





CHAPTER 5 TRANSPORTATION

Introduction

Transportation plays a central role in building a socially and economically vibrant La Grange. A strong and adaptable system ensures people and goods can move efficiently while supporting community safety and long-term sustainability.

This chapter looks at La Grange's current and future transportation needs, focusing on ways to improve local and regional connections, increase mobility options and maintain a system that is both safe and cost-effective. Just as important, it recognizes that La Grange's location along the Colorado River makes resilience a key part of transportation planning. Roads, bridges and supporting infrastructure must be built not only for today's conditions, but also to withstand flooding, extreme weather and the pressures of growth.

This chapter includes:

- Transportation & Resilience
- Existing Transportation Conditions
- Traffic Safety
- Active Transportation
- Master Thoroughfare Plan

What We've Heard

Top Three Priorities for Transportation:



Comments:



"There are no speed limit signs posted in the neighborhoods and cars drive dangerously fast, especially on South Main. 18-wheelers frequently cut through avoiding downtown lights."

"There's been significant positive changes to transportation thanks to CARTS."

"La Grange needs bike lanes and sidewalks on major roads."

"La Grange is missing trails for biking and walking that are longer than .5 mile loops at White Rock Park."



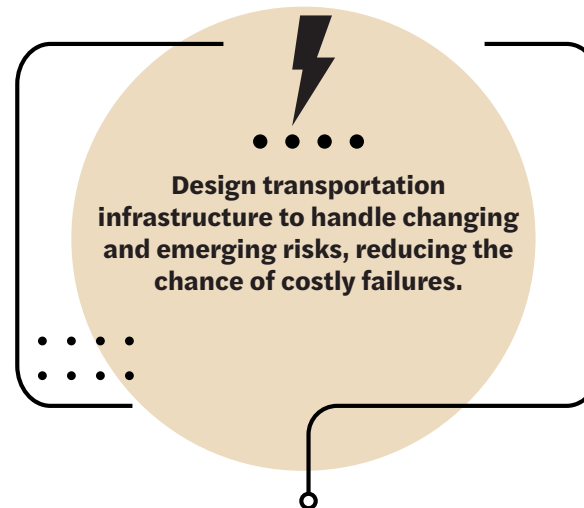
Transportation & Resilience Policies

La Grange's transportation system must be able to keep people moving safely, even when conditions are challenging. By anticipating risks and planning smarter, the City can protect vital connections, reduce disruption during floods or storms, and extend the life of its infrastructure.

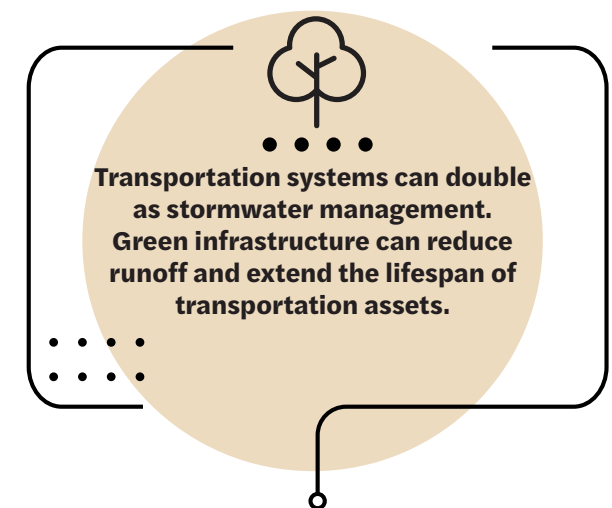
Protect Transportation Routes



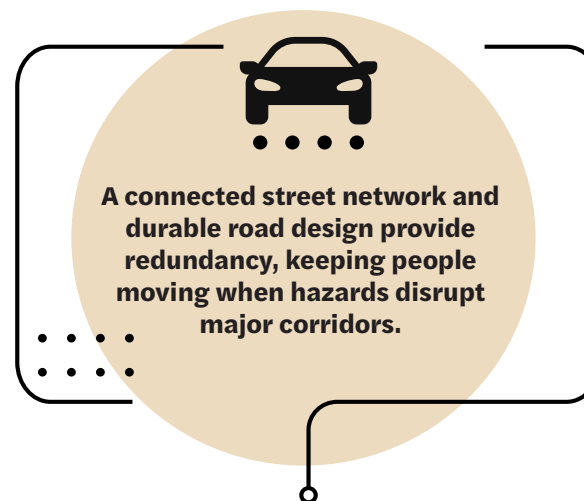
Plan for Future Conditions



Design with Green Infrastructure



Strengthen Network Connections



Support Safer Streets



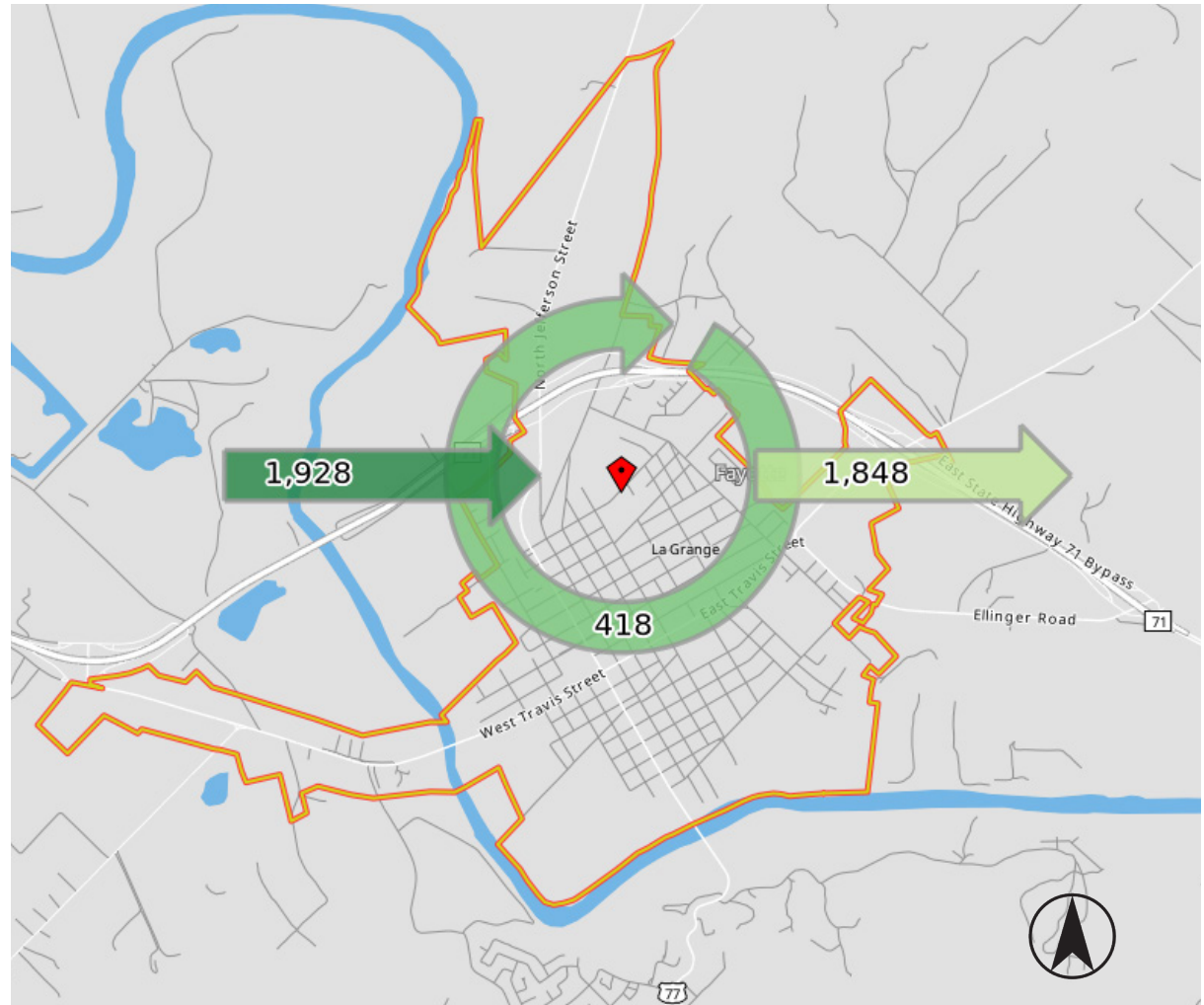
Existing Transportation Conditions

Transportation is an important part of daily life in La Grange. Street rights-of-way, like in many small cities, make up a significant portion of land use, and the City has historically grown around its access to the Colorado River and regional highways. Today, La Grange residents, visitors, and industries are connected through local and regional roadway systems, transit services and growing opportunities for walking and biking.

La Grange benefits from a Walk Score of 76, meaning it is considered very walkable, with many errands able to be completed on foot. The City is also somewhat bikeable, providing options for short trips and recreational cycling, though opportunities exist to expand safe routes and facilities. However, as development expands outwards and into the ETJ, it may become harder to access jobs, goods and services by walking or biking.

Commuting Patterns

Commuting patterns also highlight La Grange's role as both a jobs center and a residential community. Based on recent U.S. Census data, approximately 1,928 people commute into La Grange for work, while 1,848 residents commute out of the City to jobs elsewhere. Around 418 people both live and work within the city limits of La Grange, underscoring the importance of maintaining efficient transportation options both within the City and along regional connections. Additionally, this highlights the opportunity to align jobs with talent and keep more people both working and living in La Grange.



Map 14. La Grange Commute Inflow/Outflow Analysis

Source: U.S. Census Bureau "On the Map", ACS 2023

Traffic Safety

Crash analysis is an important tool in transportation planning because it highlights how well the roadway network is functioning from a safety standpoint. Understanding where, when and why crashes occur helps the City identify high-risk areas and prioritize improvements that can have the greatest impact on safety. For a smaller community like La Grange, this targeted approach allows limited resources to be directed where they are most needed.

Analyzing the spatial distribution and severity of crashes also supports data-driven decision making, helping the City evaluate the effectiveness of existing safety measures and identify priorities for future improvements or discussions with the Texas Department of Transportation (TxDOT), which controls many of the major roadways. As part of this effort, the City should also review the placement and visibility of traffic signs throughout the community to ensure they are effectively supporting safe travel behavior and reinforcing roadway conditions.

The crash data used in this analysis were obtained from the TxDOT Crash Records Information System (CRIS) and include reported incidents within the city limits of La Grange and its ETJ.

As illustrated in Map 15, crash hotspots are concentrated within the downtown area and along major corridors, particularly near the intersection of SH 71 and E Travis Street. These areas of higher crash density indicate locations where targeted safety improvements, such as signal timing adjustments, access management strategies or roadway design modifications, may help reduce crash frequency and severity.



Map 15. 2020-2024 Traffic Crash Analysis

Local Hazards & Transportation

The presence of local hazards increasingly disrupts transportation access and reliability in La Grange, underscoring the need for a more resilient transportation system that maintains connectivity during and after hazardous events. The primary hazards affecting the La Grange community are flooding, severe storms, extreme winter weather and heat. These hazards produce costly and recurring challenges to La Grange's roadway reliability, safety and accessibility.

La Grange's transportation network is highly dependent on a modest number of corridors to maintain the flow of people, goods and services. This, coupled with geographic constraints like the Colorado River, makes the relationship between La Grange's transportation network and the effects of local hazards deeply interconnected, as interruptions could pose critical challenges to local and regional mobility. SH 71 serves as one of La Grange's most important roadways and a chief chokepoint in the event of local hazards like flooding. The SH 71 Bridge crosses the Colorado River and presents a critical transportation connection point, as flooding here can sever east-west travel entirely, a kind of shutdown that would greatly impact emergency response, evacuations and regional travel.

Flooding

For the City of La Grange, flooding is the primary hazard that planners and residents must account for, especially near the river, at low water crossings and in older drainage infrastructure. As a Central Texas river community, La Grange is situated within several floodplains and faces recurring flooding as its most frequent natural hazard. FEMA lists significant portions of the City and its nearby developments as Special Flood Hazard Areas. When the Texas Hill Country has heavy rains, the water feeds into rapid river rises. According to the National Oceanic and Atmospheric Administration (NOAA), there are an average of 6-10 flash flooding events per year. A map of the floodplains and critical facilities in La Grange can be found in Chapter 4: Infrastructure.

A key driver of resilience planning is mobility, and flooding can affect mobility by disrupting emergency response and evacuation routes and restricting access to neighborhoods and critical facilities. With a limited number of corridors, roadway closures pose greater mobility issues for La Grange by providing fewer detour options. This highlights the need for route redundancy, which provides viable alternate routes in case of road closures. Evacuations and emergency vehicle response times are especially important for communities like La Grange that have a predominantly aging population.

There have been 21 historical flooding events in La Grange, with Hurricane Harvey being the most recent in 2017. In August of 2017, the Colorado River crested at 54.1 feet (third highest on record), forcing evacuations, flooding homes and closing SH 71. As recently as January 2024, storms caused widespread road flooding and closures across Fayette County.

Ensuring transportation infrastructure is well-maintained is a critical factor that can be affected by multiple local hazards, such as flooding, as well as by heat and drought. The proper function of traffic systems depends on regular, preventative maintenance prescribed by a clear maintenance plan.

Responses to the online survey for La Grange residents highlight that one of the greatest strengths of La Grange is its safety and low crime rate. Yet, when asked to finish the statement "In the future I want La Grange to..", the second most answered response was "be a safe community." Throughout the survey, addressing flooding and flooding infrastructure was mentioned as a top concern. Residents clearly feel safe regarding crime, but not in the face of predominant local hazards like flooding, indicating a need for greater resilience planning.

Extreme Temperature & Drought

A 2022 NOAA climate report shows that Texas experienced extreme and prolonged heat, especially during the spring and summer months. Central Texas counties, including Fayette County, were part of these statewide heatwaves. During prolonged times of excessive heat or drought, asphalt on roadways can expand and soften, leading to buckling, rutting and premature deterioration. Thermal expansion stress can damage joint and surface layers, shorten their life cycles and require costly repairs.

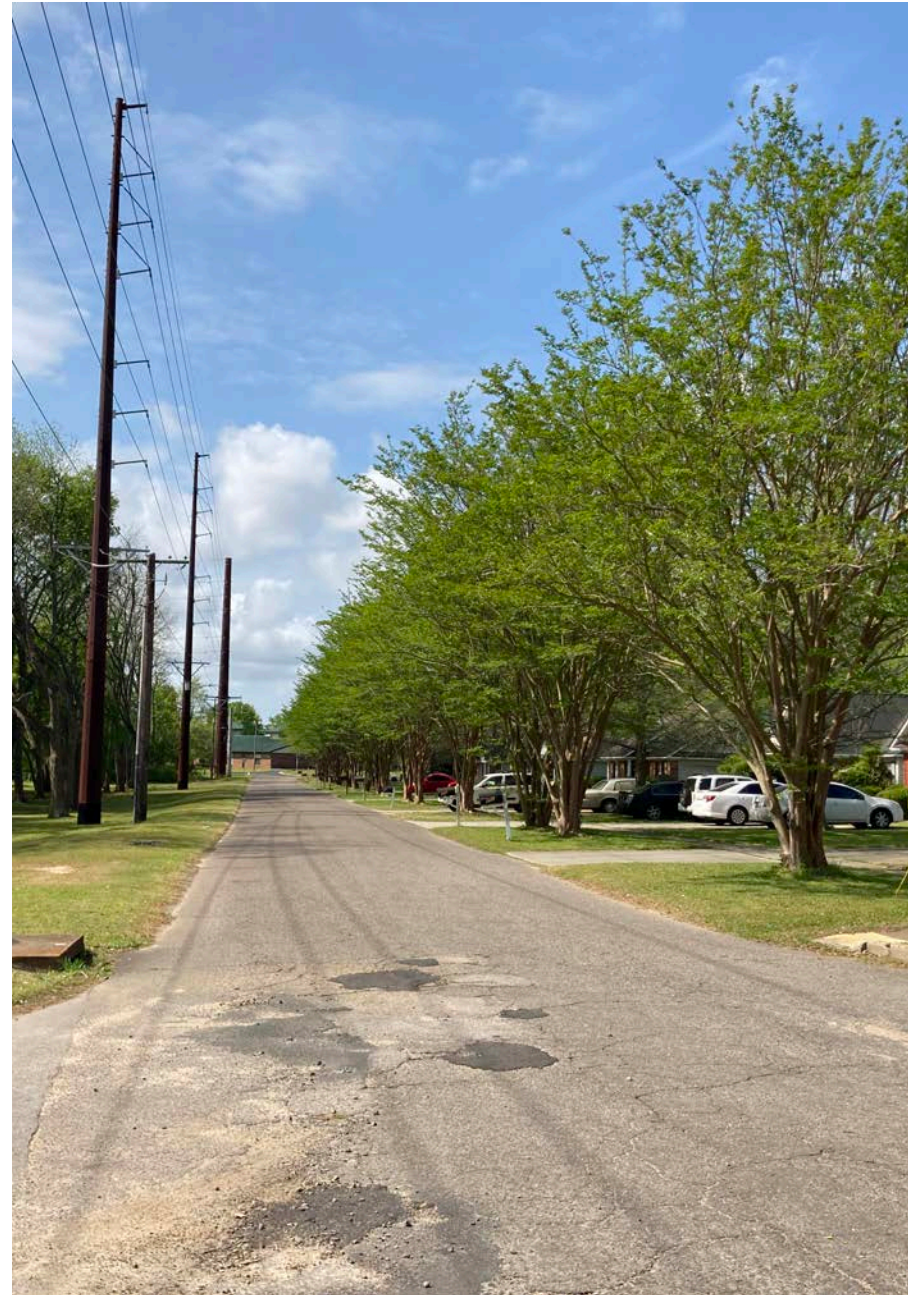
Drought also has the ability to weaken roadways by weakening the support for roads, bridges, and rail embankments through soil shrinkage. The NOAA Storm Event Database reports that La Grange experiences excessive heat at least 3-5 times per year, coupled with a 6-10 average yearly drought period. La Grange can enhance resilience against heat and drought with small changes, such as using heat-resistant asphalt, or by improving coordination between transportation, energy, and water systems to prevent disruptions in one area from causing issues in others.

In the face of extreme cold during winter storms, like Winter Storm Uri in 2021, the freezing temperatures create icy roads, closures, and signal outages from freezing power lines. Even worse, hazardous icy conditions that are prolonged for multiple days interfere with the proper function of major thoroughfares like SH 71 and US 77. The Fayette County Road and Bridge Crew reported having limited access to equipment to create safer conditions for driving during winter storms.

Severe Thunderstorms

According to the National Weather Service, in 2025 alone, the City experienced around 22 severe thunderstorm warnings. Severe thunderstorms pose mobility issues by creating debris in roadways, making them impassable and dangerous to traverse, downing power lines leading to signal outages, and even feeding into flash flooding. These consequences impede redundancy and free-flowing traffic movement.

Maintaining and expanding roadway connectivity, providing route redundancy, and incorporating green infrastructure to extend transportation asset life span will help La Grange address mobility issues associated with local hazards.



Transportation Analysis

Existing Road Network

The dominant mode of transportation in La Grange is personal automobiles, consistent with other small cities in the region. La Grange is well-connected to the regional highway network by US 77, SH 71, and SH 159, which provide access to Austin, Houston, San Antonio and surrounding communities. These corridors support both daily commuting and the movement of freight, with SH 71 in particular serving as a major east–west route across Central Texas. Within the City, local streets and collectors form the backbone of neighborhood connectivity, complemented by distinctive features such as residential streets where mature trees remain within the paved roadway, with travel lanes configured around them. This well-known characteristic reflects La Grange’s history and charm while also shaping traffic flow.

The existing roadway network in La Grange forms the foundation of the City’s mobility system, supporting daily travel, regional access, and economic activity. The Existing Road Network Map on the following page identifies roadway classifications within the city limits and its ETJ, illustrating how each corridor functions as part of an integrated system.



La Grange’s major corridors, US 77 and SH 71, are maintained by TxDOT and serve as the community’s primary transportation thoroughfares. As a principal arterial, SH 71 provides important east and west connectivity between Austin and I-10, while US 77, a minor arterial, connects La Grange north to Giddings and south to Schulenburg. These TxDOT-maintained routes support regional commerce, heavy freight and through traffic while also accommodating local travel between neighborhoods, schools and businesses.

Supporting these arterial routes is a network of collector and local roads that distribute traffic throughout the City. Major and minor collectors, such as Travis Street and Faison Street, provide north and south as well as east and west connections between residential areas, downtown La Grange, and community facilities. Local roads such as Lafayette Street and Vail Street further enhance internal circulation and provide access to key destinations.

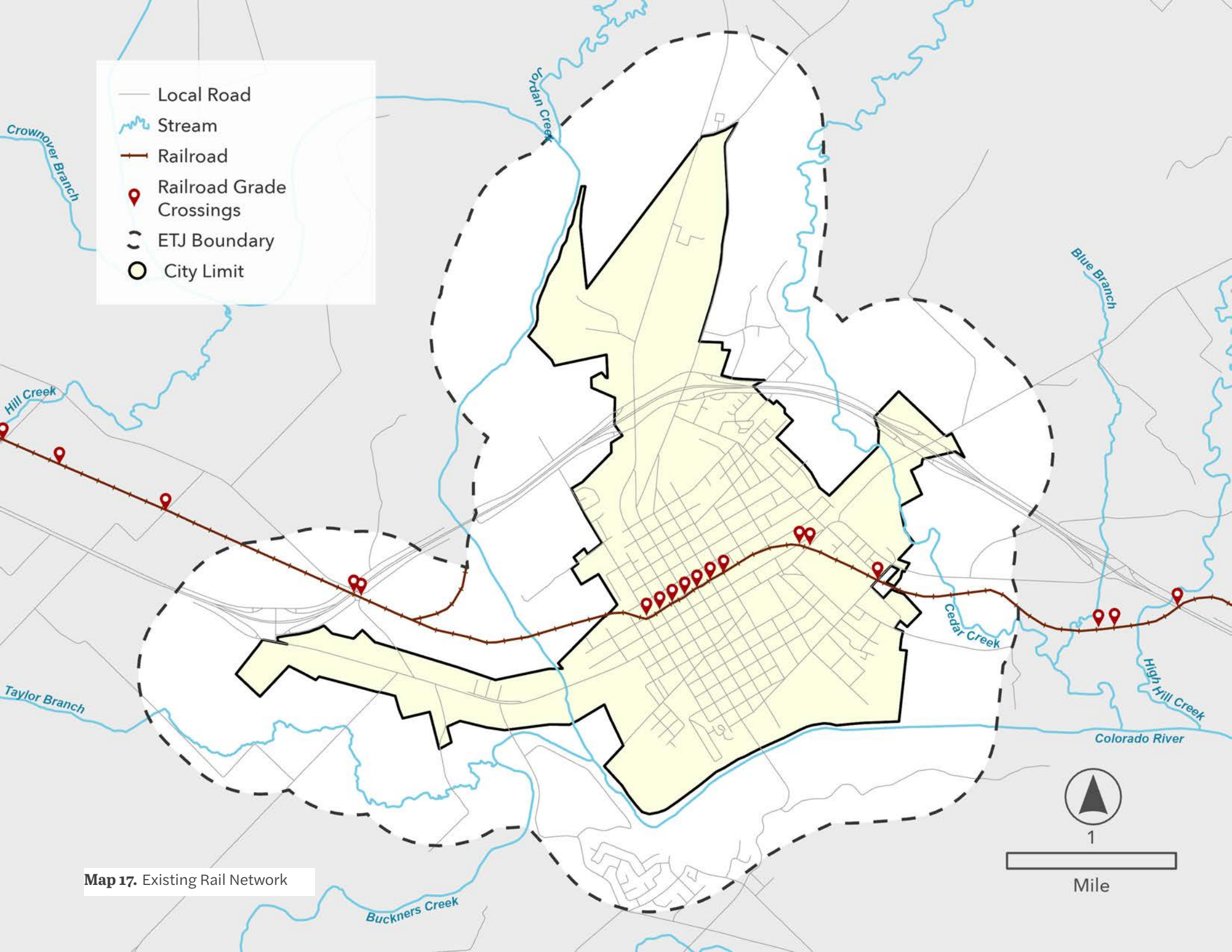
Overall, the existing roadway system supports La Grange’s current travel needs while maintaining its small-town character. As the City grows, opportunities exist to improve roadway connectivity, manage congestion along TxDOT routes, and enhance multimodal access and safety. These considerations will guide the 2026 Master Thoroughfare Plan to ensure that the City’s transportation network remains efficient, resilient and well coordinated with regional mobility initiatives.



Existing Rail Network

Another mode of transportation prevalent in La Grange is the railroad, which plays a significant role in the movement of goods and the organization of land uses within the community. The Union Pacific Railroad runs parallel to SH 71 through the southern portion of the City, providing regional freight service and influencing adjacent land use patterns. Several at-grade rail crossings within La Grange affect traffic flow and emergency response, making coordination between roadway and rail infrastructure an important consideration in transportation planning. These at-grade rail crossings primarily occur along East La Fayette Street, affecting north-south traffic flow near downtown and several of the City's legacy residential neighborhoods. While the rail line primarily supports freight movement, it also represents an asset for industrial users and future development opportunities. There are no known rail stops in La Grange, which helps limit congestion caused by trains stopping and blocking roads.



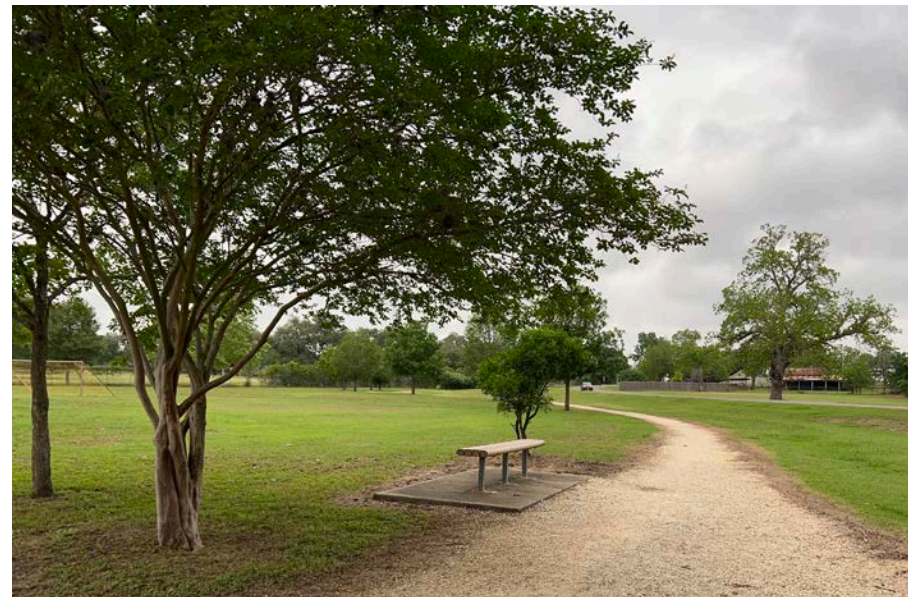


Existing Active Transportation Facilities

Active transportation refers to any mode of transportation that involves physical activity as the primary means of travel. It emphasizes human-powered mobility over motorized vehicles like cars or buses. Walking, cycling, rollerblading and skateboarding are all examples of active transportation.

Public feedback highlights the need for more sidewalks, safer crossings and trail connections to expand mobility choices and support community health. To address and accommodate these concerns, the Active Transportation Plan includes an existing and proposed trail network that supports the community's vision of a safer and more connected transportation system.

Map 18 illustrates the existing active transportation network in La Grange, highlighting where sidewalks, trails and walkable connections currently support active mobility. The map shows that most pedestrian infrastructure is concentrated within the historic street grid, creating a walkable core that provides access to destinations in and around downtown. Outside the central area, trail segments and informal walking routes are more limited and dispersed, revealing gaps in connectivity, particularly in neighborhoods along the City's edges and within the ETJ. It is also worth noting that some trail facilities exist on private land and are not publicly accessible. While these private trails contribute to recreational opportunities for their users, they are not included in the active transportation network and are not considered part of the publicly accessible system. Understanding the existing active transportation network helps identify opportunities to expand safe walking and biking options and improve community connectivity.



Recommended 2026 Master Thoroughfare Plan

The purpose of the Master Thoroughfare Plan is to identify the locations of existing and future thoroughfares along with their functional classifications. The functional classification system defines the design standards and performance expectations for each roadway type to ensure efficient operation and support the community's transportation goals.

The 2026 Master Thoroughfare Plan, shown on the following page, was developed by updating the 2018 Thoroughfare Plan, with a focus on increasing route options and connectivity. This update included a review of ongoing and planned projects from partner agencies, including TxDOT, such as the widening of US 77, which is now designated as a Principal Arterial to reflect its function as the major north-south thoroughfare in the area.

The 2018 Thoroughfare Plan was also evaluated to identify roadways as candidates for adjustment based on surrounding land uses and proposed designations in the Future Land Use Plan, which can be viewed in Chapter 2. Several corridors in the center of the City were upgraded from Local to Minor Collector, which involves the addition of bike lanes and sidewalks. These roadways are key corridors that connect schools, parks and future commercial corridors that would benefit from enhanced active transportation facilities.

High recorded traffic volumes informed proposed upgrades to Jackson Street, Main Street, and Live Oak Street. Map 19 illustrates the proposed changes that will better reflect their roles in the network as major carriers. Areas with anticipated growth are also opportunities to plan for appropriately sized facilities, including the northern section of the City near the Fayette County Fairgrounds and Austin Heart Hospital. Having a redundant network of route choices with sufficient capacity to handle some roads being shut down or having limited access in emergency situations allows for continued traffic flow, even in the event of a flood or similar hazard.

Known and projected hazard areas were avoided; no new or upgraded routes are planned within floodplains to discourage new development in these areas. Future transportation infrastructure additions and improvements within floodplains should minimize impervious cover and use appropriate drainage designs to accommodate flooding events.





Recommended 2026 Active Transportation Plan

La Grange seeks to improve walkability, connectivity, and safety by creating a cohesive network that connects neighborhoods, schools, parks, mixed-use developments, downtown, and the Colorado River through the proposed Active Transportation Plan, shown in Map 20. Proposed connections were made based on La Grange's Future Land Use Map, Thoroughfare Plan, and public and stakeholder engagement.

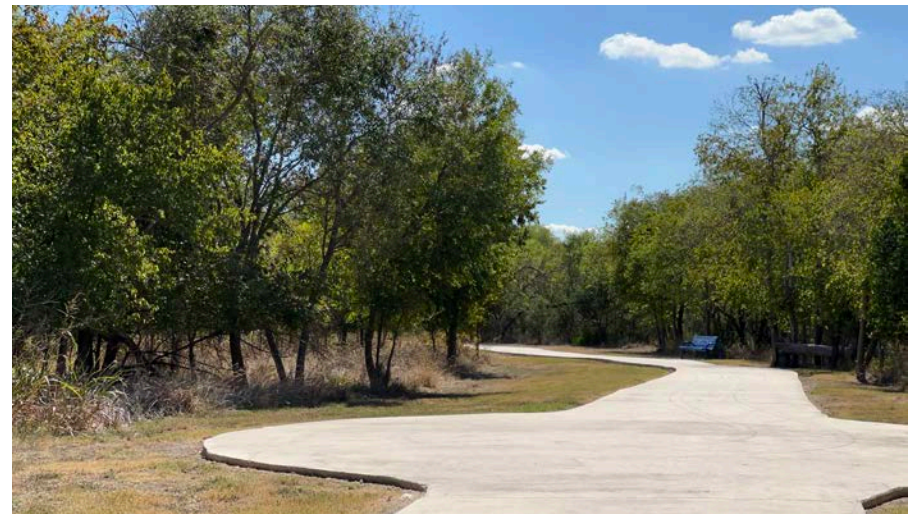
Existing and proposed facilities are classified by type, either sidewalk, shared-use path (SUP), or trail. SUPs are found along roadways behind the curbline and are designed for non-motorized travel, including cyclists and pedestrians. Sidewalks are pedestrian-only facilities found along roadways, and trails are recreational paths typically located in parks or natural areas that serve both cyclists and pedestrians.

Currently, La Grange has around 5 miles of sidewalks and trails in its network and no SUPs. The proposed plan adds new trails, SUPs and sidewalks to significantly expand active transportation options across the community. When combined with the existing network, the total proposed and existing Active Transportation Plan facilities will provide around 40 miles of network connectivity for La Grange.

The foundation of the Active Transportation Plan is La Grange's existing transportation facilities. As mentioned previously, understanding the existing active transportation network helps bridge gaps in connections, efficiently identifying areas of needed improvement and opportunities to expand and better connect the community.



Example of a Shared-Use Path



Example of a Trail

Public Transportation

La Grange is served by the Capital Area Rural Transportation System (CARTS), which provides public transportation to communities with fewer than 50,000 residents in its 11-county service area around Austin.

Regional transit services like CARTS serve a critical role in the overall transportation system in rural or semi-rural towns like La Grange. They provide access to healthcare, employment, education, and other essential services to those who do not want to or cannot drive a private vehicle.

Current Services

In La Grange, CARTS operates CARTS NOW, an on-demand transit service that provides curb-to-curb trips within the City. The service offers residents a flexible, affordable way to reach their desired destinations. Additionally, CARTS offers its Country Bus service, which takes users to destinations outside of La Grange on-demand every weekday. Riders can also take the Country Bus from La Grange to Bastrop or Smithville and continue their journey on connected routes, like the express commuter route from Smithville to Austin.

Future Services

When developing its Transit Development Plan (TDP) in 2023, CARTS worked with community partners and planning agencies to understand current and future needs, creating a vision for services and stations to be developed by the year 2045. The TDP process helped reassess and update long-term goals, prioritize specific improvements, and develop service strategies to help CARTS fulfill this vision.

The plan indicates that the fixed schedule service used by the Country Bus is no longer efficient, with some routes serving just a handful of riders. At the same time, the on-demand service, CARTS NOW, has proven to be a very attractive and successful service. Therefore, the plan recommends reduced fixed-route services in favor of CARTS NOW services at most major cities in the service area. Since the TDP was completed, CARTS NOW has expanded to La Grange.

In Fayette County specifically, future connector services are recommended to take riders from Flatonia to Schulenberg, from Schulenberg to La Grange, and back. The plan suggests that the fixed-route service should allow users to stay in La Grange for 3 hours before return service in order to access medical services, shopping, or other needs in La Grange.

 Cities/Towns Unincorporated Places

 NOW Service Area-New Expanded

 Other Counties within CARTS Service Area
 Urbanized Areas

0 2.5 5 Miles



Map 21. CARTS Fayette County Service Alternatives



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



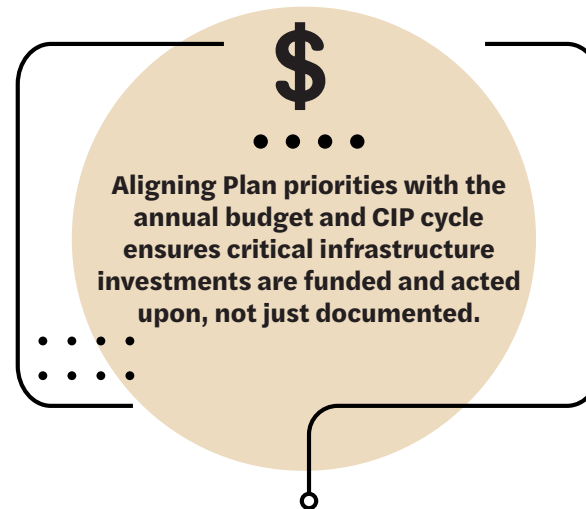
Implementation & Resilience Policies

A Comprehensive Plan is only as effective as the commitment behind it. By maintaining clear accountability, connecting priorities to funding decisions, and revisiting recommendations as conditions change, La Grange can implement this Plan in a way that is sustainable over the long term, delivering results for the community today and well into the future.

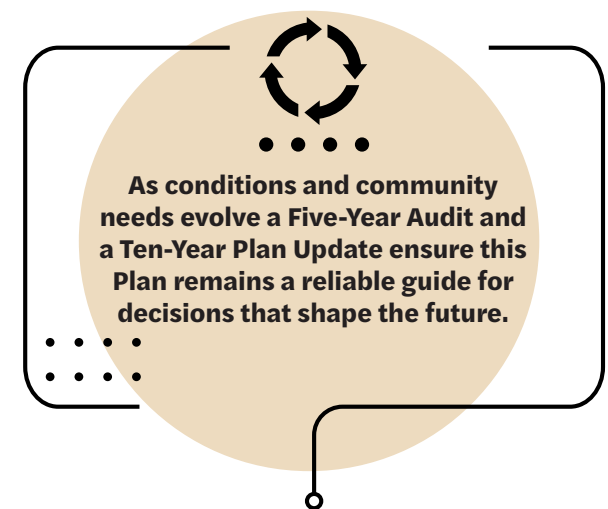
Champion the Plan



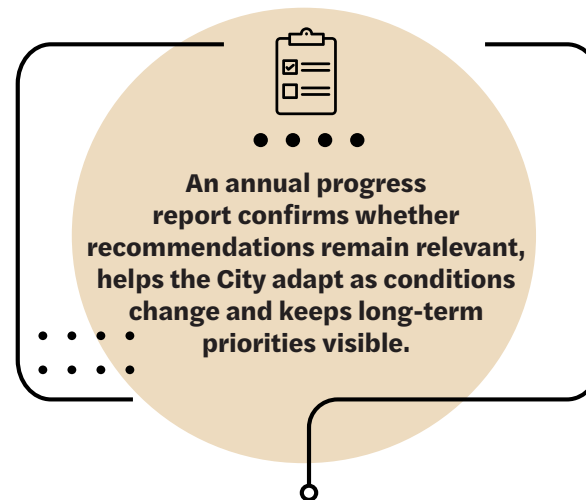
Connect to the Budget



Keep it Current



Track Progress



Pursue Funding Proactively



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 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.

1

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.

2

Implementation Time Frame

3 Responsible Entities

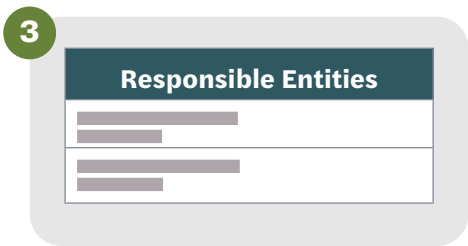
Assigning the key entities responsible for following through on an action is essential to implementing the suggested recommendation. This portion of the table identifies the departments, groups within the City, and potential partnerships that may assist with completing the action. Communication with 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



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, listed below, providing a clear and visually organized way to identify how the goals are integrated into the recommended actions.

- 1

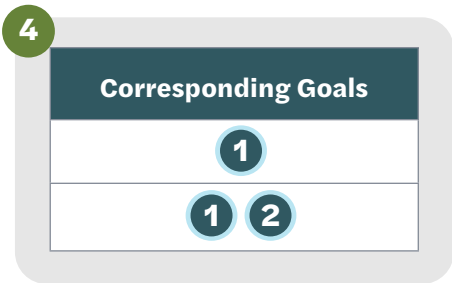
Hometown Atmosphere
- 2

Quality Development
- 3

Economic Strength
- 4

Convenient Lifestyles
- 5

Resilience



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	1 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 multimodal 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

- 1 Hometown Atmosphere
- 2 Quality Development
- 3 Economic Strength
- 4 Convenient Lifestyles
- 5 Resilience

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
LU-13	Comprehensively update and modernize all development regulations, potentially in a unified development code, to align with guidance of this plan.	Short-Term	City Manager's Office, City Council	1 2 3 4 5

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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 choices.	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

Housing and Neighborhoods				
#	Action Item	Implementation Time Frame	Responsible Entities	Corresponding Goal(s)
HN-8	Incentivize diversified housing options (e.g., duplexes, townhomes, multifamily 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 from 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

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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

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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 hot spot 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 Manager'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 or 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.



CIP Priorities

The Capital Improvement Program (CIP) is one of the City's primary tools for translating the Comprehensive Plan into funded projects. The following table identifies implementation actions that are most closely tied to capital investment, infrastructure programming, outside funding, or multi-year coordination. These projects should be revisited during annual budgeting, grant preparation, and CIP updates to confirm timing, responsible entities, funding sources, and readiness for implementation.

Action #	Action Item	Time Frame	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	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	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	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	2 3 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	4 5
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	3 4 5
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	1 2 4
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	1 3 5

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Momentum Builders and Impact Makers

The following tables highlight where to start and what matters most. Momentum Builders are near-term, staff-led actions achievable within one to three years. Impact Makers are the larger capital, partnership, or policy initiatives that will shape La Grange's long-term future..

Top 5 Momentum Builders

#	Momentum Builder	Why it Matters
LU-1	Assign a Comprehensive Plan Champion to be accountable for internal implementation and coordination across the City.	Establishes clear ownership and accountability from day one, nothing moves without someone driving it.
LU-7	Update development review processes to streamline review for projects in alignment with the Comprehensive Plan.	Immediately aligns day-to-day permitting and review decisions with the Plan's vision.
IPF-1	Implement a utility asset management program to inventory water/ wastewater assets and prioritize capital projects in the annual budget.	Gives the City the information it needs to make smarter, data-driven CIP investment decisions.
T-10	Develop a pavement preventive maintenance plan that addresses heat, drought, and storm impacts and establishes a predictable update cycle.	A visible, cost-effective early win that residents will notice and that protects long-term infrastructure investment.
HN-1	Review and update City ordinances to incentivize high-quality design, rewarding developments that exceed minimum standards.	Set the tone for new development quality immediately and signals the City's commitment to its vision.

Top 5 Impact Makers

#	Impact Maker	Why it Matters
IPF-2	Establish an ongoing water main repair and replacement program focused on aging cast-iron pipe, coordinated with street pavement projects.	Foundational to supporting growth, redevelopment, and long-term service reliability across the entire community.
IPF-11	Implement the Stormwater Master Plan with a proactive program targeting flood-prone "hot spots" to reduce recurring street and yard flooding.	Directly reduces flood risk for residents and strengthens the City's long-term resilience.
T-7	Implement the Active Transportation Plan by constructing priority sidewalk, trail, and shared-use path segments connecting neighborhoods, schools, parks, and downtown.	Transformative quality-of-life investment that improves connectivity, safety, and community identity.
LU-8	Create downtown and riverfront overlay zoning districts aligned with this Plan and the La Grange PROST Plan.	Catalytic policy tool that unlocks reinvestment potential in La Grange's most strategically important areas.
LU-9	Prepare a downtown and riverfront small area plan to guide reinvestment and placemaking that supports local businesses and tourism.	Set a long-term, community-driven vision for La Grange's economic and cultural core.



A photograph of a group of people sitting in a room, possibly at a meeting or community engagement session. The image is overlaid with a semi-transparent blue filter. The text 'APPENDIX A' is written vertically in white, with 'APPENDIX' in a smaller font and 'A' in a large, bold font. Below this, the words 'ENGAGEMENT SUMMARY' are written in a large, bold, white font.

APPENDIX A

ENGAGEMENT SUMMARY

Public Engagement #1

August 2025 Community Tabling Events Recap

On August 28, 2025, the planning team hosted its first round of community engagement for the Comprehensive Plan. Activities were held at the Senior Lunch and at the Fayette County Fairgrounds, reaching a wide mix of residents in La Grange and Fayette County.

Boards:

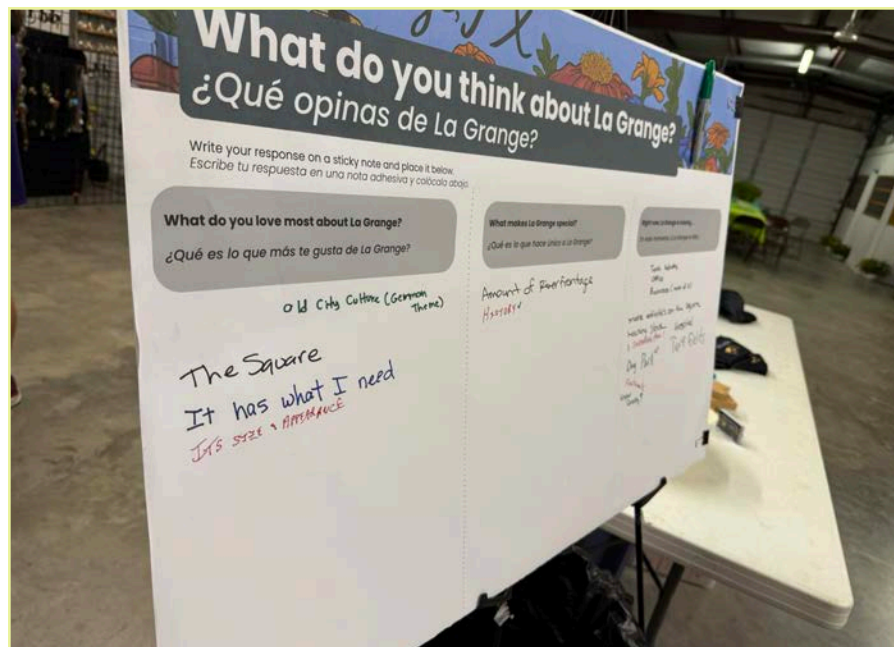
- Project Schedule and Timeline

Interactive Stations:

- *What do you think about La Grange?*
Participants were asked to write on the board what they love most about La Grange, what makes La Grange special and what La Grange is missing.
- *What is your vision for La Grange?*
Participants were asked to think about the City of La Grange in 10 years, such as what La Grange should be known for, how the City should feel and what is one thing they would change about La Grange.

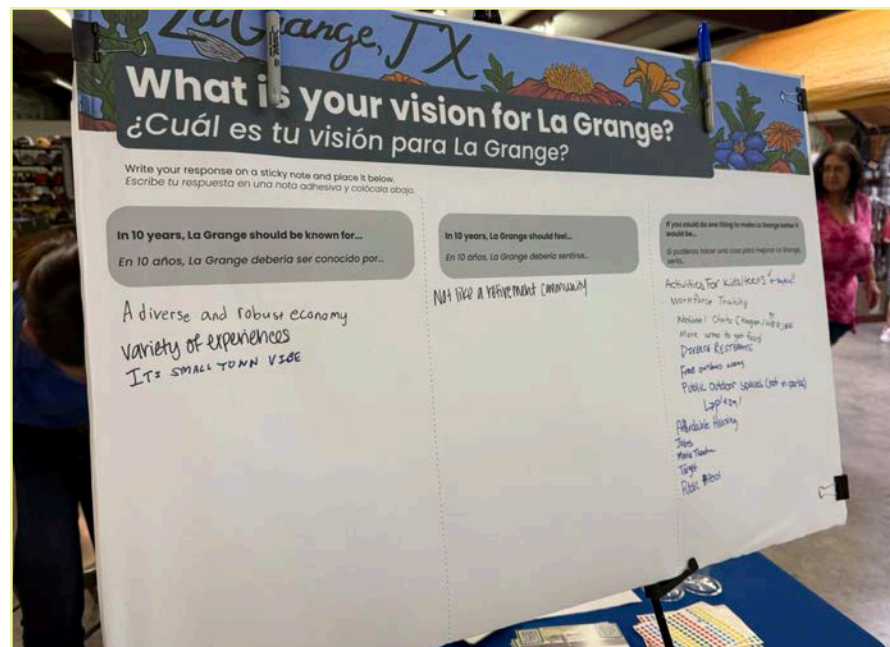


Interactive Stations



What do you think about La Grange?

At this station participants were given three prompts to respond to by writing on the board. When asked what they love most about La Grange, responses included themes like the historic square, the City's appearance, safety and convenience. When asked what makes La Grange special, participants pointed to the river and the City's history. When asked what La Grange is missing, the responses ranged from a swimming pool and turf field to housing and business offices.



What is your vision for La Grange?

In 10 years, participants want La Grange to be known for its small-town vibe, robust economy and a variety of experiences. The City should not feel like a retirement community. When asked if you could change one thing about La Grange, participants gave a variety of answers including jobs, workforce training, affordable housing, more dining options and activities for kids and teens.

Public Engagement #2

October 2025 Community Open House Recap

On October 16, 2025, the planning team hosted a community open house for the Vision La Grange Comprehensive Plan. The Plan's 35% draft was posted on the project website one week prior to the Open House on October 9, 2025. The Open House was held at the Historic Casino Hall with the purpose of introducing the Comprehensive Plan, sharing the findings of the baseline assessment and gathering community input for what La Grange's future vision and goals should be. Attendees were given an overview presentation along with informational boards and interactive stations where they could provide feedback. City staff and consultant team members were available throughout the event to answer questions, listen to feedback and support residents in providing input.

Boards:

- Project Schedule and Timeline
- What is a Comprehensive Plan?

Interactive Stations:

- *What do you think about La Grange?*
Participants were asked to write on the board what they love most about La Grange, what makes La Grange special and what La Grange is missing.
- *What is your vision for La Grange?*
Participants were asked to think about the City of La Grange in 10 years, such as what La Grange should be known for, how the City should feel and what is one thing they would change about La Grange.
- *Land Use Tradeoffs*
Participants were asked to place a dot indicating which land use tradeoff they preferred. The three options were trading more density for low taxes and high services, trading high taxes for low density and high services or trading service cuts for low taxes and low density.
- *Infrastructure and Public Facilities*
Participants were asked to place dots on the board to indicate what City infrastructure and public facilities are working and what are not working.
- *La Grange Growth Map*
Participants were asked to place color-coded dots to mark areas on the map where they envision parks and open space, new housing, commercial spaces and community facilities.
- *Transportation and Mobility*
Participants were asked to place color-coded dots on the map to identify locations where better connections are needed such as sidewalks, trails and roadway connections.

COMMUNITY WORKSHOP



October 16, 2025
Historic Casino Hall
254 N Jefferson St.
5:30-7:00 pm

The City of La Grange is updating its Comprehensive Plan to shape its future and guide decision-making and investment strategies.

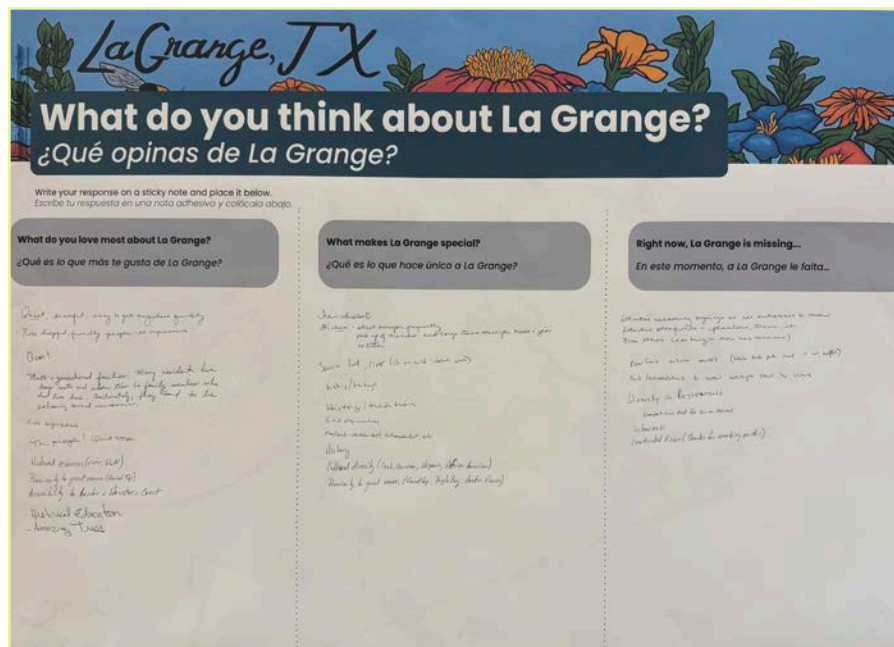
Sign up for project updates and event notifications by visiting the project website.

Comp Plan & UDC
www.VisionLaGrange.com



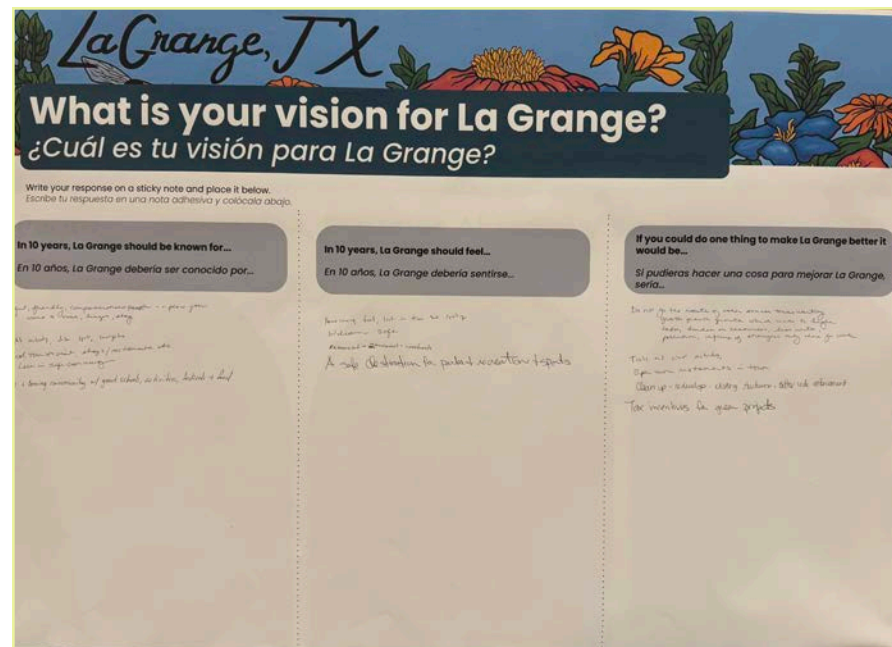
Parks Plan
www.LaGrangeParksPlan.com

Interactive Stations



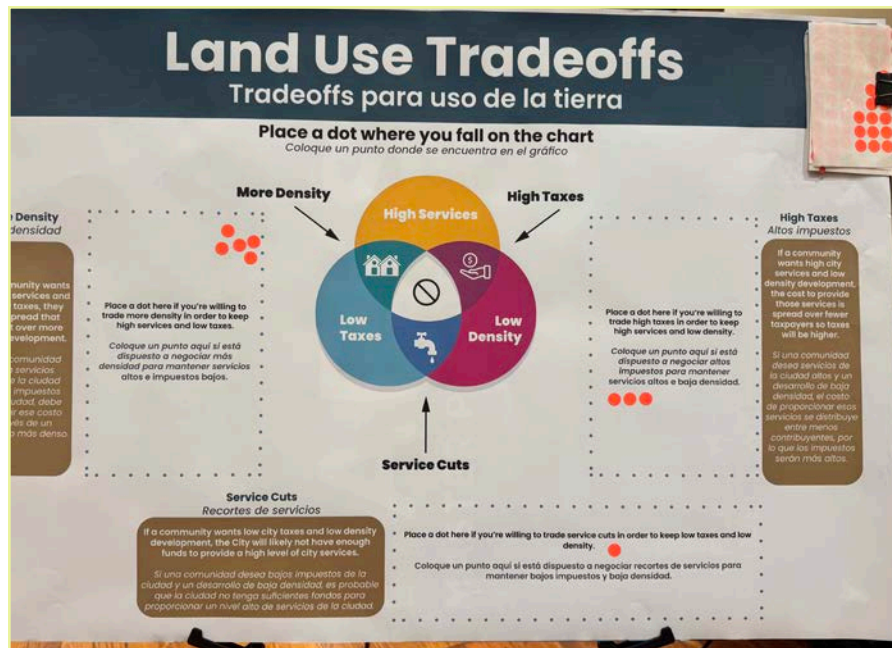
What do you think about La Grange?

At this station participants were given three prompts to respond to by writing on the board. When asked what they love most about La Grange, most responses given had to do with the community which respondents described as quiet and full of welcoming people. When asked what makes La Grange special, participants gave a variety of answers ranging from cleanliness to festivals and cultural heritage. More restaurants and accommodations, river front access and signage were given as things La Grange is currently missing.



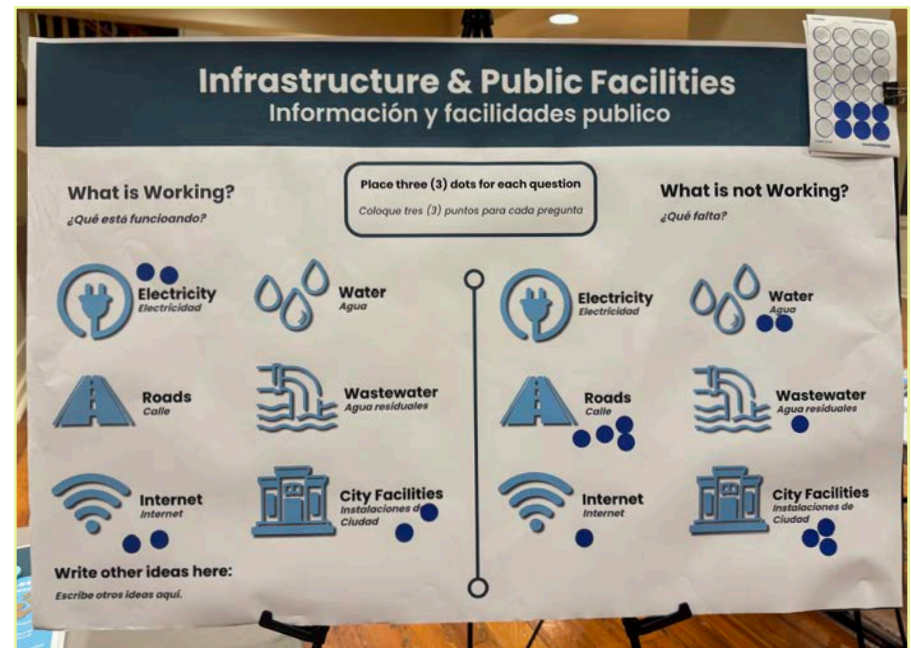
What is your vision for La Grange?

In 10 years, participants want La Grange to be known as a cool, up-and-coming place to visit and live, and for the City to feel welcoming and safe. When asked if they could change one thing about La Grange, each respondent gave a different answer. These answers included trails and river activities, more restaurants, avoiding excessive growth, tax incentives for green projects and cleaning up the City through redevelopment and code enforcement.



Land Use Tradeoffs

When land use planning, people typically want low density, low taxes, and high services from the City. However it is impossible to have all three things, so tradeoffs are necessary. If a community wants low city taxes and low density development, the City will likely not have enough funds to provide a high level of city services; if a community wants high city services and low city taxes, they must spread that cost out over more dense development; and if a community wants high city services and low density development, the cost to provide those services is spread over fewer taxpayers so taxes will be higher. The preferred tradeoff for most respondents was more density in exchange for high service and low taxes, followed by high taxes in exchange for high services and low density, while one person chose service cuts in exchange for low taxes and low density.



Infrastructure & Public Facilities

Participants were given dots to place on the board to indicate what infrastructure and public facilities in the City of La Grange are working and not working. The three identified services under “What is Working?” are electricity, internet and city facilities. On the alternative, water, roads, wastewater, internet and city facilities were all identified as “What is not Working?” with roads having the most dots.



La Grange Growth Map

This station allowed participants to visualize their desired growth for La Grange by placing color-coded dots on the map that represent new housing, commercial areas, parks and open space and community facilities. Most of the dots indicate commercial areas along State Highway 71, particularly in the western part of the ETJ, and along US Highway 77 in the northern part of the City. Areas at the north of La Grange near St. Mark's Medical Center were also identified for potential new housing.



Transportation and Mobility

Participants were asked to mark areas where trails, sidewalks and roadway connections are needed using color-coded dots. Areas identified as needing sidewalk connections include south of Crockett Street along Main Street and Vail Street by the elementary and high schools. One participant wrote on the board that sidewalks are needed everywhere and there should be trails along the river. Trail connections were suggested at White Rock Park and the parcel adjacent to Colorado River RV park. An additional roadway connection was suggested at the Fayette County Fairgrounds.

Public Engagement #3

April 2026 Community Open House Recap

The third public engagement was held on April 7, 2026, at City Hall. The 65% draft was posted to the project website on March 31, 2025, one week prior to the Community Open House. Participants were given a presentation going over the Comprehensive Plan's 65% milestone with key takeaways from the land use, housing, transportation and infrastructure chapters. These takeaways were expanded on with a series of informational boards along with interactive boards where participants could provide their feedback. Additionally, three interactive stations were set up, so that participants could draw their ideas on a copy of the Future Land Use Map. Approximately 22 people attended the Open House and provided City Staff and the consultant team with valuable insight.

Boards:

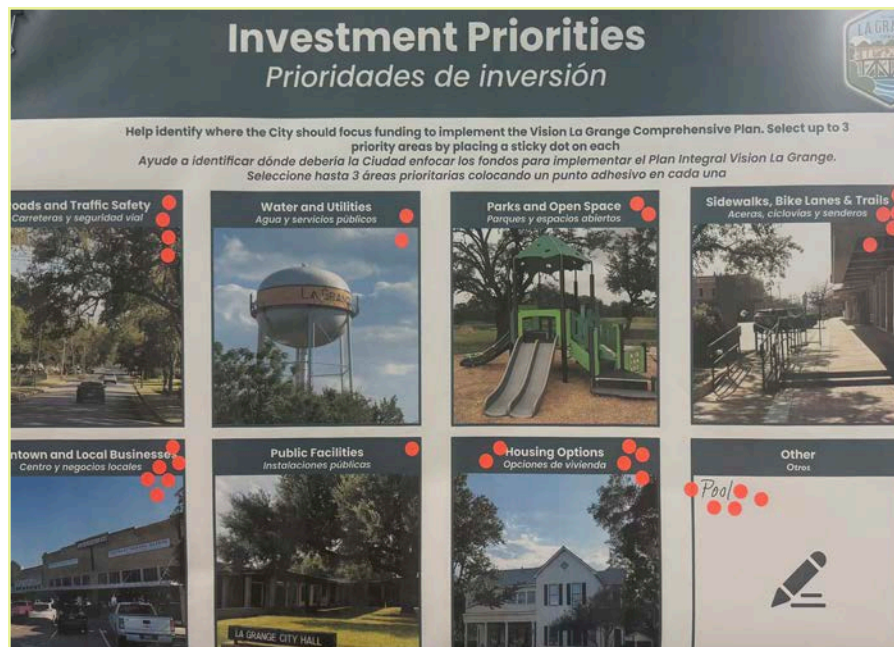
- Project Schedule and Timeline
- What We've Heard
- Goals and Objectives
- Housing Assessment
- Housing Needs and Strategies
- Transportation Assessment
- Thoroughfare Plan
- Infrastructure and Public Facilities

Interactive Stations:

- *Investment Priorities*
Participants were asked to help identify where the City should focus funding to implement the Comprehensive Plan by placing sticky dots on up to three priority areas.
- *Active Transportation Plan*
Participants were asked to draw additional trail and sidewalk connections that they would like to see.
- *Land Use Dashboards*
Participants were asked to leave comments on the dashboards breaking down the different future land use categories.
- *Future Land Use Maps*
Participants were asked to leave comments and draw what they would like to see on the Future Land Use Maps.

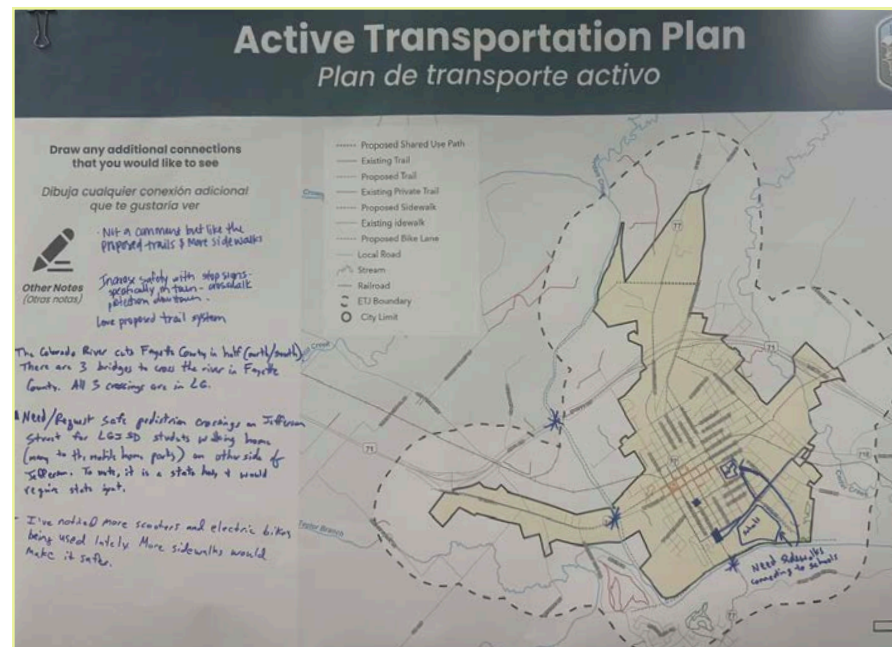


Interactive Stations



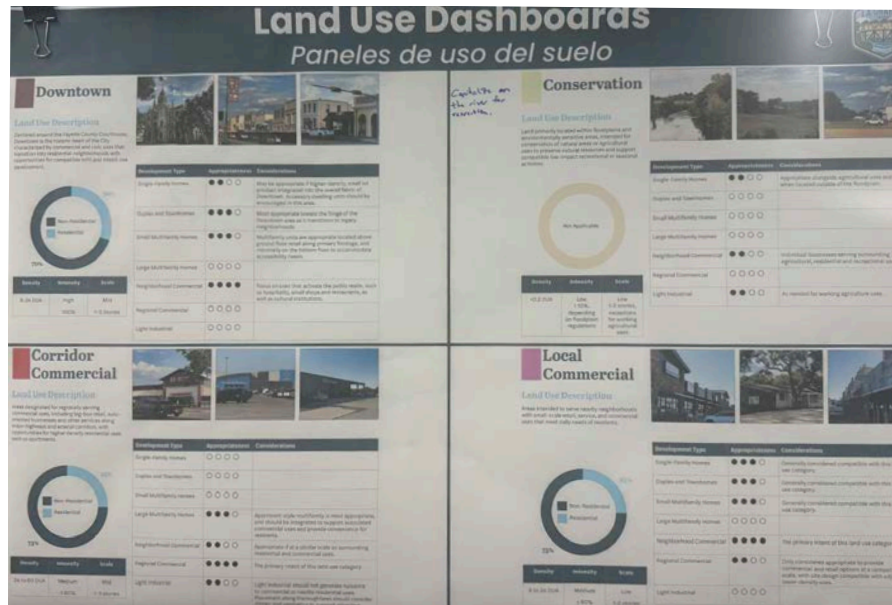
Investment Priorities

When asked what areas the City of La Grange should focus on investing in, sidewalks, bike lanes, and trails; housing options; and downtown and local businesses stood out as the top priorities. Participants also expressed interest in a community pool.



Active Transportation Plan

Participants were enthusiastic about the proposed trail system and expressed a desire for more sidewalk connections, specifically around the school. They also pointed out a need for more safety features like stop signs and pedestrian crosswalks.

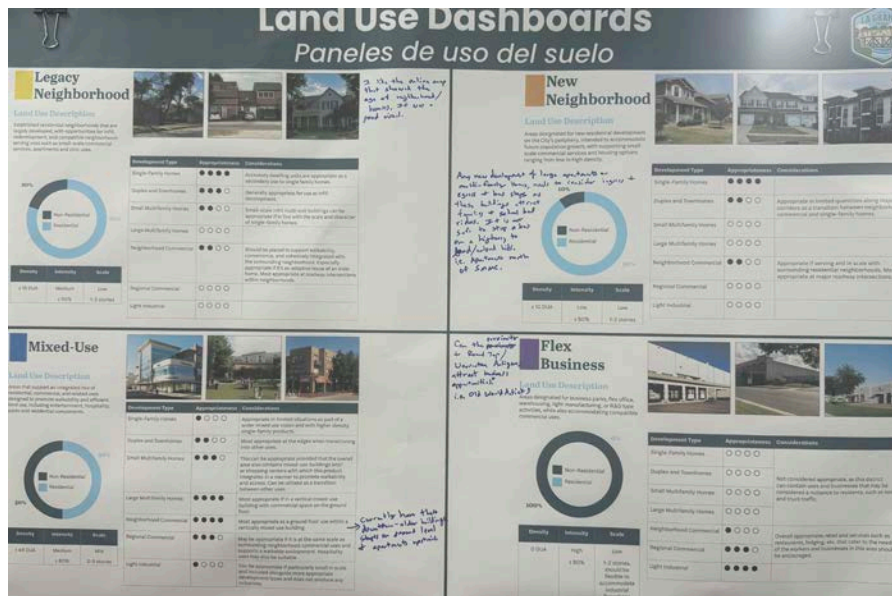


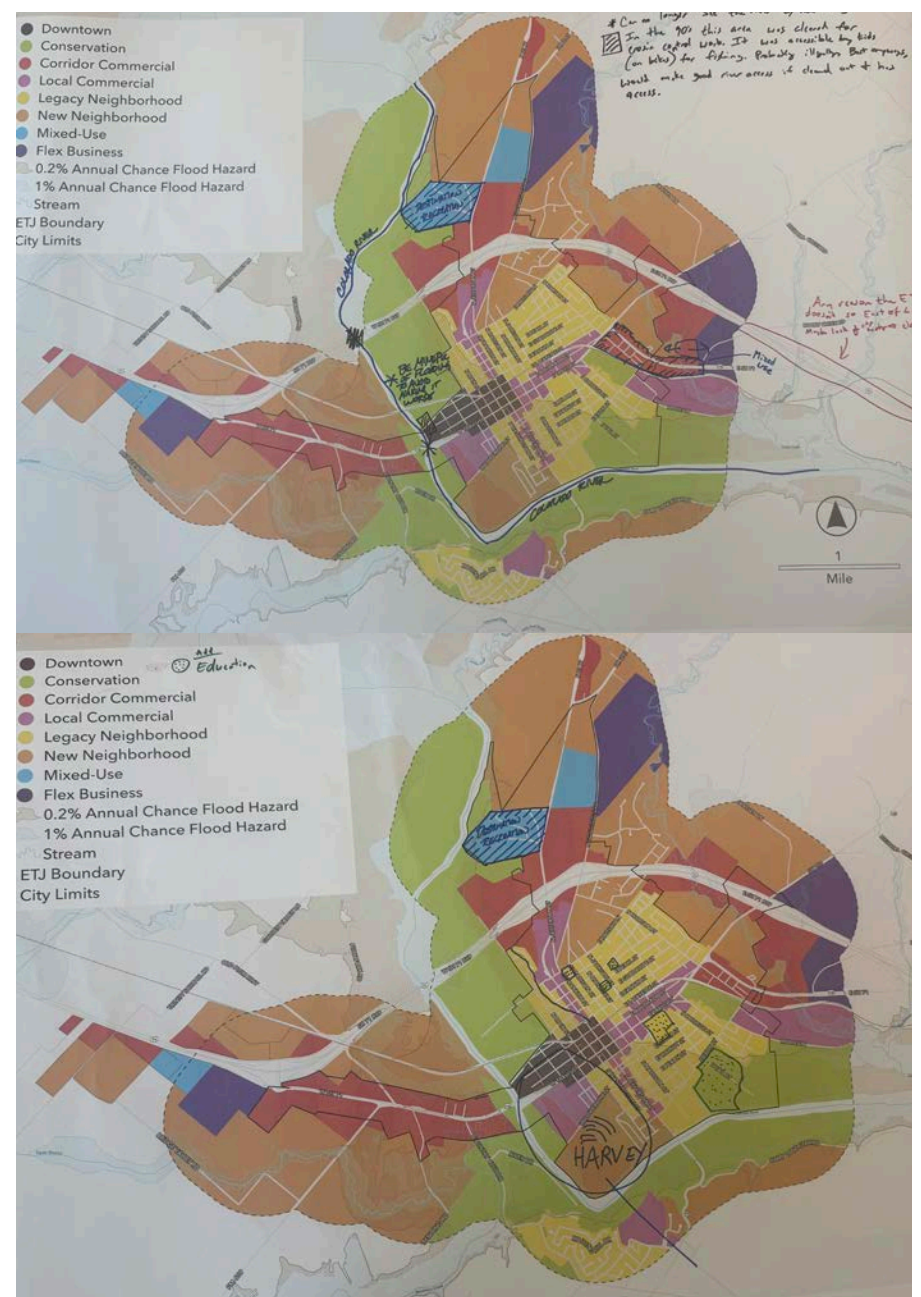
Land Use Dashboards

The Land Use Dashboards explain how each future land use category is intended to develop, showing the expected mix, scale, and intensity of development through brief descriptions and supporting tables. Participants were encouraged to leave comments on the dashboards with key takeaways being that the City should capitalize on the river and its proximity to Round Top, more mixed-use buildings similar to what is already downtown and consideration for school bus stops in new apartment complexes.

Future Land Use Maps

This station allowed participants to leave comments and draw their ideas on a draft of the Future Land Use Map. Key themes include a desire for more mixed-use development as well as concerns about new development in the floodplains, specifically in the areas that were hit hardest by Hurricane Harvey. Feedback from participants was used to guide edits to the Future Land Use Map.





Public Draft Comment and Adoption Meeting

Virtual Engagement

Project Website

The project website is a tool used to provide the community with up-to-date information on the project, upcoming engagements, and draft deliverables, as well as hosting the online surveys and virtual engagement platforms. The website offered language translation and included the following:

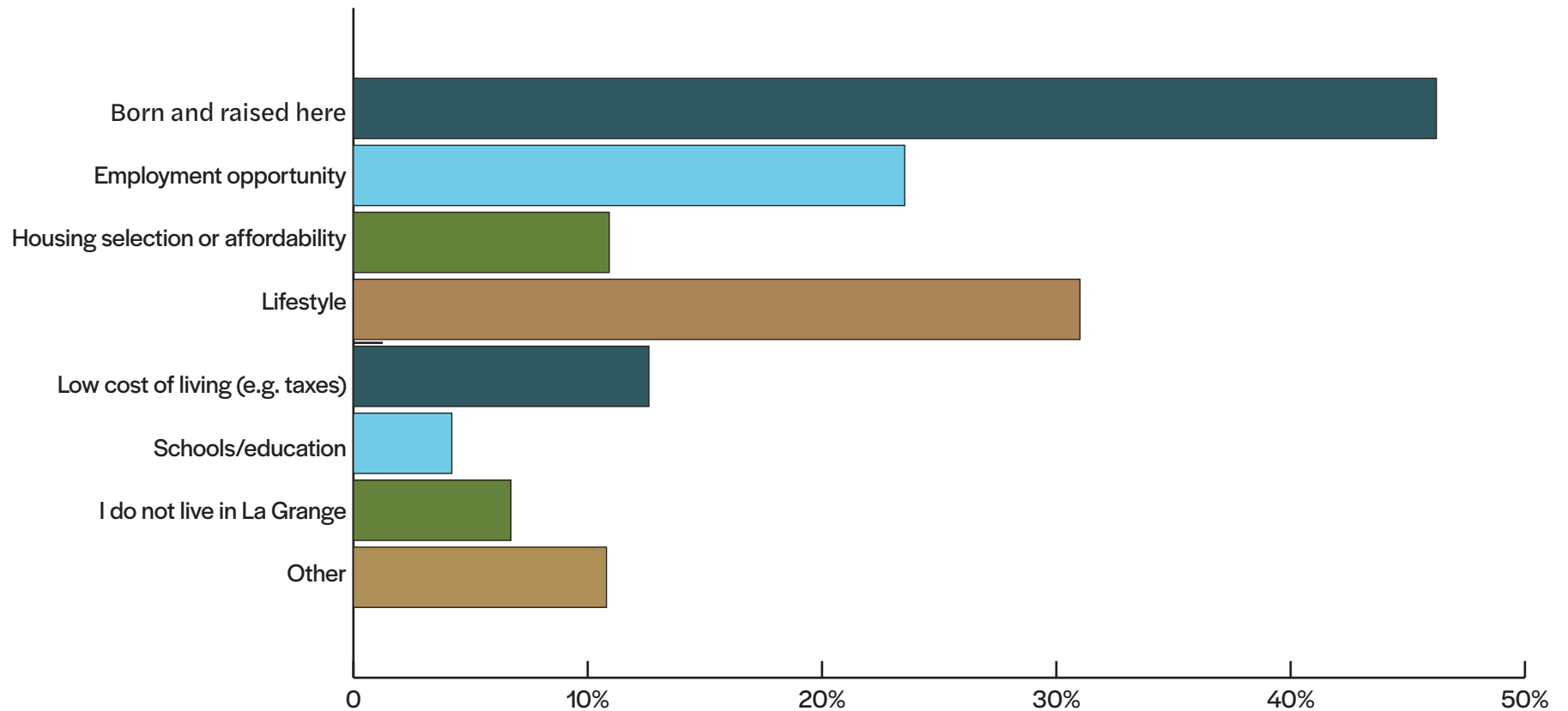
- A landing page with the project branding, an introduction to the project and its purpose, a project timeline denoting completed, past and future phase of work, and buttons to take visitors to the virtual engagements.
- A project team page so the community could know who was working on the project, including consultants and City Staff.
- A get involved page that listed upcoming and past in-person engagements as well as hosting the virtual engagements.
- A documents page that provided links to the City's planning documents and download of all draft documents and public engagement materials.
- A page where visitors could leave general comments for the team or sign up for email updates on future engagements.

Virtual engagements are just one more way for residents to provide input in a way that may be more convenient or comfortable.

Online Community Survey Results

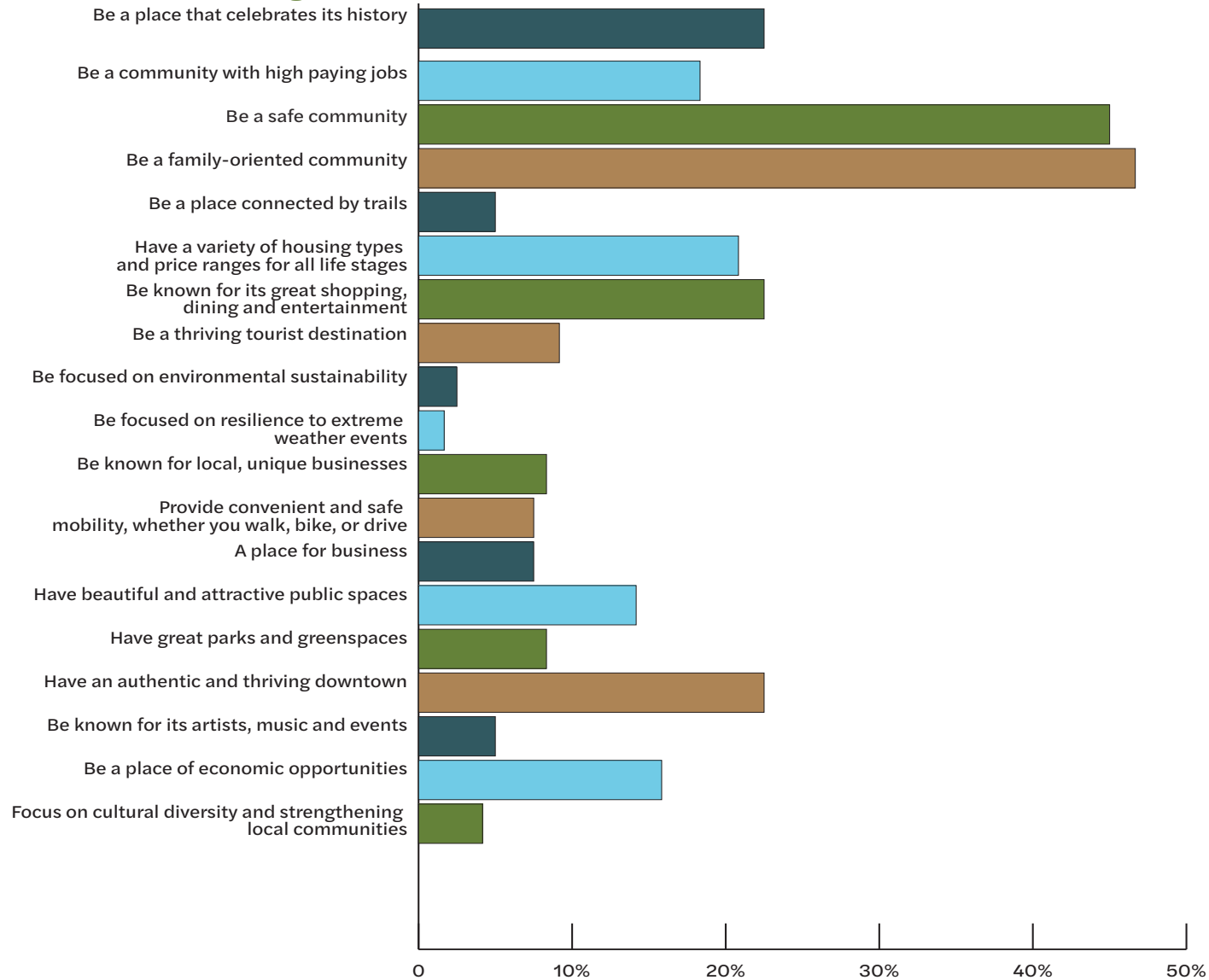
A community survey was available online via the project website from August 28, 2025 to October 15, 2025. The survey was open to anyone to participate and utilize online translation capabilities to allow it to be taken in a variety of languages. It was also usable both in desktop and mobile formats. Outreach regarding the availability of the survey was done via multiple channels, including flyers handed out at community events and on City social media channels. The survey received 121 responses. A summary of the responses received follows. The input from this survey, along with feedback gathered and conversations had at workshops described previously, provided the consultant team with important baseline information and community priorities to utilize as the basis for progressing the project.

1. What is your primary reason for choosing to live in La Grange?



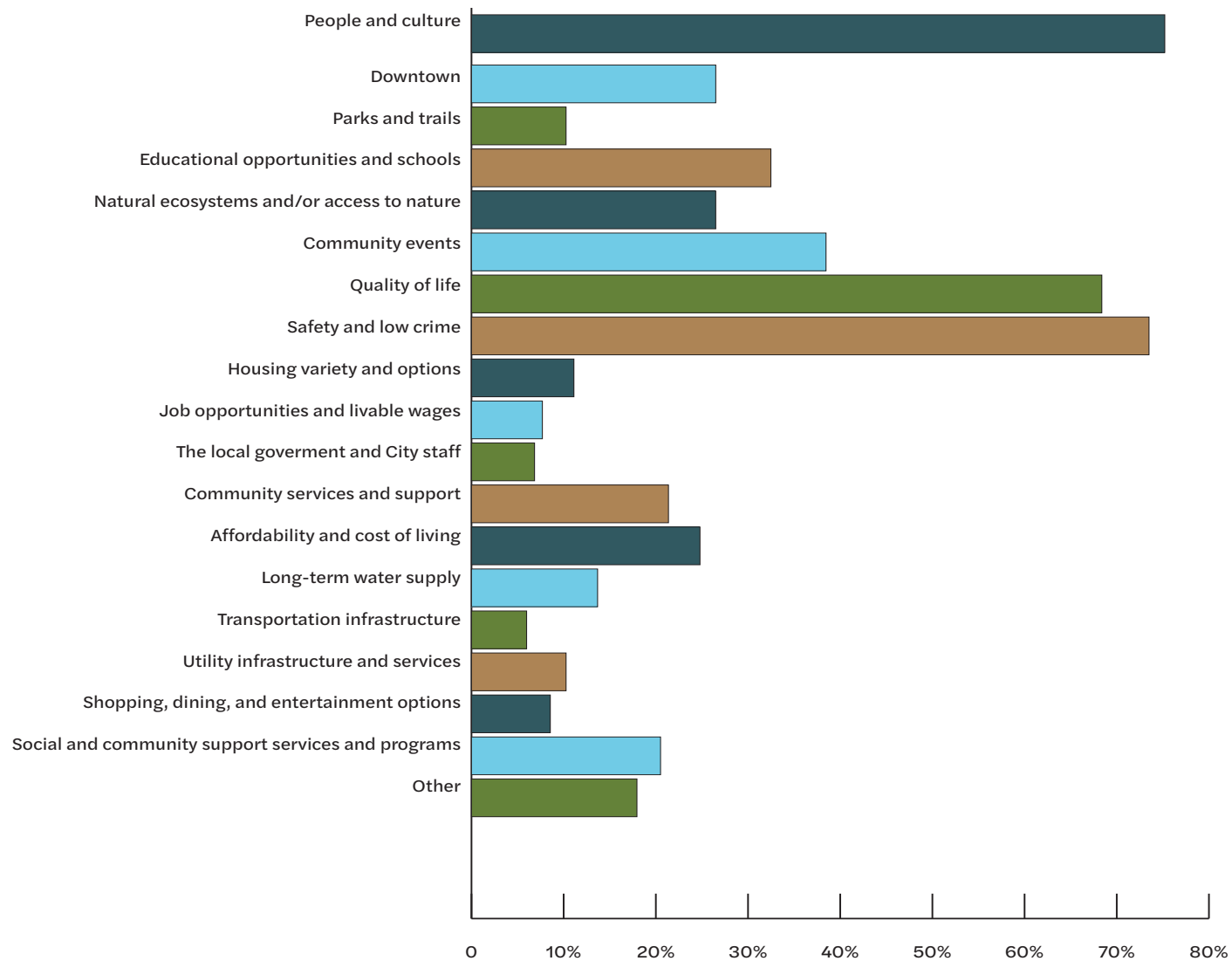
Nearly half of the people who responded to the community survey were born and raised here (46.2%), followed by people who choose to live in La Grange for the lifestyle (31.1%) or an employment opportunity (23.5%).

2. In the future, I want La Grange to:



When asked what they want for La Grange's future, the main responses were to be a safe (45%) and family-oriented (46.7%) community. Other popular goals for the future include having a thriving and authentic downtown (22.5%), being known for great shopping, dining and entertainment (22.5%) as well as having a variety of housing types and price ranges for all stages of life (20.8%).

3. In your opinion, what are La Grange's greatest strengths? What differentiates it from any other city?



Most participants listed people and community (75.2%) as one of La Grange's greatest strengths along with safety and low crime rate (73.5%) and quality of life (68.4%).

4. If you would like to provide additional thoughts or clarifications on La Grange's strengths, please provide those here.



- People have deep roots which connect them to this place. This can grow a deep sense of community, which makes La Grange a special place to live.
- The VFW and Legion.
- River
- It is a great town as it is. But change and growth is coming like it or not. City government must get ahead of development with development plans, ordinances, sign and tree ordinances, and good zoning and planning.
- We need more variety of Restaurants. There isn't enough. For r the people passing through town. Or local residents.
- Look toward our uniqueness. We have a river that runs through it. Offer access, entertainment options, tourism sites on this La Grange asset.
- The people are passionate about the city. Encouraging to see people bringing ideas to the table to help spark improvements. It's a very cute town filled with possibilities.

- Compared to Brenham, the downtown square configuration makes parking easy and much safer.
- Proximity to the Colorado River and the potential to leverage the natural tourist attraction into something more attractive to visitors and not just RV parking lots.
- Why must we mark 5 answers, I had a hard time making just 1 choice.
- La Grange is a rural community and has a small town feel that should be embraced.
- I find that people care about the community.
- It was hard to choose 5. All are great goals. La grange does meet most of them.
- Small town atmosphere and feels safe to be out and about in the community.
- Children living in a safe place, living rich traditions experienced and celebrated by their parents to provide the best footing/foundation to go out and conquer the world.
- Small town feel, not a big city.
- We have a lot of little known services that could be utilized in a better way. We have so many small business in different areas of focus for whole health and wellbeing that are just overlooked.
- La Grange is a beautiful town, however I feel like the maintenance around town has declined. Quit buying property downtown for office use. We need shopping and restaurants. Downtown is dead and that makes me sad.
- How about a city manager that has a dog in the hunt? Someone who doesn't buy up local business property and try to figure out what to do with them later.
- it was hard for me to find 5 strengths.
- I feel we have a large population of very caring individuals who help people in time of need and who also support the youth and non-profit. We have great options for groceries like Walmart and HEB.
- Keep it small. We are moving here because it is not a huge city. We don't want it to be like Bastrop.
- We have a nice natural resource, the Colorado River. It should be

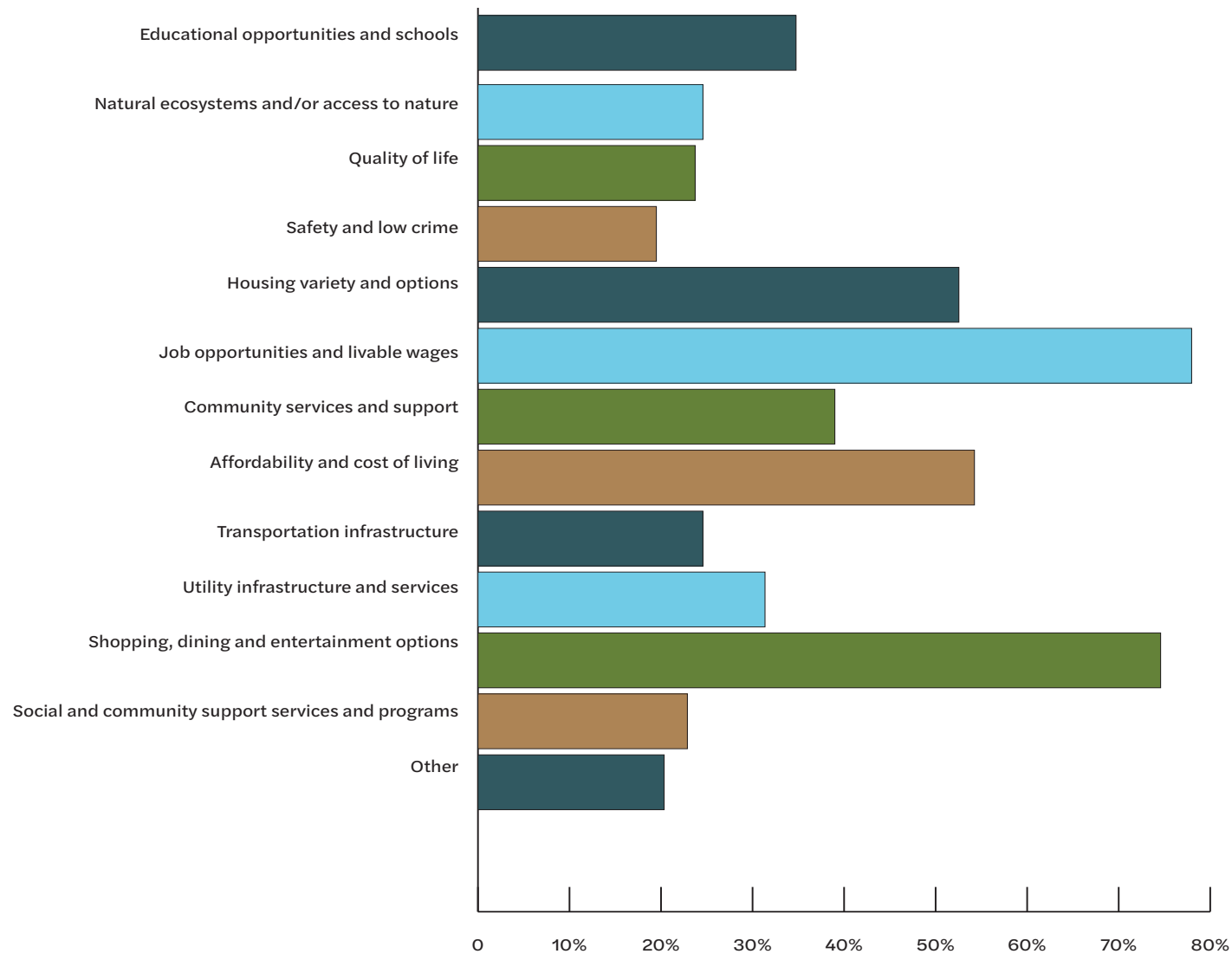
accessible to all. Currently it is not. We also need a public pool. The new park at Hope Hill is a joke and huge disappointment.

- Clean up the properties around the city !
- Awesome Utility dept: trash & recycling, big item & limb pickups, extra if needed. Person actually answering late night outage calls. Street cleaning. No litter. Newsy newspaper. Helpful people!!!
- La Grange is positioned in a prime area between several major cities to be a beautiful place for dining and entertainment. There are many incredible things about the area, but there are no options for children and families to do. At one point LG was known for its beautiful downtown, giant oaks and great dining (Cottonwood Inn, Green Lantern, and the Bon Ton). People literally flew their small planes here to eat. Now, we have a plethora of mediocre Mexican restaurants. Most locals drive to other locations to dine out.
- The main strength in La Grange is the continuity of the extended family. The multigenerational support is essential to childhood development.
- We need a hospital with good Emergency services.
- Would love to see an activity center for kids, skating rink swimming pool, movie theater.
- The fact I had to chose 5 when I only saw one question that fits. 4 of which are not what I would list.
- County seat. Crossroads of Austin/houston. Good downtown square shape (vs no square like Ssburg, flatonia, giddings).
- Antiquated bureaucracy, old ways control the town. La grange and Fayette county is and will continue to be reshaped by the new money coming in and those who have objected change will watch it happen under their noses. The area missed the boat by trying to remain a backwards looking good old boy county. What's the plan for the area when the power plant closes? It might be ten years away but if it's not being talked about and planned for openly, this community will become a shadow of itself. If you are reading this and not concerned about Austin Power killing the plant, you need to be. It a very real threat to this community. We couldn't even keep a hospital open, what is going to happen when we lose the jobs at the plant, many are already gone. And fix the dang water, it's gross
- More emphasis on a future outlook of our city instead of trying to attract ART activities and events. The city should make more efforts to attract businesses so that we don't have to drive out of town to shop.

Boil it down, Walmart is the only place to shop. They should not have that title.

- Na.
- Utilities should update to encourage solar electricity. Give solar owners credit for the electricity the city receives from the solar owners.
- What strengths? Again I've been here since 1980 and it's going downhill downhill downhill.
- Low crime rate can be attributed to city police and Sheriff dept, both outstanding.
- Great old town heritage
- Potential strength for La Grange is the proximity to the Round Top Antique Fair. Our community could do more to draw the antique crowd to La Grange. It's a huge missed opportunity twice a year. We need that crowd here spending money as well and more dining options for tourism.
- There's been significant positive changes to transportation ie carts and we have an abundance of community events.
- Sure. Get rid of the city manager. Bring back the pool but make it an aquatic center. It's been vacated for a while now and has yet to be torn down. Better parks. More things for people to do. A bowling alley, movie theater, etc. By the way get a different chief of police while you're at it. This one could care less about the safety of our town and officers.
- Moved from Houston, love it here.
- Way more than enough law enforcement to keep us safe.
- La Grange and Fayette County's greatest strength is it's location within the Texas triangle.
- People are friendly and helpful.

5. In your opinion, what are La Grange's most critical issues?



Job opportunities and livable wages (78%) and shopping, dining and entertainment (74.6%) were identified as of La Grange's most critical issues, followed by affordability and cost of living (54.2%) housing variety and affordability (52.5%).

6. If you would like to provide additional thoughts or clarifications on La Grange's critical issues, please provide those here.



- A new building for the VFW Post.
- We need things for kids & teens to do.
- Affordable housing is an issue. Without housing we cannot have school teachers, fireman, quality city employees, and a vibrant community with solid employment that will bring and keep younger families.
- The square needs quality restaurants, not more fried foods or Mexican restaurants. What we have in those areas are good, but enough. Look at how Georgetown square went from day time shops and 2 restaurant, to the most beautiful and popular square in Texas only 10 years ago.
- Focus to build art displays duplicates other nearby towns. Make choices to show others what is in La Grange.
- Small town should not equal small ideas. Change is inevitable. Are you changing for the better or are you changing for the worse. Keep moving forward.
- Policing La Grange seems to be non-existent as far as enforcing basic traffic laws in and around the neighborhoods. Hwy 77 - a vast majority of cars that are coming into town from the bluffs use the

neighborhood to cut through and avoid the traffic lights downtown. There are no speed limit signs posted in the neighborhoods and cut through cars drive dangerously fast, especially on South Main. There are frequently 18-wheelers cutting through the streets avoiding downtown lights. Stop letting trailer parks in. They are an eyesore and they don't attract the kind of people that support town growth.

- The kids need places to go & fun activities to engage in, such as an indoor pool/activity center, movie theater, skating rink, bowling alley, educational/fun learning center and activities to participate in.
- Housing availability and levels of living is missing. Older smaller homes are not attainable for young professionals on the price points they are asking.
- The town square has been dying for a long time. It's beautiful and large and should be bustling with options. The fact that it's lost two long standing food establishments while gaining a few food trucks on the side should be a HUGE indicator of existing problems.
- Central Texas is changing with a huge influx of people moving to the area. La Grange could easily loose its small town rural charm if it is not protected. Bastrop is no longer the Bastrop of 30 years ago and that is not truly a good thing. LaGrange could end up the same.
- Need affordable things in the community that are family oriented. Please provide things to do here to keep people wanting to stay in the area. Movies, Game Center, upgrade ball field, and nature walks or parks.
- River seems like it could be utilized. Kayaks, rentals, water play area, cafes along the water with decks, etc.
- We need infrastructure for our youth, movie theatre, public pool/splash pad, recreational programs and access to the river.
- La grange needs better leadership and communication with the public. Also needs people who will ask questions and not just go with the flow.
- The drain systems need maintenance. Last November I injured my foot and it took over 6 months to heal the wound and the city turned a blind eye. I am a small business owner, single income family, and I was unable to work during that 6 months. The way the city ignored my request to help with the hospital bills was a joke.
- It's expensive to live in La Grange- home prices, taxes. Unless you are

involved with kids sports, there is nothing to do for entertainment here. Few restaurants and few businesses for shopping or entertainment. There needs to be something for our youth to do after 8pm. Right now the only things open are Whataburger, bars, vape shops, and Walmart. Our youth are going to find trouble if there aren't alternate options.

- Pool! Kids need a pool. We need a thriving downtown. As a city manager quit buying property with our tax dollars without the community or tax payers input. Not impressed with anything you have done. Bring back all the flowers on the square heck.. just weed eat and edge. Make La Grange great again.
- Fix the Boat Ramp.
- There is nothing for our children to do in this town. There are not many good paying jobs.
- Update/enforce city housing codes. Hold homeowners liable for keeping homes/yards safe/presentable. Tear down homes that are not safe and are dangerous to live in. There are home in LaGrange proper that need to be either torn down or renovated. Slum lords should not be allowed to continue owning/renting homes that are unlivable.
- La Grange needs more choices when it comes to the school, for example, bringing back science fairs and choir. It would also be nice to have running and biking trails, as well as a place to rollerblade. Paving the walking trails at White Rock Park would also be wonderful because it's difficult for people with disabilities and those using wheelchairs to maneuver over the gravel.
- I read the report from 2024 public schools and LG scores are considerably low. I also believe a nice retirement housing complex would be beneficial to those who don't need assisted care but have a hard time maintaining a home on their own. A lot of families in LG cannot purchase an average home for sale because of the price. I know Round Top has driven the market prices up in LG as well. RT does play a part in this to some extent. There is not enough dining options in LG. A community of our size needs more options of family dining. People drive from various counties to eat at Murphy's Steakhouse in Winchester and there's a line out the door on the weekends. I love our town & I would love to see the economy thrive- Bastrop and Smithville have a ton more people in downtown on the weekends than we do. I think a restaurant with outdoor dining option would also be great!
- So many retirees here-- this could be a huge draw if fabulous services were available. Trashy yards are a blight, inoperable vehicles should be

banned. Some houses are unliveable but still sit on good streets. Tear them down.

- Water drainage on the streets needs improvement in multiple locations when we have heavy rains.
- More activities for kids. This isn't a retirement community!
- Families and children need places to go for fun and entertainment not a park, but a waterpark, bowling alley, arcade, movie theater, escape room, etc.
- La Grange has a major demographic issue. Young people are not moving back after leaving for college. La Grange is becoming more of a retirement community.
- Many times you have to use contractors from Bastrop, Brenham, or Columbus if you don't want to wait a month or more. Lack of help locally.
- Low quality of workers.
- While I appreciate repairing the water lines, it would be nice to have the streets be PROPERLY and promptly repaired.
- The economy depends on govt basically: Icra, county, elec co, schools, Colorado valley comm. Need more true industrial/light industrial employers
- We need to stop spending money on things that we don't need and focus on things for the youth. We need to have something for our kids to do. Movies theater, pool, bowling alley. Something that they can enjoy and adults can enjoy. A better selection of restaurants at reasonable prices. We are small town La Grange NOT the city. Houston ruined the small town of Round Top. Let's not do that to La Grange.
- "How many homes are vacant because they are empty after the resident have died? These home sit idle for years, this won't be an answer. It was funny when the yum yum tree was converted to affordable housing and they were like \$350,000. We have the new apartments out by what was the hospital (now an edifice to waste) which have more sheriff deputies than residents because of the calls. It's sad that people are paid to sit around and produce these surveys and we're asking about nature trails. We need to fix the water, I had a woman recently tell me after returning to our table at a local restaurant (which is quite popular) you should not be able to smell the water when you flush the toilet. We laughed and agreed, thanks for helping make dinner more memorable La Grange. And quit cutting programs at school, it's terrible to see the teachers scramble every year. Did you hear about the leopardettes? I know you aren't the

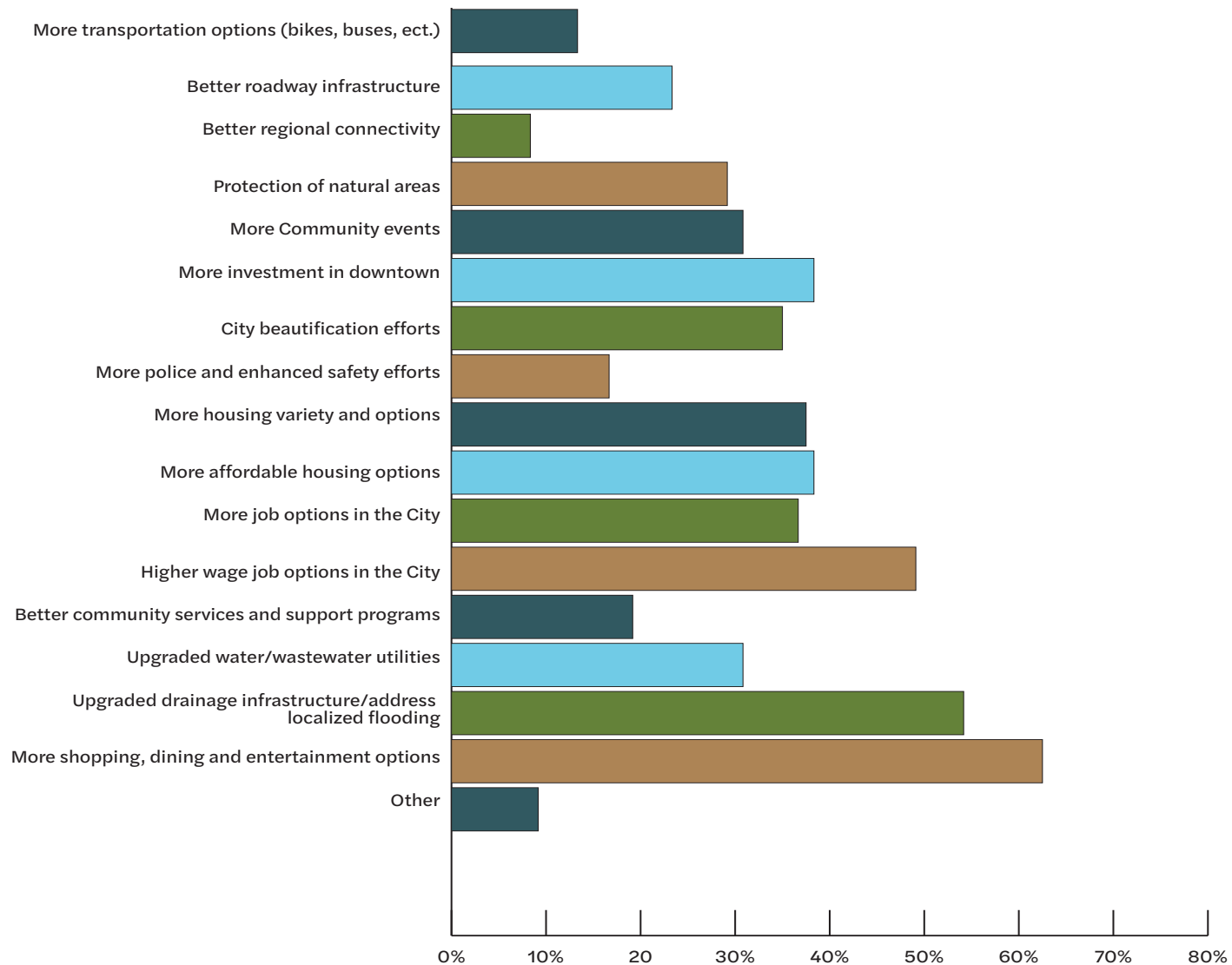
school district but you're all the in same bucket in the public's eyes."

- Why can't this city have the distinction of a place to visit than a place to pass thru!!!!!!!!!!
- Na.
- Utility company getting up to date with solars.
- La Grange is faced with losing its small home town atmosphere by the growing urbanization in the area. We need to control and guide our growth in a manner that maintains our rural appeal. The city needs to support local business owners vs. providing unfair competitive advantages to some over others. The council needs to control the new city managers rash of large recent expenditures whether that be the purchase of private properties or the excessive payments to consulting firms. Use the talents within your existing employees or other local folks to accomplish these tasks. Council needs to put an emphasis on hiring local vs. going out of town. Control growth and industrialization of the city so we do not become like Bastrop. Take control of the city manager to start to promote pride in La Grange and the local residents vs. trying to turn us into a big city.
- Access to mental health and wellness services.
- All you guys want is a bunch of old Rich retirees here. You're giving priority over the tourists and everyone coming in from the big cities and other states and forgetting about all your locals who can barely afford rent especially now that all the good jobs are gone. No hospital either? The parks suck, there's nothing to freaking do. City employees just crying complain on Facebook how people need to clean up after themselves better which I do agree with but Jesus it's your freaking job. Do it or get another job. Ridiculous politics in this town good old boy bs. Everyone fighting all the time. This town thinks it's a little Austin now and with a stupid ass antique show that has come twice a year now and ruined everything. I hate it here. I've never thought I would say that i've raised my family here and now they're all gone I'm the only one left. The only reason I haven't left is because I have run a business for years and my customers depend on me. But all my customers are moving too. They all say that they can't afford to live in LaGrange anymore and they're all going to Schulenburg Columbus Smithville and giddings. Really sad actually. You guys are destroying this town, keep catering to all the old rich people and continue your gentrification, you're just going to do it without me a huge chunk of a very well established very large family here.
- Building permit issues prevent new businesses from choosing La

Grange.

- We need more fun socializing places for kids and teens.
- I've had to live with my aging parent as a grown adult because I'm not able to purchase home/land on my own and make too much for assistance.
- 300 block of North Washington street floods due to drainage issues as well as other areas.
- Why bother yall do what you want anyways.
- Need bike-path/walking lanes marked on roads such as Horton st.
- La grange needs more variety options for dinning, entertainment, housing. Clean up all the old buildings. Get rid of Carter motel.
- Need more socially diverse cultural and uniting events among all in the community
- Central planning is soviet in nature. Get out of the way and allow the free market to thrive.
- I chose based on what others have told me. Parents also complain that there aren't enough family friendly activities.
- Some decent restaurants would be really nice tired of driving to Austin for good food la grange only has 2 good restaurants.
- I lived in Garland for 20 years and watched them develop almost every area so there are very few green spaces left. Eight years ago I moved to Bastrop and am seeing the same thing happen there but without the infrastructure to handle the growth. I don't think city leaders planned well at all. We moved to La Grange a year ago and love the people, the community supporting one another and small town life. Please do not loose that. We love living here! Stars are visible at night. People are friendly. Great SMALL businesses. I left big city and choose to drive there for work so i can escape it each night at home. Growth is inevitable, but you get ONE opportunity to do it right. Provide infrastructure and quality of life to existing citizens BEFORE putting future citizens as priority or businesses for the almighty dollar. Other things are way more important! . Do your citizens want a bunch of big businesses? A bunch of crowded neighborhoods? More people that will crowded roads and stores, and that utilities can't handle. IF, you allow big tech/data centers, make them use night sky friendly lighting, sound barrier walls, capture excess heat to provide back to residents for reduced or free heat, capture waste water, retreat and reuse. They DON'T get to come ruin our home with noise, light, and rob utilities and then receive tax incentives. One chance to do it right and protect La Grange, Fayette County and neighboring towns.

7. What about La Grange would you like to see change or improve?



The main things that respondents would like to see change about La Grange are more shopping, dining and entertainment (62.5%), upgraded drainage infrastructure and addressing localized flooding (54.2%), and higher wage job options in the City (49.2%). Better regional connection (8.3%) was chosen by the least amount of respondents as something to improve.

8. If you could do one big thing to make La Grange the best place it could be, what would it be?



- Invest in youth programs.
- Getting the VFW Post a new building.
- Encourage development - etj.
- Revitalize downtown so that every building was rented and had purpose.
- We do not need more police. I am in no way suggesting defunding. But we have adequate policing. Good community engagement, education, religion of all denominations and faiths and a tight mental health focus will keep crime low.
- Look at night life in town square's quality food, not fried, Roundtop has more good restaurants than La Grange & for a nice dinner, you have to drive there, Bastrop, or Schulenburg.
- Improve downtown, and remove businesses from downtown that are not destination based.
- Public town hall meetings scheduled when most can attend to all to offer their opinions. Committees, that encourage any citizen's participation, with local leaders to plan for our city's future.

- Create a positive culture by people taking great pride in their city and doing their part to make it a great place to live.
- It all starts with the food and entertainment. Attract great restaurants and host more events that bring people into the city.
- Natatorium.
- Better paying jobs.
- Well thought out fun community center for kids & families.
- Lower the pricing on houses making it more affordable for families instead of rich old people.
- Trails for biking and walking that will be longer than .5 mile loops at White Rock Park.
- Get more shopping and dining options.
- Pursue small businesses while beautifying and making the city family friendly.
- Improve the school district.
- Have more events like farmers market on the square that brings in vendors to have things interesting to sell. Make them feel welcome and appreciated. Free events that also sell things like movies on the square usually have a great turn out.
- Make it more welcoming. Apparently when my husband grew up here there were stores for clothing, shoes, pharmacies, groceries, places to eat, movies, arcades, all these things available on the square. People out and about during the day and evening all around the square. A community. Now it's a ghost town So sad. It's hard to imagine how he sees it in his memories.
- Don't Round Top our La Grange! It's not needed. There is true value in keeping with tradition and calling a place home!
- Stop comparing us to other towns and build on the history and culture that already exists here.
- Stop trying to make our small town a big city.
- Let some change happen. Better to incorporate historical perspective into the new growth than to dismiss the much needed changes to our community.
- A coffee shop open after 8 pm. More industry to bring jobs and contribute to the tax base. No more vape shops! No more gas

stations! We have more than enough.

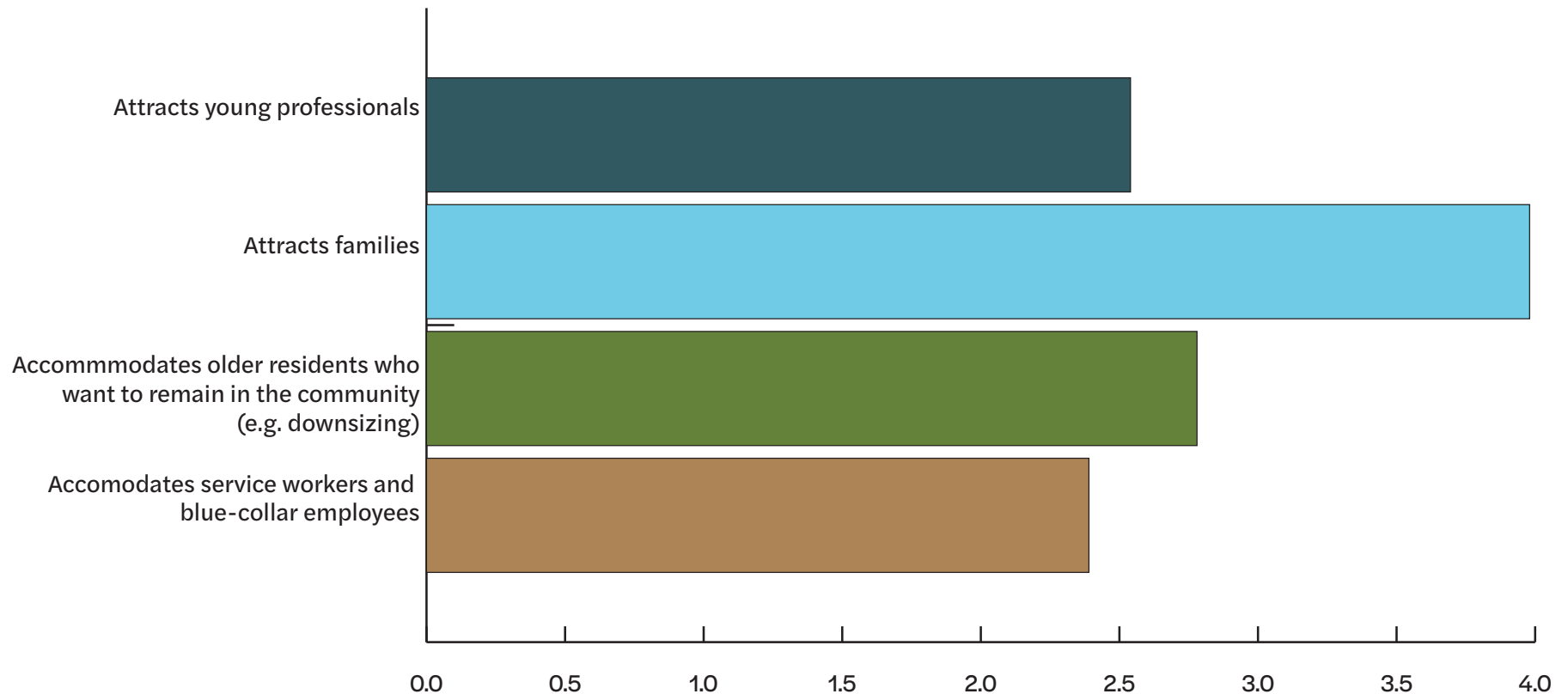
- Downtown beautification that brings people to the square.
- Make downtown thriving again.
- Fix the flooding at 71 and 77. Geez!
- More options for kids of all ages. A bowling alley with video games (Grand Station is awesome but is in college station) movie theater or a skating rink. Place to have birthday parties. Swimming area with play area.
- Hold homeowners accountable for ensuring their homes are livable and not dangerous to live in. Also develop a route around LaGrange for tractor/trailers. 77 is too heavily traveled and endangers citizens in town which is residential along with commercial.
- It would be amazing to have a downtown plaza with a playscape for kids and food trucks offering a variety of food options. It would be great to be able to sit and enjoy the afternoons outdoors with friends and good food.
- I think expanding career opportunities would be a great start.
- If you work in La Grange you should be able to afford to live in La Grange. Especially if you work for the city. Look into raises for ALL employees and not just the top dogs.
- Make the river accessible and have a public pool.
- More cleanliness of the city.
- Beautification of entry points into the town from all highways, trees planted everywhere, planters in front of businesses. Awnings to attractive spaces & store fronts. Ornamental street lights, signage, etc. Benches. Shady gathering spots. Make it a town where you want to linger.
- BRING THE POOL BACK.
- Encourage family entertainment options without alcohol being the focus (or even present). Encourage new dining options like a steakhouse.
- Encourage young people who were born and raised in La Grange to move back.
- Have local schools set of apprenticeships programs with key service providers like plumbing, electrical, etc.
- Re open the hospital! Hire doctors that live here or close by.
- Fix the drainage on live oak and 77. If that's not a safety issue I don't

know what is. It's been like that for years. Fix it.

- Have something for our teenagers to do. It doesn't have to be expensive.
- Attract development to grow the city while maintaining the small town square. Like Georgetown.
- More affordable living.
- Fix the water.
- Market our strengths.
- Na.
- Change the utility company attitude that they have no competition so they can do as they want.
- The city needs to provide basic services and stop spending excessive amounts on consultants.
- Provide a mental health & wellness campus that is accessible to everyone.
- Invest in the working man, focus on services, community support, community outreach and affordable housing. I'm not broke by any means I actually have a really good job but things are getting even harder for me every year where I don't know what I can afford any longer, shouldn't be like this.
- Hire a building inspector. The permit system we currently use is a JOKE!!
- Have a really great aquatic center.
- More job opportunities especially good paying ones.
- More options for teenagers! Most are doing drugs and each other because there's nothing for them to do positive.
- Rebuild the boat ramp and park at the river.
- Beautify natural areas and architecture should represent our history as a city.
- One thing would be is to create a welcoming boat ramp for all water craft, kayak, paddleboards etc. Connect towns via the river.
- Family oriented activities.
- Attract more career opportunities, not just lower paying jobs.
- Hire a chief of police that lets the officers do their job which is enforce the law.

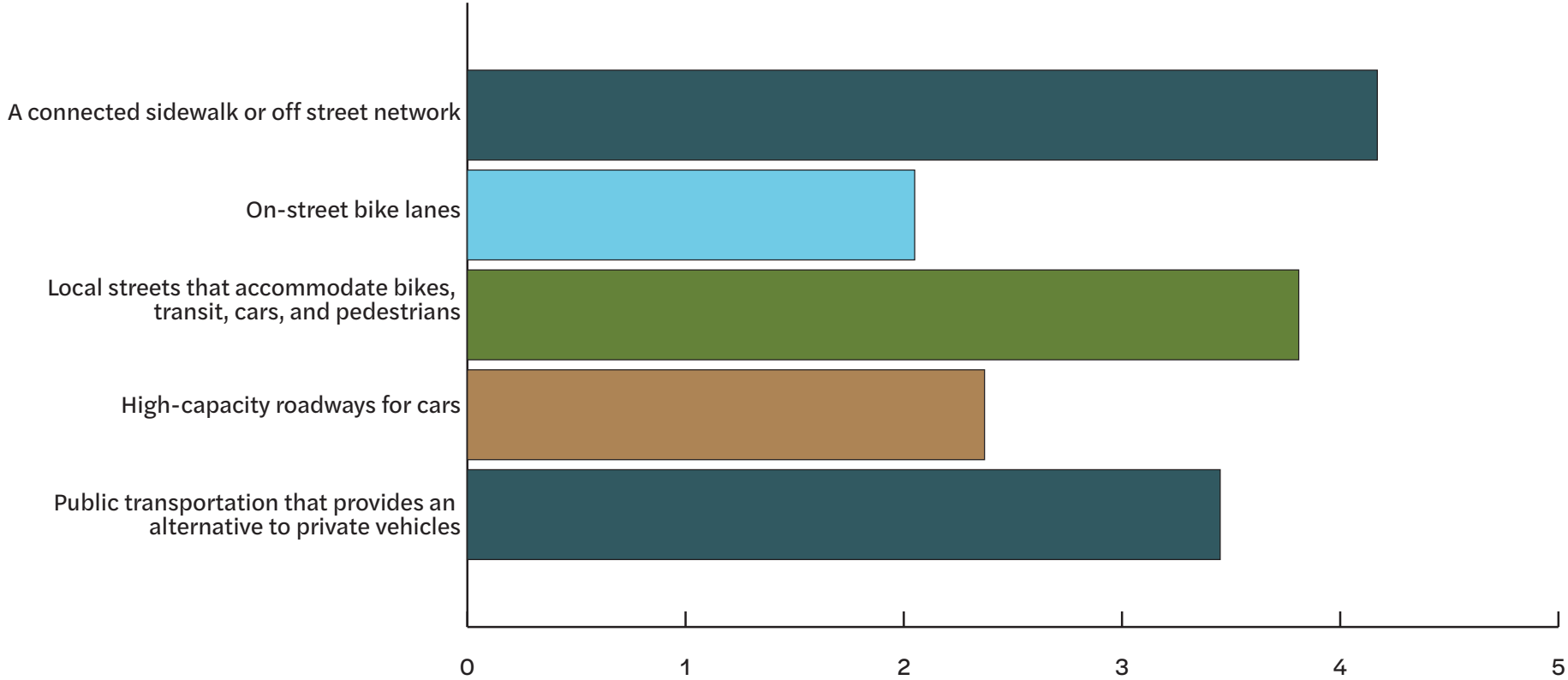
- Signage on the major highways.
- City clean up and beautification.
- I would make LaGrange a place where a family can go out and enjoy nice entertainment, have a great dining experience and bring more business(jobs) to the area.
- Embrace the Chicken Ranch. Put chickens everywhere and have locals paint them like Hutto does with hippos.
- Convert the old Fayette Electric area to something for the community. Covered area for farmer's market. Area for skateboards and roller skates for the kids.
- I'm not sure if this would make it the best, but a small scale place like Main Event with bowling, laser tag, video games, etc. would be nice for families.
I wish we had a book store.
- More community events or better events a big fall festival would be so fun for the kids and shmeckenfest has gotten super boring more activities would be great there is no where here to take our kids
- First, protect what you have and fight for it! Really look at results of this survey and count the blessings and things people love. PROTECT THAT! Then look at what we want improved and create a plan for that. Keep those in mind as big business and developers want to come here. Make them support those goals to receive incentives. This town and county is full of beauty: huge, old trees, night skies, lots of really good small businesses, protect them. Make sure there is enough water, electricity, gas. Protection from flooding, roads can handle the traffic, public safety is priority- no defund the police.

9. In the future, La Grange should focus on housing that:



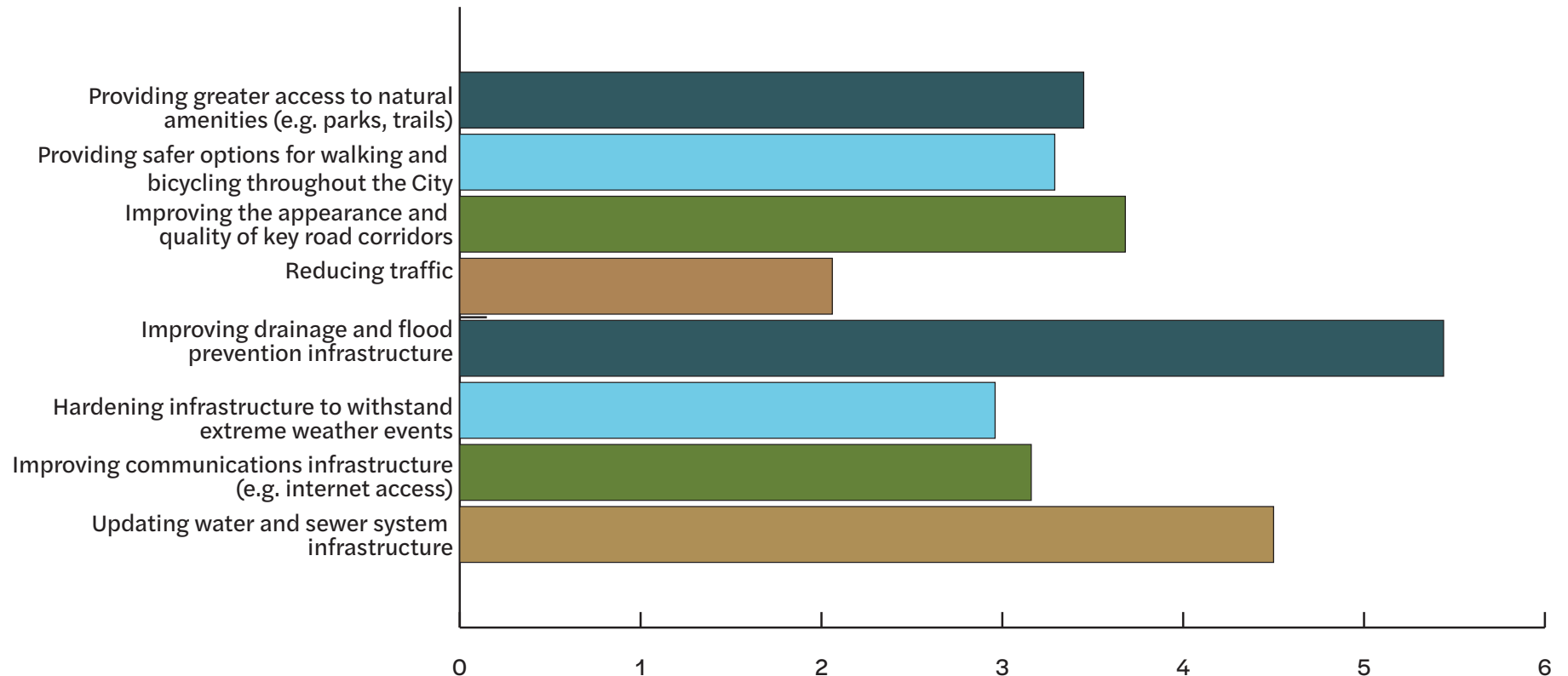
When asked to rank the types of housing options La Grange should focus on, housing that attracts families (4.0) ranked highest among respondents. This followed by housing that accommodates older residents who want to remain in the community (2.8), housing that attracts young professionals (2.5) and lastly, housing that accommodates service workers and blue-collar employees (2.4).

10. In the future, residents should be connected to destinations within the City through:



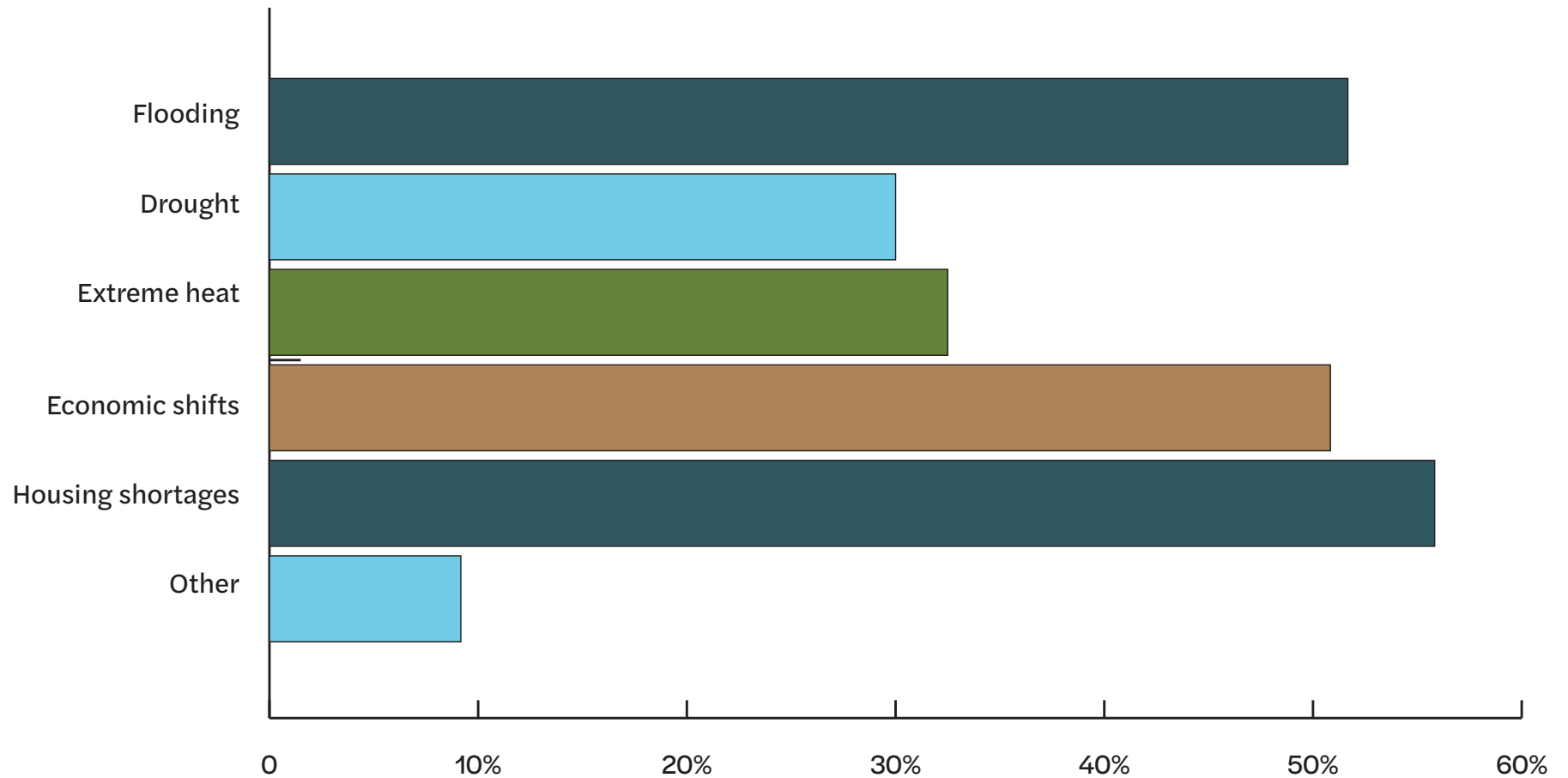
Respondents were asked to rank transportation preferences for the City of La Grange. A connected sidewalk network (4.1) emerged as the top choice, followed by local streets that accommodate bikes, transit, cars and pedestrians (3.8), public transportation that provides an alternative to private vehicles (3.5), and high-capacity roadways for cars (2.4). On-street bike lanes (2.1) ranked last.

11. Infrastructure investments the City should focus on:



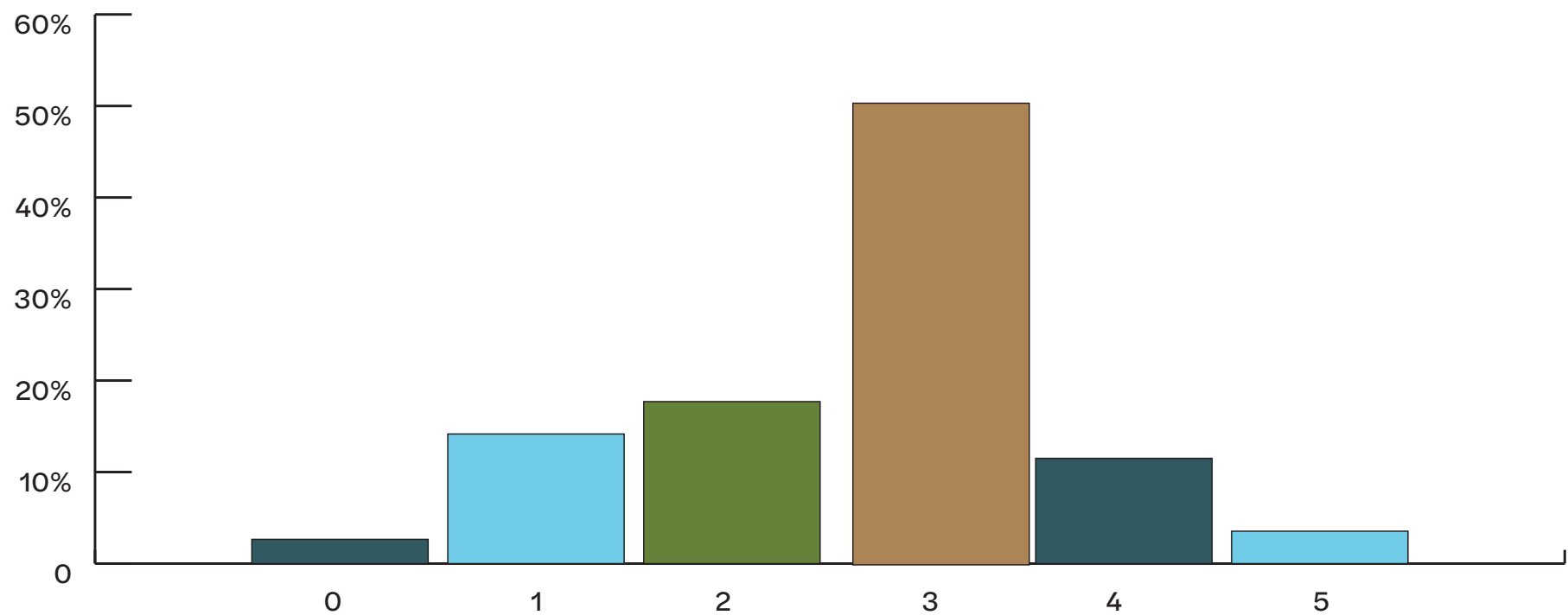
Improved drainage and flood prevention infrastructure (5.4) ranked as the highest priority among respondents for infrastructure investments. Updating water and sewer system infrastructure (4.5) ranked second, and improving the appearance and quality of key road corridors (3.7) ranked third. Reducing traffic (2.1) ranked last.

12. What risks or hazards do you think pose the greatest threat to the community's future?



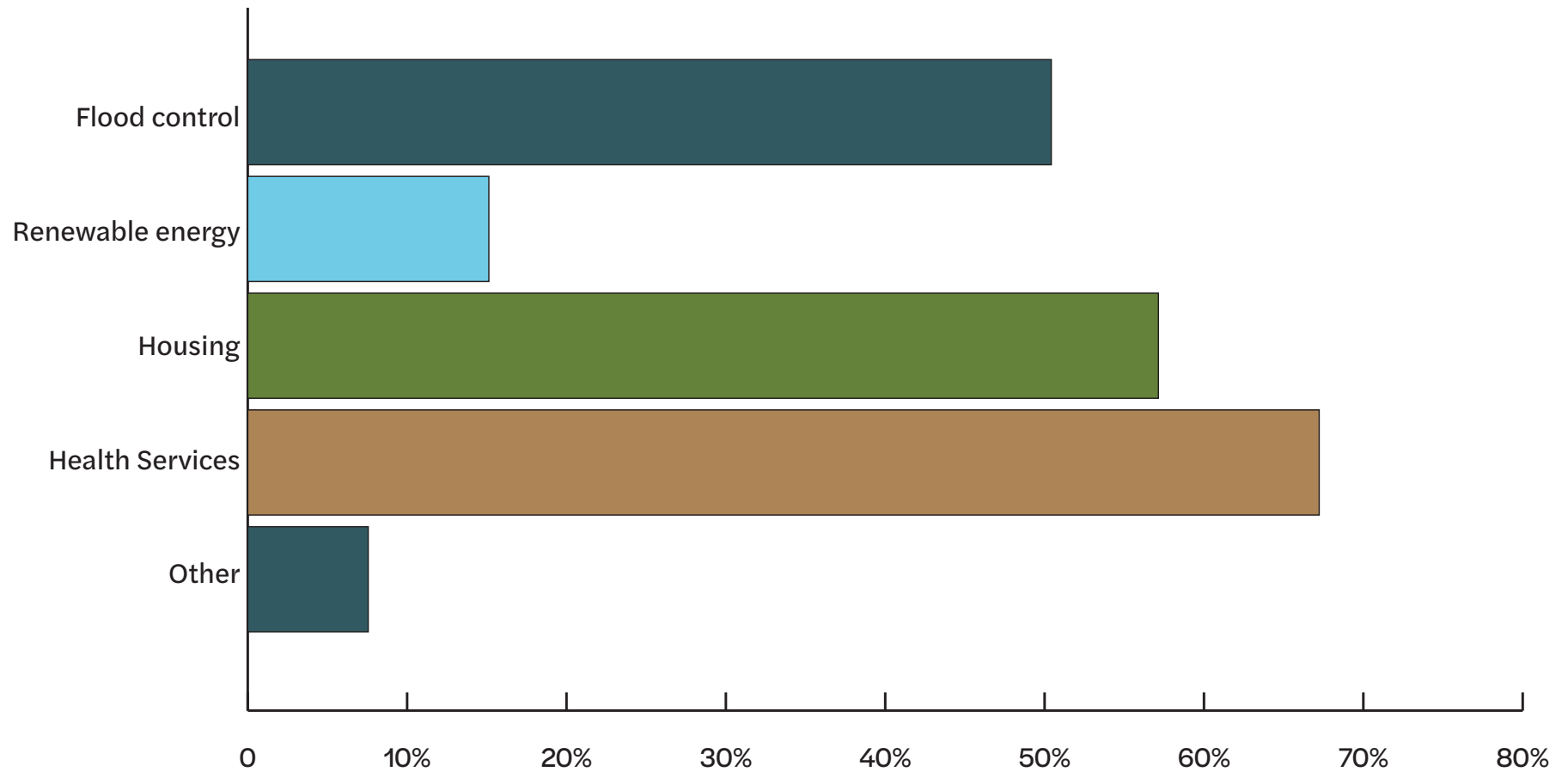
Respondents identified housing shortages (55.8%), flooding (51.7%) and economic shifts (50.1%) as three of the greatest threats to La Grange.

13. On a scale from 1-5, how well do you feel the community is prepared to handle future risks or hazards?



When asked how well they feel the community is prepared to handle future risks or hazards, half of respondents chose 3 (50.4%) out of 5 which implies that the City of La Grange seems more prepared than unprepared.

14. What investments should the community prioritize to be more resilient?



Health services (67.23%) stood out as the top priority for investments in community resilience followed by housing (57.1%) second and flood control (50.4%) third.

15. How prepared do you feel to handle hazards or risks in your community? What makes you feel this way?

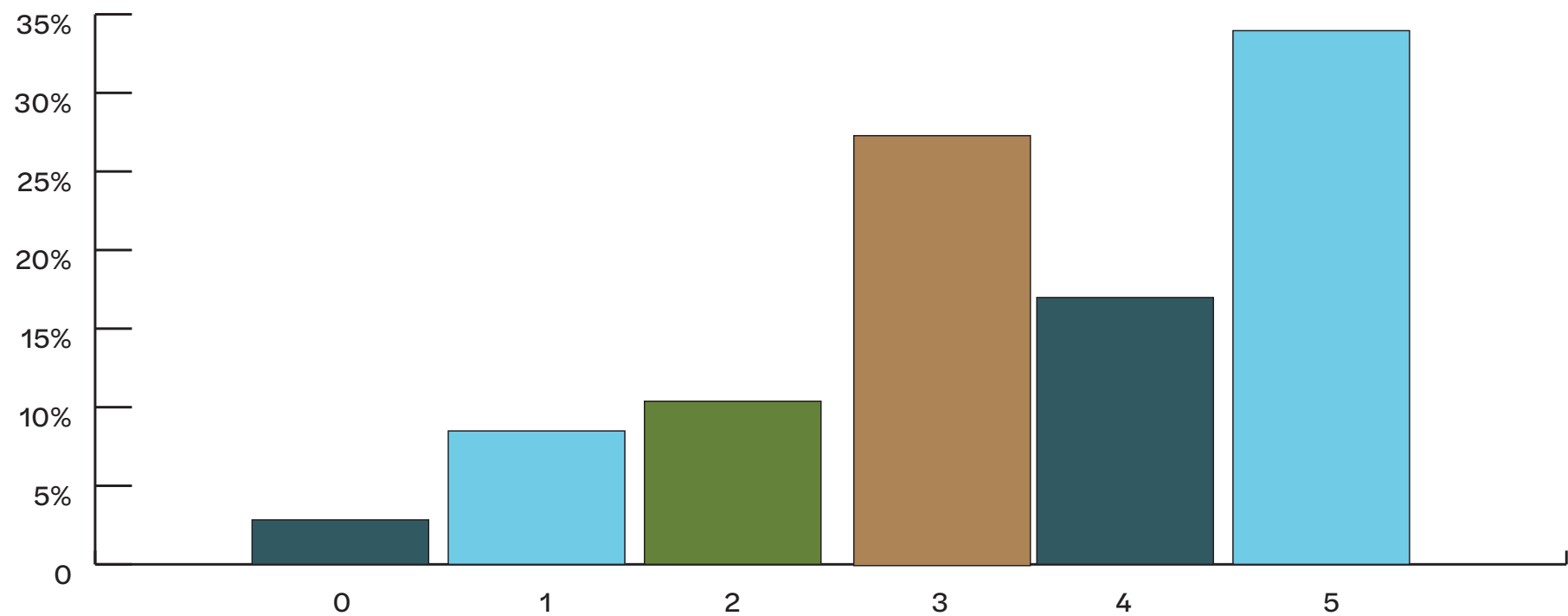


- Not very well. Have a low level of independence from grid and services.
- Not at all.
- Pretty well prepared, have a propane generator and keep a small stock of supplies in the event of an emergency.
- 4 of 5. Have funding and non profit to respond, have personal supplies and tools, have critical skills. And have deployed all of these.
- Not well. My entire yard goes under water when we have a heavy rain. I live in Frisch Auf. The bluff floods downhill to me. Local authorities will not provide drainoff redirection or expansion.
- I feel prepared. I spent a career in safety, security and management of crisis.
- Not very!
- Being a trained professional gives me direction on how to mitigate hazards.
- I am confident in the community to come together and make this happen with the right leadership and vision.

- Well enough. I feel I am a planner of things and feel that I try to not panic in emergencies.
- Wish we could get the noon whistle back that was the warning system that could be used for the town, cell phone towers don't always get the message out like it should.
- What once felt like me and my family had a handle on risks in our community has eerily faded based on certain de idioms that our local government has made.
- You never really prepared for Mother Nature because it's unpredictable. But being born and raised here this community has pulled together in the toughest times.
- I'm former military, have been a correctional officer, and I see things differently than the average citizen.
- We don't have a hospital. We have few police officers and it seems like a high turnover rate. Many areas flood if it rains. Not sure we are super prepared.
- Depending on issue - well prepared to moderately prepared.
- Very.
- Not sure if we could handle any kind of hazard.
- No comment.
- I don't have an opinion on this.
- No hospital is a big problem.
- Lots of elderly people here. Are there enough services available for their needs? Transportation, blindness, illnesses etc. Focus on this as a fine retirement area is where the population is heading anyway. Get on board.
- I don't.
- Always prepared.
- Very prepared. We recovered very quickly after Hurricane Harvey, and we have survived many droughts over the years.
- Mostly prepared. EMS seems pretty well prepared but need a hospital.
- You don't fix the obvious.

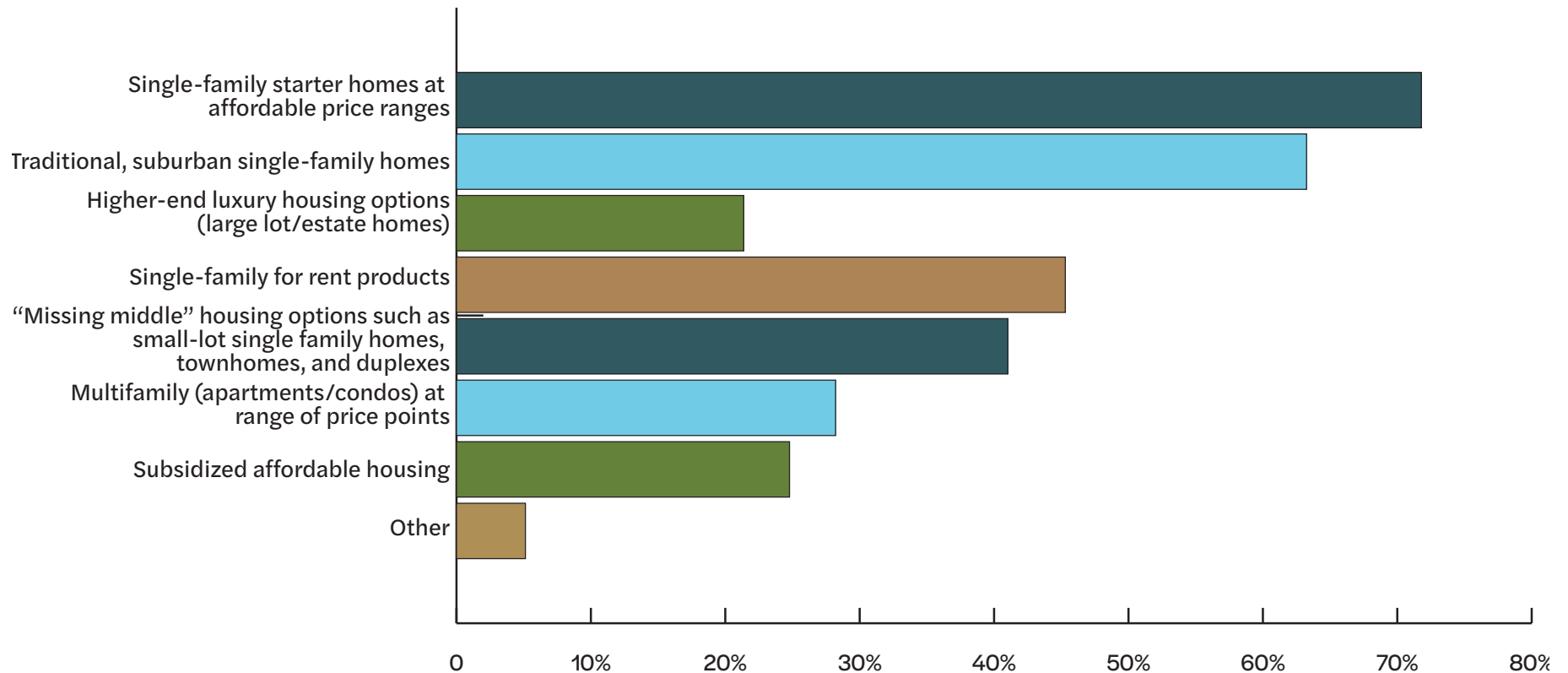
- I feel prepared,I feel safe in my community.
- I don't.
- Fairly prepared. I was here for Harvey.
- Like what? A crime, we might be ok. A drought, what like we're not in a drought over the last several years? I'm grateful we have the EMS we do since we don't have a hospital but those resources are stretched thin.
- Not.
- The city appears to do a great job during adverse conditions. I believe the community will handle whatever occurs.
- Well that's kind of vague every Community has risks and Hazards so I don't know anything specific I think I've been pretty clear already.
- City had the opportunity to help reopen the hospital but refused to participate
- Somewhat I'm not in a floodplain.
- I dont feel prepared for a horrible weather incident because there no safety in mobile homes from tornadoes and no affordable family home. If we had an alarm and maybe a shelter.
- Prepared but I've worked in emergency management for years the city employees are on top of their game and the fire department is great.
- We've done a good job of notifying people but it's thru social media may need a text system in place, but if the grid goes down maybe a siren.
- I think as we saw during Hurricane Harvey, our community may not be as resilient as we think. We don't have very many safety nets and we have an increasing number of people living in risk-prone areas.
- I feel prepared because I think ahead not behind like the city does.
- Law abiding citizen, exercise the 2nd amendment.
- I'm fairly confident.
- I moved here from the coast. I feel prepared for rain and floods.
- Not at all lost my home in flood and it took years for someone to offer to build for those who lost their homes.
- Depends on the risk: if flooding or fire is the risk, it wipes out preparedness for everything else. Everything else we could handle. For flooding and fire we would start over.

16. How supportive are you of bringing more residential land-uses (e.g., housing, apartments) to La Grange?



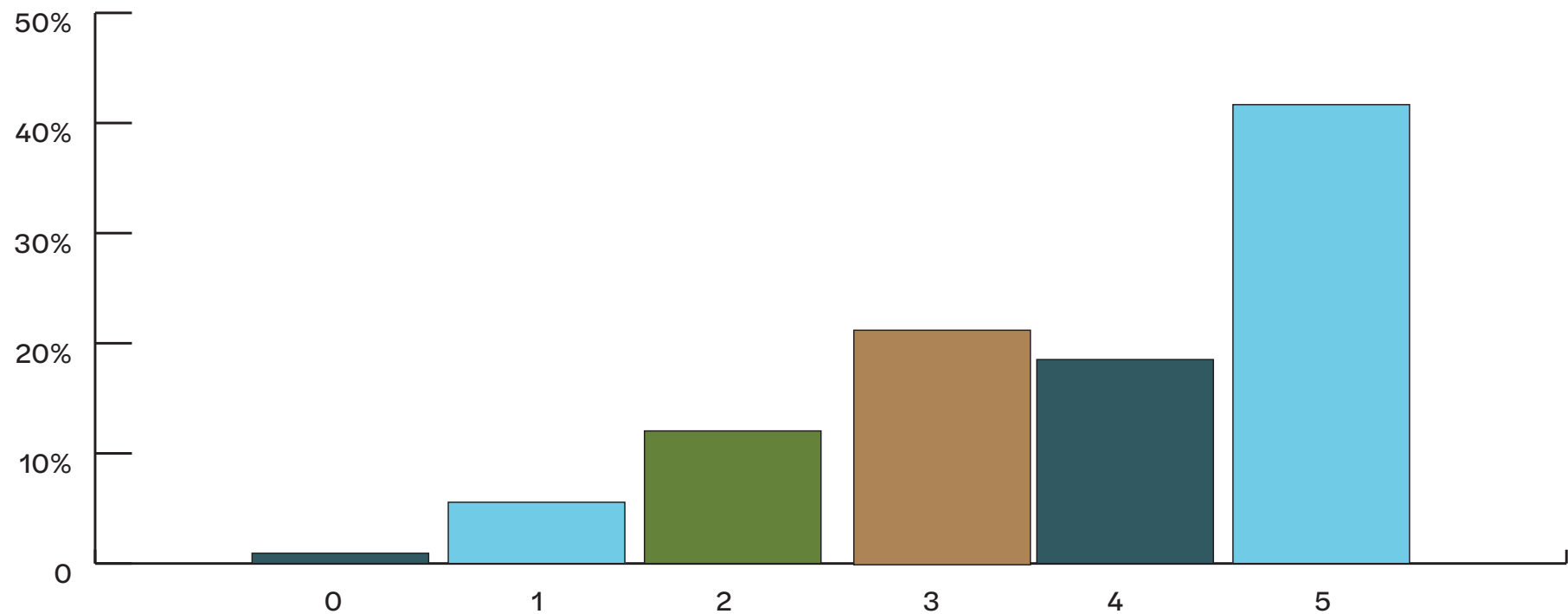
Respondents were asked to rank how supportive they are of bringing more residential land uses to La Grange, with 0 meaning no support and 5 meaning very supportive. The results show that respondents are generally supportive of more residential land uses with 5 (34%), very supportive, receiving the most responses.

17. I would support more of the following housing options in La Grange:



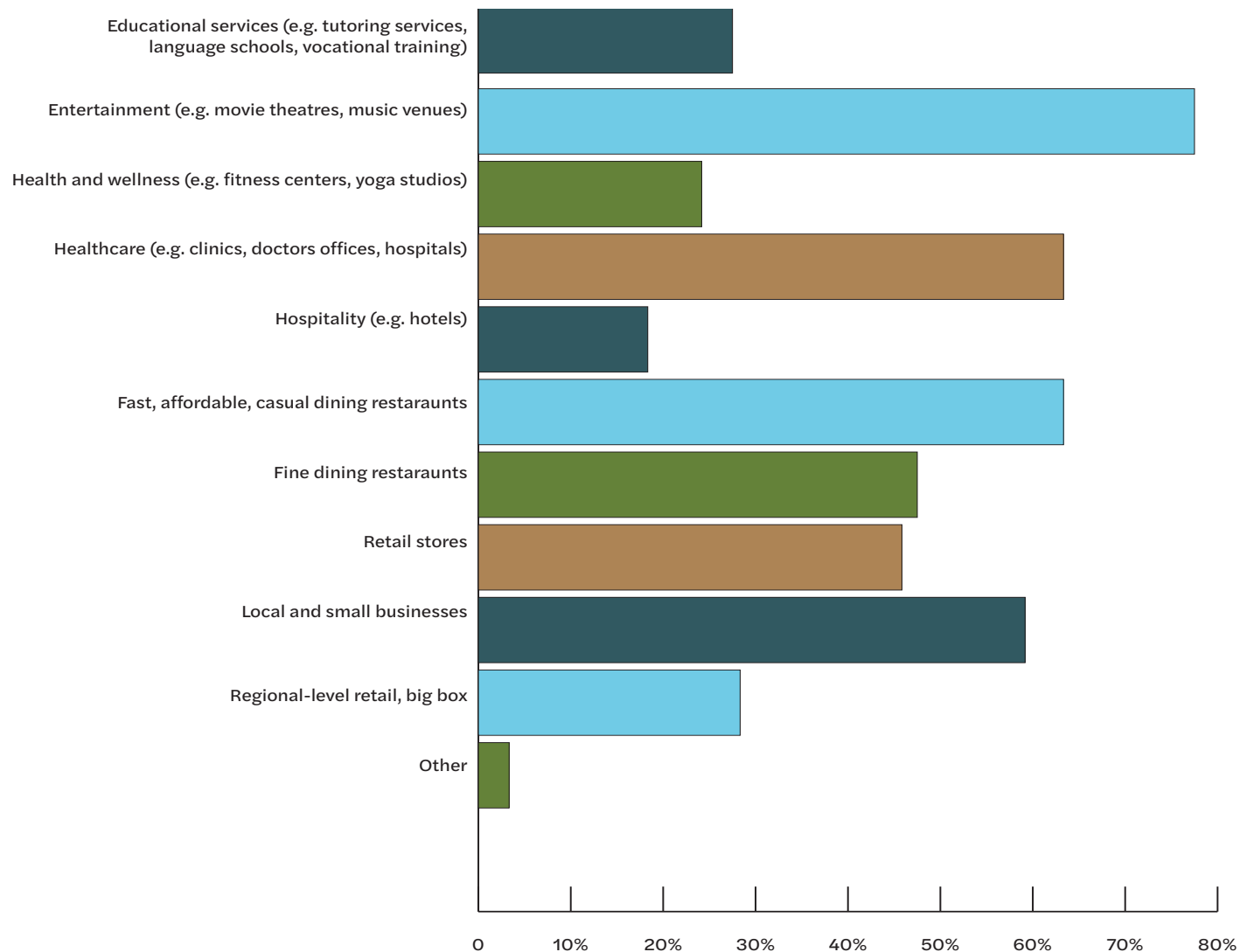
Most respondents prefer future housing in the City to focus on single-family starter homes at affordable price ranges (71.8%). The next most popular housing type is traditional single-family suburban homes (63.3%), followed by single-family for rent products (45.3%) and “missing middle” housing options (41%).

18. How supportive are you of bringing more commercial land uses (e.g., shops, restaurants, offices) in La Grange?



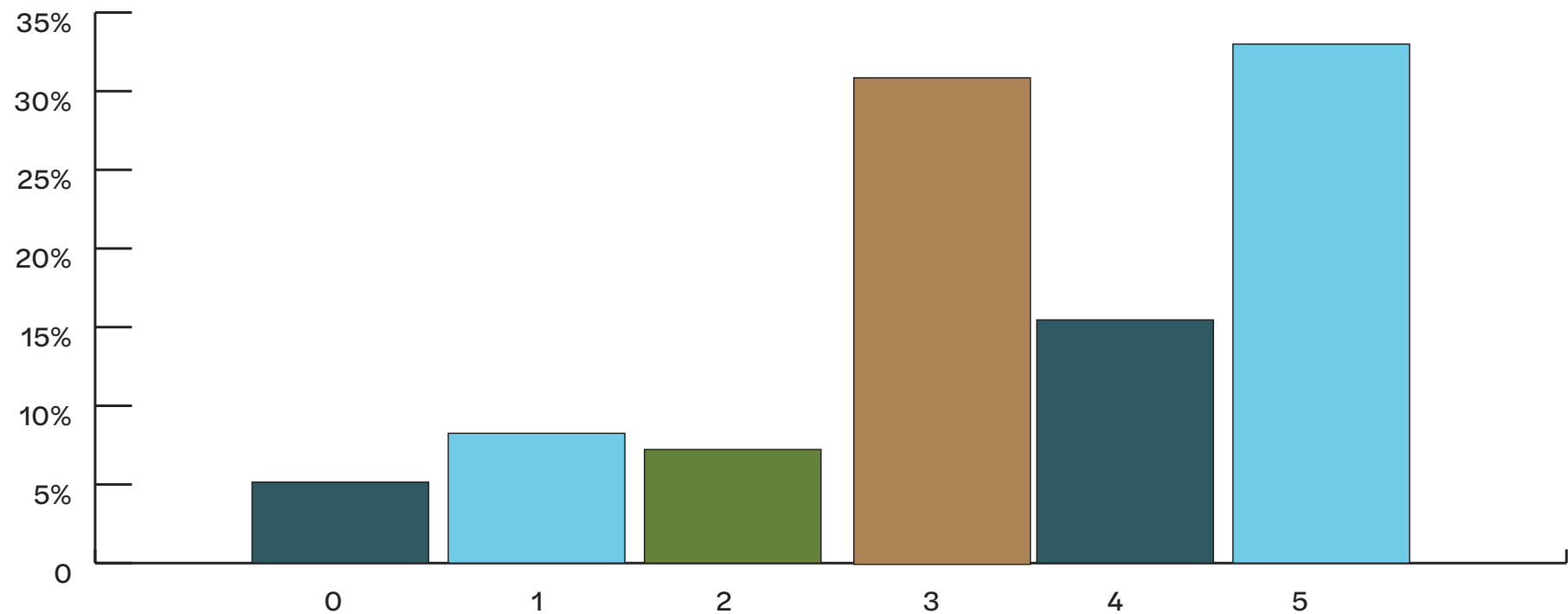
Respondents were asked to rank how supportive they are of bringing more commercial land uses to La Grange, with 0 meaning no support and 5 meaning very supportive. The results show that respondents are largely supportive of more commercial land uses with 5 (41.7%), very supportive, receiving the most responses.

19. What commercial businesses would you like to see more of in La Grange?



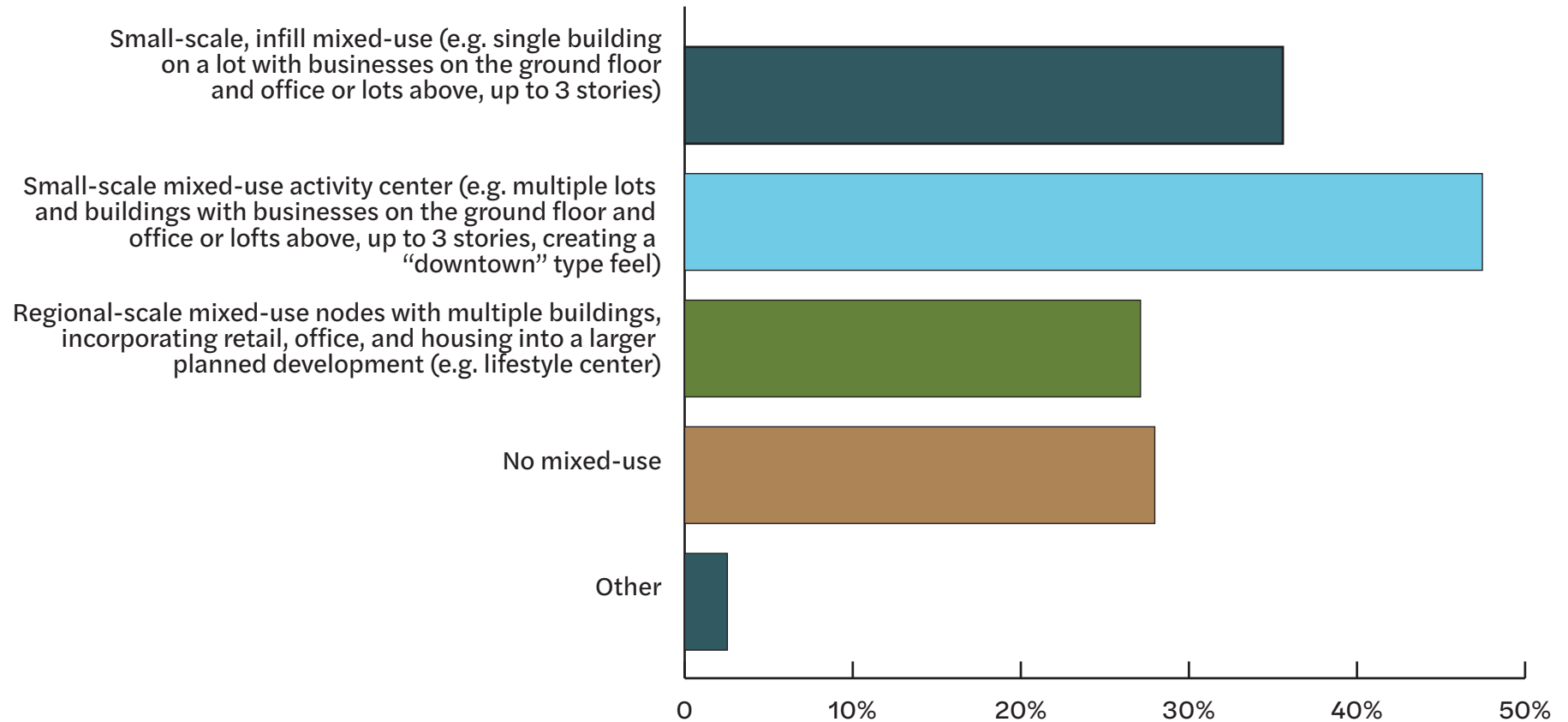
The type of commercial businesses that respondents would like to see most in La Grange are entertainment (77.5%). For the second most popular type of commercial businesses, there was equal support for healthcare (63.3%) and fast, affordable, casual dining restaurants (63.3%).

20. How supportive are you of bringing more mixed-use developments (e.g., areas where residential, commercial and recreational uses are combined) to La Grange?



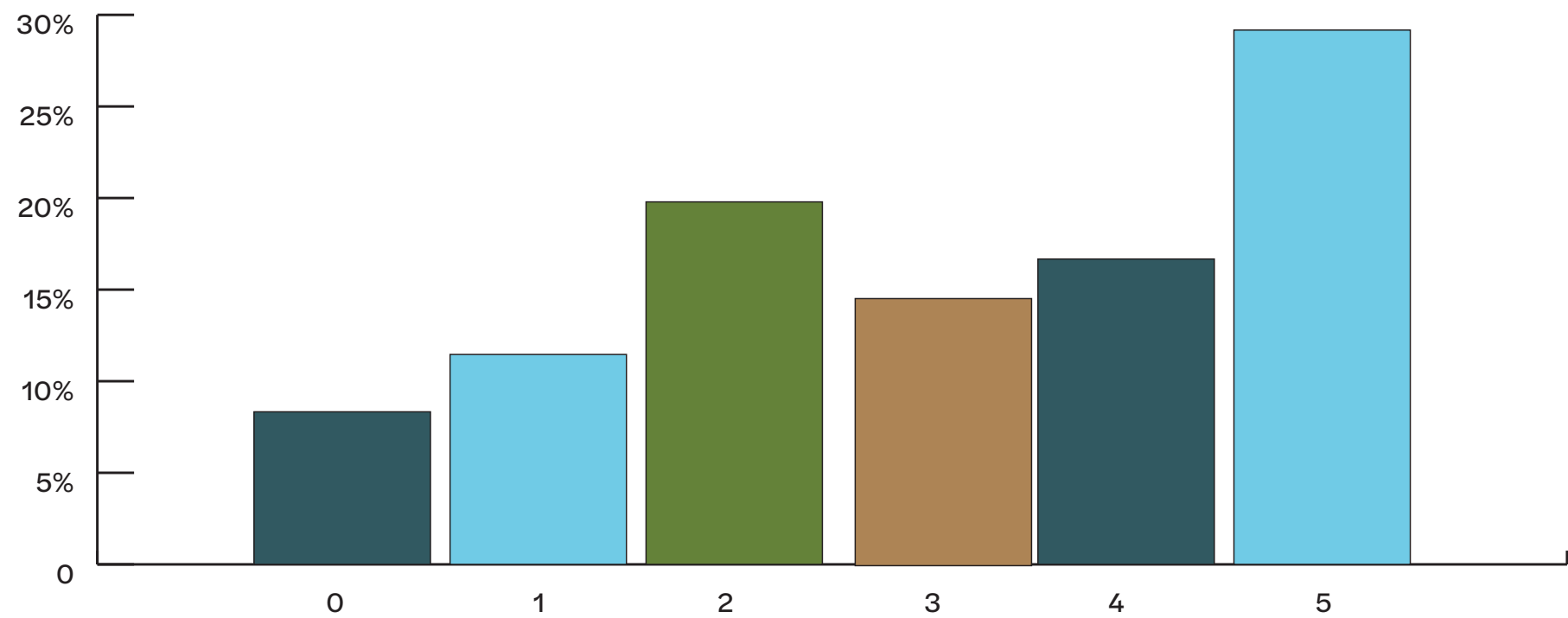
Respondents were asked to rank how supportive they are of bringing mixed-use developments into La Grange, with 0 meaning no support and 5 meaning very supportive. The results from respondents demonstrate a general level of support for more mixed-use developments within the City.

21. What types of mixed-use development would you like to see in La Grange?



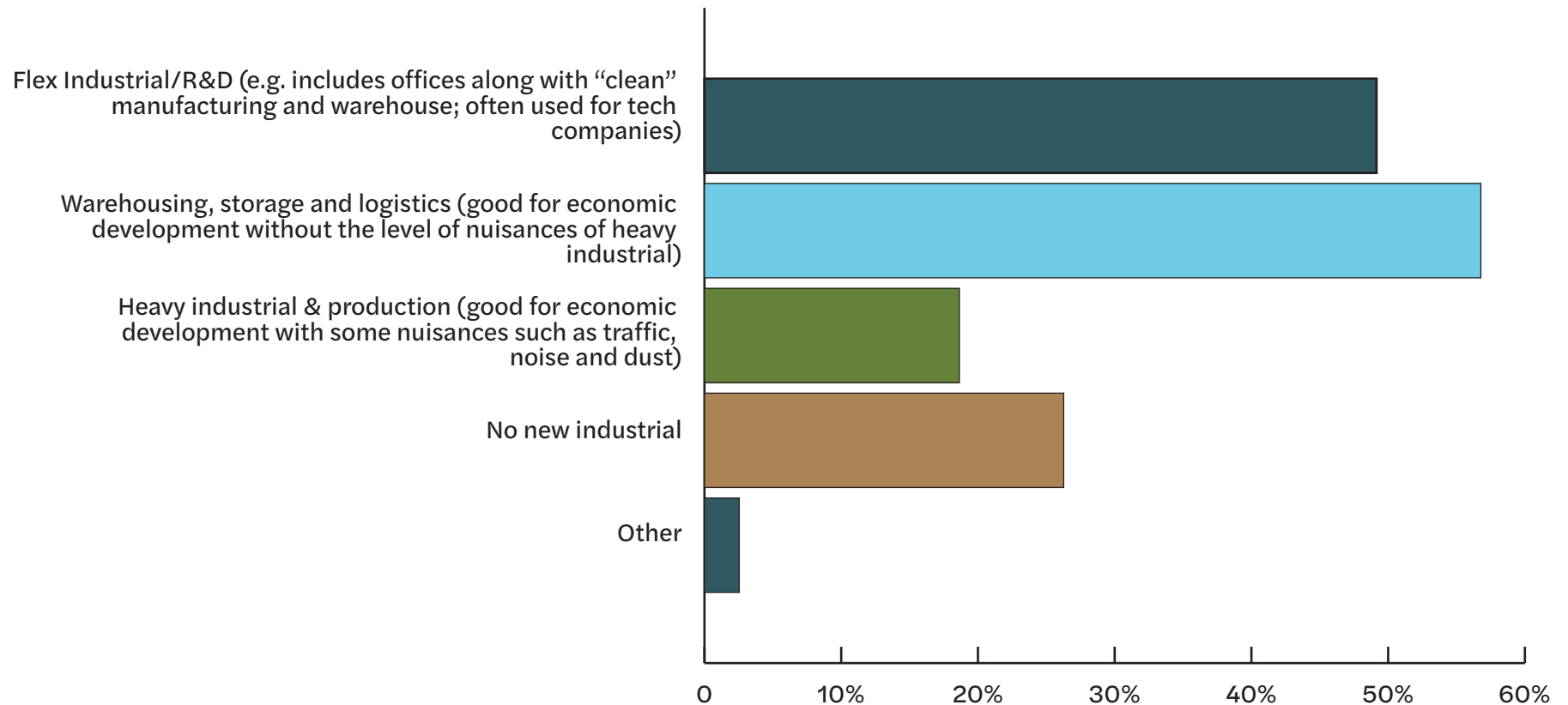
Most respondents prefer mixed-use developments that are small in scale with businesses on the ground floor and offices or lofts up to 3 stories which are on multiple lots (47.5%). This type of mixed-use development is called a small-scale mixed-use activity center. There was also some support for small-scale infill mixed-use developments (35.6%). This mixed-use development type is similar to the small-scale mixed-use activity center but is only contained on one lot.

22. How supportive are you of bringing more industrial land uses (e.g., factories, warehousing) to La Grange?



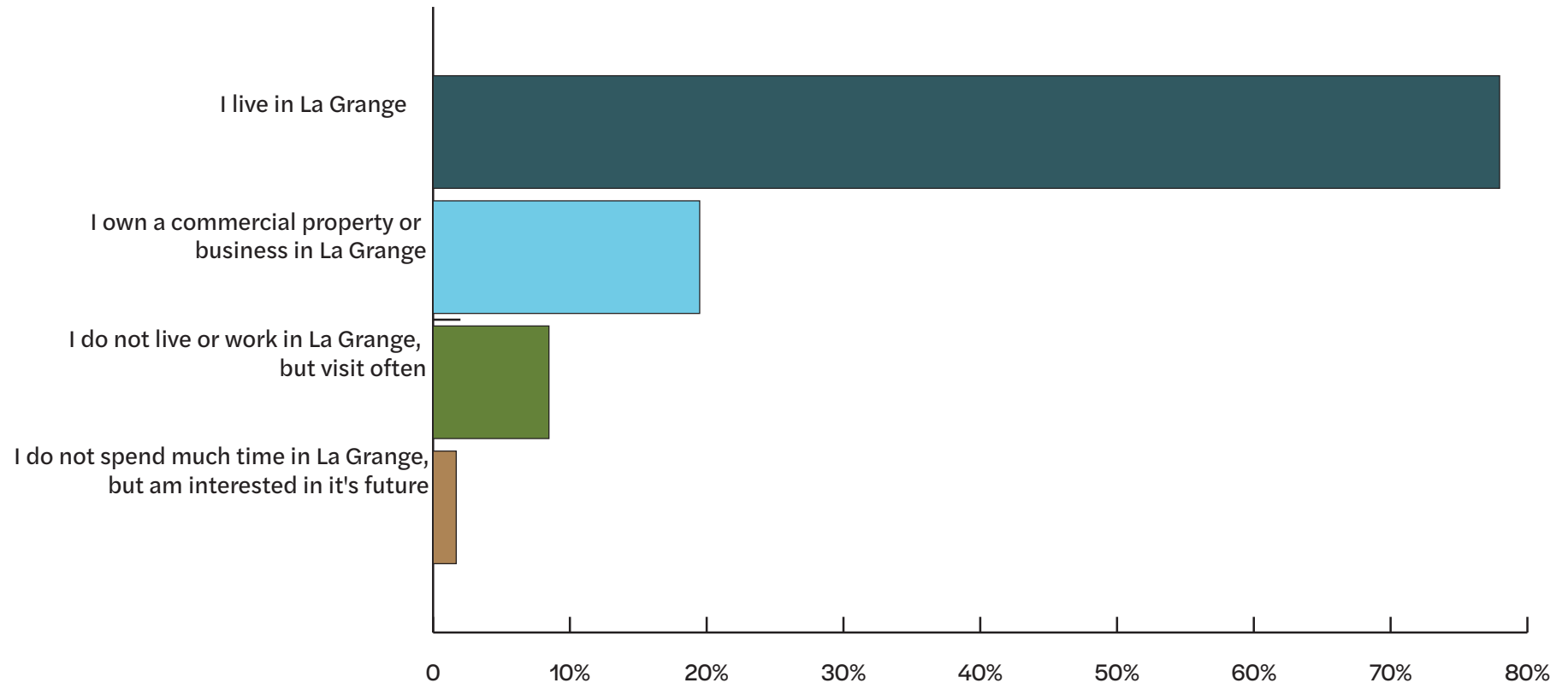
Respondents were asked to rank how supportive they are of bringing industrial land uses into La Grange, with 0 meaning no support and 5 meaning very supportive. The results from respondents show mixed support for industrial land uses.

23. What types of industrial development would you like to see more of in La Grange?



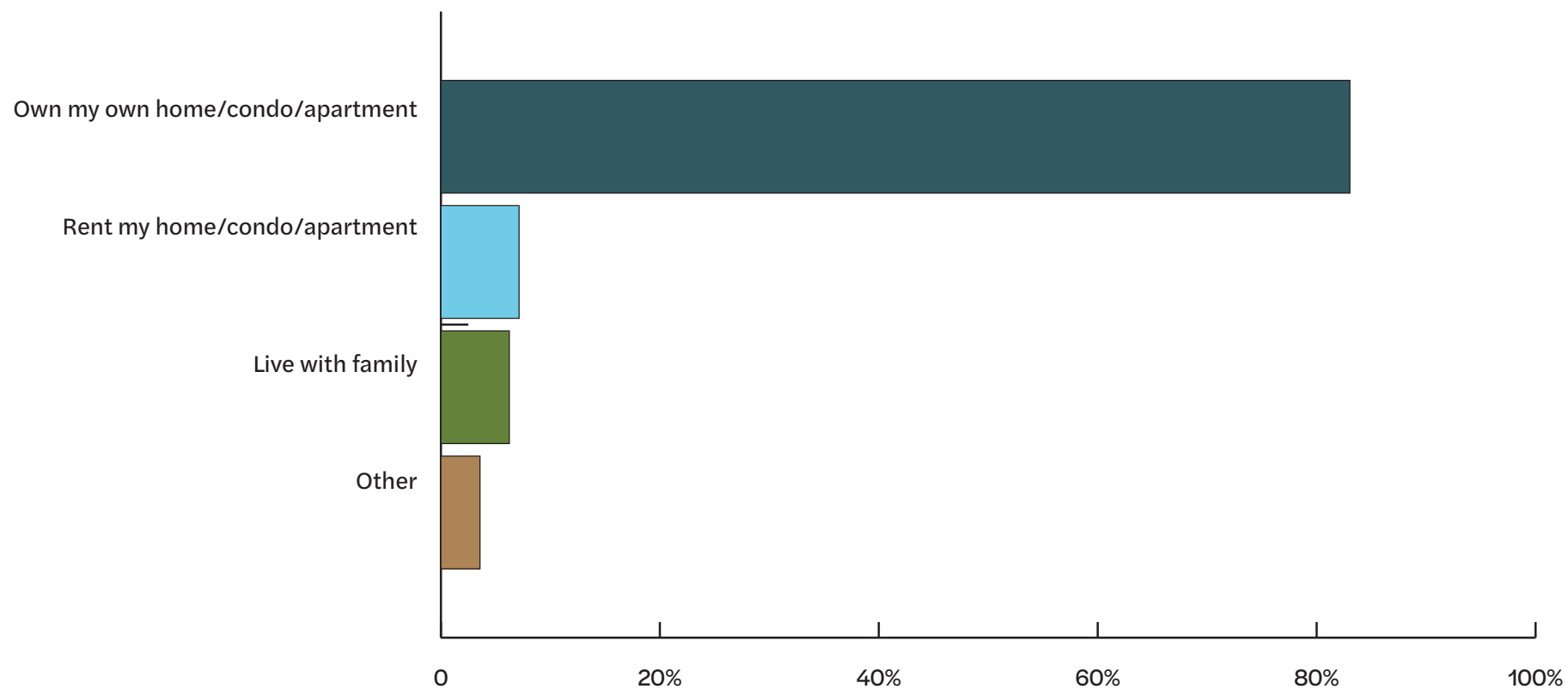
Most respondents would prefer to see warehousing, storage and logistics (57.8%), and flex industrial and research and development (49.2%) in La Grange over heavy industrial and production (18.6%) or other industrial land uses (2.5%). Over a quarter of respondents would prefer to see no new industrial (26.3%) land uses.

24. Which of the below describes you?



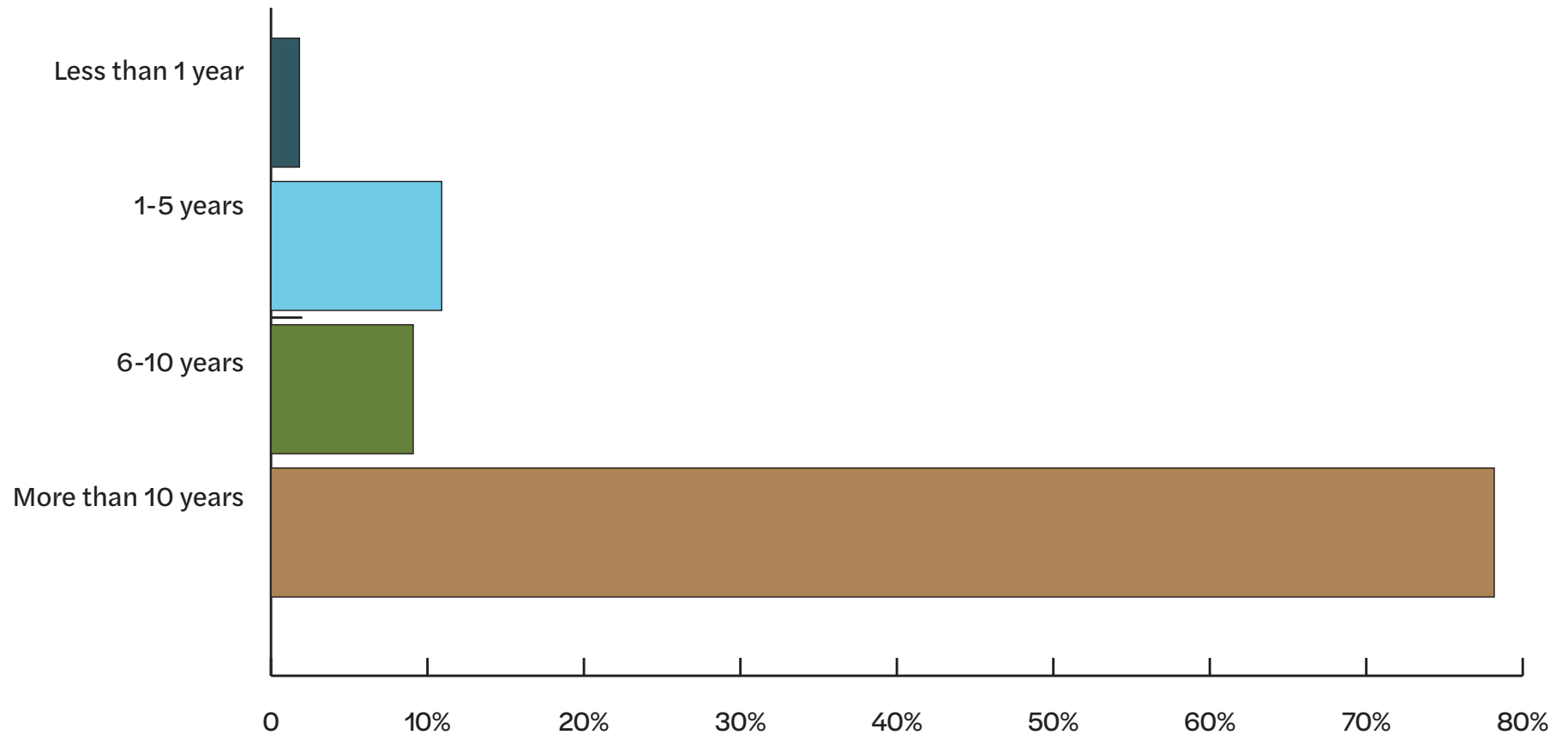
The overwhelming majority of respondents live La Grange (78%), while a few respondents own a commercial property in La Grange (19.5%) or do not live or work in La Grange but visit often (8.5%).

25. If you live in La Grange, what best describes your living situation?



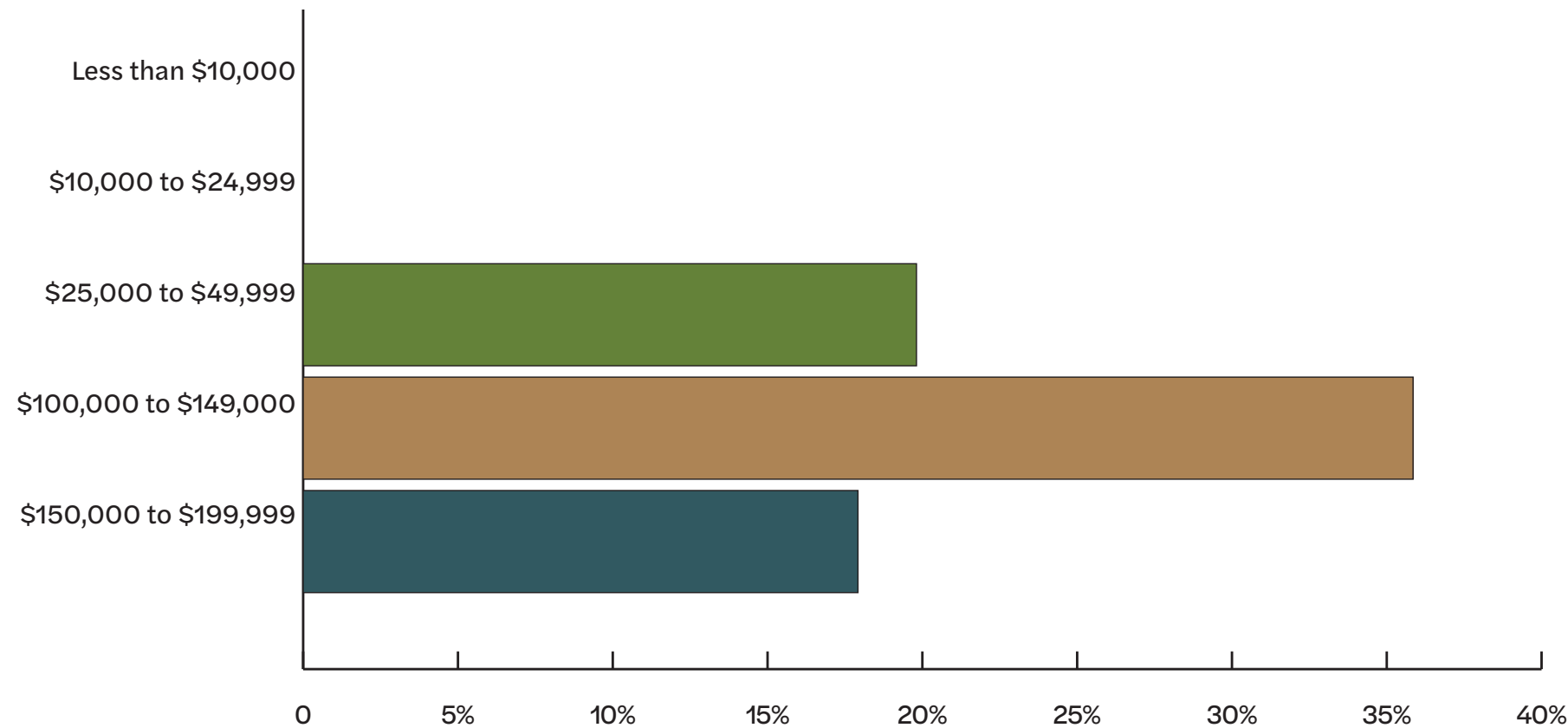
Most respondents who live in La Grange own their own home or condo (83%). Some respondents rent their home, condo or apartment (7.4%) or live with family (6.3%).

26. If you live in La Grange, how many years have you lived here?



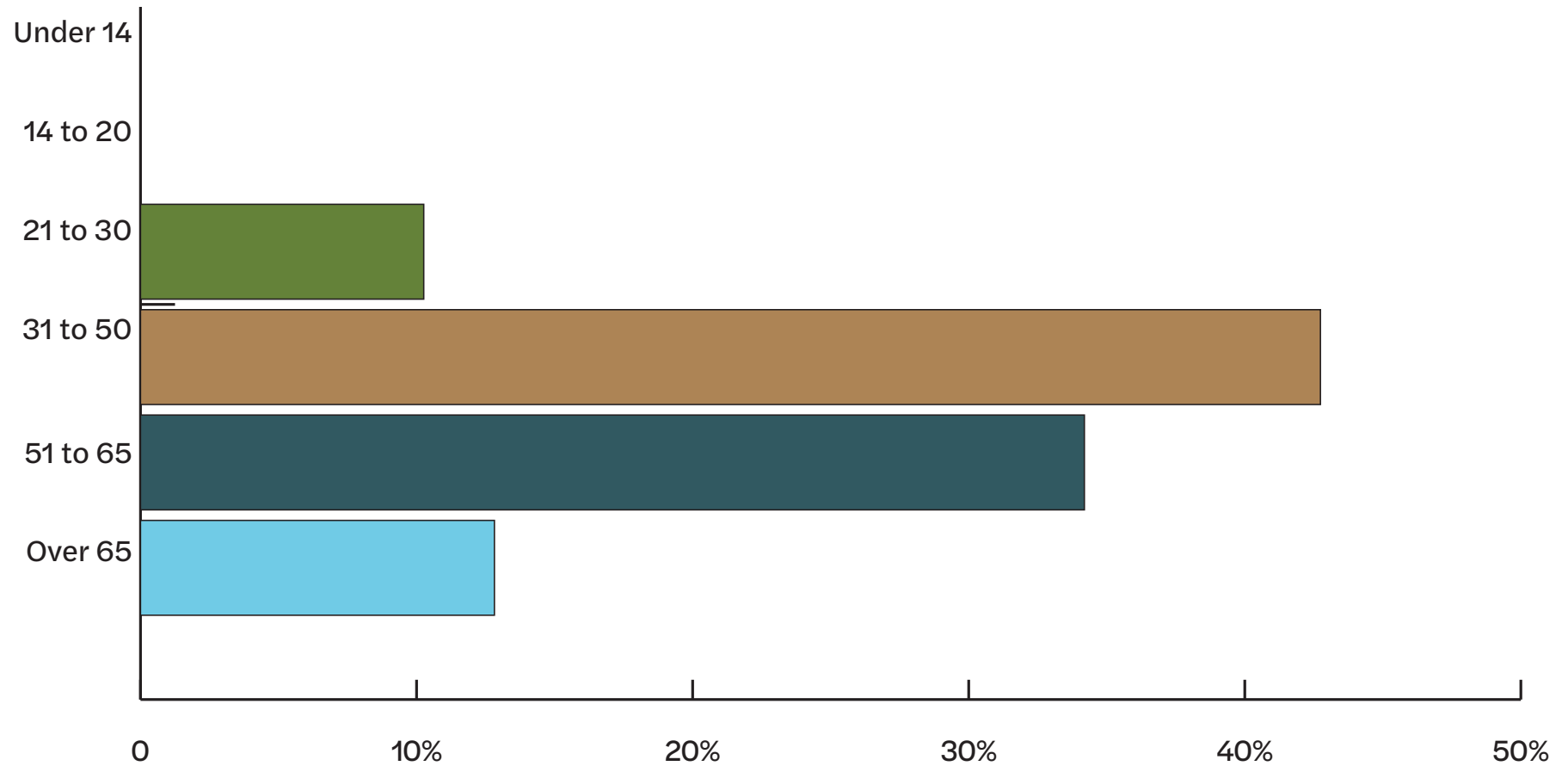
The overwhelming majority of respondents have lived in La Grange for more than 10 years (78.2%).

27. What is your household income in the last 12 months?



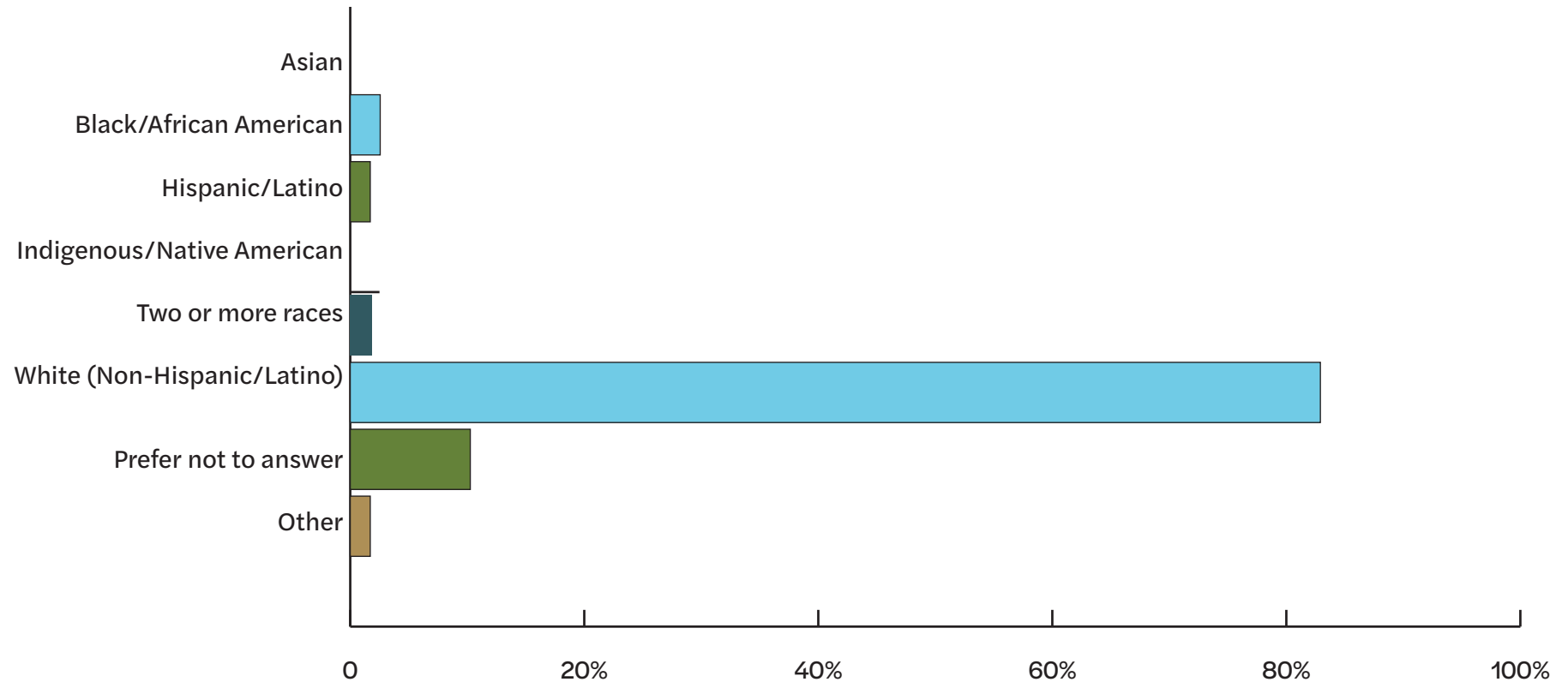
The largest share of respondents make an annual income between \$100,000 to \$149,000 (35.9%) with the next largest group being those who make an annual income between \$150,000 to \$199,999 (17.9%). Respondents overall skew higher in annual income.

28. What is your age?



The largest age group of participants was those between the ages of 31 to 50 (42.7%), with the next largest group between the ages of 51 to 65 (34.2%). The survey received no respondents under the age of 21 and overall skewed toward older participants.

29. What best describes your race/ethnicity?



The majority of respondents are White (82.9%), with the next largest group being those who prefer not to answer (10.6%). There is an underrepresentation of participants from other racial groups.

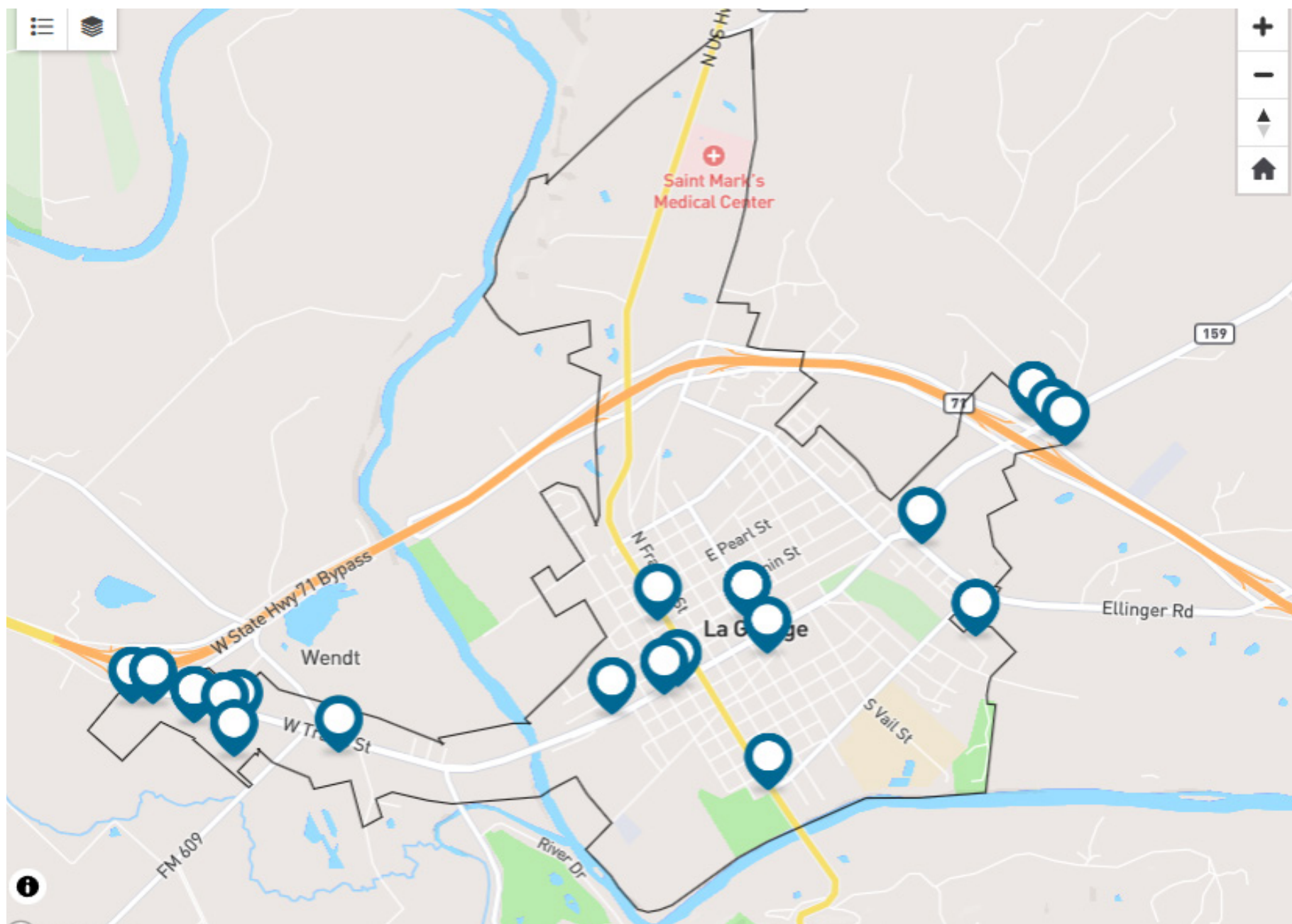
Online Mapping Exercise

Another virtual engagement tool offered for this Plan was an online mapping exercise where visitors could leave geo-referenced comments on a map of La Grange. Participants could read the comments left by others and up or down vote them to show agreement or disagreement. This is useful in helping the planning team understand which comments rise to the top in priority during the creation of recommendations.

All comments from the mapping exercise can be found below, although they are not geo-referenced, as they were when the planning team reviewed them via the online platform. The online mapping exercise opened with the launch of the project website in August 2025 and was available until Spring of 2026.

Comments:

- Lab for monthly bloodwork. These ladies are great!
- Whataburger-Texas icon
- Great for boots, jeans, bbq
- Reba's Pizza. Best pizza we've had in a long time! Go to for pizza! Plus, fudge!
- Second Chance Emporium. Love Love, Love!!!!
- HEB. Love!!!!
- Alejandra's. Our go to for great Mexican food! We know they're moving soon.
- Cafe Latte. Good coffee and oriental soup!!!!
- Ere's Italian
- Snappy's for gas and ice
- Sealand for great meal and service
- For home improvement needs, love Sutherland's
- Walmart for a few thing HEB doesn't have.
- Tractor Supply
- JayDee's. Great place with friendly service and great food!
- Spill the Tea. Love this small business!
- Get rid of the Carter Motel.
- This is the cutest little building. Can tell it used to an old gas station wirh service center. If I had the money, it would make a cute little coffee shop with outdoor seating area or drive thru.
- Very interested to see what business goes in where D'Kitchen used to be. They closed before we tried them but heard good things.



BIG IDEAS Wall

During the development of the Plan, an online vision wall activity was offered that asked project website visitors to share their BIG IDEAS for the future of La Grange. This feature started in August 2025 and was available until Spring of 2026. Participants could read comments submitted by others and heart then to show agreement, helping the project team understand the community's ideas that most resonated with website visitors. All comments from the visioning activity are included below and on the following page.

Comments:

- Our city definitely NEEDS medical services. FULL HOSPITAL, more doctors, OB/GYN, dentists, labs, optometrists, and holistic medical providers.
- More small business needed, especially in downtown area. Restaurants, coffee shop, stores with affordable & quality clothing, movies.
- I am surprised how limited the ETJ is. Need broader thinking and control of neighboring development areas, and need Infrastructure planning.
- Natatorium
- No more vape shops! A coffee shop open past 6pm A place where high school student can gather and socialize.
- More for kids of all ages to do! Movie theater, skating rink, bowling alley. Dance hall again.
- A downtown plaza with a play area for kids, tables, and food trucks with different food options. Paved walking trails at White Rock Park.
- Sprouting TX installs native pollinator gardens for monarch conservation, park beauty, and volunteers. La Grange: Join us to model habitat.
- I'd like to see a cafe, restaurant or ice cream store open on the square. We need a little more activity for the square on weekends.
- Would love to see one or two disc golf courses in an area with trees. Can be a flood zone, can have mixed with walking trails in the middle.
- More entertainment options.

16 November, 2025

AnnieB says:

"Our city definitely NEEDS medical services. FULL HOSPITAL, more doctors, OB/GYN, dentists, labs, optometrists, and holistic medical providers"



16 November, 2025

AnnieB says:

"More small business needed, especially in downtown area. Restaurants, coffee shop, stores with affordable & quality clothing, movies."



11 October, 2025

Sam wilson says:

"I am surprised how limited the ETJ is. Need broader thinking and control of neighboring development areas, and need Infrastructure planning"



8 October, 2025

CC says:

"A downtown plaza with a play area for kids, tables, and food trucks with different food options. Paved walking trails at White Rock Park."



9 October, 2025

Sc says:

"Natatorium"



8 October, 2025

Lg citizen says:

"No more vape shops! A coffee shop open past 6pm A place where high school student can gather and socialize."



8 October, 2025

denisekam says:

"More for kids of all ages to do! Movie theater, skating rink, bowling alley. Dance hall again"



14 September, 2025

Khop says:

"Would love to see one or two disc golf courses in an area with trees. Can be a flood zone, can have mixed with walking trails in the middle."



6 October, 2025

Leanne says:

"**Sprouting TX installs native pollinator gardens for monarch conservation, park beauty, and volunteers. La Grange: Join us to model habitat"



15 September, 2025

Wayne says:

"I'd like to see a cafe, restaurant or ice cream sore open on the square. We need a little more activity for the square on weekends."



15 September, 2025

Wayne says:

"I'd like to see a cafe, restaurant or ice cream sore open on the square. We need a little more activity for the square on weekends."

