



VISION LA GRANGE COMPREHENSIVE PLAN

Adopted XX/XX/XXXX



Acknowledgments

The City of La Grange sincerely thanks the community members who participated in this important process to help shape the City's Comprehensive Plan. Their insight, expertise, and thoughtful input were invaluable in guiding the vision and direction for the City's future.

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CHAPTER

1

SNAPSHOT

Planning La Grange's Future

Introduction

The La Grange Comprehensive Plan is a strategic guide for managing growth and development within the City of La Grange. It serves as a valuable decision-making tool for City officials, helping ensure that policies align with the needs and goals of the community. The plan addresses key areas such as land use, infrastructure and public facilities supported by resilience and risk insights to create a sustainable and vibrant future for La Grange.

What is a Comprehensive Plan?

A city's comprehensive plan is a long-range planning tool that is intended to be used by city staff, decision-makers and residents to guide the future growth and physical development of a community. The state of Texas has established laws with regard to the way in which incorporated communities can ensure the health, safety and welfare of their residents through a comprehensive plan.

Comprehensive Planning is Important Because:

- Engages local residents in the decision-making process and achieve consensus on the future vision for La Grange and its ongoing development needs
- Ensures public facilities can accommodate future growth and development

- Fosters coordination between public and private investment sectors
- Minimizes potential conflicts between land uses
- Solidifies the long-term protection and enhancement of the community's visual image and appearance

Legal Basis for Planning

Chapter 211 of the Texas Local Government Code permits municipalities to implement zoning regulations, while Chapter 212 authorizes the governing body of a community to oversee subdivision development within city limits, with regulations varying based on the community's population. Unlike a zoning ordinance, a comprehensive plan is not legally binding; instead, it serves as a blueprint to guide future development, infrastructure and land-use decisions. A comprehensive plan also provides a foundation for zoning decisions, as outlined in Chapter 211 of the Texas Local Government Code.

In Texas, cities are not mandated by the state government to create or maintain a comprehensive master plan, unlike some other states. Nevertheless, Section 213 of the Texas Local Government Code allows a community's governing body to adopt a plan aimed at promoting sound development decisions and enhancing public health, safety, and welfare. Texas cities have the flexibility to define the content and structure of the plan, resulting in a long-term plan tailored to the unique needs and capacities of each community.

How to Use this Plan

- The Comprehensive Plan is a strategic tool, not a zoning ordinance, designed to guide future policy and development decisions for the city.
- It serves as a reference for daily decisions, such as evaluating zoning requests, purchasing land, and planning infrastructure or public facilities.
- For developers and investors, the Plan outlines broad concepts and policies that promote growth aligned with the community's vision.
- The Plan is dynamic, adapting to changes in political, economic, physical, technological, and social circumstances, as well as unforeseen challenges.
- Regular reviews ensure the Plan remains relevant, with updated goals, objectives and recommendations reflecting the community's evolving priorities.

Texas General Land Office Resilient Communities Program

The La Grange Comprehensive Plan is part of the Texas General Land Office (GLO) Resilient Communities Program (RCP), an initiative that funds long-range community planning efforts across Texas. The RCP supports communities in preparing for future challenges by aligning land use, infrastructure and hazard-mitigation strategies to promote sustainable, disaster-ready growth over the next 20 to 25 years. Funded 100% through the RCP, this Plan enables La Grange to advance a fiscally responsible and forward-looking vision for a more resilient future.

Population Trends & Demographics

This section examines the population characteristics and trends in La Grange using data from the U.S. Decennial Census and the 2023 American Community Survey (ACS) 5-year estimates. Understanding the City's demographics insights provides a foundation for informed decision-making throughout the planning process.

Figure 1. Historic Population Change

Census Year	Population	% Change
1870	1,165	-
1880	1,325	13.7%
1890	1,626	22.7%
1900	2,392	47.1%
1910	1,850	-22.7%
1920	1,669	-9.8%
1930	2,354	41.0%
1940	2,531	7.5%
1950	2,738	8.2%
1960	3,623	32.3%
1970	3,092	-14.7%
1980	3,768	21.9%
1990	3,951	4.9%
2000	4,478	13.3%
2010	4,641	3.6%
2020	4,392	-5.4%

Source: U.S. Census Bureau, Decennial Census

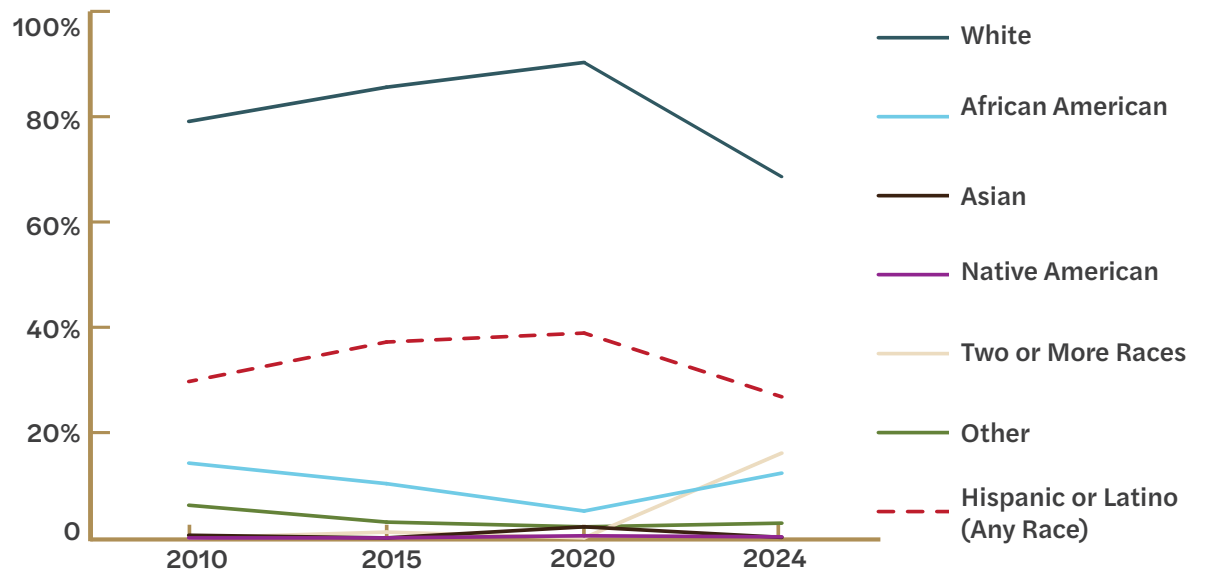
Historic Population Change

La Grange's population has fluctuated over time, with early rapid growth in the late 1800s followed by declines in the 1910s and 1920s. After rebounding during the 1930s and experiencing steady post-World War II growth, the City saw another downturn in 1970. More recently, La Grange's population has trended downward again, with the 2020 Census showing a 5.4% decline from 2010.

Race & Ethnicity

La Grange, Texas, has a population composed of a blend of racial and ethnic backgrounds. Race and ethnicity represent different aspects of identity; race often refers to physical traits, such as skin color or facial features, while ethnicity relates to cultural factors, such as language or traditions. The largest racial group in La Grange is White, representing 64.6% of the population, while 26% of residents identify as Hispanic or Latino. These demographics shape the community's cultural character and provide important context for the basis of this Plan.

Figure 2. Population Change by Race



Source: U.S. Census Bureau, ACS 5-Year Estimates

Age Distribution

The median age in La Grange is 47 years, approximately 12 years older than the Texas state median. The largest age group in the City is adults 65 and older, who make up 23% of the population. This suggests a population that is exiting the workforce or already in retirement, as well as a growing demand for services and amenities tailored to the City's aging residents.

Figure 3. Age by Jurisdiction

	La Grange	Fayette County	Texas
Median Age	47.0	48.6	35.9
% Under 18	22.1%	20.1%	24.5%
% Over 65	23.2%	26.3%	14.0%

Educational Attainment

Educational attainment is an important factor in shaping employment opportunities and strengthening a city's workforce. In La Grange, most residents aged 25 and older have earned a high school diploma or higher level of education, while about 10.7% of this population did not complete high school compared to 13.3% for the State of Texas.

Figures 4-6 Source: 2018-2023 ACS 5-Year Estimates

Figure 4. Age by Sex

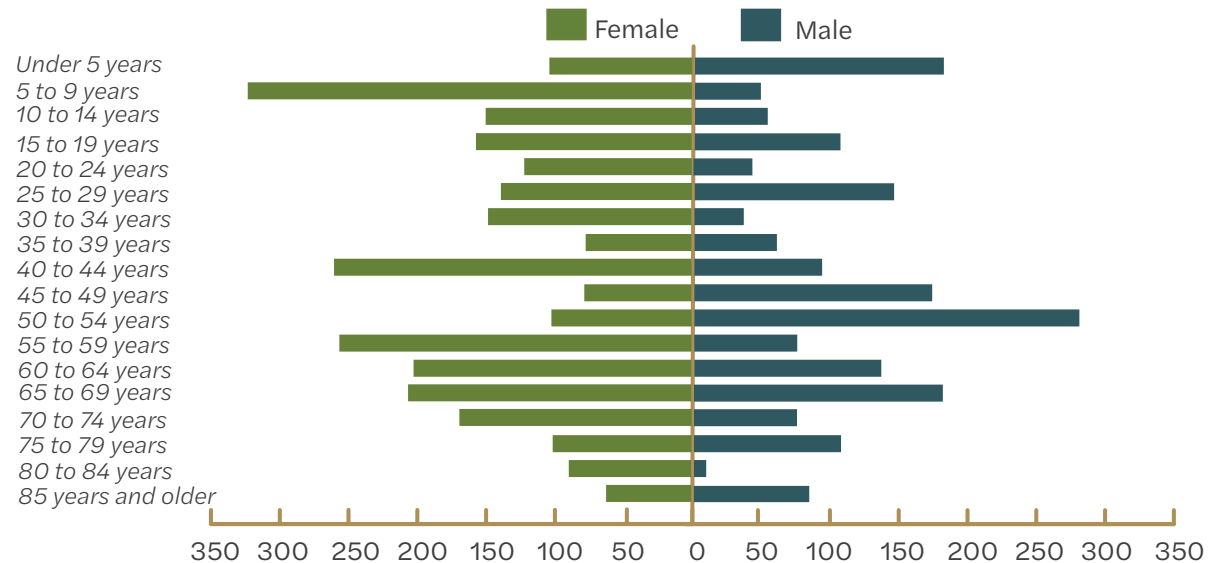
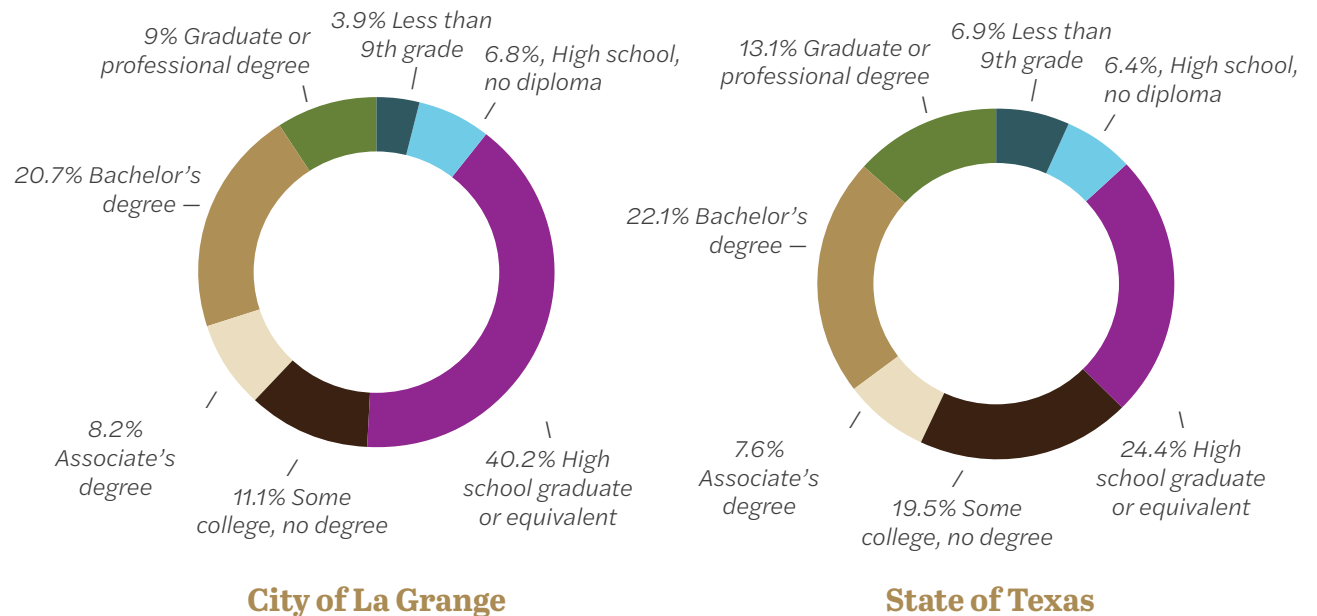


Figure 5. Educational Attainment



Household Income

Resident’s household incomes reflect the economic wellbeing of a community, indicating housing affordability, access to services and overall quality of life within a city. La Grange has a median household income of \$57,212, which is notably lower than both Fayette County’s median income of \$76,541 and the Texas median of \$79,721. Additionally, 12.2% of La Grange residents live below the poverty line, slightly below the statewide poverty rate of 13.4%.

Figure 6. Household Income by Jurisdiction

	La Grange	Fayette County	Texas
Median Household Income	\$57,212	\$ 76,541	\$79,721
Mean Household Income	\$76,525	\$102,640	\$111,695
% Below Poverty Line	12.2%	8.8%	13.4%

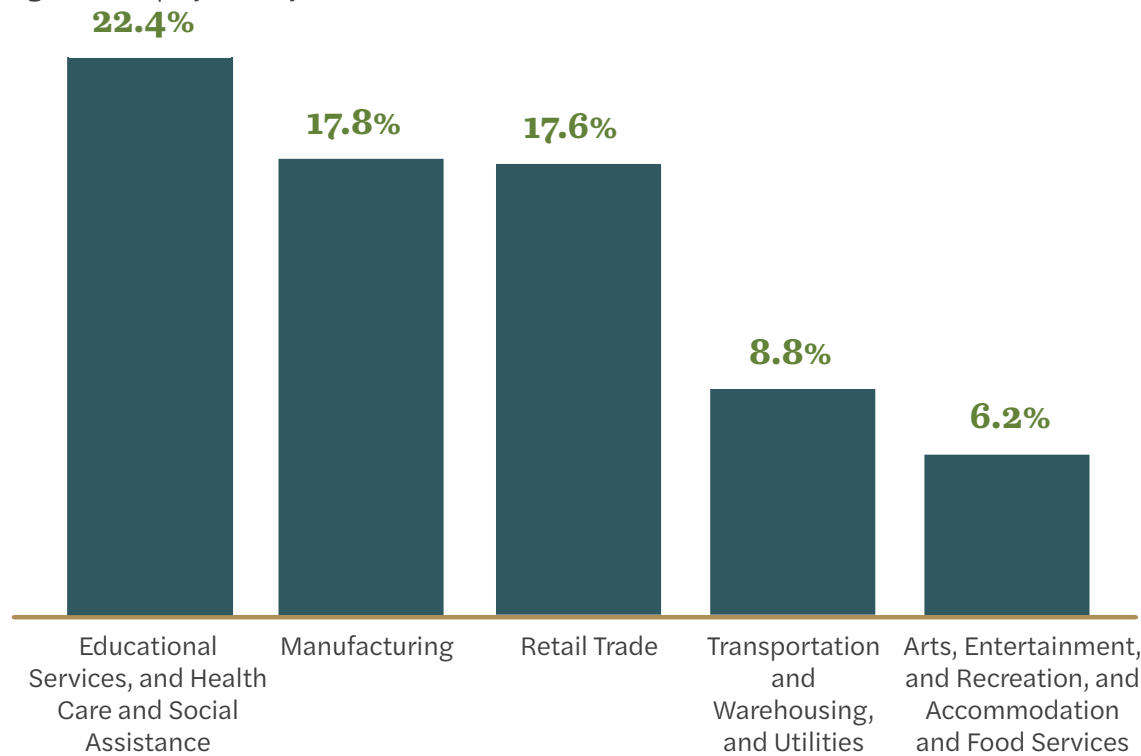
Figures 7 and 8 Source: 2018-2023 ACS 5-Year Estimates

Employment by Sector

Understanding which sectors people work in can help identify a city’s economic strengths, workforce needs, and land use demands, guiding informed decisions on zoning, infrastructure and future development. According to the U.S. Census Bureau American Community Survey 5-Year Estimates, the five largest employment sectors in La Grange are shown in Figure 7.

The largest employment sector in La Grange is Educational Services and Health Care and Social Assistance, which employs approximately 460 individuals, followed by Manufacturing and Retail Trade. These employment trends highlight key areas for potential job growth and underscore where gaps may exist in the local labor force.

Figure 7. Employment by Sector



History of La Grange

Pre-Colonization

Prior to European colonization, Lipan Apaches and Tonkawa Native Americans inhabited the area around La Grange.



1826

Moore's Fort was built inside what is now La Grange city limits.



1866

Federal troops occupied La Grange during Reconstruction.



1880

The Galveston, Harrisburg, San Antonio Railway began service to La Grange.



1891

Construction was completed on the Fayette County courthouse, the oldest courthouse in Texas still standing.



1700s

La Bahia of El Camino Real crosses the Colorado River at the site of present day La Grange.



1837

Republic of Texas Congress establishes Fayette County with the town of La Grange platted as the county seat.



1867

A yellow fever epidemic wiped out approximately 20% of the town's population.



1881

The Historic Casino Hall was built by the Casino Society, a social club founded by German immigrants.

Figure 8. La Grange Timeline

Image Sources: discovertexas.com, alamo.edu, tsl.texas.gov, txrrhistory.com, fayettecountyfair.org, co.fayette.tx.us, czechtexas.org, fayettecountyhistory.com, tsha.org fayettecountyrecord.com

1913

A flood merged the mouths of the Brazos and Colorado rivers forming a lake 65 miles wide that devastated the area.



1973

The Chicken Ranch made national headlines and subsequently shut down.



1997

Texas Czech Heritage and Culture Center was established.



2017

Hurricane Harvey dropped 29.19 inches of rain on La Grange causing extensive flooding.



1905

Miss Jessie Williams opened a brothel that would later be known as the Chicken Ranch.



1927

The first annual Fayette County Fair was held at the fairground in La Grange.



1984

A movie adaptation of "The Best Little Whorehouse in Texas" was released starring Dolly Parton and Burt Reynolds.



2015

ZZ Top performed their hit song "La Grange" at the Fayette County Fair.



2023

La Grange's only hospital, St. Mark's Medical Center, shut down, however it is set to reopen in 2026.



Planning Assessment

Existing municipal and regional planning efforts should be taken into consideration when developing a Comprehensive Plan to coordinate recommendations for the City. La Grange's planning framework is shaped by a series of guiding documents that together establish a foundation for its growth, safety, and long-term development. This section provides an overview of plans relevant to the future development of La Grange.

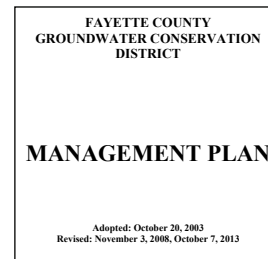


La Grange Comprehensive Plan 2018-2038 (2018)

In August 2018, the City adopted the La Grange Comprehensive Plan 2018–2038, which provided a strategic framework for managing growth and development over a 20-year period. Community input played a key role in the planning process, and the plan is described as a “living document”

intended to be revisited and updated regularly to serve the community's needs. The 2018 Plan serves as the foundation for the current update, providing a baseline of established goals and community values, while the updated plan builds upon these strategies, introduces new data, land use patterns and community priorities identified through recent engagement. The 2018 Plan includes the following goals:

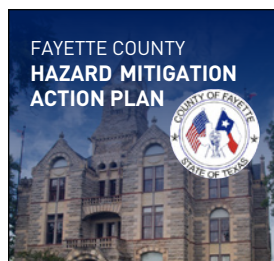
- Revitalization of La Grange's Historic Downtown using urban design strategies
- Containing commercial and industrial development to the City's periphery to preserve La Grange's small-town feel
- Reliable water management and utility services
- Addressing traffic issues while improving pedestrian safety
- Resilient and affordable housing options
- Developing a river trail that preserves the natural environment, is accessible to the public and provides educational opportunities



Fayette County Groundwater Conservation District Management Plan (2003)

The Fayette County Groundwater Conservation District is overseen by a Board of Directors elected by the public to manage the quality and usage of groundwater in Fayette County on behalf of its constituents. The Board assumes the guiding principle that groundwater ownership and usage is a private property right, and education is prioritized over regulation. The Fayette County Groundwater Conservation District Management Plan was first adopted in 2003 with its most recent update being in 2013. Its focus on responsible water use and conservation directly informs the Comprehensive Plan's infrastructure and environmental resilience strategies, supporting La Grange's efforts to provide long-term water reliability and coordination with regional agencies. The plan outlines:

- Available surface and ground water resources
- Projected water supply and demand
- Water management strategies



Fayette County Hazard Mitigation Action Plan (2023)

The Fayette County Hazard Mitigation Action Plan (HMAP) was created to identify and assess the risk of hazards that may affect those living in the county, including the City of La Grange. The plan describes strategies to mitigate various hazards including but not limited to thunderstorms,

flooding, tornadoes and extreme heat. These measures reinforce the Comprehensive Plan's emphasis on public safety, infrastructure resilience, and emergency preparedness, steering future growth to align with hazard mitigation and risk reduction. Additional discussion of the HMAP is provided in the resilience dashboard later in this chapter. Specific action items proposed in the HMAP for the City of La Grange are:

- Public education on hazards for homeowners
- Purchase NOAA All Hazard Radios to distribute to residents
- Install automated flood warning systems
- Update building codes to align with International Building Code (IBC) regulations
- Evaluate floodplain ordinance
- Construct safe rooms in schools
- Develop a public awareness campaign for drought and extreme heat
- Secure funding for hazard mitigation actions through local bonds and state and federal grants



La Grange Parks, Recreation, Open Space and Trails Plan (2026)

This ongoing plan outlines a vision for improving parks and recreation areas in the City and identifies priorities for the La Grange park system based on community engagement and stakeholder feedback.

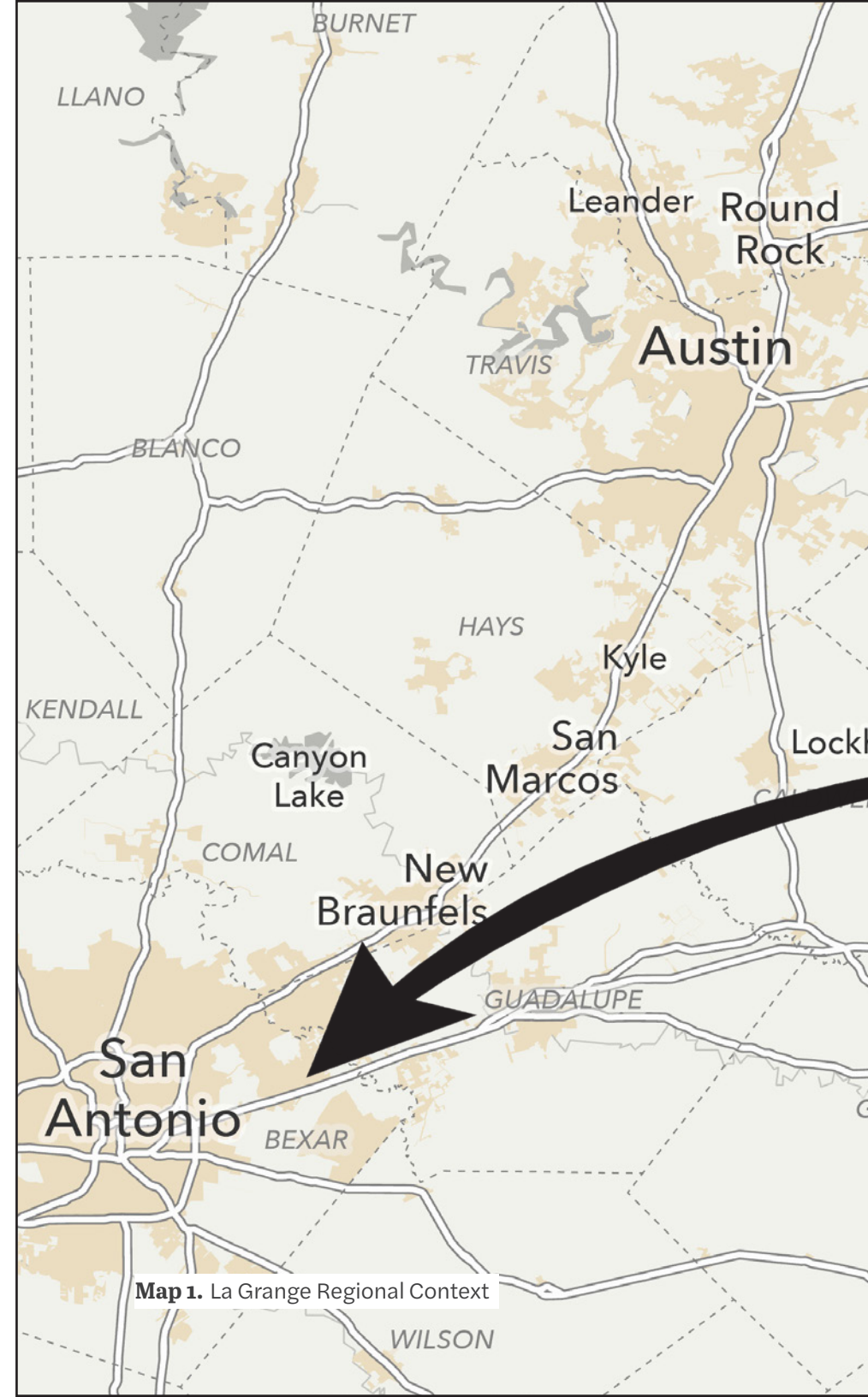
Its goals directly complement the Comprehensive Plan's focus on livability, promoting health, connectivity and access to quality public spaces as integral components of La Grange's current residents and future growth. The Parks, Recreation, Open Space and Trails Plan:

- Identifies the implications of current community demographics and projected population growth as it relates to parks and recreation
- Analyzes the current state of the City's parks, recreation facilities and open spaces
- Identifies parks and recreation deficiencies and needs
- Establishes goals, objectives and recommendations for the next five to ten years
- Prioritizes improvements to the parks and recreation system
- Supports the City in seeking funding opportunities

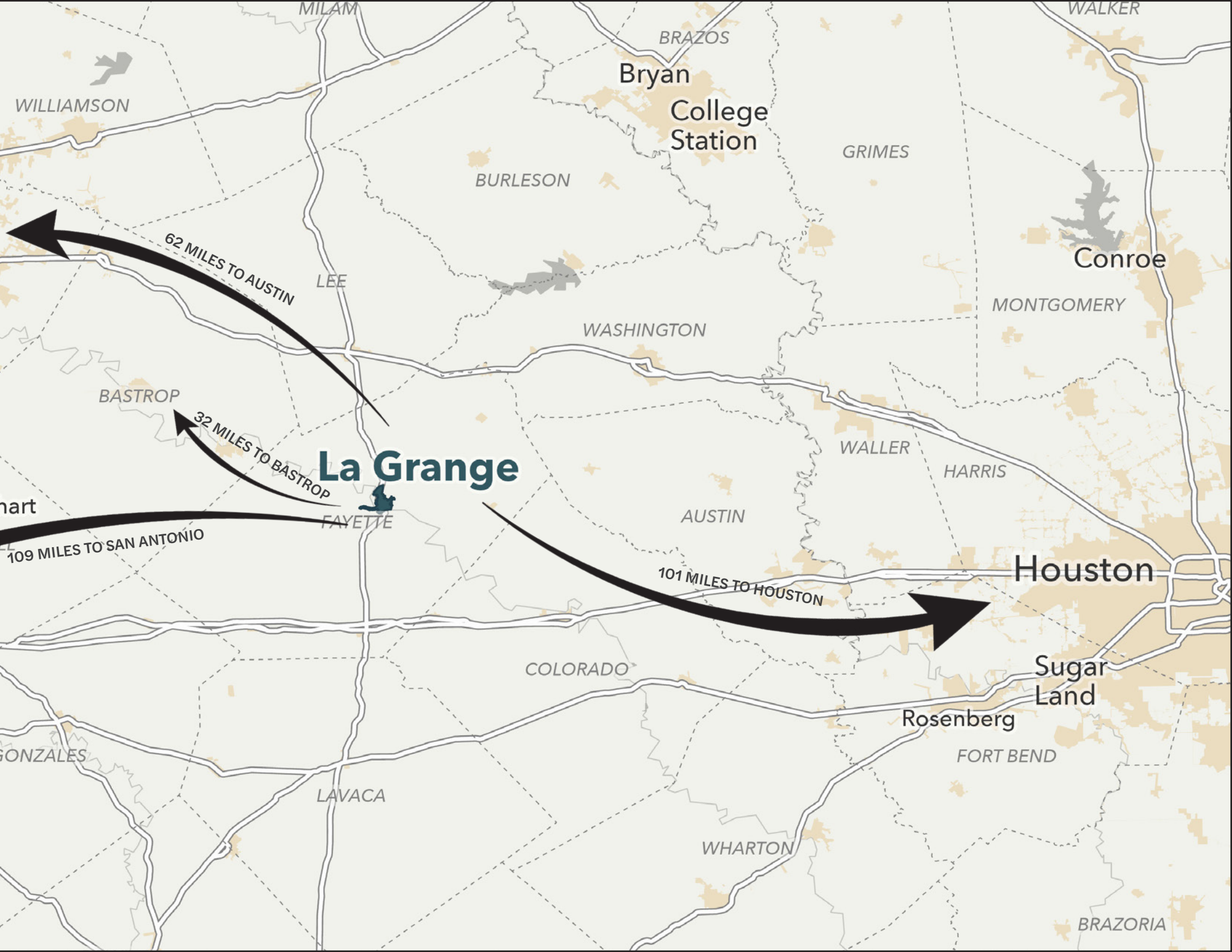
Regional Context

La Grange serves the county seat of Fayette County with the City located just northeast of the county's geographic center offering convenient regional connectivity. U.S. Highway 77 runs through the heart of the City as Jefferson Street, providing direct access north to Giddings (20 miles) and south to Schulenburg (16 miles), where it connects with Interstate 10. State Highway (SH) 71 bypasses the northern edge of La Grange, linking the City southeast to Columbus and Interstate 10 (26 miles) and northwest to Smithville (20 miles) and Bastrop (32 miles). The City of La Grange is situated between three major urban centers, with Austin only 62 miles to the northwest via SH 71, Houston roughly 101 miles to the east via SH 71 and I-10, and San Antonio approximately 109 miles to the southwest, accessible via I-10.

In Texas, an Extraterritorial Jurisdiction (ETJ) is the area just outside a city's boundaries where the city can regulate certain aspects of land use and development to manage growth in areas that may be annexed. While cities can't enforce full regulations in the ETJ, they often apply subdivision and infrastructure standards to promote orderly development near city limits.



Map 1. La Grange Regional Context



Physical Features

Physical features are broadly defined as the natural and built environmental factors that impact how the City of La Grange grows and develops while also influencing residents' daily experience. These factors include topography, floodplains, the natural environment and access to parks, trails and open space. La Grange's physical features are defined by the Colorado River and the tall grassland ecosystem of the Blackland Prairie.

Topography

La Grange is situated along the Colorado River valley at an average elevation of about 266 feet above sea level. While parts of the City are low-lying adjacent to the river, surrounding areas rise to higher elevations creating a mix of flat terrain and gentle hills. This variation in topography shapes drainage patterns across the community and influences both development opportunities and flood risk, particularly in areas closer to the river.

Floodplains

The Colorado River and its tributaries run through La Grange, which makes the community more vulnerable to flooding as experienced in 2017 during Hurricane Harvey. Areas near the river fall within the 100-year floodplain, meaning there is about a 1% chance each year of experiencing a flood. The 500-year floodplain covers areas with about a 0.2% annual chance of flooding. These designations do not mean that flooding only happens once every 100 or 500 years; rather, they describe the statistical chance of flooding in any given year.

There are no significant flood control structures along the Colorado River between Austin and La Grange. About 4% of residential parcels within the city limits are in the 100-year floodplain, and around 25% are in the 500-year floodplain.

Natural Environment

La Grange is located in the Blackland Prairie, a temperate grassland ecoregion named for its rich black clay soil. The prairie's generally flat terrain, fertile soil, and proximity to the Colorado River have long supported agriculture. The Colorado River remains a defining feature of the La Grange landscape, providing both a vital water source and opportunities for recreation such as fishing and paddling.

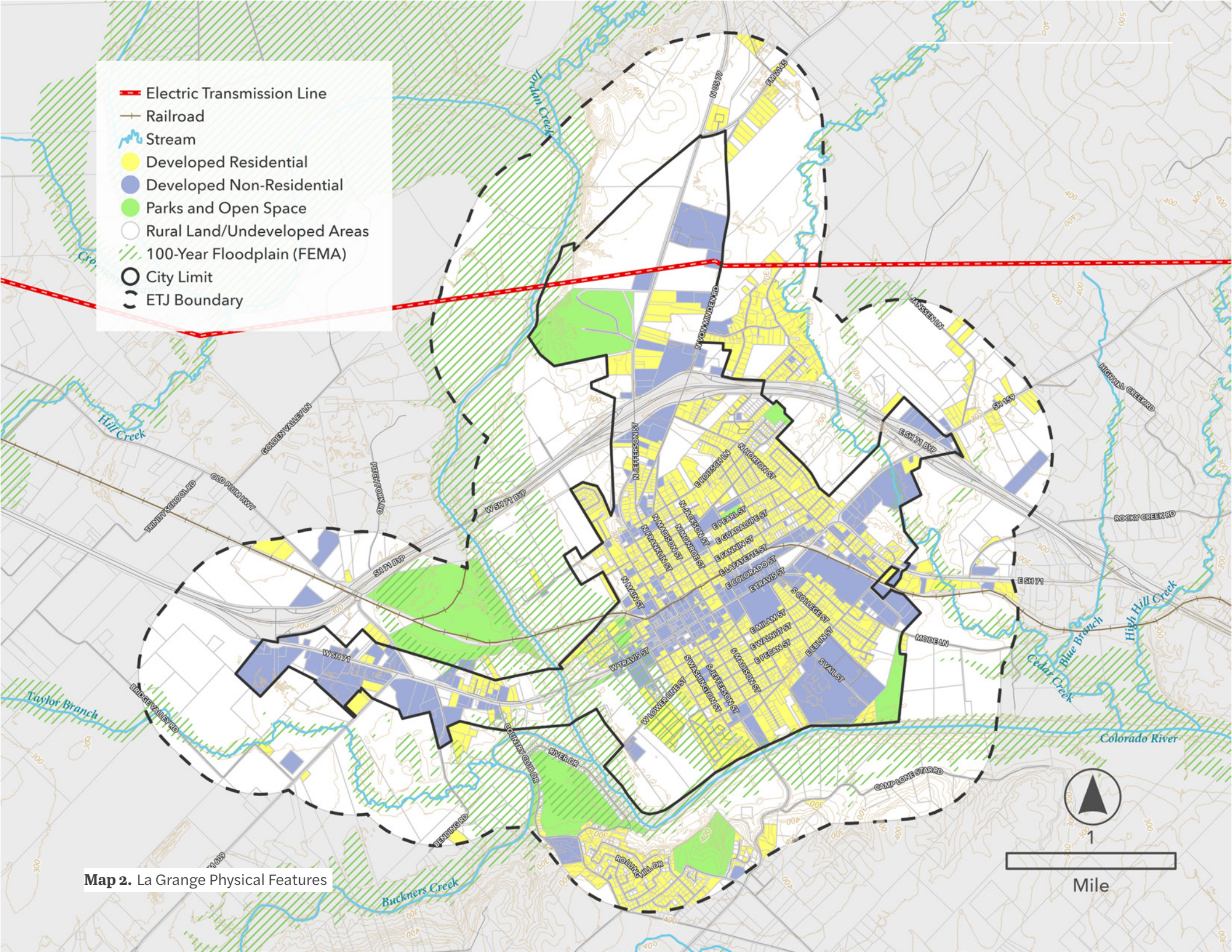
The natural environment is characterized by rolling grasslands that host a variety of native flora and fauna. In recent years, local ranchers have adopted regenerative land-use practices to restore prairie lands affected by overgrazing. Today, the prairie continues to provide critical habitat for wildlife, including whitetail deer, wild turkeys and quail.

Built Features

La Grange's built environment is defined by its major transportation corridors and rail infrastructure. U.S. Highway 77 and SH 71, maintained by TxDOT, serve as the City's primary thoroughfares, connecting La Grange to Austin, Houston, and nearby communities. The Union Pacific Railroad runs east-west through the City, providing freight access and supporting local industry.

Parks, Trails and Open Space

Parks, trails and open spaces play an important role in enhancing the quality of life for La Grange residents. La Grange's park system features a mix of recreational spaces ranging from small neighborhood playgrounds to regional fairgrounds and special use sites along the Colorado River. In addition to providing recreational opportunities, these pockets of green space play an important role in mitigating extreme heat by providing a cooling effect on heat prone areas. Several projects are underway to expand and enhance the City of La Grange's parks system with a focus on improving river access, notably the reconstruction of Buffalo Trail Park which was destroyed during Hurricane Harvey in 2017. Additionally, in 2026 the City of La Grange adopted a Parks, Recreation, Open Space and Trails Plan that includes further action items to enhance the City's parks system.



- Electric Transmission Line
- Railroad
- Stream
- Developed Residential
- Developed Non-Residential
- Parks and Open Space
- Rural Land/Undeveloped Areas
- 100-Year Floodplain (FEMA)
- City Limit
- ETJ Boundary

Map 2. La Grange Physical Features

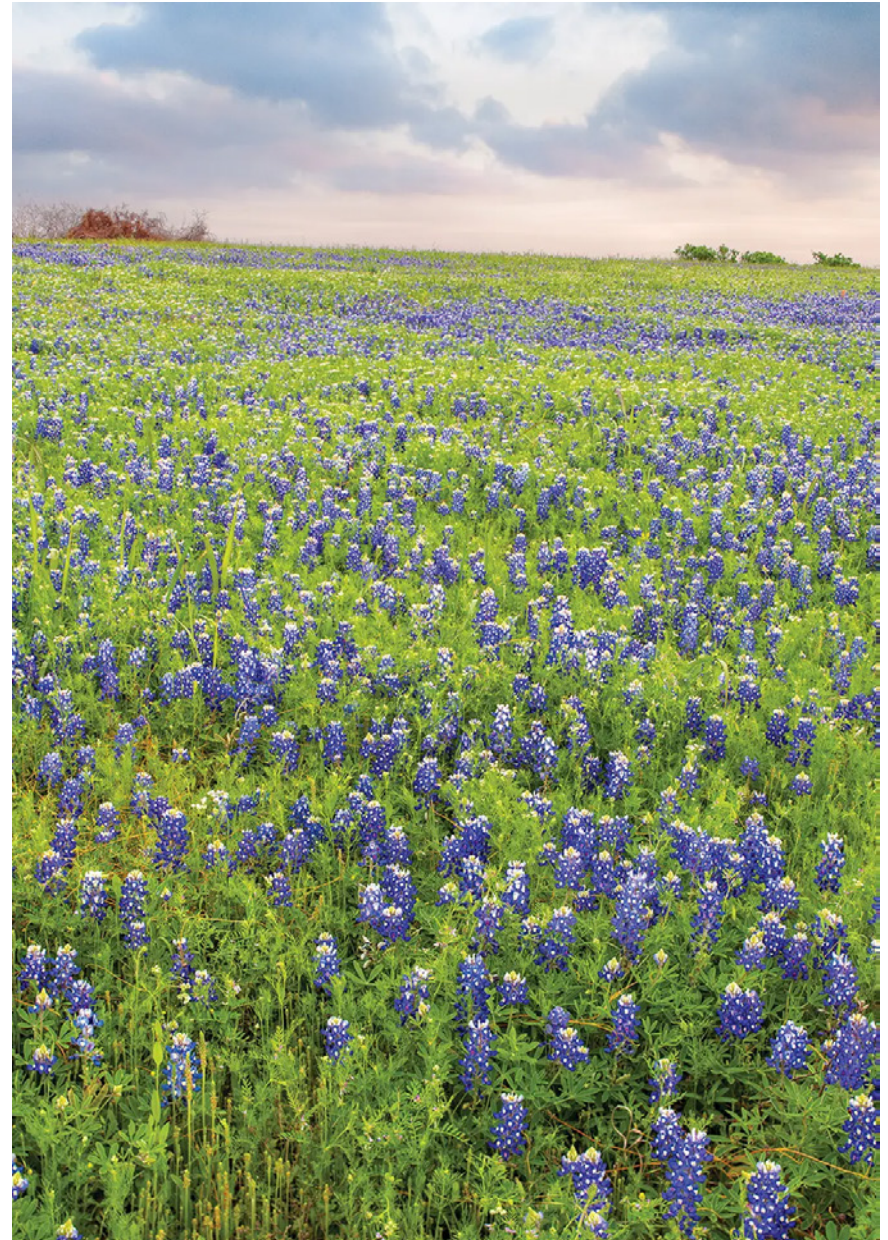
What is Regenerative Land Use?

Regenerative land use is a way of managing and caring for the land that focuses on helping natural areas stay healthy, productive and resilient over time. Instead of only preventing damage, regenerative approaches work to rebuild the land's natural abilities to support plants, animals and people. This includes improving soil quality, encouraging a wider variety of plant life and helping water soak into and move through the environment in a natural way. Regenerative land use is designed to renew the natural systems that communities rely on every day.

In practice, regenerative land use can be applied in farming areas, forests, open spaces and even within neighborhoods and commercial areas. Common techniques include keeping soil covered with vegetation, rotating the use of fields or pastures so that land can rest and recover, planting trees and other long-lasting vegetation and restoring natural areas that may have been disturbed in the past. These practices help reduce erosion, improve the land's ability to hold water, support wildlife habitat and maintain attractive and functional landscapes.

Small towns may already see examples of regenerative ideas in community gardens, tree planting programs, native landscaping and local efforts to restore parks, water corridors and other shared green spaces. When used in planning, regenerative land use helps promote the land to remain productive, appealing and able to support community needs.¹

¹ Sustainability Directory: Regenerative Land Use." Sustainability Directory, n.d., <https://lifestyle.sustainability-directory.com/area/regenerative-land-use/resource/2/>



Texas Parks & Wildlife Magazine: Brown Ranch

Regenerative Land Use Case Study

In 2023, La Grange ranchers Mark and Cheryl Brown received the Leopold Conservation Award, the highest conservation honor in Texas, for their success in restoring native prairie on their ranch. When they purchased the property in 2000, the land had been heavily overgrazed and supported little native vegetation. Over the next two decades, the Browns applied regenerative land use practices to rebuild the landscape's natural health.

Their approach centered on rotational grazing, which moves cattle from one pasture to another and mimics the historic movement of bison across the prairie. They paired this with prescribed burns, which clear away unwanted brush, return nutrients to the soil and encourage the growth of native grasses and wildflowers. Together, these practices helped restore natural processes that the land had been missing.

Today, the once degraded property supports a rich variety of native plants, including milkweed and compass plants, which provide a habitat for migratory birds and monarch butterflies. Wildlife not seen on the property for decades has returned, demonstrating the effectiveness of their methods. Beyond their own ranch, the Browns work with the Fayette County Chapter of the Native Prairies Association of Texas to teach other landowners how they can implement similar regenerative practices and support prairie restoration in their communities.¹

¹ Texas Parks & Wildlife Magazine. (2023). Land Stewards: Restoring Native Prairie in La Grange. https://tpwmagazine.com/archive/2023/aug/ed_3_landsteward/



Texas Parks & Wildlife Magazine: Brown Ranch

Building Resilient Communities

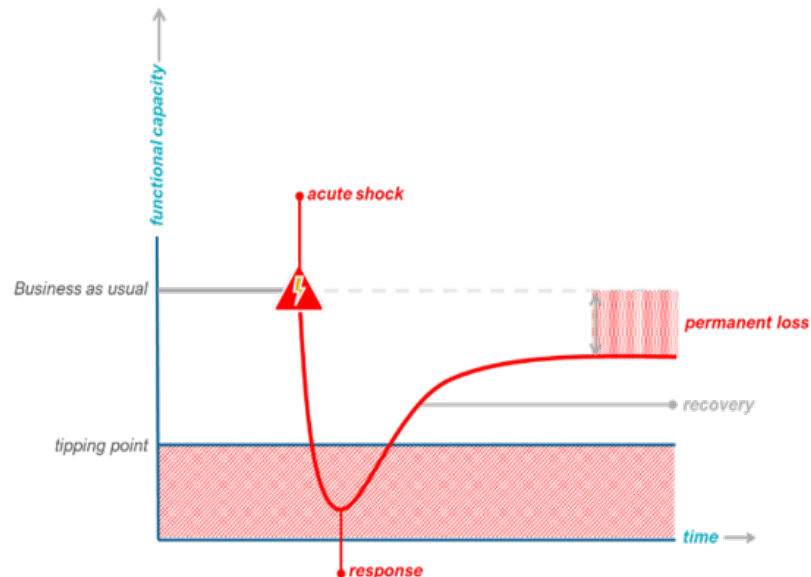
What is Resilience?

Resilience is defined by the Federal Emergency Management Agency (FEMA), as the capacity to anticipate and prepare for potential threats and hazards, adjust to evolving conditions, and withstand and quickly recover from disruptions. In planning, resilience considers both sudden shocks, like extreme weather events like flooding and ongoing stressors, such as prolonged water shortages, which a community may face. It also involves identifying the potential social, economic and environmental impacts of these challenges and exploring strategies for mitigation or adaptation to reduce their adverse effects. Strengthening resilience begins with recovery, but it extends into how communities plan, build and grow. Through thoughtful land use and hazard mitigation planning, La Grange is integrating resilience into everyday decisions about development and sustainability.

Conventional Recovery Scenario

A community system will operate at a steady state (business as usual) until an impact event, such as an acute shock occurs or a long-term stressor finally reaches a breaking point. If the capacity or function of that system drops below a “tipping point”, the system or community will attempt to recover but will have experienced permanent losses.

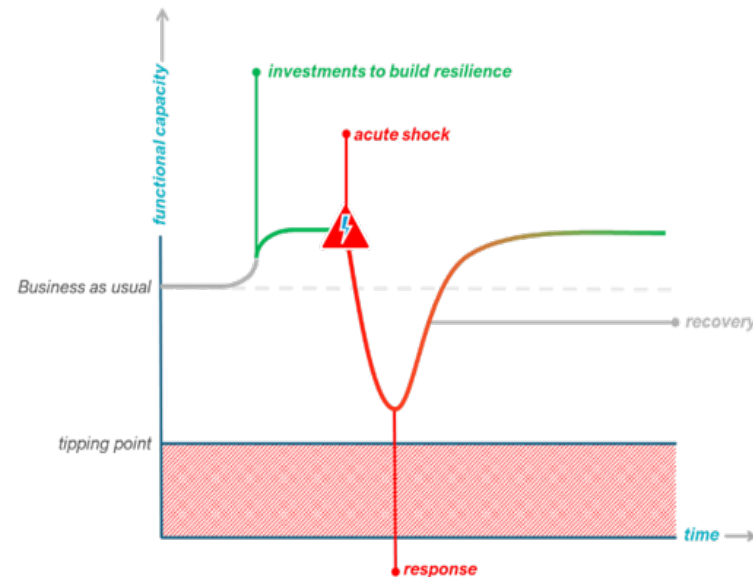
Figure 9. Recovery Scenarios



Source: National Oceanic and Atmospheric Administration

Resilient Recovery Scenario

Investment in resilience projects that improve the overall condition of systems and communities will increase baseline capacity and functional levels prior to an impact event. From this higher baseline, the same event may still require a period of recovery, but irreversible damage and permanent losses are minimized.



Hazard Mitigation and Land Use Planning

Hazard mitigation and resilience are essential components of urban planning and disaster management. Hazard mitigation refers to any long-term action that reduces or eliminates risk to people and property from future disasters. Resilience, on the other hand, is the capacity to anticipate and prepare for potential threats and hazards, adjust to evolving conditions, and withstand and rapidly recover from disruptions. Together, these principles enable communities to minimize damage and accelerate recovery, building a stronger and more adaptable future.

In practice, hazard mitigation and resilience are closely connected. While resilience focuses on a community's ability to prepare for and adapt to disruptions, hazard mitigation works to reduce or eliminate the risks those disruptions pose in the first place. Land use decisions that incorporate strong building codes, zoning laws and community input can minimize structural damage and protect lives in hazard-prone areas. Nature-based infrastructure and adaptive land use strategies not only reduce the impacts of flooding and other hazards but also create environmental, social, and economic benefits for communities like La Grange through enhanced resilience.

Integrating hazard mitigation components into the comprehensive plan significantly strengthens a community's ability to anticipate hazards and achieve long-term stability. The Fayette County Hazard Mitigation Action Plan (HMAP) identifies the natural hazards that impact the City and County and outlines actions to reduce potential losses. The goals of the HMAP were developed through a detailed risk assessment and are designed to reduce long-term vulnerabilities to identified hazards while maximizing the safe and effective use of land throughout the planning area.

The HMAP also provides a prioritized list of recommended actions that can deliver measurable mitigation benefits, organized by the specific hazards each action addresses. These actions directly support the Plan's overarching goals to minimize risk, protect public safety, and promote resilient and enduring community growth.

Goals of Fayette County HMAP

Goal 1: Protect public health and safety.

Goal 2: Build and support local capacity and commitment to continuously become less vulnerable to hazards.

Goal 3: Increase public understanding, support and demand for hazard mitigation.

Goal 4: Protect new and existing properties.

Goal 5: Maximize the resources for investment in hazard mitigation.

Goal 6: Promote growth in a sustainable manner.



City of La Grange: cleanup from Hurricane Harvey

Resilience Dashboard

The resilience dashboard offers an overview of some of the hazards identified in the Fayette County HMAP that are most likely to affect the City of La Grange. This tool, along with other risk assessment data, should be integrated into the site planning and design stages for any development within the City to ensure a comprehensive consideration of potential risks.

Figure 10. Hazard Ranking

Hazard	Frequency	Severity	Ranking
Flood	Highly Likely	Substantial	High
Drought	Likely	Limited	High
Extreme Heat	Highly Likely	Limited	High
Lightening	Highly Likely	Limited	Moderate
Hail	Highly Likely	Limited	Moderate
Thunderstorm Wind	Highly Likely	Major	Moderate
Tornado	Highly Likely	Major	Moderate
Wildfire	Highly Likely	Limited	Moderate
Winter Storm	Highly Likely	Limited	Moderate
Expansive Soils	Likely	Limited	Low
Dam Failure	Unlikely	Limited	Low
Earthquake	Unlikely	Limited	Low

Source: Fayette County Hazard Mitigation Plan



Flooding

Flooding occurs when water accumulates and overflows onto the surrounding land, particularly in areas adjacent to bodies of water called floodplains. According to the HMAP, Fayette County experienced 83 flood events over a 27 year reporting period resulting in \$61,806,884 total property damage. Notably, during Hurricane Harvey the City of La Grange received 29.19 inches of rain which together with similar flooding rainfalls throughout the Colorado River Basin, caused the Colorado River to reach an overflow elevation of 54.14 feet; nearly two dozen businesses around the City and over 400 homes across Fayette County received flood damage.

Fayette County HMAP predicts three to four flood events each year, making this hazard highly likely. While flooding is expected to have a substantial impact on most of the county, the City of La Grange can anticipate an impact of limited severity with critical facilities shut down for a week or less, and less than 10% of property would be destroyed or damaged. Ensuring floodplain management compliance and the installation of a flood warning system can further mitigate the impact of flooding.



Tornado

Considered among the most dangerous types of storms, a tornado is a rapidly rotating column of air that extends from a thunderstorm to the ground, capable of causing severe damage with intense winds and flying debris. The City of La Grange is located in FEMA Wind Zone III where tornado winds can be as high as 200 mph. According to the Fayette County HMAP, 30 tornadoes have been reported in the county between 1954 and 2023; three of which occurred in La Grange with the highest magnitude being a minor EFO, the weakest level tornado on the Enhanced Fujita Scale. The frequency of tornadoes throughout Fayette County supports a highly likely probability of future events that have the potential to cause major impacts on the City. Manufactured homes are especially vulnerable to tornadoes. Public facilities, like schools, should utilize reinforced construction techniques and materials, as well as incorporating safe rooms designed to withstand high winds and flying debris during a tornado.



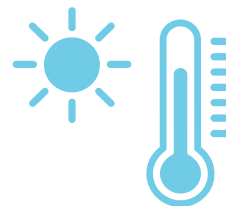
Wildfire

Wildfires occur when fire burns out of control in vegetated areas that provide fuel to the flames. The threat from wildfires is greater in fringe areas where development meets open lands; these areas are referred to as the Wildland Urban Interface or WUI. It is estimated that 65.6% of La Grange's population lives in the WUI, although the entire City is at some risk for wildfires. The City of La Grange has experienced 6 wildfires between 2005 and 2021 burning a total of 11 acres. As the City continues to grow into the perimeter, the potential for wildfires to impact structures becomes highly likely. The severity of wildfire is gauged by the acreage burned, buildings lost and human casualties, and the expected impact on La Grange is limited.



Winter Storm

Winter storms are characterized by freezing temperatures, low wind-chill, ice formation, and precipitation like sleet, snow, and frozen rain. In 2021, Winter Storm Uri swept across the state of Texas. During this event, TXDOT reported ice on bridges and overpasses in and around the City of La Grange with a total snow accumulation of 5.5 inches. Winter storms pose a highly likely threat, La Grange can expect one or two winter storms each year, although the impacts' severity should be limited. The City may receive anywhere between 0.1 to 4.0 inches of snow during a winter storm, with temperatures between 15°F and 20°F and winds ranging from 0 to 35 mph. In the event of a winter storm, public facilities should plan to provide an uninterrupted source of power, water and shelter for residents in need.



Extreme Heat

Extreme heat is defined by temperatures that exceed the average high temperature in a region by ten degrees or more for an extended period of time. These extremely high temperatures are often associated with other hazards like drought and wildfires. Populations that are particularly vulnerable to extreme heat include senior citizens, young children and those living in poverty. Cooling centers at public facilities could provide relief to these vulnerable populations. While La Grange can expect an extreme heat event each summer, its impact would likely be limited to temporary power outages.

Engagement Efforts

Public engagement is vital to developing stakeholder relationships and instilling trust and support in the decision-making process. Public input was collected through various methods to provide different ways for the community to participate including the stakeholder meetings, community open houses, a project website and an online survey. Input from community members shapes the community vision, which then informs the guiding principles and, ultimately, the plan recommendations.

A summary of engagement efforts throughout the comprehensive planning process can be found in the Engagement Summary.



Stakeholder Meetings

The planning team hosted targeted conversations with a variety of community stakeholders representing specific needs or viewpoints of residents. This included meetings with community leaders, City Staff, nonprofits and community organizations.



Public Engagements

Three public engagements were held over the course of the project to gather feedback from members of the community. At the beginning of the project, the team held an Open House featuring a series of engagement boards for participants to leave their thoughts on the different topics covered in the Comprehensive Plan.



Virtual Engagement

A project website served as a one-stop hub for Comprehensive Plan resources, including past planning efforts, the planning process, upcoming engagement opportunities and a direct contact option. An interactive map was embedded into the website where people could leave comments and concerns related to specific locations in La Grange. Additionally, an online survey was conducted providing a quick, easy, and virtual option for the community to voice its vision and goals for the City.



Vision, Goals & Objectives

This Comprehensive Plan builds upon the direction established in the 2018 La Grange Comprehensive Plan. The 2018 plan identified four guiding principles: maintaining a hometown atmosphere, promoting quality development, strengthening the economy and preserving the community's social and historic identity. Feedback gathered through public engagement confirms that these principles continue to reflect the community's values and priorities. In this update, the guiding principles have been refined and integrated as goals to provide a clearer framework for decision-making and implementation. Each goal is supported by a series of objectives that outline specific actions and strategies to help achieve the community's long-term vision.

The vision statement has also been updated to reflect what we heard through recent engagement. The updated vision builds on the original guiding principles and incorporates the community's current priorities.



Goals

Hometown Atmosphere



Preserving Our Past, Celebrating Our Future

Quality Development



Thoughtful Growth, Lasting Beauty

Economic Strength



Growing Opportunity, Sustaining Prosperity

Objectives

- Maintain strong social networks through community events and gatherings.
 - Support historic preservation efforts by maintaining historic structures that reflect La Grange's heritage.
 - Provide housing that can accommodate residents at all stages of life.
 - Revitalize Downtown La Grange to be a desirable destination for dining and shopping.
- Beautify the community by adding streetscape improvements, landscaping and public arts in key areas such as downtown.
 - Foster a sense of community identity through branding and place-making.
 - Promote consistent and effective code enforcement to sustain community quality.
 - Support strategic revitalization and redevelopment in underutilized and flood-impacted areas, and corridor development.
 - Promote smart growth through strategic development.
- Retain and recruit young professionals to live and work in the City.
 - Promote modernization and reinvestment in housing to strengthen the local economy and attract a diverse workforce.
 - Promote local tourism by leveraging the City's unique history and natural features.
 - Support the success of the hospital as a major employer and healthcare provider.
 - Attract new industries that create well-paying jobs and strengthen household income for La Grange residents.
 - Pursue family and teen focused entertainment venues that provide social, recreational, and cultural activities for residents and visitors.

Convenient Lifestyles



Everything You Need, Close to Home

- Foster a vibrant mix of amenities, restaurants, shops, and activities that enhance daily life and make La Grange a more convenient and engaging place to live.
- Improve mobility throughout the City by enhancing multi-modal access, expanding sidewalks and maintaining existing roads.
- Expand community access to the Colorado River for recreational purposes.
- Provide well-maintained and accessible community facilities that meet residents' needs and enhance daily life.
- Recruit desirable retail and restaurant establishments to expand local shopping and dining options and enhance overall quality of life.

Resilience



Prepared Today, Protected Tomorrow

- Limit development in floodplains and promote their use for natural flood mitigation, recreation and open space.
- Strengthen utility resilience and readiness to withstand hazards and mitigate wear overtime.
- Promote community preparedness for natural disasters and community challenges.

