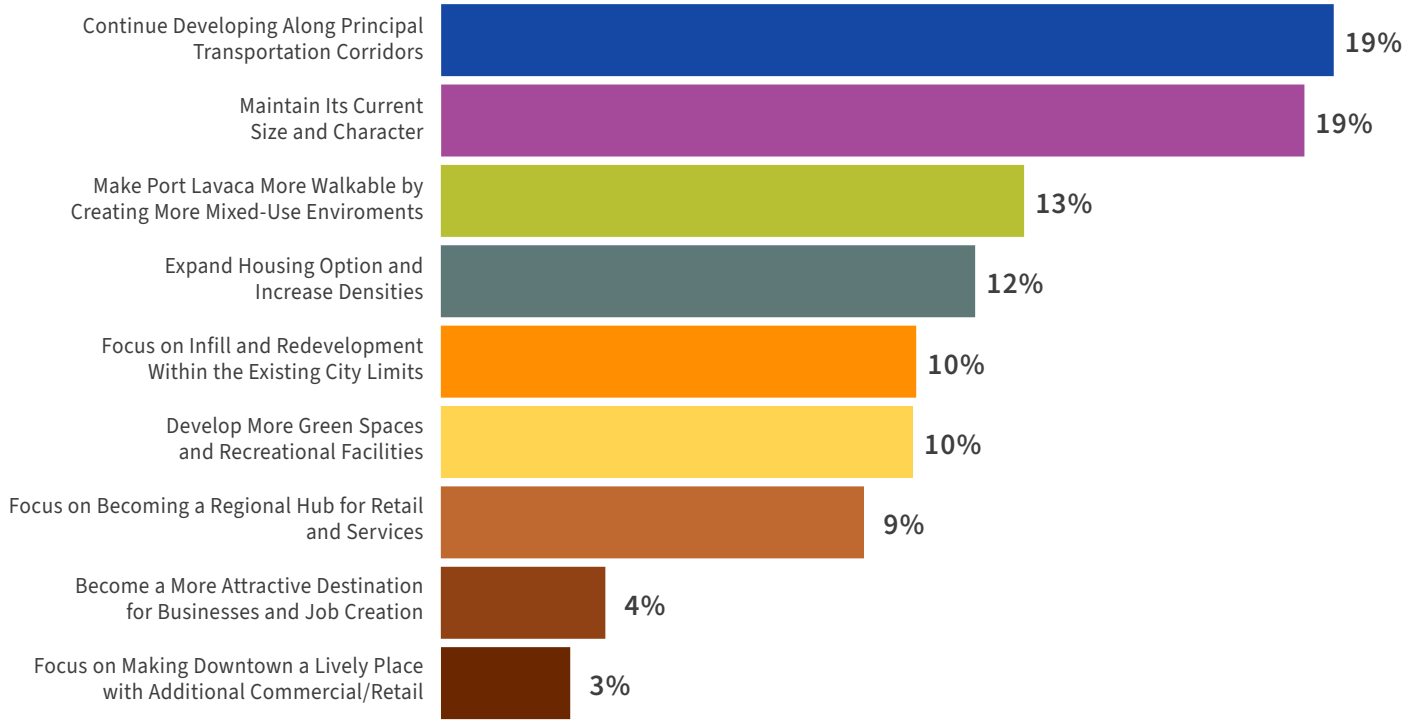


What are the top challenges Port Lavaca faces as a viable community to live, work, and play?

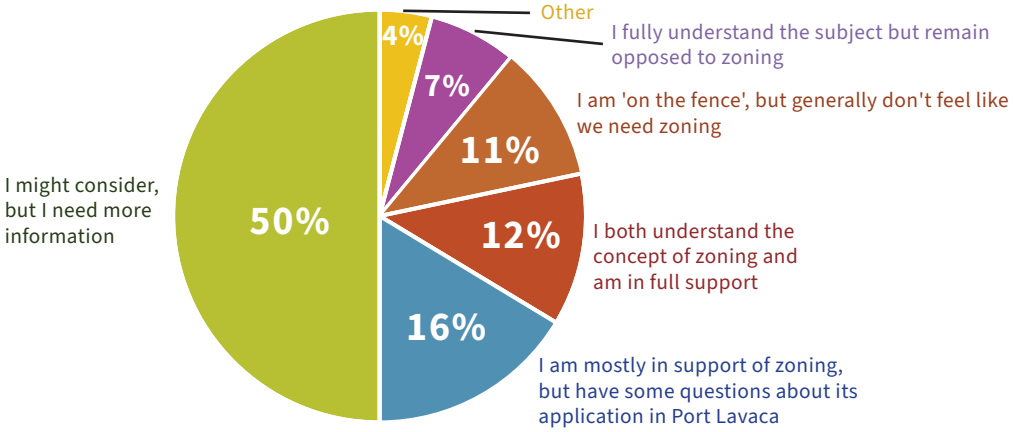


Item 3.

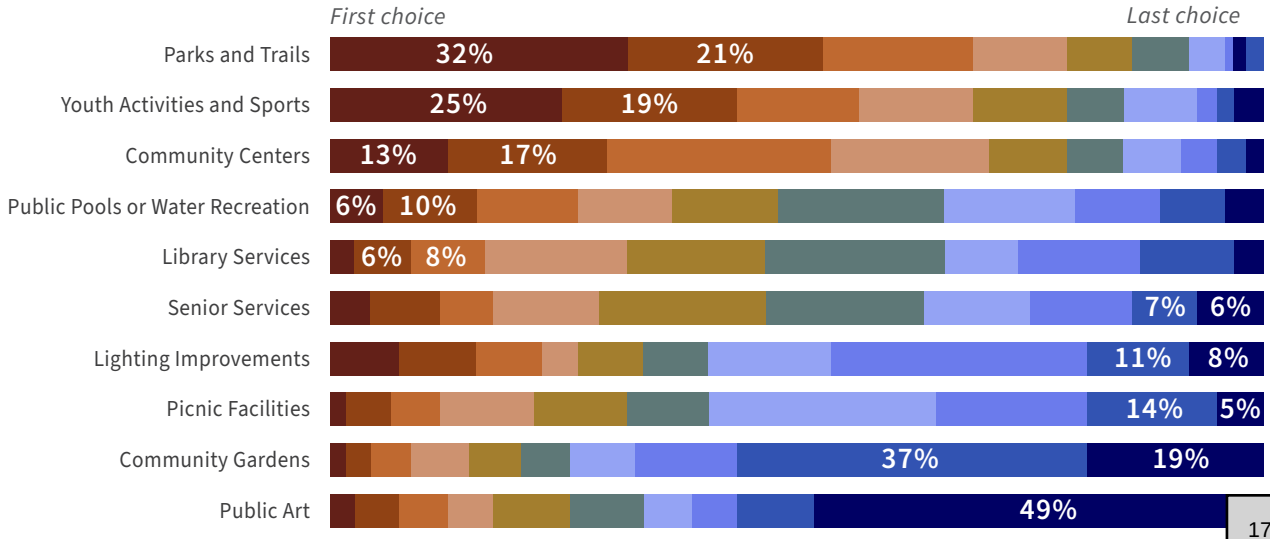
How would you like Port Lavaca to grow over the next 10-20 years?



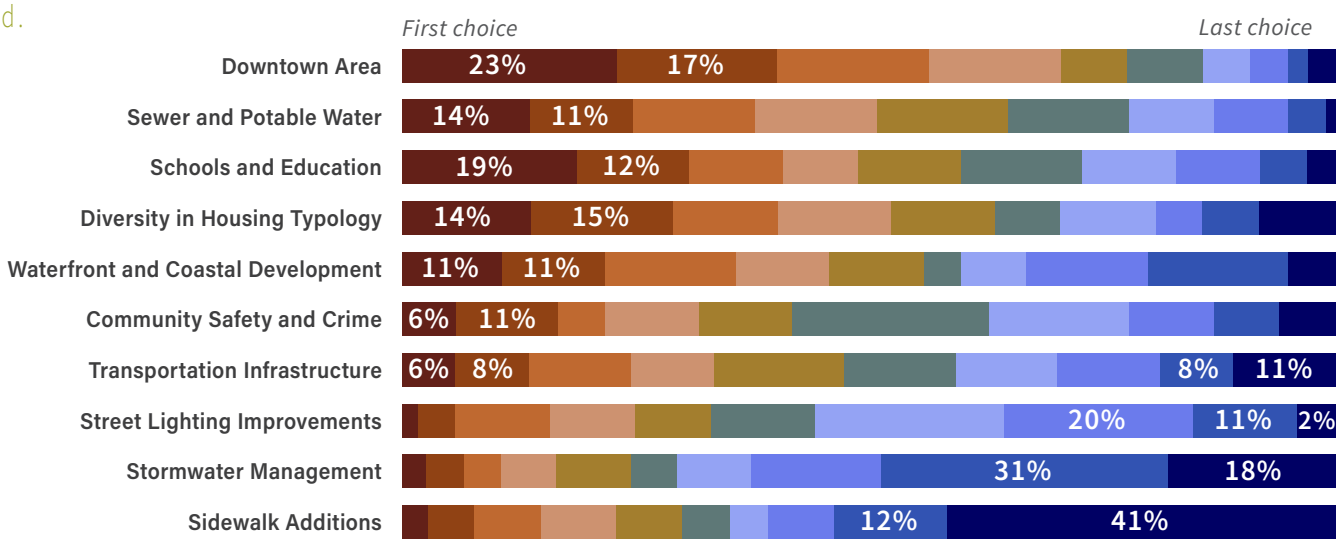
How strongly would you consider or not consider zoning in Port Lavaca?



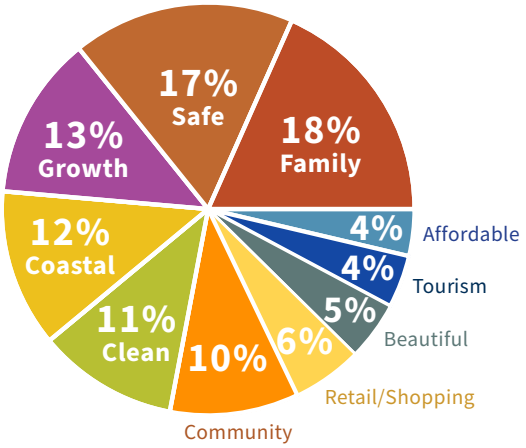
What Parks and Recreation community features do you feel are lacking within the City of Port Lavaca and should be prioritized? Please rank the following options where 1 (highest) is your top priority/need.



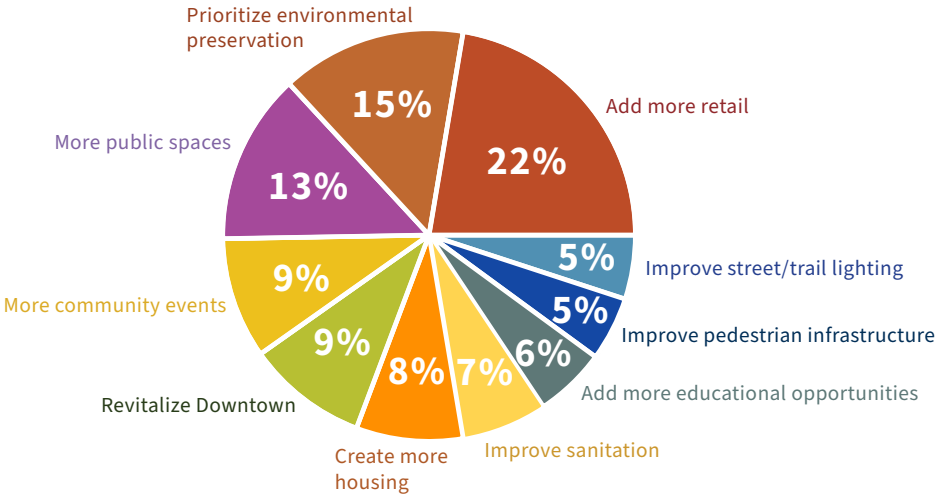
What Development and Infrastructure community features do you feel are lacking within the City of Port Lavaca and should be prioritized? Please rank the following options where 1 (highest) is your top priority/need.



Please provide three (3) words you would want to include in a Community Vision Statement that best characterize how you would like to see Port Lavaca grow and develop in the future:



What additional ideas, concerns, or priorities would you like the City to consider as it shapes the vision for the Comprehensive Plan?



port lavaca COMPREHENSIVE PLAN

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

SCHEDULE UPDATE

We are here!

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: IMPLEMENTION

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

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

Item 3.

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.

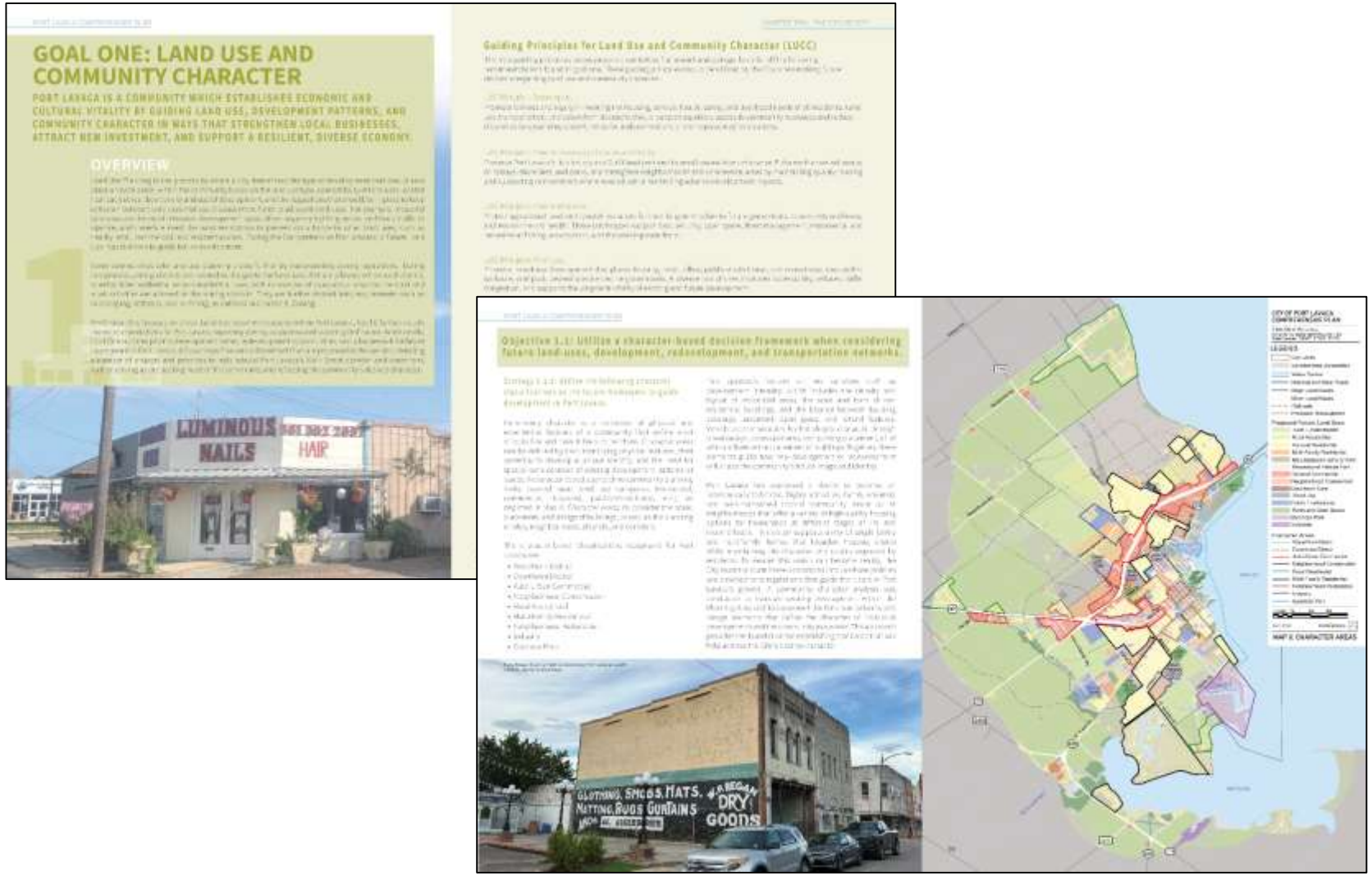
GOAL 7.0, RESILIENCE

Port Lavaca is a community which utilizes a systems-based approach to integrating economic, social, environ-mental, 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



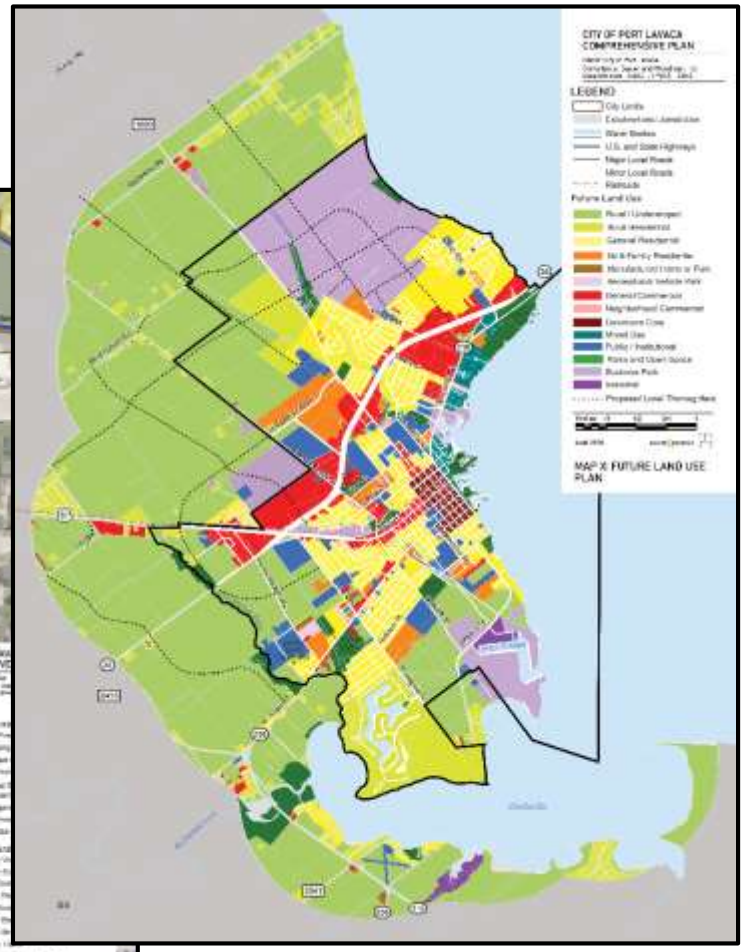
- Goal
- Intended Outcomes / Overview
- Guiding Principles
- Objectives
- Strategies
- Case Studies, Maps, Representative Imagery, Supporting Graphics, Sidebar Education

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



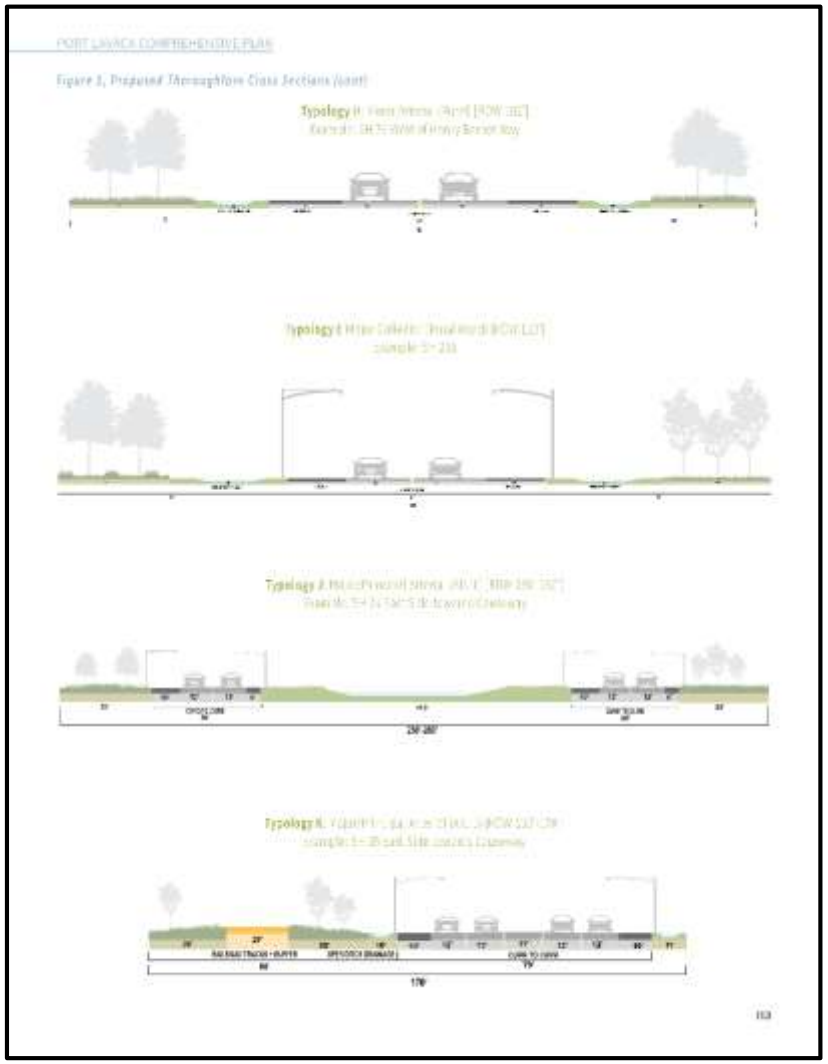
Waterfront Plan, Downtown Plan, Future Land Use Plan

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.)

Q&A

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