



HERMES

SOULSTRUCK

CHAPTER 6

IMPLEMENTATION

Introduction

Implementation is a critical component of the Comprehensive Plan, as it translates the vision and goals of the Plan into actionable steps.

This Chapter presents a detailed matrix of implementation strategies, organized by Comprehensive Plan topic, including land-use, housing, infrastructure, public facilities and transportation. In addition to outlining these strategies, roles and responsibilities are assigned, implementation timelines are established and applicable goals are identified for each strategy. This approach defines what needs to be done, who is responsible for each task and when each step should be completed, supporting the successful execution of the Comprehensive Plan's vision and goals.

This Chapter includes:

- Implementation Best Practices
- Implementation Action Plan
- Funding Mechanisms



Implementation Best Practices

Proactive and Reactive Strategies

Plan implementation is often achieved through one of two methods: proactive and reactive implementation strategies. While both are effective in putting the recommendations of this Plan into action, using a balance of both approaches will better set La Grange up for success in achieving these goals. Examples of proactive and reactive strategies are provided below.

Proactive Strategies

Proactive strategies are those that the City leads in seeking implementation of the Plan's recommendations and actions. City-initiated efforts are effective because they may occur immediately but may prove costly regarding staff time and City resources. Examples include:

- Updating policies, such as Capital Improvement Plans (CIPs), thoroughfare plans, and development codes to achieve the recommendations identified within this Plan.
- Initiating zoning changes within target areas to encourage development that is compatible with the land use designations within this Plan.
- Acquiring property from private individuals and entities in strategic locations to support responsible development, design, and engineering practices.

Reactive Strategies

Reactive strategies involve opportunities brought to the City on a case-by-case basis rather than those the City seeks out independently. These strategies rely on elected and appointed officials to act with the recommendations of this Plan in mind, placing further emphasis on the continuing updates and communication of the Plan suggested in this chapter. Examples include:

- Assessing rezoning requests against the intent and purpose of the future land use categories established in this Plan.
- Reviewing development applications for compliance with the adopted development standards and the intent of this Plan.
- Updating the recommendations and actions of this Plan based on public feedback and initiatives.
- Considering economic development projects and incentive options that expand the City's tax base and employment opportunities.

Implementation Education

An essential part of implementation is education about the role and significance of the Comprehensive Plan. Public education about the Comprehensive Plan builds consensus on the initiatives in the Plan and gains buy-in from the community. When the community supports the Plan for the future development of La Grange, the Plan receives the consensus it needs to successfully implement these initiatives.

Regular education and training should be offered to City Council, City Staff, and other individuals with a direct role in the implementation of the Plan. Training is intended to update or educate participants so that those involved with the Comprehensive Plan are always informed about the current status of the Plan. Training initiatives should include:

- A review of the vision statement and goals that guide the Plan's recommendations.
- An overview of segments of the Plan that most directly relate to their responsibilities and purposes.
- Discussion of the roles and responsibilities of each individual entity and its function regarding Plan implementation.
- Implementation tasking and priority setting that allows each group to establish their own short- and long-term agendas.
- A review of current Plan initiatives and status updates on the progress of recommended implementation strategies.

Updating the Plan

This Plan is crafted to serve as a roadmap for policy decisions and to outline the community's vision for the future. As such, the Plan is not a rigid document but a flexible tool that should be revisited and revised, if necessary, depending on the City's changing economic conditions, physical environment, and social composition. The Plan should be regularly reviewed for accuracy as the City grows to maintain alignment with the overall vision and goals.

Annual Progress Reporting

After adoption, the City should designate a responsible body to provide an annual progress report on Comprehensive Plan implementation progress to City leadership. This annual review will help confirm whether the Plan's content and remains relevant and whether the Plan's recommendations and actions remain applicable. With support from City Staff and involved departments, the responsible body may present an annual report of implementation efforts from the previous year to the City Council. This report should be coordinated with the annual budgeting process and can be used as an opportunity to celebrate the City's achievements and to reflect on priorities for the coming year.

Annual Updates

Following the annual progress reporting, the implementation action plan should be evaluated and updated as part of an annual plan amendment. This process will allow the City to update the implementation plan and identify near-term actions for the upcoming year. Annual plan amendments also provide opportunities for relatively minor updates or revisions to the Plan as needed.

Five-Year Audit Diagnostic

In addition to the annual reviews, the City should undertake a thorough audit of the Plan's outcomes and content every five years following its initial adoption. Such reviews should be a collaborative effort between all involved departments and officials and should include an analysis of the Plan's successes and shortcomings as it relates to advancing the community's vision for the City. As part of this effort, staff should work to identify any necessary revisions, either minor or comprehensive, to guide potential updates to the document. Key considerations should include any shifts in demographic composition, economic conditions, and societal factors that could influence the City's long-term direction.

10-Year Update

The Plan sets the stage for implementation actions over a 10-year planning horizon. Environmental conditions, population composition and City priorities evolve over time. To help the Plan continue to provide the best and most relevant direction possible, it should undergo a complete update process every 10 years, including community and stakeholder engagement.



Implementation Action Plan

One of the most essential elements of a comprehensive plan is having actionable recommendations that clearly layout the initial steps that a city must take to begin implementing the Plan. The following implementation table provides individual actions that will help achieve the vision established by the community. The table is organized by each plan topic and includes several action items related to each topic. For each action, the responsible entities and an associated time frame for implementation are identified to assist with planning and completing the action. Additionally, each action item includes the associated goal(s) the action is addressing.

1 Action Items

The action items include recommended strategies paired with corresponding action keys. They are developed based on assessments and community input across various topics outlined in this Plan. These action items represent practical strategies that the City can implement to achieve the vision set forth in this Plan.

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Action #	Action Items

2 Implementation Time Frame

This Plan provides a phased approach to implementation to help the City identify achievable actions in the near future and distinguish them from long-term actions that might need extensive studies and preparation. The recommended actions are categorized into the following time frames.

Ongoing

Recommendations that are continuously being implemented or should be revisited regularly throughout the life of the recommendation or implementation of the Plan.

Short-Term (1-3 years)

Actions that are typically “low-hanging fruit” or easier to achieve because they do not require a large amount of capital.

Mid-Term (4-6 years)

Actions that may require more planning and capital than the short-term 3-year horizon.

Long-Term (7+ years)

Actions that generally need a large amount of capital, require significant planning and coordination for completion or other steps must take place before implementation. In some cases, there may be opportunities to make some initial progress in the short- or mid-term.

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Implementation Time Frame

3 Responsible Entities

Assigning the key entities responsible for following through on an action is essential to implementing the suggested recommendation. This portion of the table identifies the departments, groups within the City, and potential partnerships that may assist with completing the action. Communication with these individuals and groups is essential to explain their roles and expectations when implementing this Plan. Please note that the entities mentioned below do not constitute an exhaustive list of partners.

City Entities

Building Inspection, City Council, City Manager’s Office, Code Enforcement, Emergency Management, Finance, Fire, Main Street Advisory Board, Parks and Recreation, Police, Utilities, Zoning Commission

Partner Entities

Capital Area Rural Transportation System (CARTS), Fayette County, La Grange Economic Development Corporation (LGEDC), La Grange Area Chamber of Commerce (LGACC), Lower Colorado River Authority (LCRA), TxDOT

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Responsible Entities

4 Corresponding Goals

The recommendations in this Plan reflect La Grange’s vision for its future, with the vision statement and corresponding goals serving as the foundation for every recommendation throughout the document. The table in the following pages highlights the alignment between these goals and the recommended implementation strategies, offering a clear framework for translating the Plan’s vision into action. Every recommended strategy will correspond with an applicable goal, providing a clear and visually organized way to identify how the goals are integrated into the recommended actions.

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Corresponding Goals
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Land Use and Development				
#	Action Item	Implementation Time Frame	Responsible Entities	Corresponding Goal(s)
LU-1	Assign an individual or department within the City as the primary Comprehensive Plan Champion to be accountable for internal Comprehensive Plan implementation and coordination across the City.	Ongoing	City Manager	1 2 3 4 5
LU-2	Regularly update the Future Land Use Plan to reflect demographic shifts, economic trends and evolving community needs, ensuring alignment between land use, transportation and infrastructure.	Ongoing	City Manager's Office	1 2 3 4 5
LU-3	Target business recruitment and site readiness for family-friendly entertainment uses to address community priorities and reduce retail leakage.	Ongoing	City Manager's Office, LGEDC, LGACC	1 3 4
LU-4	Examine and amend the zoning ordinance to better align with the Future Land Use Plan to permit mixed-use development and a wider variety of "missing middle" housing.	Short-Term	City Manager's Office, City Council	2 4
LU-5	Designate and preserve environmentally sensitive areas and floodplains for conservation uses.	Long-Term	City Council	5
LU-6	Coordinate land use decisions with transportation investments to reduce congestion, enhance safety and support multi-modal access.	Ongoing	Building Inspection, City Manager's Office, TxDOT	1 2 3 4 5
LU-7	Update development review processes to streamline the review process for projects in alignment with the Comprehensive Plan.	Short-Term	City Manager's Office	1 2 3 4 5
LU-8	Create downtown and riverfront overlay zoning districts that align with the goals outlined in this Plan and the La Grange PROST Plan.	Short-Term	City Manager's Office, Main Street Advisory Board	1 3 5

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Land Use and Development				
#	Action Item	Implementation Time Frame	Responsible Entities	Corresponding Goal(s)
LU-9	Prepare a downtown and riverfront small area plan to guide reinvestment and placemaking initiatives that support local businesses and tourism.	Short-Term	City Manager's Office, Main Street Advisory Board	2 3
LU-10	Establish corridor commercial standards for highways/arterials to improve gateway aesthetics through coordinated signage, landscaping, lighting and site design.	Short-Term	City Manager's Office, LGEDC	2 3
LU-11	Support neighborhood-serving commercial nodes at key intersections to improve access to daily needs while maintaining neighborhood scale and feel.	Ongoing	City Manager's Office, City Council	1 3 4
LU-12	Reduce flood risk for manufactured home parks in the 100-year floodplain by implementing phased resiliency measures and long-term transition options such as voluntary relocation.	Long-Term	City Manager's Office, City Council, State Government	2 5

Housing and Neighborhoods				
#	Action Item	Implementation Time Frame	Responsible Entities	Corresponding Goal(s)
HN-1	Review and update City ordinances to incentivize high quality design, seeking to incentivize/reward developments that exceed minimum standards.	Short-Term	City Manager, City Council	2 3 5
HN-2	Link code enforcement with compliance resources by creating programs that pair code enforcement and property maintenance enforcement with resources to support resolution of violations.	Short-Term	City Manager's Office, Code Enforcement	2 5
HN-3	Create a targeted infill and redevelopment program for vacant, underutilized or aging properties to leverage existing infrastructure and expand housing choice.	Mid-Term	City Manager, City Council, Building Inspection	2 3 5
HN-4	Conduct a historic resources survey that meets the standards/guidelines of the Texas Historical Commission.	Mid-Term	City Manager's Office, La Grange Main Street	1 3
HN-5	Expand housing options for first-time buyers and young households by enabling small-lot detached housing in appropriate areas and updating zoning standards to support "starter home" development.	Short-Term	City Manager's Office	3 4
HN-6	Create a redevelopment and rehabilitation toolkit for aging properties addressing facade improvements, infrastructure upgrades and hazard material guidance to support reinvestment.	Mid-Term	City Manager's Office, Building Inspection	1 2 3 5
HN-7	Evaluate alternative compliance approaches and strategic regulatory amendments to reduce common barriers to redevelopment or revitalization that have resulted in vacancy.	Short-Term	City Manager's Office	1 2 3

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Housing and Neighborhoods				
#	Action Item	Implementation Time Frame	Responsible Entities	Corresponding Goal(s)
HN-8	Incentivize diversified housing options (e.g., duplexes, townhomes, multi-family and ADUs) in appropriate areas to respond to changing needs and support local workforce housing.	Ongoing	City Manager's Office, City Council	3 4
HN-9	Evaluate housing grant programs and other resources (e.g., HOME, Rebuilding Together, CDBG) to support the construction of new affordable housing and fund maintenance and weatherization programs for existing homes.	Ongoing	City Manager's Office	2 3 5
HN-10	Improve flood resilience for existing homes near the Colorado River by pursuing mitigation funding and promoting resilient retrofits (e.g., elevation, floodproofing, drainage improvements).	Mid-Term	City Manager's Office	2 5
HN-11	Prioritize new housing development in lower-risk areas and steer growth away for the FEMA 100-year floodplain to reduce long-term exposure.	Ongoing	City Manager, City Council	5
HN-12	Create a neighborhood compatibility framework for new infill and missing-middle housing using context-sensitive standards (scale, setbacks, parking and screening) to protect established neighborhood character.	Short-Term	City Manager's Office	1 2

Infrastructure and Public Facilities				
#	Action Item	Implementation Time Frame	Responsible Entities	Corresponding Goal(s)
IPF-1	Implement a utility asset management program to inventory water/wastewater assets, track condition and risk, and prioritize capital projects in the annual budget.	Short-Term	City Manager's Office, Utilities	3 5
IPF-2	Establish an ongoing water main repair and replacement program focused on aging cast-iron pipe and coordinated with street pavement projects for cost efficiency.	Ongoing	City Council, City Manager's Office, Utilities, TxDOT	2 3 5
IPF-3	Establish an ongoing wastewater collection rehabilitation program prioritizing inspection and replacement of aging clay pipe to free-up capacity for growth.	Ongoing	City Council, City Manager's Office, Utilities	2 3 5
IPF-4	Develop water and wastewater master plans to guide long-term system investments. Update the plans every 5-10 years as conditions and growth patterns change.	Short-Term	City Council, City Manager's Office, Utilities	3 5
IPF-5	Require detailed water and wastewater capacity reviews for proposed developments to confirm serviceability, off-site improvements and share development-driven upgrade costs.	Short-Term	City Manager's Office, Building Inspection, Utilities	2 3 5
IPF-6	Improve system reliability by increasing redundancy for critical utility facilities through backup power, excess capacity and interconnects with neighboring providers.	Mid-Term	City Manager's Office, Utilities, Fayette County	3 5
IPF-7	Update system development fees and consider impact fee equivalent tools so new growth pays a fair share of long-term expansion and utility maintenance costs.	Short-Term	City Council, City Manager's Office, Building Inspection, Utilities	2 3

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Infrastructure and Public Facilities				
#	Action Item	Implementation Time Frame	Responsible Entities	Corresponding Goal(s)
IPF-8	Conduct a utility rate study to align rates with cost of service, improve financial sustainability and support reinvestment in aging infrastructure.	Short-Term	City Manager's Office, Utilities	2 3 5
IPF-9	Pursue state and federal funding for priority water and wastewater projects and pair grants with clear capital phasing to accelerate replacement of aging infrastructure.	Ongoing	City Manager's Office, City Council	2 3 5
IPF-10	Strengthen system resilience by targeting electric undergrounding in priority areas during roadway reconstruction and evaluating natural gas service expansion where feasible to support future growth and redevelopment.	Ongoing	City Council, City Manager's Office, Utilities	3 4 5
IPF-11	Implement the Stormwater Master Plan by shifting from reactive drainage responses to a proactive program that prioritizes maintenance and rehabilitation at identified flood-prone "hot spots" to reduce recurring street and yard flooding.	Mid-Term	City Council, City Manager's Office, Building Inspection	4 5
IPF-12	Expand nature-based stormwater solutions, including riparian/floodplain restoration, vegetated channel enhancements, and green infrastructure retrofits in the floodplain and upstream open-channel areas.	Long-Term	City Council, City Manager's Office, Building Inspection	3 4 5

Transportation				
#	Action Item	Implementation Time Frame	Responsible Entities	Corresponding Goal(s)
T-1	Adopt and implement the Master Thoroughfare Plan to guide roadway functional classifications, preserve right-of-way, and expand route options and connectivity.	Ongoing	City Manager's Office, TxDOT	3 4 5
T-2	Coordinate with TxDOT to advance corridor improvements on SH 71 and US 77, focusing on safety and access management.	Ongoing	City Manager's Office, Building Inspection, TxDOT	1 4 5
T-3	Prioritize targeted safety improvements at documented crash hotspot areas using low-cost, high-impact countermeasures.	Mid-Term	City Manager's Office, Building Inspection	1 4
T-4	Develop and maintain a citywide crash tracking and safety program using TxDOT CRIS data to monitor trends, evaluate countermeasure performance, and support grant applications.	Ongoing	City Manager's Office, Building Inspection, La Grange Police Department	1 4
T-5	Implement a resilient route redundancy strategy that identifies detour routes, improves secondary connections, and reduces dependence on limited corridors during extreme weather events.	Short-Term	City Manager's Office, Building Inspection	5
T-6	Update neighborhood street design standards to support safer, slower streets, including speed management tools and consistent signing/striping.	Short-Term	City Manager's Office, City Council	1 2 4
T-7	Implement the Active Transportation Plan by programming and constructing priority sidewalk, trail, and shared-use path (SUP) segments that connect neighborhoods, schools, parks, downtown, and the Colorado River.	Long-Term	City Manager's Office, Building Inspection	1 2 4

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Transportation				
#	Action Item	Implementation Time Frame	Responsible Entities	Corresponding Goal(s)
T-8	Due to the lack of SUPs in La Grange, advance a SUP demonstration corridor project to create a safe, visible facility that supports both bicyclists and pedestrians and sets a template for future segments.	Short-Term	City Manager's Office, Building Inspection	1 2 4
T-9	Align roadway upgrades with Future Land Use Plan designations by applying context-sensitive cross-sections where land use and activity levels warrant.	Ongoing	City Manger's Office, Building Inspection	1 3
T-10	Develop a pavement preventive maintenance plan that addresses heat, drought, and storm impacts and establishes a predictable update cycle.	Short-Term	City Manager's Office, Building Inspection	3 4 5
T-11	Improve rail crossing coordination and response planning with the railroad and emergency services to reduce traffic disruption and support emergency response reliability.	Short-Term	City Manager's Office, City Council, TxDOT Rail Division	3 4 5
T-12	Strengthen public transportation access by partnering with CARTS to expand awareness and use of CARTS NOW, and coordinate on future Fayette County connector service concepts that improve resident access.	Mid-Term	CARTS, City Council, Fayette County	4 5

Funding Mechanisms

Implementing the Comprehensive Plan will require the City to draw from a mix of funding approaches, including locally generated revenues, available state and federal grants, partnerships with the private sector, and, where appropriate, special district financing. Using a combination of these tools will help the City advance priority initiatives within the Plan while also preserving its long-term financial stability.



Local Funding Sources

- **General Fund Allocations:** Annual City budget appropriations used to implement priority Comprehensive Plan actions.
- **Capital Improvement Program (CIP):** A multi-year planning and budgeting tool used to program major infrastructure investments such as utility improvements, drainage upgrades, and roadway expansions.
- **General Obligation Bonds:** Debt financing approved by voters for large-scale public projects such as parks, public facilities and water or wastewater system improvements.
- **Utility and Service Fees:** Rate-based revenues for water, wastewater, or stormwater services that support system maintenance, operations, and capacity expansion.
- **Impact Fees:** Development-related fees used to help cover the cost of growth-related infrastructure, including roads, water, sewer, and drainage facilities required to serve new development.
- **Street Maintenance Fee:** A dedicated fee collected to provide ongoing funding for roadway maintenance, repair, and rehabilitation.



- **Texas Water Development Board (TWDB):** Financial assistance programs for water and wastewater system improvements, flood mitigation efforts, and water conservation initiatives.
- **Texas General Land Office (GLO):** Community Development Block Grant (CDBG) and disaster recovery or mitigation funding for resilient infrastructure and flood control projects.
- **Federal Transit Administration (FTA):** Grant programs supporting public transit services, bus stop amenities, and mobility enhancements.
- **U.S. Economic Development Administration (EDA):** Public Works and Economic Adjustment Assistance programs that fund infrastructure and economic resilience projects.

Special District Financing

- **Tax Increment Reinvestment Zones (TIRZ):** A financing mechanism that captures future increases in property tax revenue within a designated area to reinvest in public improvements and infrastructure inside the district.
- **Public Improvement Districts (PID):** A funding tool that allows property owners to self-assess for enhancements such as landscaping, lighting or infrastructure improvements.
- **Municipal Management Districts (MMD):** Special districts that provide funding for public safety, infrastructure improvements, and economic development initiatives within targeted areas.



State and Federal Funding Sources

- **Texas Department of Transportation (TxDOT):** Funding for roadway improvements, safety enhancements, and multimodal transportation projects.
- **Texas Parks and Wildlife Department (TPWD) Grants:** Outdoor Recreation Grants, Small Community Grants, and Urban Outdoor Recreation Grants that support park acquisition and development.



Public-Private Partnerships (P3)

- Collaborative agreements with private developers to advance specific development projects (e.g., mixed-use, corridor redevelopment).
- Partnerships may include shared investments in infrastructure improvements to serve the associated development. Joint-use agreements for shared facilities.



Philanthropic, Institutional and Nonprofit Support

- Grants and financial contributions from local foundations, universities, and nonprofit organizations to support cultural, environmental, educational, and community-based projects.
- This may also include sponsorship programs for public art installations, park amenities, and community events.



Developer Contributions and In-Kind Support

- Contributions from private development projects that help offset public improvement costs.
- These may include the dedication of land for parks, trails, or public facilities; construction of infrastructure as part of development agreements; and in-kind services for the design, construction, or maintenance of public improvements.



