



VISION LA GRANGE COMPREHENSIVE PLAN

ADOPTED XX/XX/XXXX

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Executive Summary

Planning for the Future

The Vision La Grange Comprehensive Plan serves as the City's long-range guide for growth, development, infrastructure, mobility, housing, public services and resilience. It provides City leaders, staff, residents, property owners and development partners with a framework for decisions that preserve La Grange's historic character while preparing the community for future opportunities and challenges. As a strategic policy guide, not a zoning ordinance, the Plan informs development review, infrastructure planning, capital investment and future regulatory updates. It was developed as part of the Texas General Land Office Resilient Communities Program, which promotes long-range planning that integrates land use, infrastructure and hazard mitigation strategies.

La Grange's future depends on balancing growth with preservation. Residents value the City's small-town atmosphere, historic downtown, mature neighborhoods, strong community identity and natural setting along the Colorado River. At the same time, residents identified the need for more housing choices, additional restaurants and entertainment, improved drainage and flood protection, safer streets, better sidewalks and trails, and continued reinvestment in infrastructure and public facilities. This Plan provides a coordinated framework to address those priorities and advance a shared vision for La Grange's future.

What Changed Since 2018

The 2018 Comprehensive Plan established an important foundation for La Grange, emphasizing downtown revitalization, small-town character, utility services, pedestrian safety, resilient and affordable housing, and river trail development. The 2026 update builds on that direction with new data, updated land use patterns, recent community input, hazard-mitigation considerations, and a clearer implementation framework.

The updated Plan shifts from broad policy direction to an action-oriented approach, introducing a new Future Land Use Plan, housing and neighborhood strategies, infrastructure and stormwater recommendations, updated transportation chapter, and an implementation matrix with assigned responsibilities and timeframes. It organizes the Plan around five community goals: Hometown Atmosphere, Quality Development, Economic Strength, Convenient Lifestyles, and Resilience.

The updated vision statement is:

"La Grange will preserve its hometown atmosphere and historic character while encouraging quality development that promotes economic strength, convenient lifestyles and community resilience for current and future generations."

Community Priorities

Community input gathered through public meetings, stakeholder conversations, online engagement, and surveys shaped the recommendations throughout this Plan. The following priorities, organized around the Plan's core topic areas, reflect what residents consistently identified as most important:

- **Land Use:** Residents emphasized healthcare services, entertainment, casual dining, river-oriented activity, and growth that preserves La Grange's small-town character.
- **Housing:** Top priorities included starter homes, suburban-style homes, and "missing middle" housing, with concerns about affordability, aging stock, limited options for young professionals and families, and manufactured home vulnerability during severe weather.
- **Infrastructure:** Residents prioritized drainage and flood control, water and sewer improvements, and roadway maintenance addressed through utility, stormwater, and resilience recommendations in the Plan.
- **Transportation:** Key priorities were sidewalk connections, traffic safety, and roadway maintenance, along with interest in bike lanes, trails, improved active transportation connections, and continued CARTS transit support.

Big Moves

1. Guide Growth with a Future Land Use Plan

The Future Land Use Plan is a central tool of this update, identifying where growth, reinvestment, conservation, commercial development, neighborhoods, recreation, mixed-use activity, and flex business uses should occur over time. The Future Land Use Map is not a zoning map, but it guides future zoning decisions, development review, infrastructure planning, and capital investment. The Plan establishes nine future land use categories with supporting dashboards that clarify the intended character, scale, density, and mix of uses for each category.

2. Protect the Colorado River and Manage Flood Risk

The Colorado River is one of La Grange's greatest assets, but it also shapes the City's flood risk. The Plan integrates hazard mitigation across land use, housing, infrastructure, transportation, and implementation recommendations by directing new development away from high-risk areas, encouraging conservation uses in flood-prone areas, supporting flood-resilient retrofits for existing homes, and recommending stormwater and drainage improvements that reduce long-term risk. These strategies build on the Fayette County Hazard Mitigation Action Plan, which identifies flooding, severe storms, tornadoes, extreme heat, and other hazards relevant to La Grange.

3. Revitalize Downtown and Strengthen the Riverfront

Downtown La Grange remains the historic, civic, and cultural heart of the community. The Plan recommends continued revitalization, placemaking, historic preservation, local business support, and reinvestment in underutilized properties. It also recognizes the Colorado River as an opportunity for expanded recreation, tourism, and public access. Early implementation actions include preparing a downtown and riverfront small area plan and establishing overlay districts to guide coordinated reinvestment.

4. Expand Housing Choices and Reinvest in Neighborhoods

La Grange's housing needs are changing. The Plan recommends expanding options for residents at all life stages, including starter homes, small-lot homes, duplexes, townhomes, accessory dwelling units, small-scale multifamily, and housing that supports aging in place, while emphasizing neighborhood compatibility, reinvestment in aging properties, code compliance support, historic resource identification, and flood resilience. These strategies are intended to support young households, families, workers, seniors, and long-time residents without compromising the character of established neighborhoods.

5. Modernize Infrastructure and Public Services

Reliable infrastructure is essential to quality of life, economic development, and resilience. The Plan recommends a proactive approach to water, wastewater, drainage, streets, and public facilities, including utility asset management programs, water and wastewater master plans, coordinated utility and street replacement, capacity reviews for new development, outside funding pursuit, and implementation of the Stormwater Master Plan. These investments will help La Grange maintain service quality, support growth, and reduce risk during emergencies.

6. Build a Safer, More Connected Transportation Network

The Plan updates La Grange's transportation framework through a comprehensive transportation chapter addressing both roadway networks and active mobility. Key goals include improved street connectivity, route redundancy, safety, walkability, and access to schools, parks, downtown and the Colorado River. The active transportation component proposes a connected network of sidewalks, shared-use paths, trails and bike facilities.

First Five Years of Action

The first five years should focus on building momentum, aligning regulations with the Plan, preparing priority projects for funding, and establishing systems for ongoing implementation.

Years 1–3: Set the Foundation

During the first three years, the City should prioritize plan administration, regulatory alignment, and near-term implementation. Key actions include assigning a Comprehensive Plan Champion, updating zoning and development regulations to align with the Future Land Use Plan, preparing downtown and riverfront overlay districts, creating corridor commercial standards and developing a neighborhood compatibility framework for infill and missing-middle housing.

Housing and redevelopment efforts should begin by enabling small-lot starter homes, supporting diversified housing options, linking code enforcement with compliance resources, and identifying resources for affordable housing, rehabilitation, and weatherization. Infrastructure priorities include launching a utility asset management program, developing water and wastewater master plans, conducting a utility rate study, requiring utility capacity reviews for major developments and updating system development fees so new growth contributes fairly to long-term infrastructure costs. Early transportation actions should include advancing a shared-use path demonstration corridor, developing a pavement maintenance plan, improving rail crossing coordination and continuing coordination with TxDOT and CARTS.

Measuring Success

Implementation should be treated as an ongoing process. The Plan should be reviewed annually to track progress, identify near-term priorities, coordinate with the budget, and adjust actions as conditions change. A detailed audit should occur every five years, with a full update every ten years. The implementation chapter establishes this cycle through annual progress reporting, annual updates, a five-year audit, and a ten-year update process, keeping the Plan relevant, responsive, and aligned with the community's long-term vision.

Years 4–5: Advance Priority Projects

In years four and five, the focus shifts from planning and regulatory updates to capital project development and targeted implementation. Priority actions should include creating an infill and redevelopment program for vacant, underutilized, and aging properties; completing a historic resources survey; preparing a redevelopment and rehabilitation toolkit; pursuing flood resilience improvements for homes near the Colorado River; and continuing to direct new housing toward lower-risk areas.

Infrastructure and stormwater implementation should advance during this period, including wastewater collection rehabilitation, water main replacement, system redundancy improvements, and proactive drainage maintenance at flood-prone locations. Nature-based stormwater solutions such as riparian restoration, vegetated channel improvements and green infrastructure retrofits should be pursued where feasible.

Transportation priorities include implementing early active transportation connections, coordinating roadway upgrades with Future Land Use Plan designations, improving public transportation awareness of CARTS NOW, and preparing sidewalk, trail and shared-use path projects for grants or capital funding.





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CHAPTER

1

SNAPSHOT

Planning La Grange's Future

Introduction

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

What is a Comprehensive Plan?

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

Comprehensive Planning is Important Because:

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

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

Legal Basis for Planning

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

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

Texas General Land Office Resilient Communities Program

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

How to Use this Plan

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

Population Trends & Demographics

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

Figure 1. Historic Population Change

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

Source: U.S. Census Bureau, Decennial Census

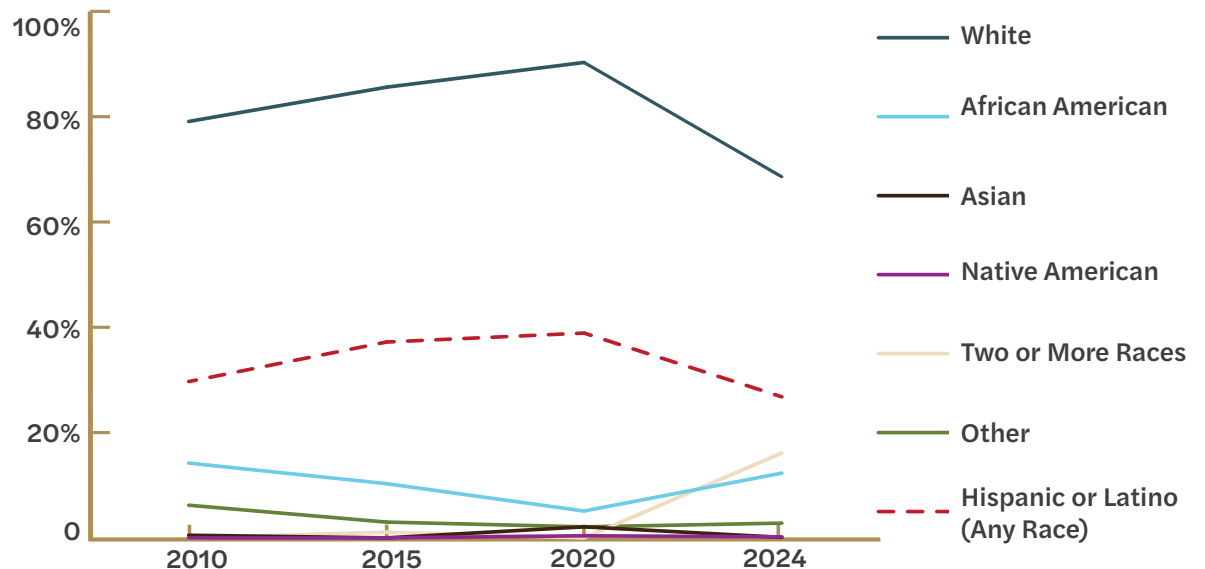
Historic Population Change

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

Race & Ethnicity

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

Figure 2. Population Change by Race



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

Age Distribution

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

Figure 3. Age by Jurisdiction

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

Educational Attainment

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

Figure 4. Age by Sex

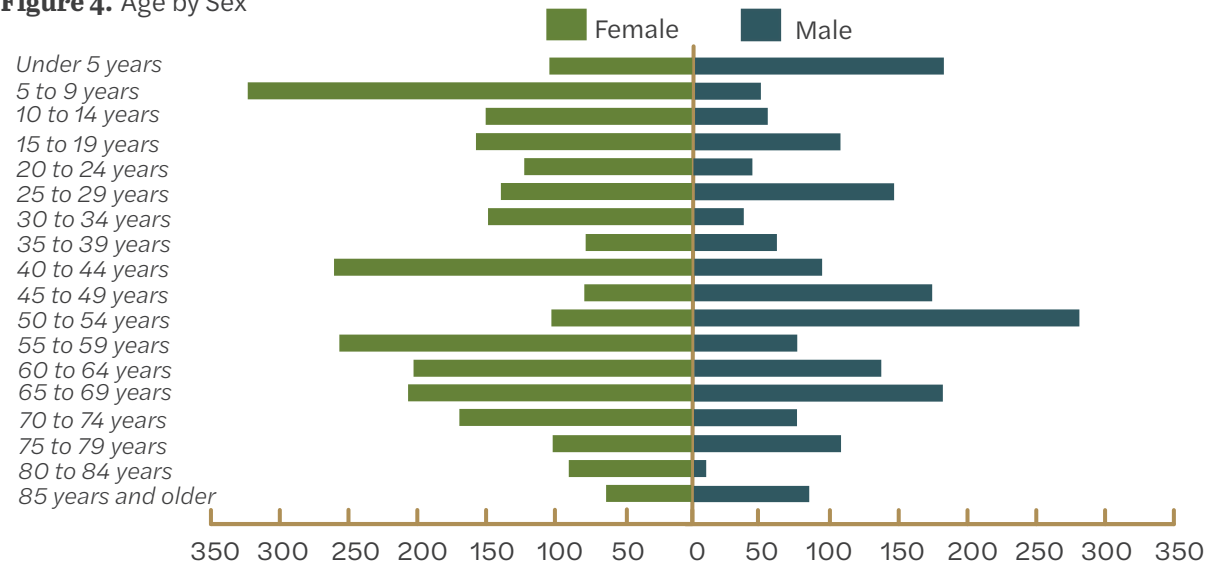
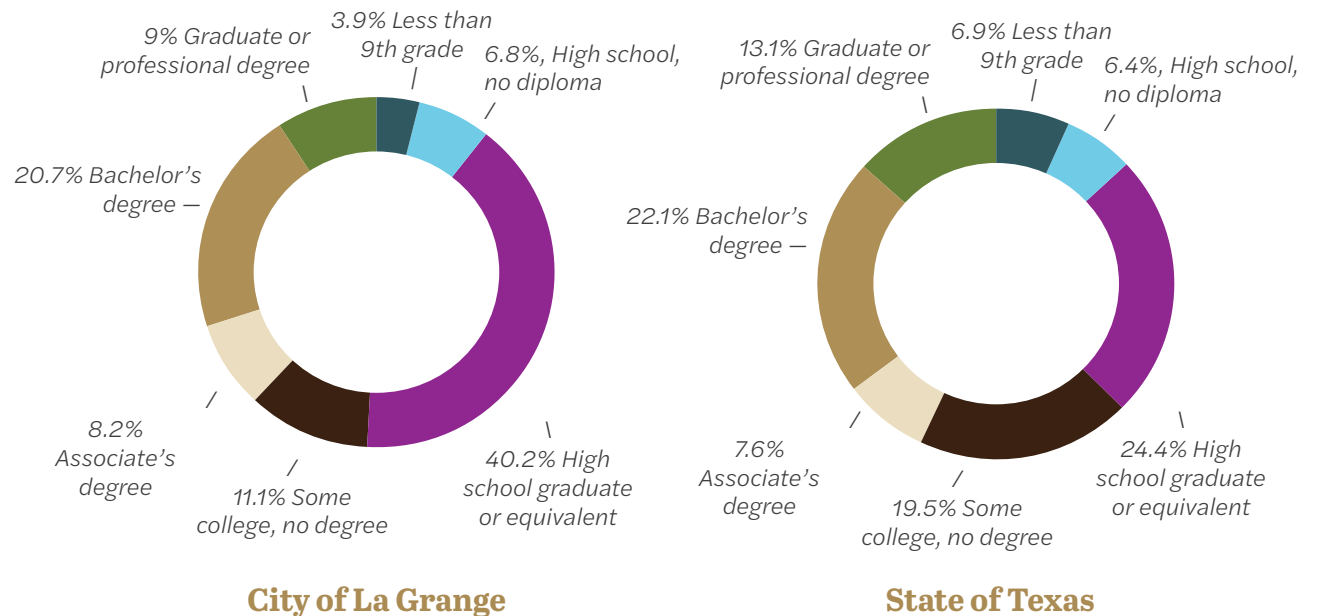


Figure 5. Educational Attainment



Figures 3-5 Source: 2018-2023 ACS 5-Year Estimates

Household Income

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

Figure 6. Household Income by Jurisdiction

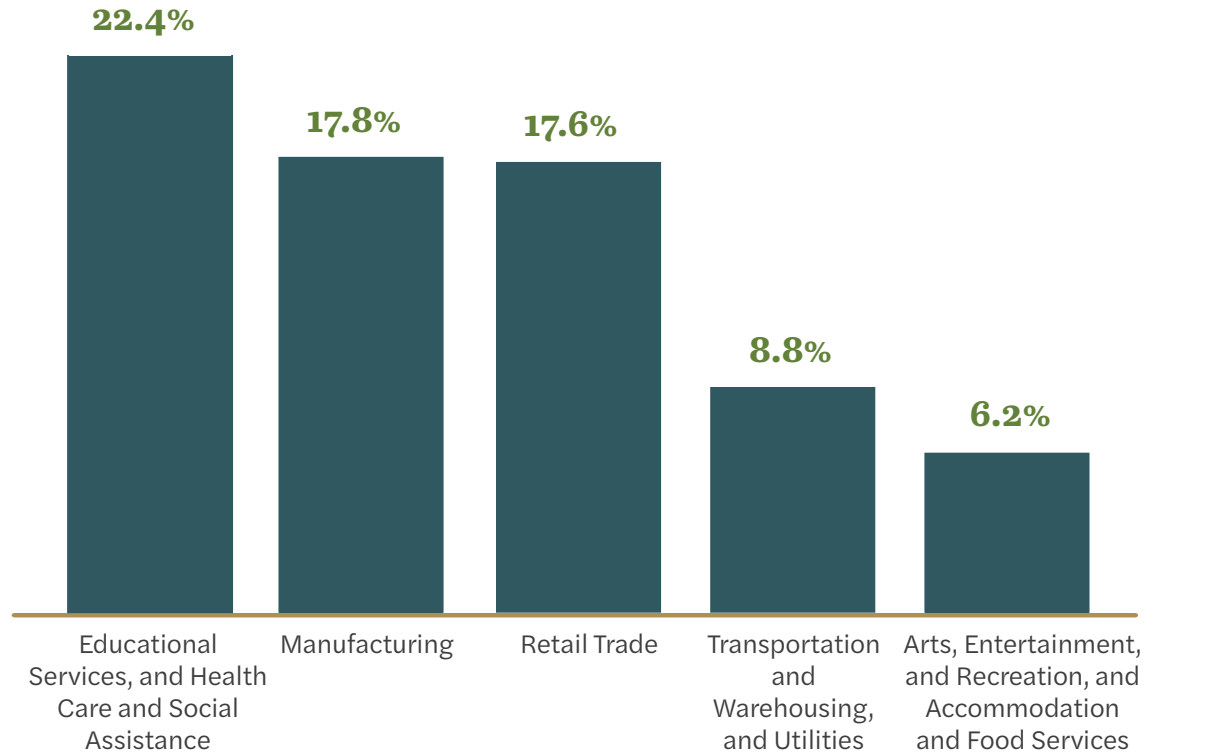
	La Grange	Fayette County	Texas
Median Household Income	\$57,212	\$ 76,541	\$79,721
Mean Household Income	\$76,525	\$102,640	\$111,695
% Below Poverty Line	12.2%	8.8%	13.4%

Employment by Sector

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

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

Figure 7. Employment by Sector



Figures 6 and 7 Source: 2018-2023 ACS 5-Year Estimates

History of La Grange

Figure 8. La Grange Timeline

Pre-Colonization

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



1826

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



1866

Federal troops occupied La Grange during Reconstruction.



1880

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



1891

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



1700s

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



1837

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



1867

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



1881

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

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

1913

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



1973

The Chicken Ranch made national headlines and subsequently shut down.



1997

Texas Czech Heritage and Culture Center was established.



2017

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



1905

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



1927

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



1984

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



2015

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



2023

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



Planning Assessment

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

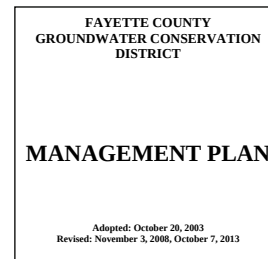


La Grange Comprehensive Plan 2018-2038 (2018)

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

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

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



Fayette County Groundwater Conservation District Management Plan (2003)

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

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



Fayette County Hazard Mitigation Action Plan (2023)

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

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

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



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

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

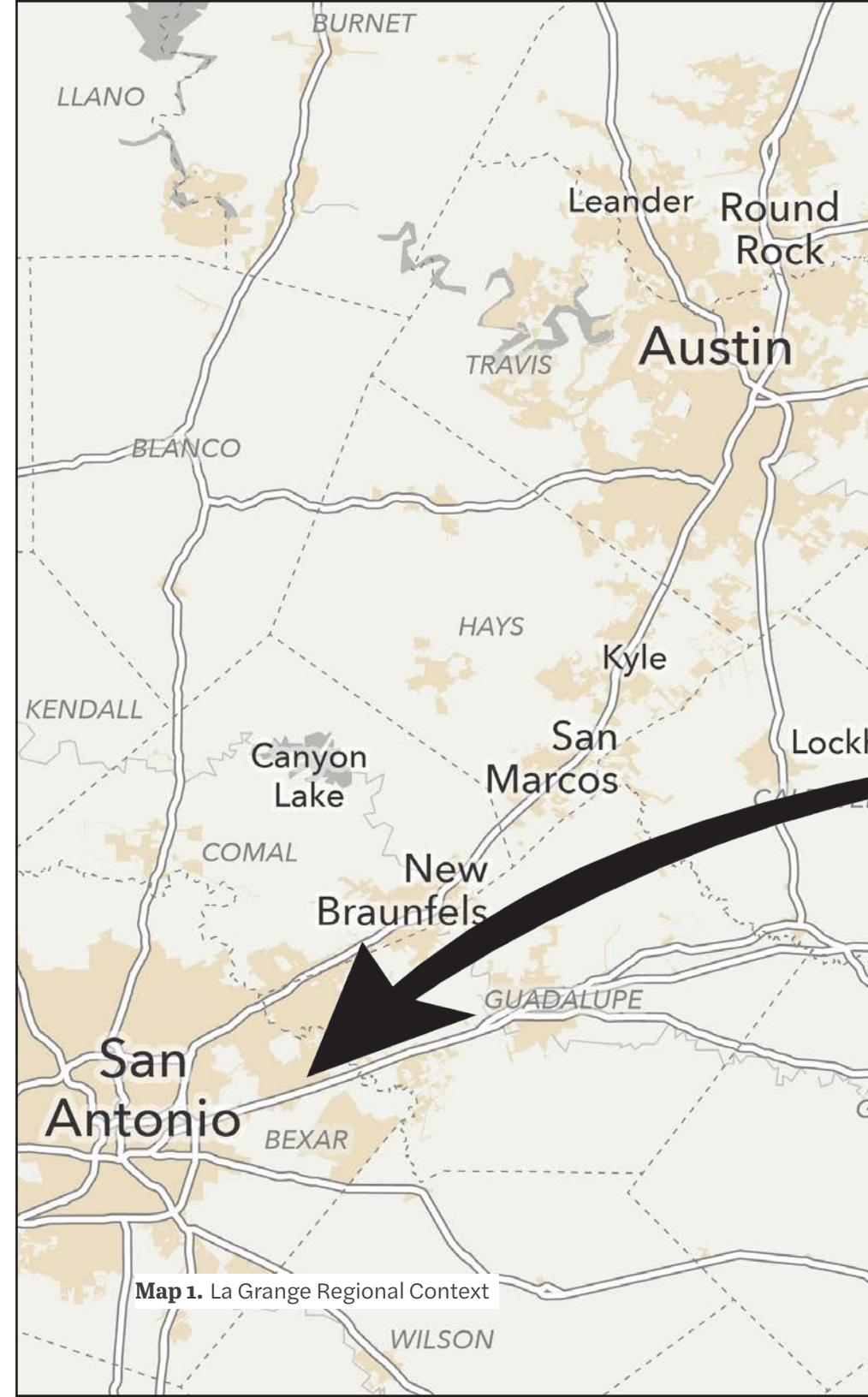
Its goals directly complement the Comprehensive Plan's focus on livability, promoting health, connectivity and access to quality public spaces as integral components of La Grange's current residents and future growth. The Parks, Recreation, Open Space and Trails Plan:

- Identifies the implications of current community demographics and projected population growth as it relates to parks and recreation
- Analyzes the current state of the City's parks, recreation facilities and open spaces
- Identifies parks and recreation deficiencies and needs
- Establishes goals, objectives and recommendations for the next five to 10 years
- Prioritizes improvements to the parks and recreation system
- Supports the City in seeking funding opportunities

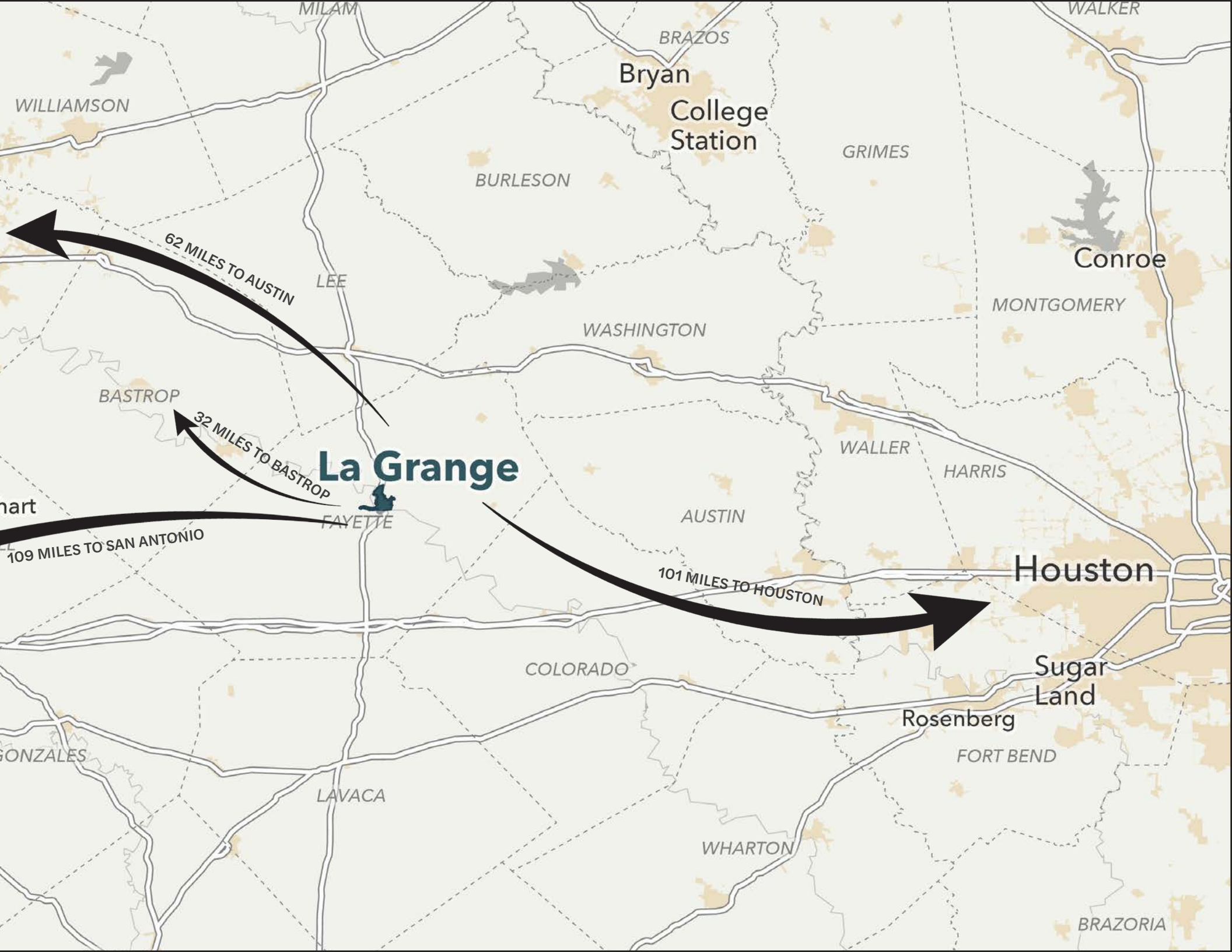
Regional Context

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

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



Map 1. La Grange Regional Context



Physical Features

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

Topography

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

Floodplains

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

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

Natural Environment

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

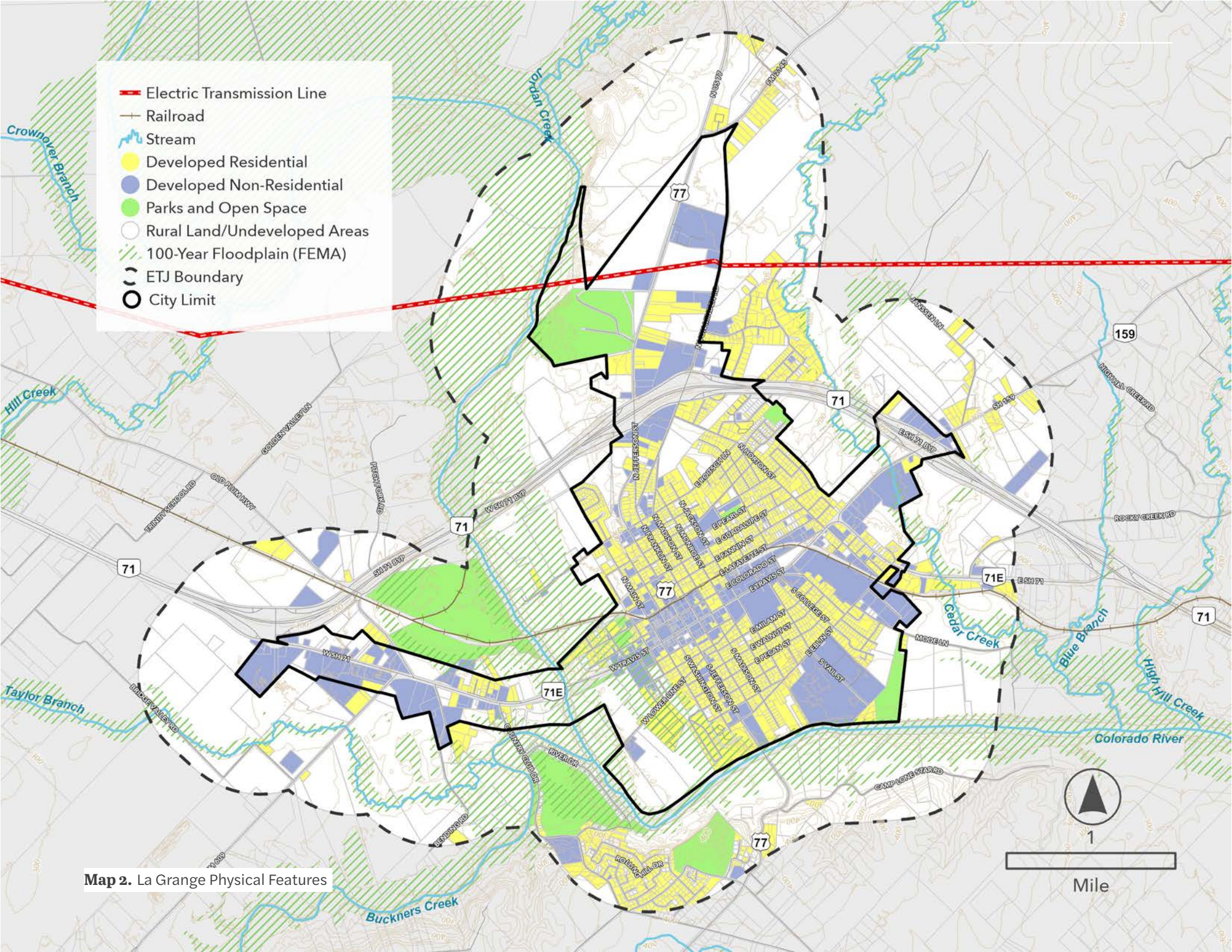
The natural environment is characterized by rolling grasslands that host a variety of native flora and fauna. In recent years, local ranchers have adopted regenerative land use practices to restore prairie lands affected by overgrazing. Today, the prairie continues to provide critical habitat for wildlife,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

Built Features

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

Parks, Trails and Open Space

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



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

Map 2. La Grange Physical Features

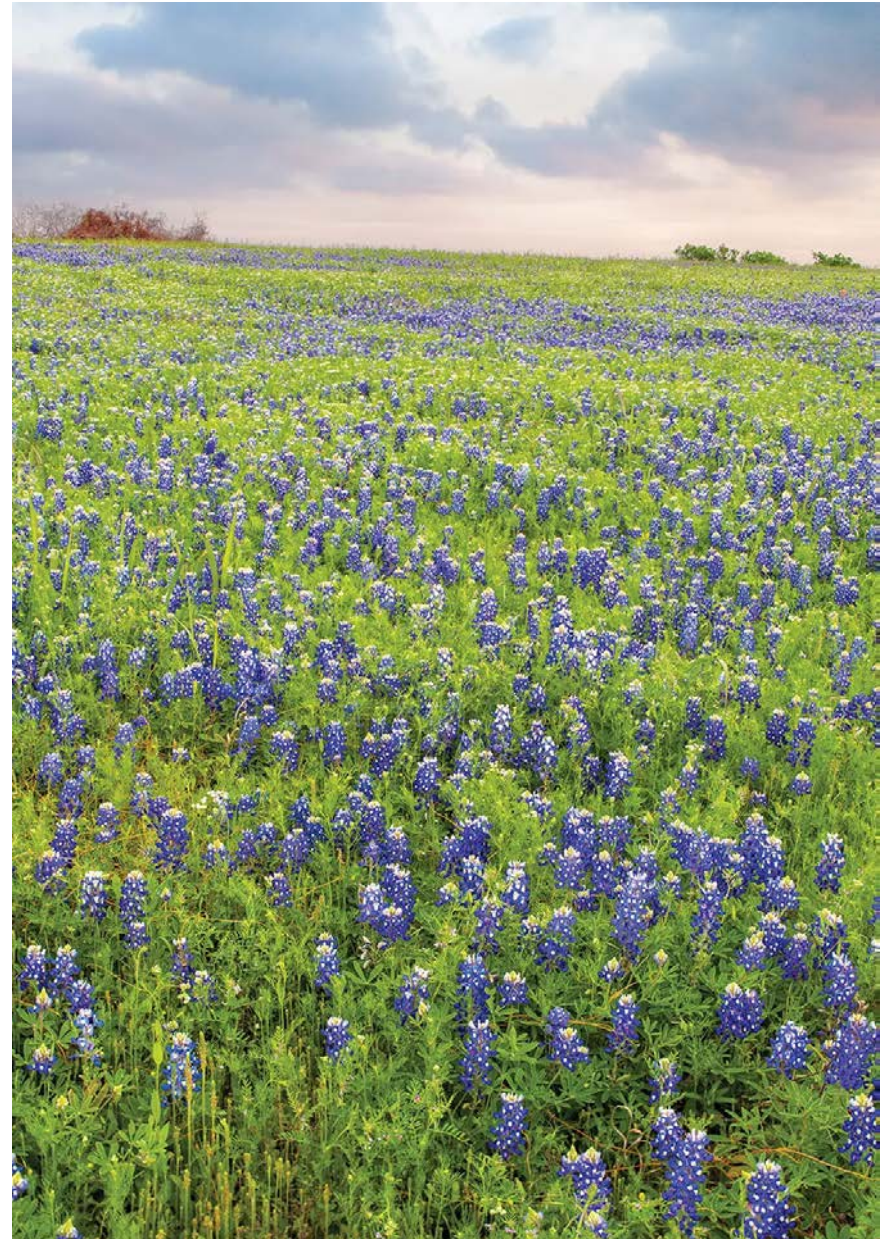
What is Regenerative Land Management?

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

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

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

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



Texas Parks & Wildlife Magazine: Brown Ranch

Regenerative Land Management Case Study

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

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

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

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



Texas Parks & Wildlife Magazine: Brown Ranch

Building Resilient Communities

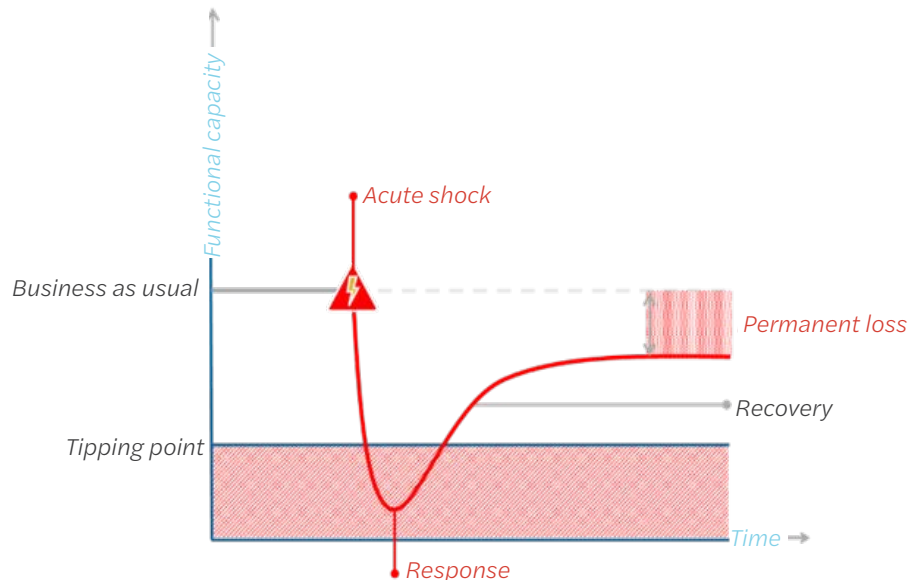
What is Resilience?

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

Conventional Recovery Scenario

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

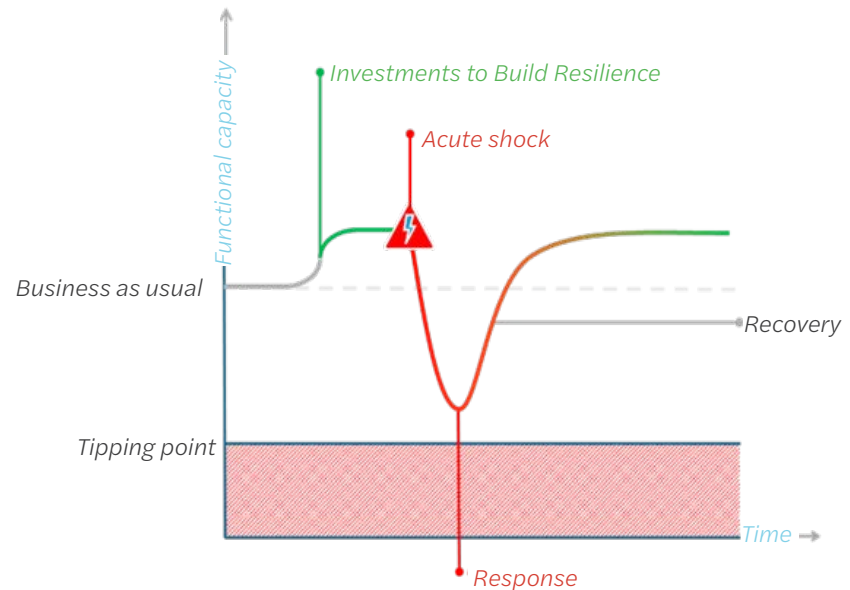
Figure 9. Recovery Scenarios



Source: National Oceanic and Atmospheric Administration

Resilient Recovery Scenario

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



Hazard Mitigation and Land Use Planning

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

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

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

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

Goals of Fayette County HMAP

Goal 1: Protect public health and safety.

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

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

Goal 4: Protect new and existing properties.

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

Goal 6: Promote growth in a sustainable manner.



City of La Grange cleanup following Hurricane Harvey

Resilience Dashboard

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

Figure 10. Hazard Ranking

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

Source: Fayette County Hazard Mitigation Plan



Flooding

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

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



Tornado

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



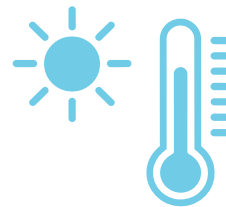
Wildfire

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



Winter Storm

Winter storms are characterized by freezing temperatures, low wind chill, ice formation, and precipitation like sleet, snow, and frozen rain. In 2021, Winter Storm Uri swept across the state of Texas. During this event, TxDOT reported ice on bridges and overpasses in and around the City of La Grange with a total snow accumulation of 5.5 inches. Winter storms present a high likelihood of occurrence, with La Grange expected to experience one to two events annually; however, impacts are anticipated to be limited in severity. The City may receive anywhere between 0.1 to 4.0 inches of snow during a winter storm, with temperatures between 15°F and 20°F and winds ranging from 0 to 35 mph. In the event of a winter storm, public facilities should plan to provide an uninterrupted source of power, water and shelter for residents in need.



Extreme Heat

Extreme heat is defined by temperatures that exceed the average high temperature in a region by 10 degrees or more for an extended period of time. These extremely high temperatures are often associated with other hazards like drought and wildfires. Populations that are particularly vulnerable to extreme heat include senior citizens, young children and those living in poverty. Cooling centers at public facilities could provide relief to these vulnerable populations. While La Grange can expect an extreme heat event each summer, its impact would likely be limited to temporary power outages.

Engagement Efforts

Public engagement is vital to developing stakeholder relationships and instilling trust and support in the decision-making process. Public input was collected through various methods to provide different ways for the community to participate including the stakeholder meetings, community open houses, a project website and an online survey. Input from community members shapes the community vision, which then informs the guiding principles and, ultimately, the Plan recommendations. A summary of engagement efforts throughout the comprehensive planning process can be found in the Engagement Summary.



Stakeholder Meetings

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



Public Engagements

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



Virtual Engagement

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



Vision, Goals & Objectives

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

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



2018 Comprehensive Plan Vision Statement

La Grange is a desirable living environment for all citizens through preserved social and historic fabric, residential character, and small hometown atmosphere and ensures new development to reinforce the quality and economic strength of the community.

2026 Comprehensive Plan Vision Statement

La Grange will preserve its hometown atmosphere and historic character while encouraging quality development that promotes economic strength, convenient lifestyles and community resilience for current and future generations.

Goals

Hometown Atmosphere



Preserving Our Past, Celebrating Our Future

Quality Development



Thoughtful Growth, Lasting Beauty

Economic Strength



Growing Opportunity, Sustaining Prosperity

Objectives

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

Convenient Lifestyles



Everything You Need, Close to Home

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

Resilience



Prepared Today, Protected Tomorrow

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





An aerial photograph of a suburban neighborhood. In the foreground, there is a large school complex with several buildings, a parking lot, and a football field. The football field has "LEOPARDS" written on it. To the right of the school, there are tennis courts. The rest of the image shows a residential area with many houses, trees, and streets.

CHAPTER 2

LAND USE & DEVELOPMENT

Introduction

The Land Use and Development chapter provides a framework for guiding the community's future growth and development. Its purpose is to balance residential, commercial, industrial and recreational needs while protecting the City's character and natural environment. This chapter introduces the Future Land Use Plan (FLUP), outlines the land use categories and presents a vision for future development.

This chapter includes:

- Land Use & Resilience
- Existing Land Use
- Population Projections
- Future Land Use Map
- Future Land Use Dashboard
- Managing Development in Hazard Areas

What We've Heard

Top Three Priorities for Land Use:



Comments:



"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, and good zoning and planning."

"River seems like it could be utilized. Kayaks, rentals, water play area, cafes along the water with decks, etc."

"Attract development to grow the city while maintaining the small town feel."

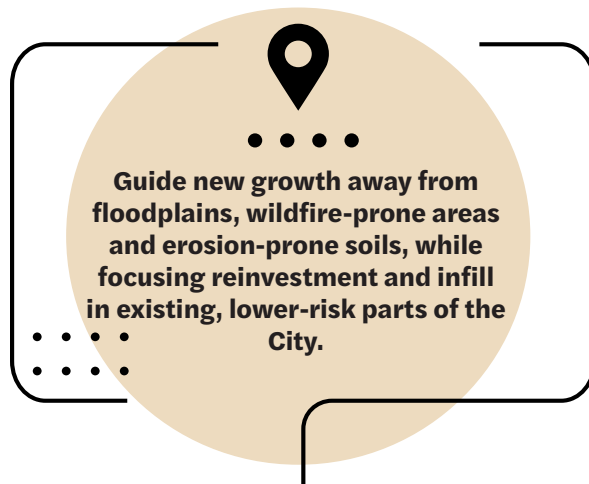
"There needs to be something for our youth to do after 8pm. Right now the only things open are Whataburger, bars, vape shops and Walmart."



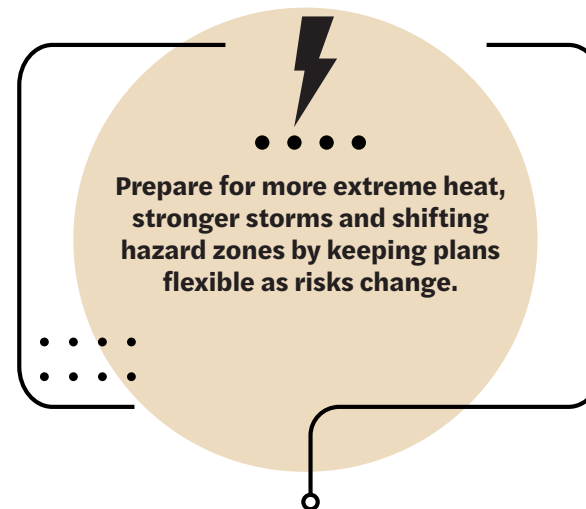
Land Use & Resilience Policies

Land use decisions shape how effectively a community responds to and recovers from hazards. Where and how the City grows influence both risk and resilience. The FLUP reduces risk by directing growth to lower-risk areas, protecting natural systems, and encouraging development that can adapt to changing conditions.

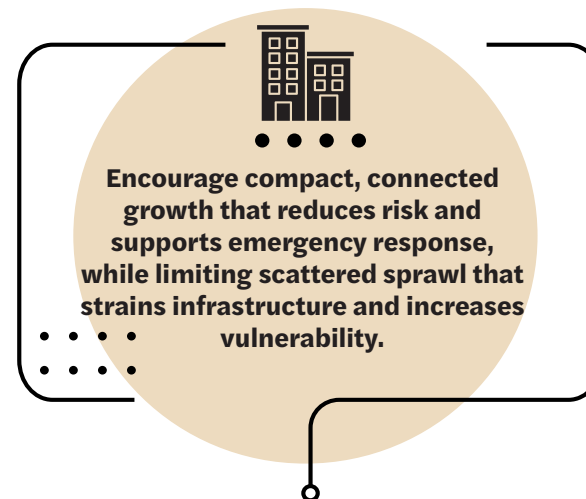
Direct Growth away from Hazards



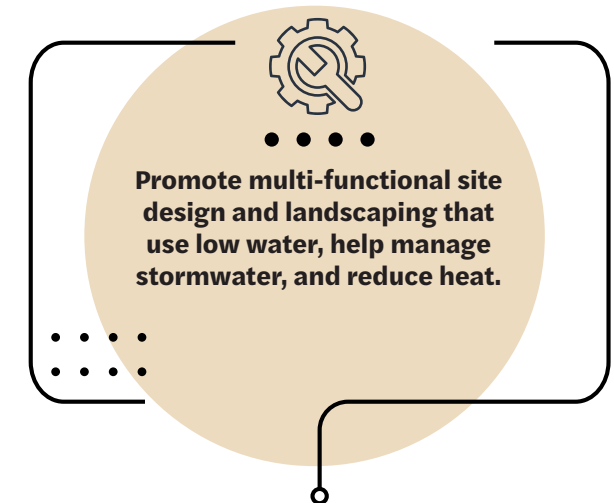
Plan for Emerging Risks



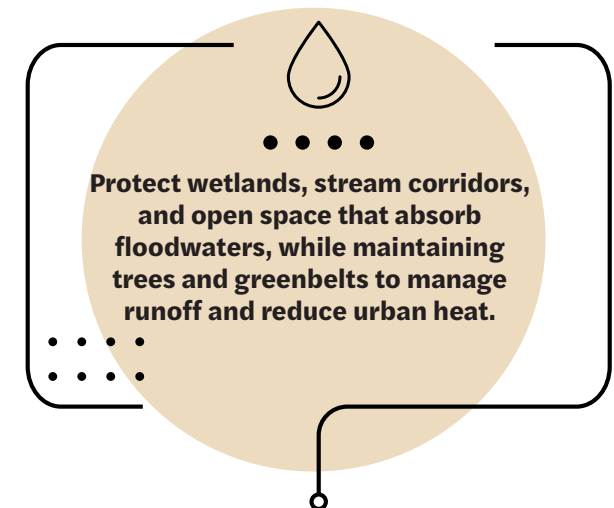
Support Safe, Sustainable Development Patterns



Integrate Resilience into Design Standards



Preserve and Strengthen Natural Buffers



Existing Land Use

Existing land use provides context for identifying key issues and opportunities within the City and serves as the basis for developing the Future Land Use Map (FLUM). Map 3 illustrates existing land uses in La Grange and the extraterritorial jurisdiction (ETJ).

Development Trends

The majority of the total land area in La Grange is currently Rural or Agricultural in use, accounting for 65% of the total land area within both the city limits and the ETJ. By comparison, Medium Density Residential makes up only 0.5% of the total land area, while Manufactured Housing accounts for 0.8%. A significant focus of the FLUP will be to diversify housing options in order to better meet the needs of the community.

Currently, only 3% of La Grange's land is classified as vacant. This limited supply of available land presents a challenge when planning for future development. However, while the inventory of vacant parcels is small, there is still meaningful opportunities for growth. Over half of non-vacant land is rural or agricultural, and as these areas gradually transition, either through market demand, sales or the conclusion of operations, additional opportunities for redevelopment and infill may emerge.

Strategically guiding both the use of existing vacant parcels and the conversion of rural/agricultural land can facilitate more balanced growth, strengthen the City's infrastructure and economic base and expand the range of housing options available to residents.

**41% of Land
in City Limits
+ ETJ is
Floodplain**

Figure 11. Existing Land Use Acreages Breakdown (Total)

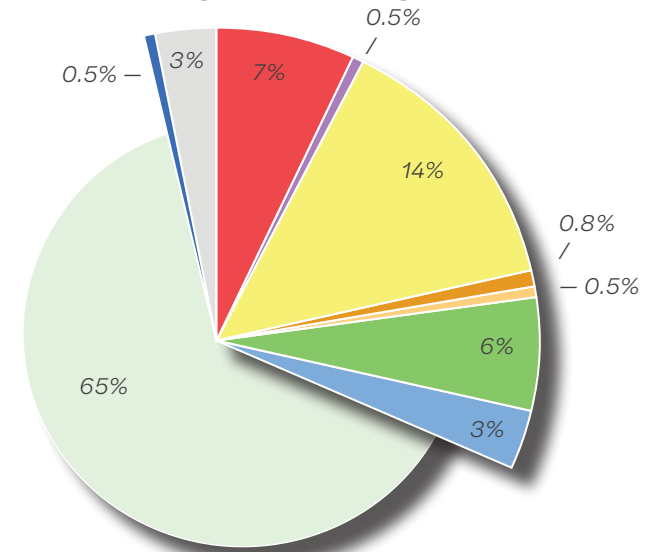
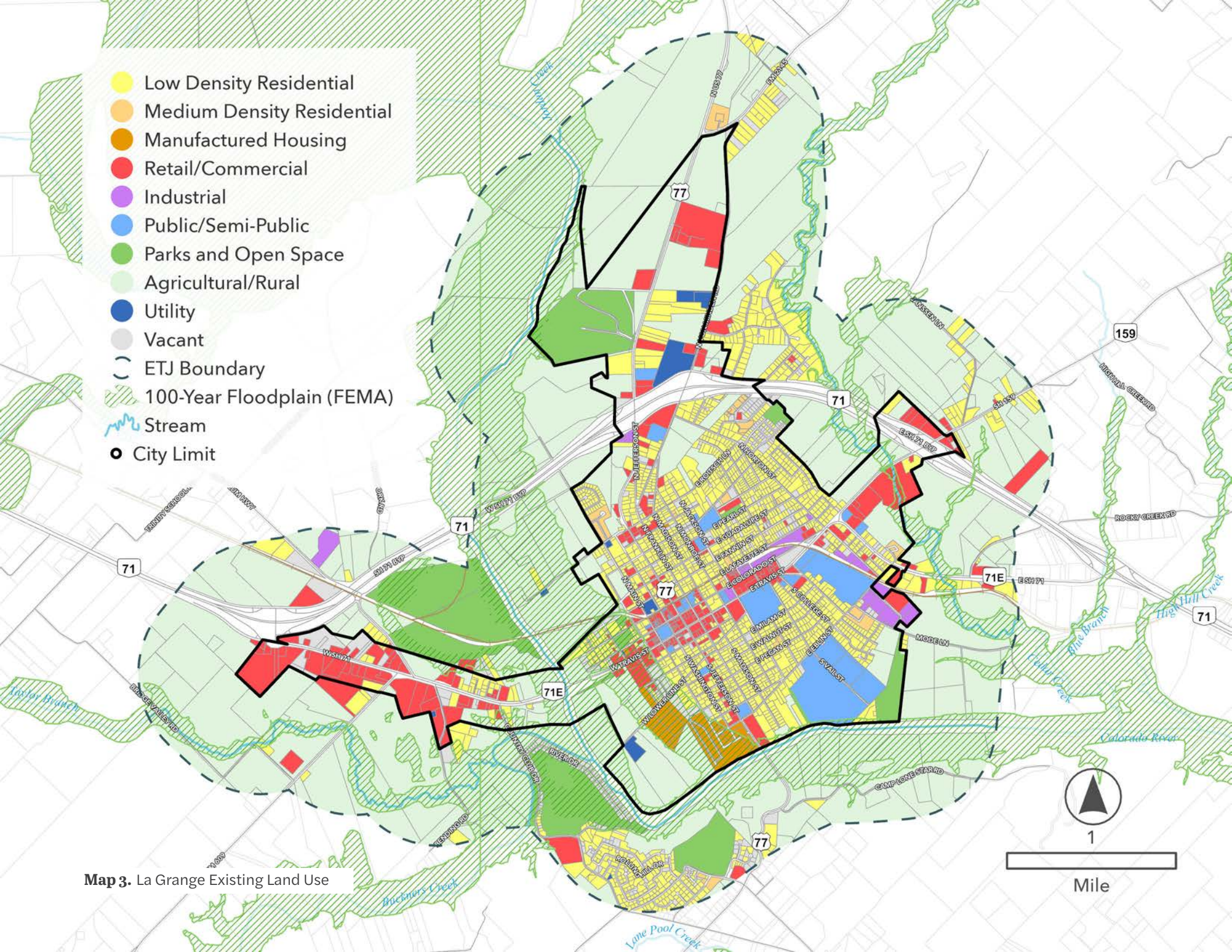


Figure 12. Existing Land Use Acreages

Existing Land Use		City Limits		ETJ		Total	
		Acres	%	Acres	%	Acres	%
	Low Density Residential	623	28%	340	8%	962	14%
	Medium Density Residential	26	1.2%	10	0.2%	37	0.5%
	Manufactured Housing	55	2%	0	0%	55	0.8%
	Retail/Commercial	381	17%	57	1.3%	437	7%
	Industrial	35	2%	12	0.3%	47	0.7%
	Public/Semi-Public	172	8%	0	0%	172	3%
	Parks and Open Space	135	6%	293	7%	428	6%
	Agricultural/Rural	676	30%	3,685	82%	4,361	65%
	Utility	34	2%	1	0%	35	0.5%
	Vacant	105	5%	78	2%	183	3%
Total		2,242	100%	4,476	100%	6,717	100%

- Low Density Residential
- Medium Density Residential
- Manufactured Housing
- Retail/Commercial
- Industrial
- Public/Semi-Public
- Parks and Open Space
- Agricultural/Rural
- Utility
- Vacant
- ETJ Boundary
- 100-Year Floodplain (FEMA)
- ~ Stream
- City Limit



Map 3. La Grange Existing Land Use

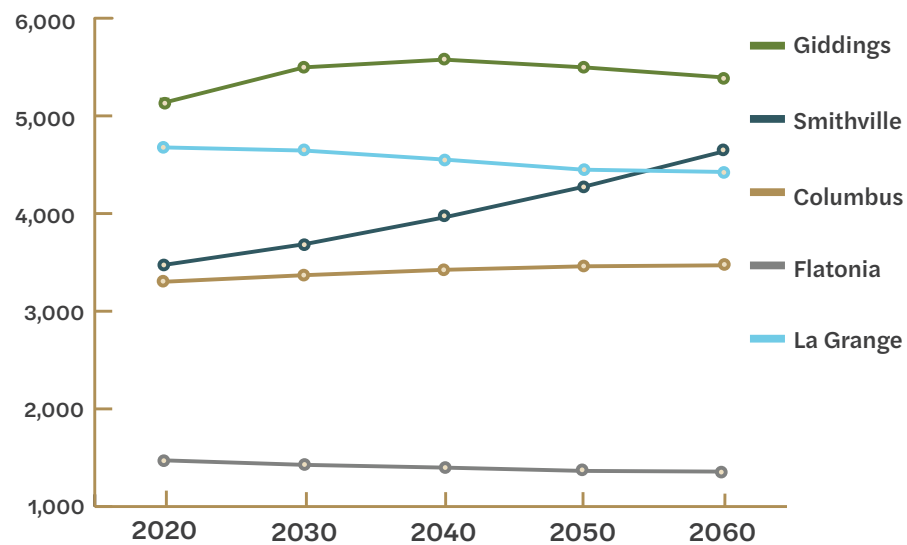
Population Projections

Studying growth trends in nearby Texas cities provides useful context for evaluating the future of La Grange. Examining how other communities in the region have evolved highlights broader economic forces, demographic shifts, and social factors that may also influence La Grange’s trajectory. These comparisons offer insights that can help the City plan for future growth, including housing needs, infrastructure demands, and economic opportunities. The cities selected for comparison share similarities with La Grange in terms of location and economic conditions, making their experiences particularly relevant.

Regional Growth Comparison

The Texas Water Development Board’s (TWDB) municipal population projections show that La Grange and nearby cities are expected to experience little to no growth over the coming decades. La Grange’s population is projected to decline slightly, from 4,677 in 2020 to 4,426 in 2060, with similar modest or downward growth trends in neighboring cities. These forecasts suggest potential challenges in sustaining workforce capacity, housing demand and municipal services if regional growth bypasses the community.

Figure 13. Regional Growth Comparison



Source: Texas Water Development Board
*TWDB projections use a water-planning population baseline that differs from the Decennial Census count; both are shown for planning context

Growth Rate Scenarios

In recent years, La Grange’s population has decreased, but broader patterns in Central Texas point toward opportunities for stronger growth along with recent interest in land subdivision. With its strategic location between Houston, Austin, and San Antonio, coupled with economic opportunities and ongoing development, La Grange could realistically capture higher growth rates. Annual increases between 1.5% and 2.5% are potentially achievable if regional trends extend into Fayette County. The following scenarios illustrate how La Grange’s population might grow through 2060 if these opportunities are realized, contrasting with the conservative TWDB projections.

Figure 14. La Grange Growth Scenarios

Year	Population		
	1.5% CAGR	2.0% CAGR	2.5% CAGR
2020	4,677	4,677	4,677
2030	5,426	5,703	5,987
2040	6,297	6,950	7,660
2050	7,306	8,467	9,805
2060	8,485	10,327	12,554

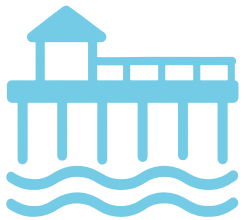
Compound Annual Growth Rate (CAGR)

Opportunities



Regional Growth

La Grange is well positioned to capture population and economic growth moving southeast from Bastrop and along the SH 71 corridor. As nearby communities continue to urbanize and become less affordable, La Grange's relative affordability, small-town charm and central location make it an increasingly attractive option for new residents and businesses.



River Access

The Colorado River serves as a key asset to expand recreation options and foster economic activity in the City. Enhancing public access and supporting river-oriented uses such as kayak rentals, outfitters, cafés and event venues can boost local tourism, provide new amenities for residents and attract more visitors to the area.



Infill and Redevelopment

Vacant lots, underutilized parcels and aging structures within the City create opportunities for strategic reinvestment. These sites can be redeveloped in a way that expands housing options, supports walkability and leverages existing infrastructure.

Constraints



Floodplains

Large portions of the City lie within the 100-year and 500-year floodplains, limiting where new growth can occur. The hazard of severe flooding can increase development costs, restrict certain uses, and require careful planning to ensure safety, resilience, and long-term viability in vulnerable areas.



Aging Built Environment

Much of La Grange's housing and infrastructure was built before 1980, resulting in a significant need for maintenance and modernization. Older homes, utility infrastructure and public buildings may contain hazardous materials such as lead or asbestos and may require major upgrades to meet current safety standards.



Limited Commercial Options

Residents have expressed a desire for more dining, big-box retail and family entertainment uses in La Grange. The limited commercial market pushes local spending to nearby communities and weakens the City's sales tax base. Expanding and diversifying the commercial sector will help retain local spending, strengthen the tax base, and enhance residents' daily lives.

Future Land Use Plan

What is a Future Land Use Plan?

The Future Land Use Plan is an essential tool for planning La Grange's future development. It outlines the intended land uses and growth patterns within the City, guiding decisions on zoning, housing, transportation, infrastructure, and community amenities. This Plan provides a blueprint for development that meets the needs of residents while preserving the area's character and environmental assets. The FLUP consists of two key elements: the Future Land Use Map and the accompanying land use category descriptions.

Future Land Use Map

The FLUM included in this Plan illustrates the desired growth pattern expressed by La Grange's residents, business owners, civic organizations and other stakeholders. The FLUM, along with the land use descriptions and strategies in this chapter, will guide decision-making related to development, land use, and growth.

It is important to note that the FLUM is not a zoning map. Instead, it provides a long-range framework that shapes future zoning decisions and guides day-to-day land use planning. The FLUM also helps the City manage growth and change by addressing future development, strengthening established neighborhoods and supporting revitalization efforts in central areas.

The FLUM is especially useful when:

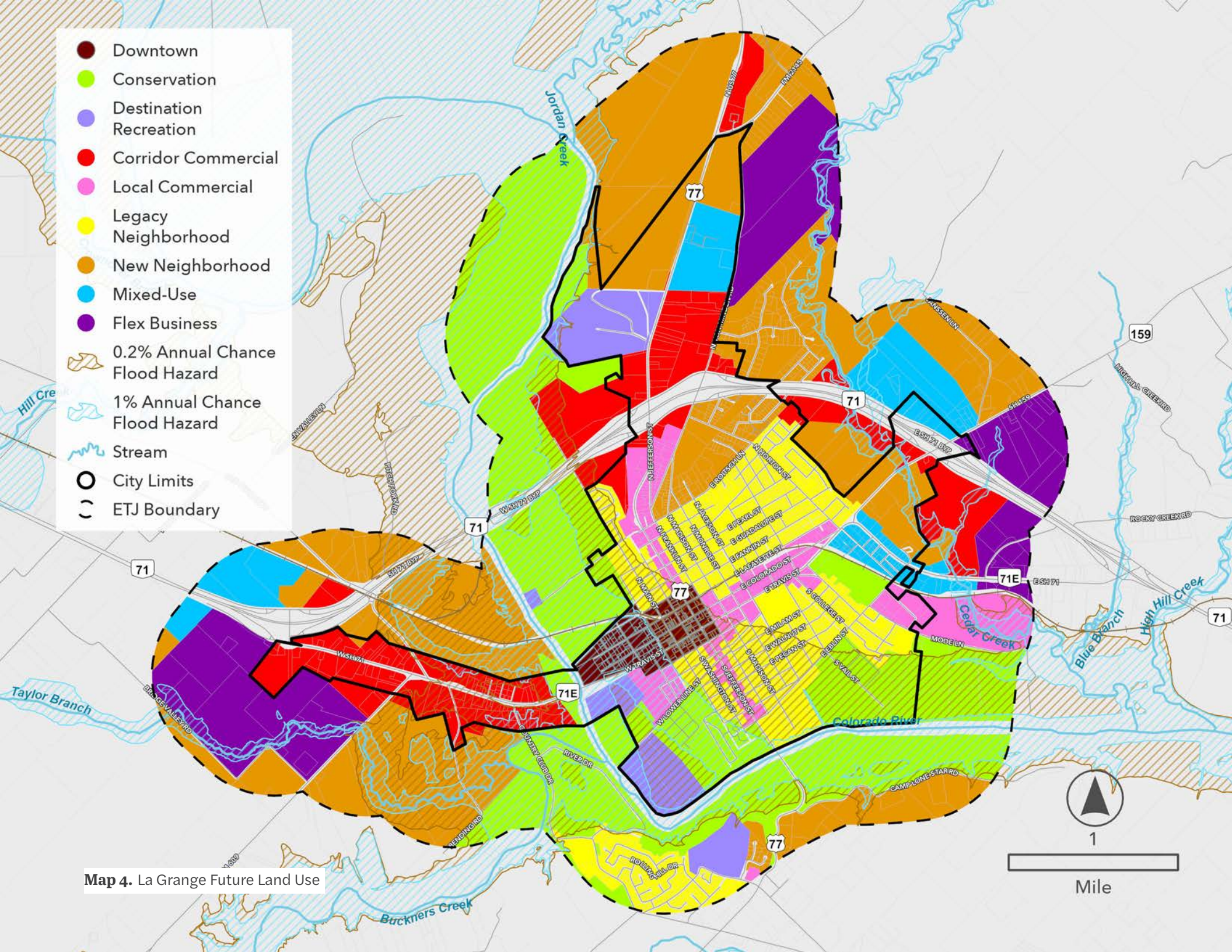
- Evaluating development proposals
- Coordinating infrastructure and transportation improvements
- Planning for parks, schools and public facilities
- Aligning growth with available utilities and natural topographic features
- Making updates to zoning and development regulations

Future Land Use Categories

The FLUP identifies nine land use categories ranging from single-family residential to flex business uses. Figure 15 illustrates the land use categories and their corresponding colors as shown on the FLUM.

Figure 15. Future Land Use Categories

Future Land Use Categories		Total Acres	Projected Capacity (Residents)
	Downtown	94	875
	Conservation	1,670	543
	Destination Recreation	238	249
	Corridor Commercial	843	7,065
	Local Commercial	288	939
	Legacy Neighborhood	622	8,688
	New Neighborhood	2,227	15,936
	Mixed-Use	390	4,086
	Flex Business	810	15,457
Population Estimate 2060: Low Scenario: 8,485 residents High Scenario: 12,554 residents		Maximum Land Use Capacity (Full Buildout): Approximately 37,437 residents	



Map 4. La Grange Future Land Use

Future Land Use Dashboards

Land Use Dashboards provide staff, appointed officials and elected representatives with a one-stop location for information related to the future land use categories established in the FLUM. The components of each dashboard are described in the following sections. Numbers assigned to each component may be referenced with the corresponding dashboard example.



1 Land Use Description

Each dashboard begins with a general description of the land use category, providing narrative details about the overall intent and land use makeup of each category. The descriptions provide a framework for how each area is expected to develop or redevelop in the future. Each land use category will vary in development types, density, intensity and scale, as noted in the development ratio and appropriateness tables featured in the dashboard.

2 Visual Examples

Descriptions for each land use are accompanied by sample imagery to help visually demonstrate the category's look and feel. Photo examples are intended to provide visual representation of the type of development appropriate for the land use. These examples are not comprehensive and may not illustrate all appropriate uses.

3 Development Ratio

The development ratio dial provides guidance on the overall mix of residential to non-residential development types envisioned for the areas within the land use category. Parks and civic uses are considered appropriate across all land use categories and are not called out separately.

4 Density, Intensity and Scale

The recommended density, intensity (lot coverage) and scale for each land use category are shown beneath the development ratio dial. Density is measured in dwelling units per acre (DUA) and should guide land use decisions involving new or redeveloped housing. Intensity and scale should reflect a project's relationship to nearby buildings, particularly adjacent neighborhoods, where limiting the scale of non-residential structures may be appropriate. Scale is measured in stories, with one story equaling approximately 12–14 feet in height.

5 Development Types & Appropriateness Table

Within each appropriateness table, seven common development types describe the compatible uses for each future land use category. Appropriate ranges are provided for each development type on a scale of zero to four markers. No marker indicates a use should be prohibited within the land use category, whereas four markers indicate a use should likely be allowed by right. When additional considerations apply to a development type within a land use category, further clarification is provided in the last column. A description of the different development types is provided below.

Single-Family Homes

Generally consist of detached dwelling units on individual lots. These homes are typically individually owned and may be constructed as standalone residences or as part of a larger neighborhood development.

Duplex and Townhomes

Duplexes include two dwelling units connected by at least one shared wall or arranged in a stacked configuration. They are similar in character and style to single-family homes. Townhomes are typically tall, narrow houses (often 2 to 3 stories) consisting of one unit on a small single lot and built up to the side property lines so that they share walls with adjacent townhome units.

Small Multifamily Homes

Buildings containing more than two individual dwelling units that typically accommodate multiple households within a single structure, such as condominiums or apartment complexes. Multifamily development represents the highest-density form of residential use and may include support facilities like parking garages and leasing offices. “Small” multifamily refers to more modestly scaled buildings designed to be compatible with surrounding lower-density residential areas.

Large Multifamily Homes

Similar to small multifamily, but in larger-scaled buildings that may include multiple structures arranged as a single complex, and that are generally less compatible with lower-density residential uses due to their scale and intensity.

Neighborhood Commercial

Neighborhood Commercial uses are located close to existing and anticipated residential subdivisions and offer residents the opportunity to buy goods and services conveniently. This type of development includes retail and offices intended to serve nearby residents.

Regional Commercial

Regional Commercial uses are usually located on major thoroughfares and include large employers such as big-box retailers. They are not appropriate in scale for local neighborhoods. This type of development includes retail and offices intended to serve a regional market.

Light Industrial

Development that provides a mix of commercial services, offices and business parks, light industrial uses, indoor manufacturing, technology, research and development, warehousing and related ancillary uses. Commercial services may vary in form and scale and may be compatible with retail and industrial uses depending on the context.

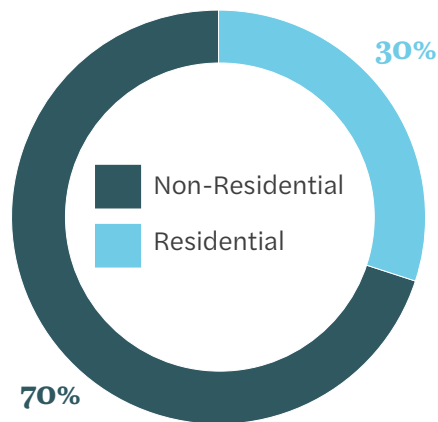
Open Space and Civic Uses

Open spaces range from parks to riparian buffers and serve both conservation and recreational purposes. Parks and open spaces promote social and physical well-being and are an important part of the City's infrastructure. Civic uses are public or semi-public facilities that serve the people of La Grange, such as libraries, recreation centers, schools, other government functions, churches, utility infrastructure, etc. Open space and civic uses are allowed in all land use categories and so are not called out specifically in the appropriateness table.

Downtown

Land Use Description

Centered around the Fayette County Courthouse, downtown is the historic heart of the City and is characterized by commercial and civic uses that transition into residential neighborhoods with opportunities for compatible infill and mixed-use development.



Density	Intensity	Scale
8-24 DUA	High 100%	Mid 1-3 Stories

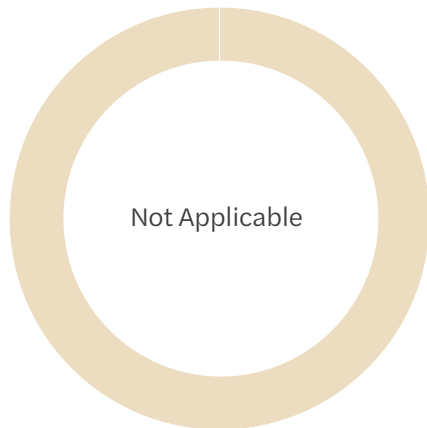


Development Type	Appropriateness	Considerations
Single-Family Homes	● ● ○ ○	May be appropriate if higher-density, small lot products are integrated into the overall fabric of downtown. Accessory dwelling units should be encouraged in this area.
Duplex and Townhomes	● ● ● ○	Most appropriate toward the fringe of the downtown area as it transitions to legacy neighborhoods.
Small Multifamily Homes	● ● ● ○	Multifamily units are appropriate located above ground floor retail along primary frontage, and minimally on the bottom floor to accommodate accessibility needs.
Large Multifamily Homes	○ ○ ○ ○	
Neighborhood Commercial	● ● ● ●	Focus on uses that activate the public realm, such as hospitality, small shops and restaurants, as well as cultural institutions.
Regional Commercial	○ ○ ○ ○	
Light Industrial	○ ○ ○ ○	

Conservation

Land Use Description

Land primarily located within floodplains and environmentally sensitive areas, intended for conservation of natural areas or agricultural uses to preserve natural resources and support compatible low-impact recreational or seasonal activities.



Density	Intensity	Scale
<0.2 DUA	Low < 10%, depending on floodplain regulations	Low 1-2 stories, exceptions for working agricultural uses

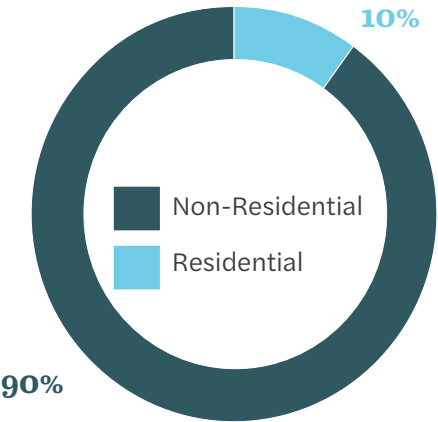


Development Type	Appropriateness	Considerations
Single-Family Homes	● ● ○ ○	Appropriate alongside agricultural uses and when located outside of the floodplain.
Duplex and Townhomes	○ ○ ○ ○	
Small Multifamily Homes	○ ○ ○ ○	
Large Multifamily Homes	○ ○ ○ ○	
Neighborhood Commercial	● ● ○ ○	Individual businesses serving surrounding agricultural, residential and recreational uses.
Regional Commercial	○ ○ ○ ○	
Light Industrial	● ● ○ ○	As needed to support agriculture uses, such as feed mills.

Destination Recreation

Land Use Description

Areas primarily used for outdoor recreation, typically located near the Colorado River, that support outdoor activities, recreation-oriented businesses and short-term accommodations. Appropriate flood hazard mitigation strategies should be incorporated for development near the river and floodplain.



Density	Intensity	Scale
< 10 DUA	Low < 10%, depending on floodplain regulations	Low 1-2 stories

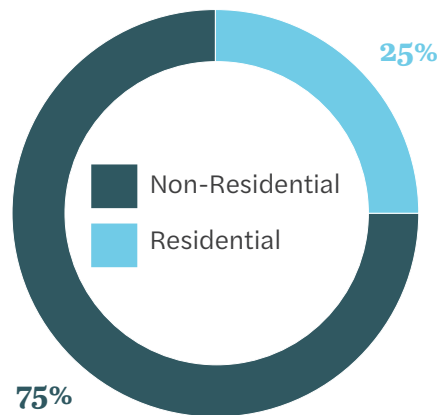


Development Type	Appropriateness	Considerations
Single-Family Homes	● ○ ○ ○	Appropriate with proper flood hazard mitigation strategies incorporated.
Duplex and Townhomes	● ● ○ ○	Appropriate with proper flood hazard mitigation strategies incorporated.
Small Multifamily Homes	○ ○ ○ ○	
Large Multifamily Homes	○ ○ ○ ○	
Neighborhood Commercial	● ● ○ ○	Hospitality, recreation and visitor-serving businesses are appropriate in this area, provided they incorporate appropriate flood hazard mitigation strategies.
Regional Commercial	● ● ○ ○	Hotel and conference development is appropriate for Fayette County Fairgrounds.
Light Industrial	○ ○ ○ ○	
Note: Temporary uses—such as food trucks, ballfields and recreational activities (e.g., kayaking and tubing)—may be permitted as supporting amenities.		

Corridor Commercial

Land Use Description

Areas designated for regionally serving commercial uses, including big-box retail, auto-oriented businesses and other services along major highways and arterial corridors, with opportunities for higher density residential uses such as apartments.



Density	Intensity	Scale
24 to 60 DUA	Medium ≤ 80%	Mid 1-5 stories

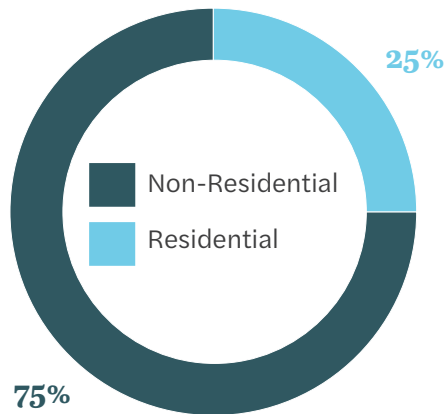


Development Type	Appropriateness	Considerations
Single-Family Homes	○ ○ ○ ○	
Duplex and Townhomes	○ ○ ○ ○	
Small Multifamily Homes	○ ○ ○ ○	
Large Multifamily Homes	● ● ● ○	Apartment-style multifamily is most appropriate, and should be integrated to support associated commercial uses and provide convenience for residents.
Neighborhood Commercial	● ● ○ ○	Appropriate if at a similar scale as surrounding residential and commercial uses.
Regional Commercial	● ● ● ●	The primary intent of this land use category.
Light Industrial	● ● ○ ○	Light industrial should not generate nuisance to commercial or nearby residential uses. Placement along thoroughfares should consider design and aesthetics to support attractive gateways into the City.

Local Commercial

Land Use Description

Areas intended to serve nearby neighborhoods with small-scale retail, service, and commercial uses that meet daily needs of residents.



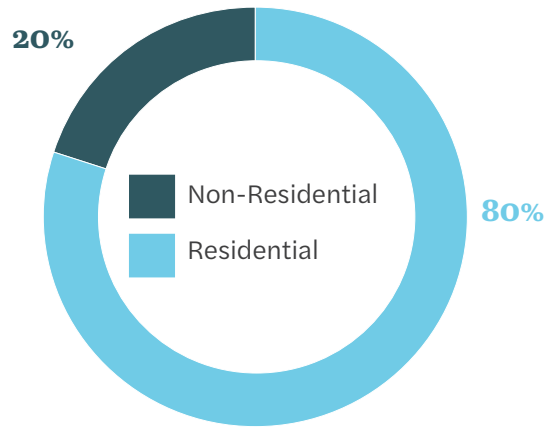
Density	Intensity	Scale
8 to 24 DUA	Medium ≤ 80%	Low 1-2 stories

Development Type	Appropriateness	Considerations
Single-Family Homes	● ● ● ○	Generally considered compatible with this land use category.
Duplex and Townhomes	● ● ● ○	Generally considered compatible with this land use category.
Small Multifamily Homes	● ● ● ○	Generally considered compatible with this land use category.
Large Multifamily Homes	○ ○ ○ ○	
Neighborhood Commercial	● ● ● ●	Includes live/work and residential conversion to commercial.
Regional Commercial	● ● ○ ○	Only considered appropriate to provide commercial and retail options at a compatible scale, with site design that complements with adjacent lower-density uses.
Light Industrial	○ ○ ○ ○	

Legacy Neighborhood

Land Use Description

Established residential neighborhoods that are largely developed, with opportunities for infill, redevelopment, and compatible neighborhood-serving uses such as small-scale commercial services, apartments and civic uses.



Density	Intensity	Scale
≤ 16 DUA	Medium ≤ 50%	Low 1-2 stories

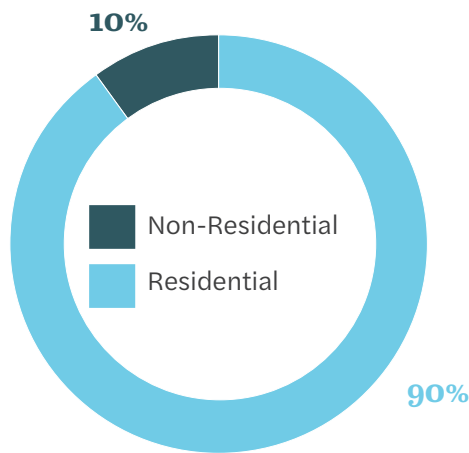


Development Type	Appropriateness	Considerations
Single-Family Homes	● ● ● ●	Accessory dwelling units are appropriate as a secondary use to single-family homes.
Duplex and Townhomes	● ● ● ○	Generally appropriate for use as infill development.
Small Multifamily Homes	● ● ○ ○	Small-scale infill multi-unit buildings up to a quadplex can be appropriate if in line with the scale and character of single-family homes.
Large Multifamily Homes	○ ○ ○ ○	
Neighborhood Commercial	● ● ○ ○	Should be placed to support walkability, convenience, and cohesively integrated with the surrounding neighborhood. Especially appropriate if an adaptive reuse of an older home. Most appropriate at roadway intersections within neighborhoods.
Regional Commercial	○ ○ ○ ○	
Light Industrial	○ ○ ○ ○	

New Neighborhood

Land Use Description

Areas designated for new residential development on the City's periphery, intended to accommodate future population growth, with supporting small-scale commercial services and housing options ranging from low to high density.



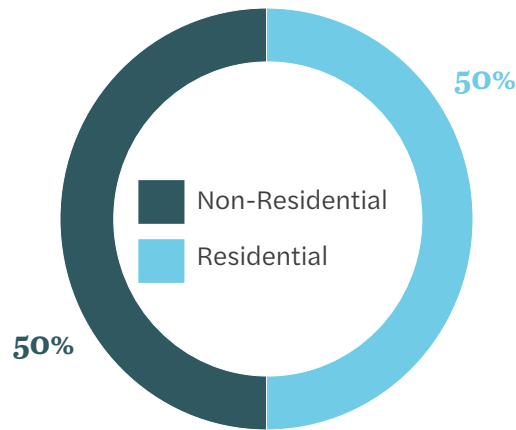
Density	Intensity	Scale
≤ 10 DUA	Low ≤ 50%	Low 1-2 stories

Development Type	Appropriateness	Considerations
Single-Family Homes	● ● ● ●	
Duplex and Townhomes	● ● ○ ○	Appropriate in limited quantities along major corridors as a transition between neighborhood commercial and single-family homes.
Small Multifamily Homes	○ ○ ○ ○	
Large Multifamily Homes	○ ○ ○ ○	
Neighborhood Commercial	● ● ○ ○	Appropriate if serving and in scale with surrounding residential neighborhoods. Most appropriate at major roadway intersections.
Regional Commercial	○ ○ ○ ○	
Light Industrial	○ ○ ○ ○	

Mixed-Use

Land Use Description

Areas that support an integrated mix of residential, commercial, and related uses designed to promote walkability and efficient land use, including entertainment, hospitality, parks and residential components.



Density	Intensity	Scale
≤ 45 DUA	Medium ≤ 80%	Mid 2-5 stories

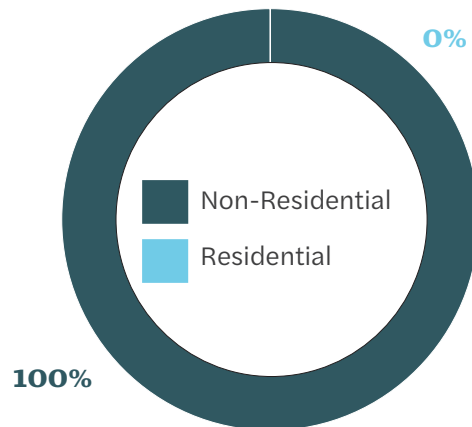


Development Type	Appropriateness	Considerations
Single-Family Homes	● ○ ○ ○	Appropriate in limited situations as part of a wider mixed-use vision and with higher density single-family products.
Duplex and Townhomes	● ● ○ ○	Most appropriate at the edges when transitioning into other uses.
Small Multifamily Homes	● ● ● ○	This can be appropriate provided that the overall area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between other uses.
Large Multifamily Homes	● ● ● ●	Most appropriate if in a vertical mixed-use building with commercial space on the ground floor.
Neighborhood Commercial	● ● ● ●	Most appropriate as a ground floor use within a vertically mixed-use building.
Regional Commercial	● ● ● ○	May be appropriate if it is at the same scale as surrounding neighborhood commercial uses and supports a walkable environment. Hospitality uses may also be suitable.
Light Industrial	● ○ ○ ○	Can be appropriate if particularly small in scale and included alongside more appropriate development types and does not produce any nuisances.

Flex Business

Land Use Description

Areas designated for business parks, flex office, warehousing, light manufacturing or research and development activities, while also accommodating compatible commercial uses.



Density	Intensity	Scale
0 DUA	High ≤ 80%	Low 1-2 stories, should be flexible to accommodate industrial floorplate needs

Development Type	Appropriateness	Considerations
Single-Family Homes	○ ○ ○ ○	Not considered appropriate, as this district can contain uses and businesses that may be considered a nuisance to residents, such as noise and truck traffic.
Duplex and Townhomes	○ ○ ○ ○	
Small Multifamily Homes	○ ○ ○ ○	
Large Multifamily Homes	○ ○ ○ ○	
Neighborhood Commercial	● ○ ○ ○	Overall appropriate; retail and services—such as restaurants, lodging, etc.—that cater to the needs of workers and businesses in this area should be encouraged.
Regional Commercial	● ● ● ○	
Light Industrial	● ● ● ●	

Managing Development in Hazard Areas

Existing Development in Hazard Areas

Substantial portions of La Grange contain homes, businesses and infrastructure built prior to modern floodplain mapping or updated development regulations. For these already developed areas located within flood zones, the City will need to pursue a combination of risk-reduction, adaptation and long-term transition strategies.

Mitigation Measures for Existing Development

- Elevate structures as redevelopment happens so that finished floors sit above the base flood elevation, including additional freeboard for added protection.
- Use dry or wet floodproofing techniques for non-residential buildings, such as anchoring structures, adding waterproofing methods and installing protective barriers.
- Improve on-site stormwater management through bioswales, rain gardens and enhanced conveyance systems.
- Pursue voluntary property buyouts to convert the highest-risk parcels back to conservation land uses.
- Offer relocation incentives such as impact-fee reductions or density bonuses in safer infill areas.
- Support adaptive reuse or partial redevelopment that reduces impervious cover, reduces people living in floodplains and increases open space within hazard-prone areas.
- Consider major flood-prevention infrastructure, such as levees or similar protective systems, to safeguard existing development located within floodplains.

New Development in Hazard Areas

The FLUP aims to steer new development away from hazard areas; however, some land uses may intersect with mapped floodplains. Developments proposed in hazard-prone areas must avoid the highest-risk portions of the site, use flood-resilient construction techniques, provide strong natural buffers and stormwater control, and limit development intensity where risks remain. Areas that cannot be safely developed should be preserved as open space or riparian corridors to support long-term resilience and reduce the number of residents in floodplains.

Mitigation Measures for New Development

- Elevate finished floors above the base flood elevation with additional freeboard to reduce future flood risk.
- Use flood-resilient construction methods, including reinforced foundations, flood-resistant materials, and protected mechanical systems.
- Place buildings, utilities, and roadways outside the most hazardous parts of a site whenever feasible.
- Preserve and expand natural buffers such as riparian corridors, wetlands, and vegetated open spaces to reduce flooding and erosion.
- Incorporate stormwater systems that capture and slow runoff, including bioswales, detention basins, native landscaping, and permeable surfaces.
- Maintain safe and reliable emergency access during hazard events by designing routes that remain passable during floods or other disruptions.
- Ensure development does not increase flood risk to nearby properties by providing adequate storage, drainage improvements, and no-rise conditions where required.
- Integrate long-term resilience into site layout and architectural design to reduce vulnerability over the life of the development.



A large, leafy tree with a thick trunk and sprawling branches dominates the foreground. The tree's leaves are a vibrant green. In the background, a park area is visible with a green-roofed playground structure, a paved path, and a grassy lawn. A person is walking on the path to the right. The sky is overcast and grey.

CHAPTER 3

HOUSING & NEIGHBORHOODS

Introduction

Housing is a current issue for the City of La Grange, and is consistently a point of focus among City officials and local community members. Through these conversations, the shortage of adequate and affordable housing has been identified as a concern that impacts the well-being of residents and overall development of the City.

To address this challenge, housing analysis is an integral component of the Comprehensive Plan, aiming to provide a preliminary assessment of the current housing situation and propose an initial set of strategies to meet both existing and future community needs.

While this chapter offers a foundational framework for housing evaluation, it is not exhaustive, and the City is encouraged to undertake more comprehensive studies and analyses in the future to explore additional solutions and refine strategies for addressing its housing challenges effectively.

This chapter includes:

- Housing & Resilience Strategies
- Existing Housing Risk Assessment
- Existing Housing Stock
- Existing and Projected Housing Needs

What We've Heard

Top Three Priorities for Housing:



Comments:



"Housing availability and levels of living is missing. Older smaller homes are not attainable for young professionals on the price points they are asking."

"Affordable housing is an issue. Without housing we cannot have a vibrant community with solid employment that will bring and keep younger families."

"Update city housing codes. Tear down homes that are not safe and are dangerous to live in. There are homes in La Grange proper that need to be either torn down or renovated."

"I don't feel prepared for a horrible weather incident because there is no safety in mobile homes from tornadoes and no affordable family homes."



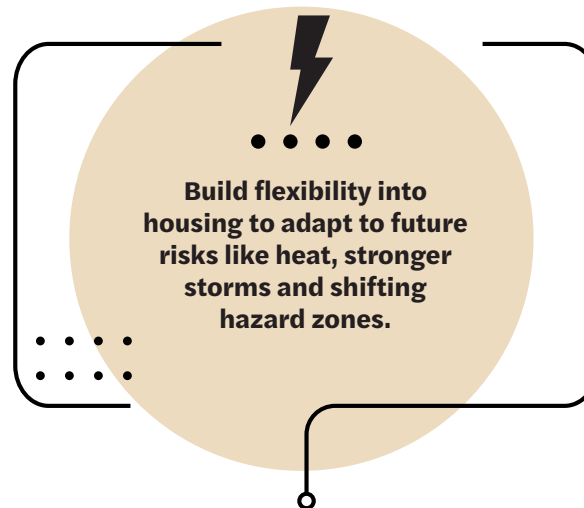
Housing & Resilience Policies

Incorporating housing resilience into growth planning means aligning where and how new homes are built with strategies that reduce risks and strengthen neighborhoods. This approach ensures that future housing is safe, adaptable and sustainable, while also addressing important community needs such as affordability, diversity and livability.

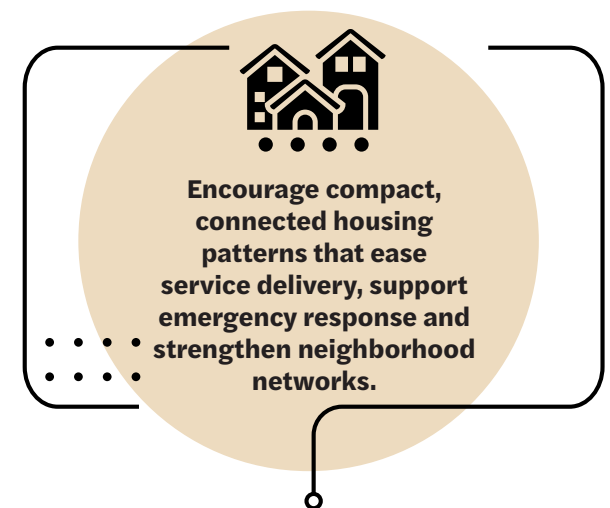
Locate Housing in Safer Areas



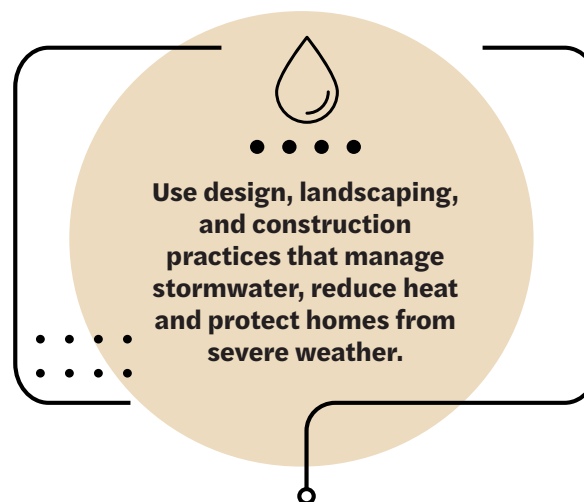
Design Housing for Future Risks



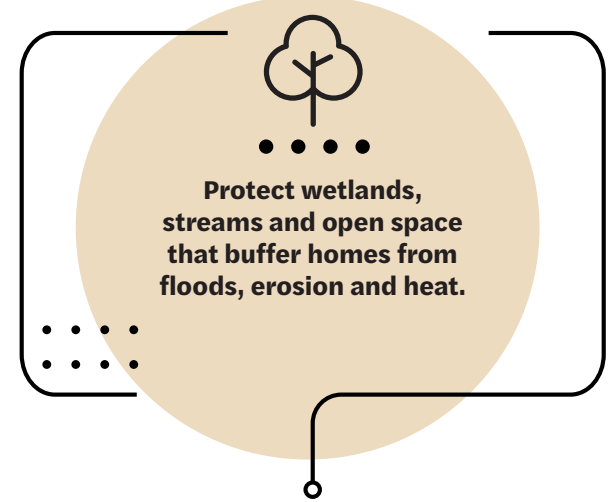
Promote Connected and Durable Housing Patterns



Build Resilient Homes and Neighborhoods



Leverage Natural Buffers to Protect Homes



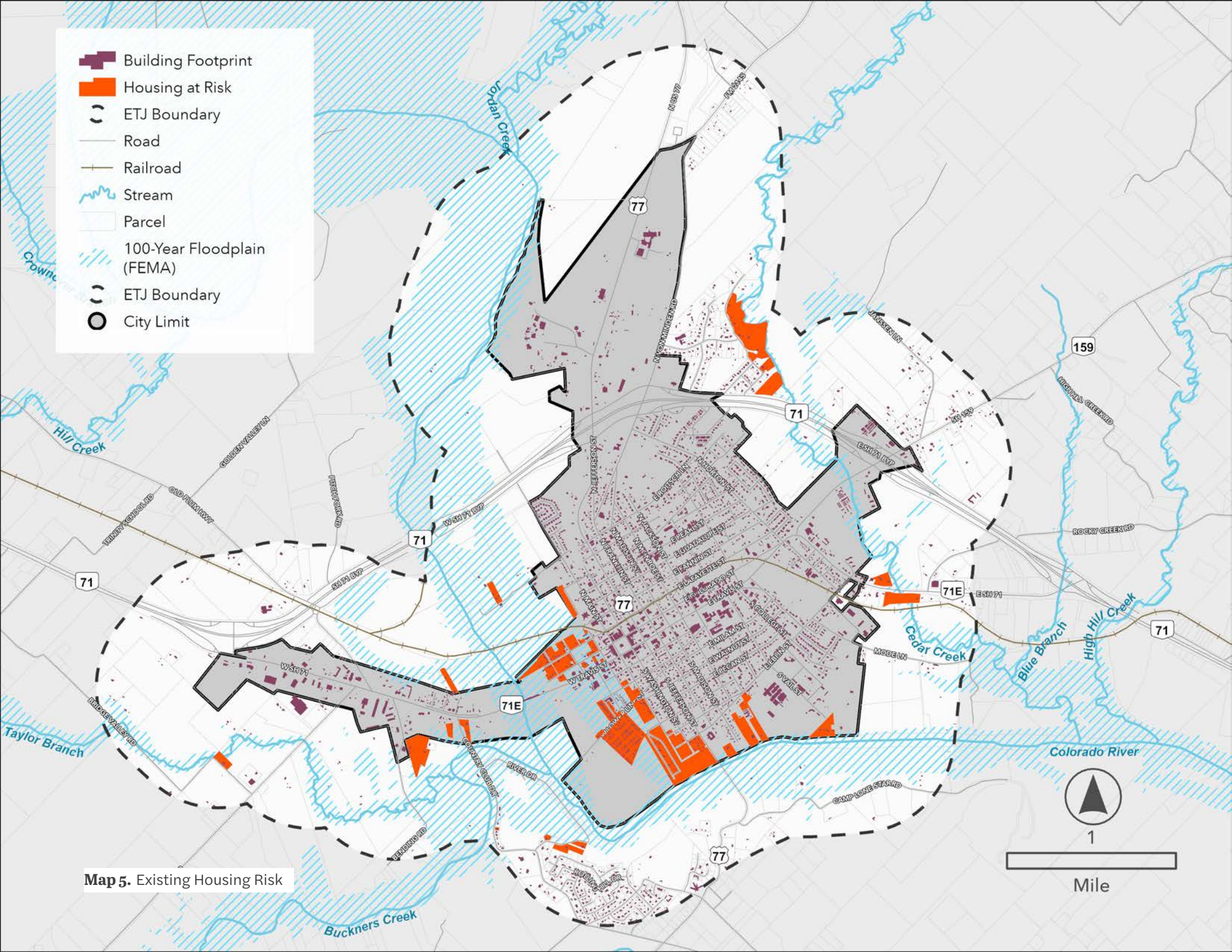
Existing Housing Risk Assessment

Map 5 identifies areas where existing housing is most vulnerable to flooding by highlighting homes located within or near the FEMA 100-year floodplain. These at-risk areas, shown in orange, reveal how development has historically extended into zones that experience recurring or severe flooding during major storm events, particularly along the Colorado River. As the dominant waterway in the region, the Colorado River plays a significant role in shaping local flood conditions; during periods of sustained rainfall or watershed-wide storms, the river can rise rapidly and expand well beyond its banks. Evaluating these patterns is an important part of understanding community exposure and identifying where residents may face elevated risks. This analysis also helps guide future decisions about housing investment, mitigation strategies and long-term growth so that development can occur in safer, more resilient areas of the City.

Building within or near the floodplain presents several challenges that directly influence community resilience. Homes in these areas face a greater likelihood of structural damage, as floodwaters from the Colorado River and its tributaries can compromise or deteriorate the home. These physical risks also contribute to heightened safety concerns, particularly during periods of rapidly rising water that may limit evacuation options or slow emergency response. In addition to these safety issues, households located in flood-prone areas often experience financial strain through higher insurance costs or necessary repairs. Beyond individual impacts, flooding disrupts neighborhood infrastructure by damaging roads, utilities and drainage systems, which can isolate parts of the community and increase overall recovery costs.

Major flood events, such as Hurricane Harvey in 2017, underscore the importance of understanding and addressing floodplain-related housing risks. Harvey brought unprecedented rainfall to many Texas communities, overwhelming drainage systems and causing the Colorado River to reach exceptionally high levels. Flooding extended far beyond typical boundaries, and neighborhoods situated within or adjacent to the floodplain experienced significant impacts, including widespread property damage and resident displacement. These impacts highlight the need to evaluate existing housing conditions, understand where vulnerabilities are concentrated, and incorporate resilience measures into long-term planning efforts.

The patterns illustrated on the map provide insight into how the City can approach housing policy and development moving forward. Steering new residential growth outside the FEMA floodplain supports safer and more sustainable land-use patterns, reducing long-term risk exposure for future households. For existing neighborhoods already located within the floodplain, promoting resilient construction practices, elevating homes where feasible and pursuing mitigation funding can improve safety and stability over time. Policies that support equitable recovery, including targeted assistance programs for affected residents, help protect the community's most vulnerable households from being disproportionately impacted by flood-related challenges. Integrating housing, land-use and stormwater planning allows the City to take a coordinated approach that strengthens overall community resilience.



Existing Housing Stock

The existing stock of housing in La Grange is primarily comprised of single-family detached housing, followed by multifamily housing with 20 or more units and triplex or fourplex housing types. The community has expressed a need for more housing options at different scales and price points such as townhomes, apartments and smaller single-family homes to meet the needs of both current and future residents. While targeting this development, it is also important to encourage higher-quality single-family housing for those who want more space and amenities.

As noted in the demographic analysis, the largest age cohort in La Grange consists of residents between 65 and 69 years of age, reflecting a community with a strong presence of older adults and retirees. At the same time, nearly half of the population is under the age of 45, indicating ongoing needs for housing that is accessible to young households and families entering the community. This age distribution points to a dual challenge: ensuring that housing remains affordable and diverse for younger households, while also offering options that support aging in place and meet the preferences of older residents.

In response to these needs, future housing efforts in La Grange should focus on diversifying the housing supply by integrating more missing-middle housing options such as townhomes, duplexes and small-scale multifamily developments. These housing types can provide attainable options for first-time buyers, workforce families and seniors who may be looking to downsize. At the same time, maintaining opportunities for higher-quality single-family housing allows the City to appeal to households seeking larger homes, thereby balancing growth across multiple demographic segments.



Townhomes

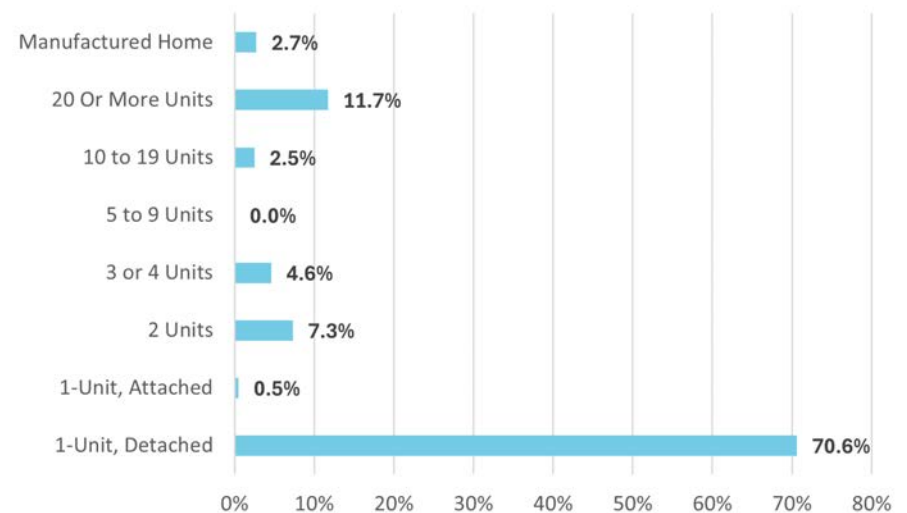


Duplexes



Small Scale Single-Family

Figure 16. Housing Typology



Source: 2018-2023 ACS 5-Year Estimates

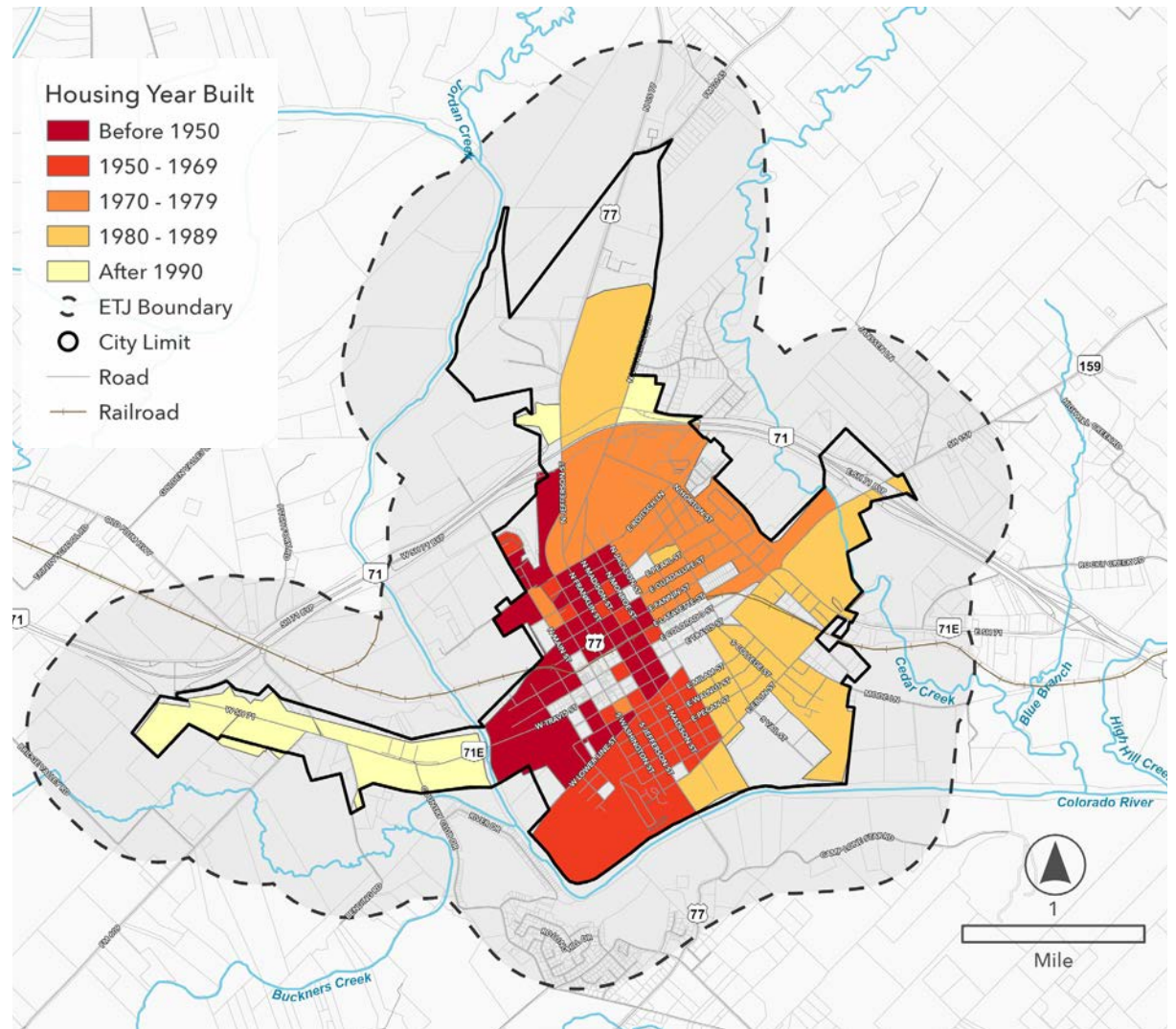
Age of Housing

As housing ages, it requires extra maintenance and care to ensure its continued viability as a place of residence. Currently, it is estimated that 67% of La Grange's housing stock was developed in 1979 or earlier (2023 ACS 5-Year Estimate).

To identify areas within the City with a higher concentration of older homes that have or will see increased need for preservation, rehabilitation or maintenance, an analysis of the age of housing at the Census Block level was conducted. Map 6 illustrates the distribution of structures by construction period within the city limits. The majority of the older structures are concentrated in and around downtown, with a significant portion of the southern and northern parts of the City also consisting of homes built in 1979 or earlier.

Neighborhoods in which 50-75% of the structures were built in 1979 or earlier and meet the U.S. Department of the Interior's standards should be identified for potential historic preservation incentives. Homes built in 1979 may be eligible for the historic designation by the end of the decade. These homes are likely to need repairs or contain hazards such as obsolete wiring, deteriorating pipes, inefficient windows and insulation, asbestos and lead paint.

While this assessment provides a general overview of housing age in La Grange's various neighborhoods, it does not identify the current condition of historic or older homes within those areas. Further analysis should be conducted to identify maintenance needs and implement preservation strategies.



Map 6. Year Structure Built

Housing Affordability

In the last 10 years, Texas has grappled with growing housing affordability issues. Rising mortgage rates, steep increases in home prices and a limited supply of housing have all played a role, with the impacts felt more acutely in the fast growing region of Central Texas.

In La Grange, the median household income is \$57,212, while the median home value stands at \$320,000. According to American Community Survey (ACS) estimates, over the past decade, and taking into account inflation, home values have climbed by 134.5%, compared to a 4% rise in household income. This underscores the growing affordability issues the City is facing as incomes do not keep pace with housing cost increases.

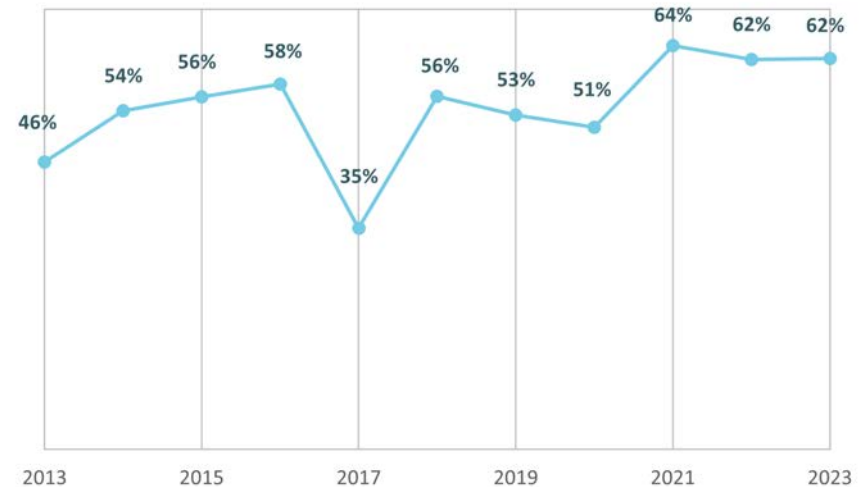
Housing Cost-Burden

Households that put more than 30% of their income toward housing costs, including rent or mortgage payments, utilities and property taxes, are considered cost-burdened. Figures 17 and 18 highlight how the share of cost-burdened households has shifted between 2013 and 2023 for both renters and homeowners with mortgages.

Over the past decade, the share of cost-burdened rental households has risen, reaching a high of 64% in 2021. While this trend reflects growing financial strain on renters, it also points to an imbalance between housing supply and demand. The latest ACS figures show that about 62% of renters are still paying more than they can reasonably afford for housing, underscoring that limited housing supply and affordability remain a serious challenge for renters in the City.

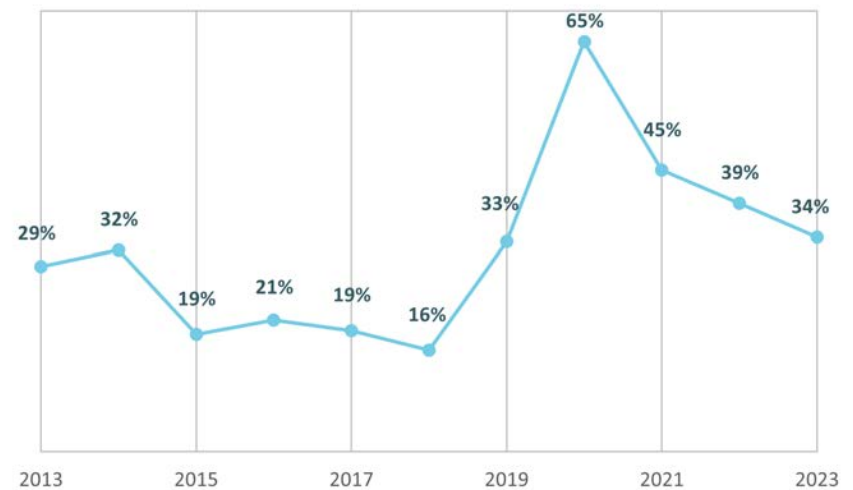
For homeowners with mortgages, the proportion of cost-burdened households has stayed fairly steady for a number of years before a significant increase during the COVID-19 pandemic. Since then, the percentage has eased slightly but only at a slow pace. Most recently, 34% of households with mortgages in La Grange are considered cost-burdened, compared to 31% in the state of Texas. While overall cost burden has shifted over time, the greater picture makes clear that housing affordability continues to be a significant challenge for both renters and homeowners alike in La Grange.

Figure 17. Cost-Burdened Occupied Units Paying Rent



Source: 2013-2023 ACS 5-Year Estimates

Figure 18. Cost-Burdened Occupied Units with a Mortgage



Source: 2013-2023 ACS 5-Year Estimates

Existing and Projected Housing Needs

Encouraging Housing Diversity

Small-Lot Detached Housing

Allowing small-lot detached housing—detached homes on lots smaller than those in conventional neighborhoods (e.g., cottage courts)—can promote infill development, particularly in older areas of La Grange, and expand housing options.

Additionally, allowing small-lot detached homes can provide affordable options for young families and professionals. Updating the zoning regulations, as needed, can enable detached housing on smaller lots while maintaining balance with larger or estate-size lots, particularly in areas outside the City core, where utility access is challenging.

Missing Middle Housing

Another way to meet La Grange's housing needs while reducing reliance on greenfield development for new growth includes allowing appropriate Missing Middle Housing types, including small single-family residential, duplexes and small-scale multi-unit buildings that complement single-family neighborhoods. These housing types help provide more affordable housing options for people in different phases of the housing cycle, including young families, young professionals, empty-nesters and the elderly. Each of these housing types can vary in price point and model. A mix of affordable and premium price points can be offered for each housing type and can be available for either rent or sale.

New Developments

New residential development under consideration in La Grange has the potential to affect the local housing market by introducing additional supply and competition with existing housing stock. Newer housing developments generally include homes with sizes ranging from approximately 2,100 to 3,300 square feet with modern amenities. New homes that do not require updates may place pressure on pricing for older homes, while differences in age, condition, and required investment can influence buyer decisions.

Aging in Place

Encouraging housing diversity can help the community's older residents age in place, meaning they can safely live independently, in their own homes and communities regardless of age, income or physical ability. Missing middle housing offers more affordable options compared to single-family homes that can be crucial for seniors on fixed incomes.

Aging in place can be supported through City-led or community organization-led initiatives that include housing retrofits or other modifications that allow residents to stay in their houses for a longer period of time. Property owners and developers can make various modifications to existing homes, such as installing ramps and wider doorways to accommodate aging-in-place needs. Additionally, they can include aging-in-place friendly elements in new housing developments, such as single-level living spaces, non-slip flooring and smart home technologies that enhance safety and accessibility for elderly residents.

Figure 19. Housing Units Needed to Accommodate Population Growth Scenarios

Housing Units			
Year	Low Growth 1.5% CAGR	Medium Growth 2.0% CAGR	High Growth 2.5% CAGR
2020	2,126	2,126	2,126
2030	2,466	2,592	2,721
2040	2,862	3,159	3,482
2050	3,321	3,849	4,457
2060	3,857	4,694	5,706
	+1,731	+2,568	+3,580
Average Household Size = 2.2 People per Unit			

Source: 2020 Decennial Census

Access and Convenience/Neighborhood Completeness/Health and Wellness

A community's quality of life depends on access to everyday goods, services, and amenities. Convenient proximity to schools, healthcare, retail, recreation, and employment contributes to physical health, social connection, and economic vitality. Map 7 highlights the distribution of major business and service types, including retail, professional, educational, healthcare and hospitality uses, across the City. The map illustrates a 0.25-mile buffer around each business cluster, showing how well the community's existing development pattern supports neighborhood completeness and accessibility.

The map illustrates accessibility to major businesses and service categories, with each point representing a business type and the shaded blue areas showing a 0.25-mile radius around it. This visualization emphasizes the City's strengths in centralized access to goods and services while identifying opportunities for improvement in peripheral areas. Expanding the City's network of sidewalks, bike paths and local-serving retail nodes can promote balanced growth and provide access from neighborhoods to daily essentials that support overall health and wellness.

Retail and Trade

Retail and trade establishments form the backbone of neighborhood convenience. As shown on the map, retail activity is concentrated along major corridors, particularly within the downtown core and along highway access points. These areas provide essential goods and services such as groceries, pharmacies and everyday shopping destinations within a short walking or driving distance. Future development should continue reinforcing these corridors while encouraging mixed-use nodes in underserved areas to reduce travel distances for residents.

Education, Health and Social Services

Facilities in this category include schools, clinics, and social service providers. These locations serve as anchors for community wellness and daily activity. The concentration of education and healthcare facilities near residential areas supports equitable access to essential services. Future planning efforts should promote safe, connected routes to these institutions, emphasizing walkability and accessibility within the 0.25-mile service areas.

Professional and Personal Services

Professional offices, banks, salons and similar small-scale services are distributed throughout the City, primarily near retail corridors. These uses provide employment opportunities and day-to-day convenience for residents. Encouraging additional professional services in mixed-use districts will help strengthen the City's local economic base and reduce vehicle dependence for basic errands.

Hospitality and Entertainment

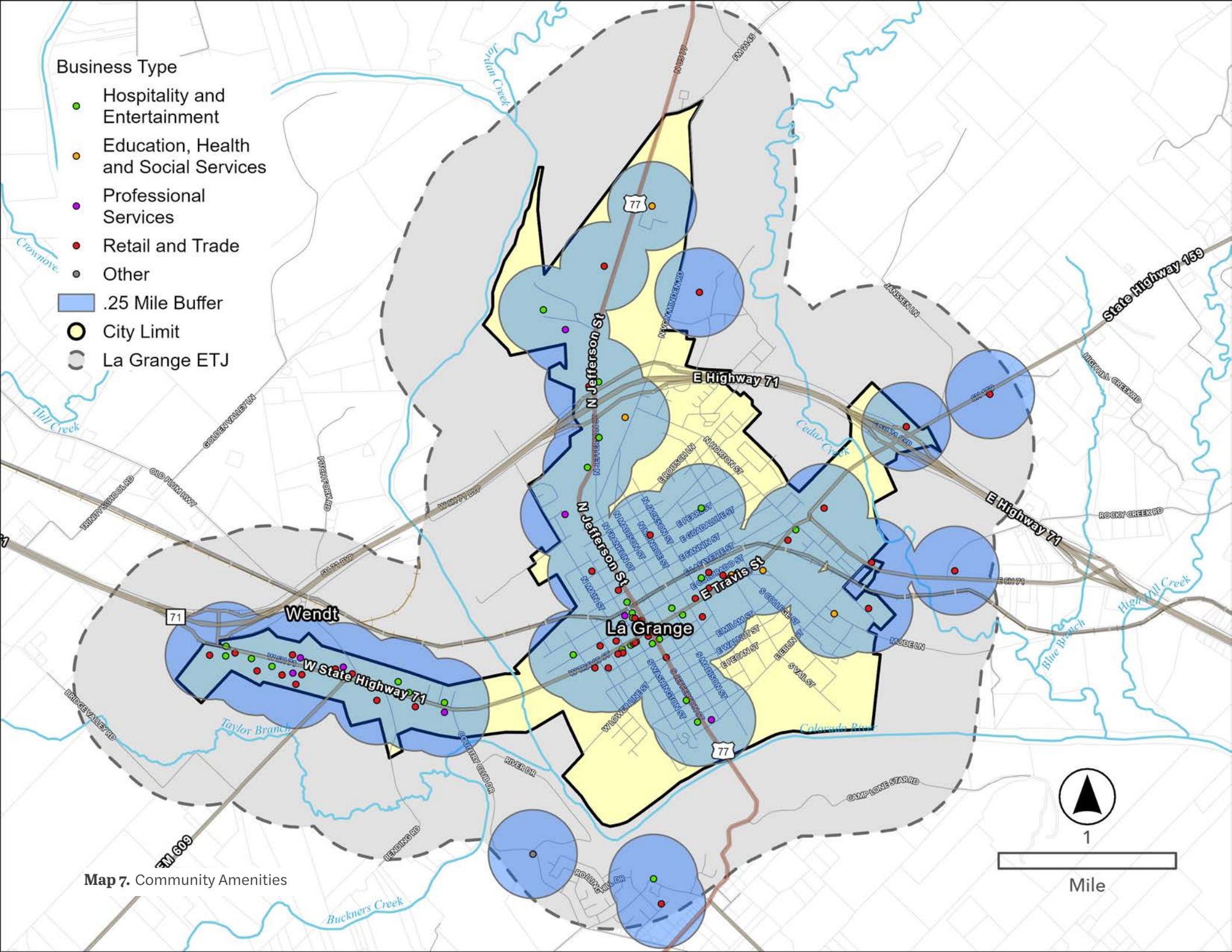
Restaurants, entertainment venues and lodging options are primarily concentrated along the City's main commercial corridors. These businesses enhance community vitality and serve as important destinations for both residents and visitors. Expanding hospitality and entertainment offerings in downtown and mixed-use centers will support local tourism and extend activity into evening hours.

Public and Institutional Facilities

The public and institutional facilities distributed across the City of La Grange play an important role in supporting community services, civic functions, and overall quality of life. These facilities include government buildings, schools, public safety services, libraries, parks, and other community-serving institutions that provide essential services to residents and visitors. The location, condition, and capacity of these facilities influence how effectively the City can meet current needs and plan for future demands. Ongoing coordination among public agencies and institutions helps ensure that facilities continue to serve the community efficiently and align with long-term planning goals.

Business Type

- Hospitality and Entertainment
- Education, Health and Social Services
- Professional Services
- Retail and Trade
- Other
- .25 Mile Buffer
- City Limit
- La Grange ETJ



Map 7. Community Amenities



LA GRAN

A background image featuring a blue sky with scattered white clouds. On the left side, a portion of a white water tower with a yellow band and the word 'ENGINE' is visible. The chapter title is overlaid on the right side of the image.

CHAPTER 4

**INFRASTRUCTURE &
PUBLIC SERVICES**

Introduction

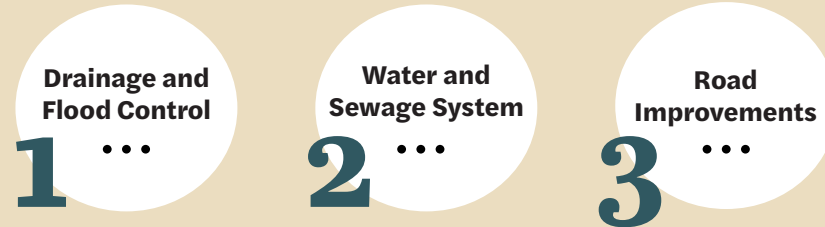
Infrastructure planning is an important component of comprehensive planning, guiding long-term sustainability and effectiveness. This chapter provides a broad analysis of the current state of essential public infrastructure, such as water and wastewater systems and utilities, highlighting challenges and opportunities for improvement. Rather than an exhaustive technical assessment, this chapter offers strategic insights based on future growth patterns, population projections and anticipated demand, ensuring that infrastructure investments align with evolving community needs.

Functional and resilient infrastructure is important for supporting the current and future needs of the community. Beyond meeting everyday demands, infrastructure must also be designed to withstand the impacts of natural hazards and unexpected disruptions. As outlined in Chapter 1, La Grange is most prone to flooding and extreme heat. These threats underscore the necessity of integrating hazard mitigation and resiliency into infrastructure planning.

This chapter takes a broad look at infrastructure planning with a focus on hazard mitigation and resiliency, providing a high-level guide for developing and maintaining essential systems within the community. By emphasizing adaptability and resilience, the Plan supports a forward-thinking approach to development, helping to enhance efficiency and quality of life.

What We've Heard

Top Three Priorities for Infrastructure, Public Facilities and Services:



Comments:



"Awesome Utility dept: trash and recycling, big item and limb pickups, extra if needed. Person actually answering late night outage calls. Street cleaning. No litter. Helpful people!!"

"Water drainage on the streets needs improvement in multiple locations when we have heavy rains."

"The City is clean, street sweeper frequently picks up branches and large items multiple times a year so there is no litter."

"Need bike-path and walking lanes marked on roads such as Horton St."



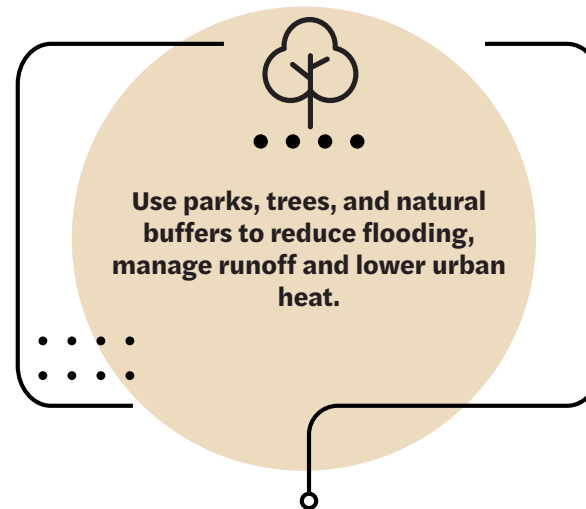
Infrastructure, Public Services & Resilience Policies

Enhancing resilience involves aligning development to strengthen the resilience of essential services and infrastructure. This leads to public facilities and infrastructure that are capable of meeting the community's evolving needs effectively.

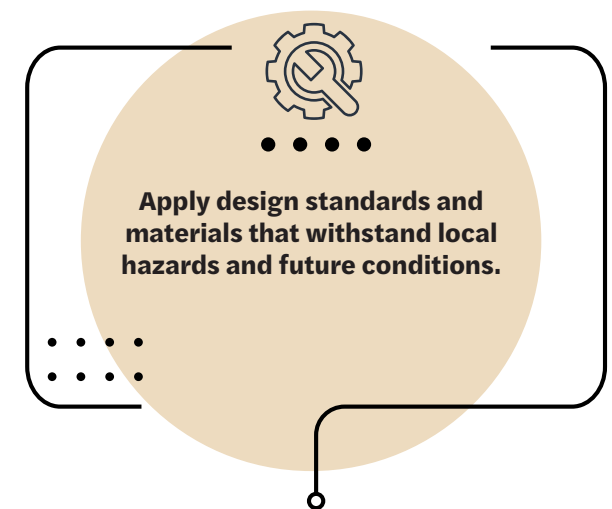
Protect Critical Facilities



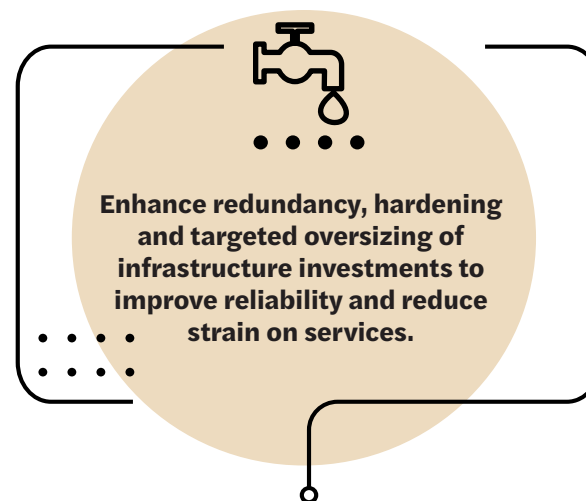
Strengthen Green Infrastructure



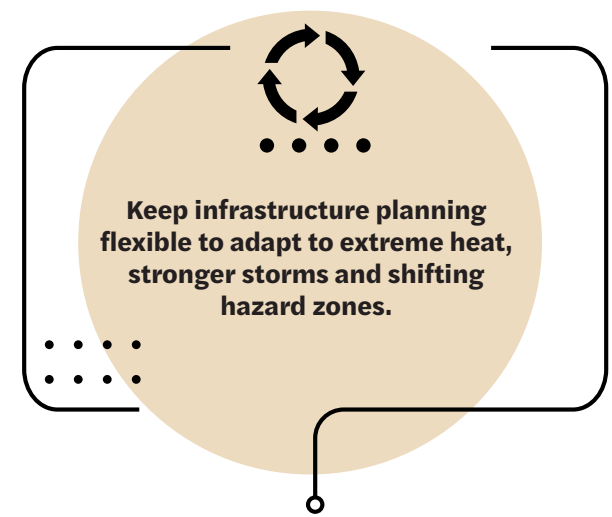
Build Resilience into Standards



Promote Reliable, Efficient Services



Plan for Future Risks



Public Facilities & Services

Public and community facilities form the backbone of daily life in La Grange, supporting both the safety and quality of life of residents. These facilities include essential public safety services such as police, fire protection and emergency medical response, as well as civic and community amenities such as the public library, City Hall, the historic Casino Hall, schools, parks and recreation facilities.

As La Grange looks to the future, it is important to regularly assess how well these facilities are meeting current needs and to identify opportunities for improvement or reinvestment. Ensuring services are well maintained and updated helps provide a high standard of living and supports long-term community resilience. Strong coordination with partners such as the La Grange Independent School District, Fayette County and local organizations will be essential to address shared challenges and make the most of available resources. For example, fire protection is provided by the La Grange Volunteer Fire Department, while emergency medical response is mainly managed by Fayette County Emergency Management Services (EMS). These partnerships, along with continued investment in City infrastructure and community amenities, allow the City to provide accessible, reliable and inclusive facilities.

La Grange City Hall

La Grange City Hall, located at 155 E. Colorado Street, serves as the central administrative hub for the City. The facility oversees local governance, public records, permitting and community planning. City Hall provides space for public meetings and serves as the center for civic engagement and coordination of municipal services.

Utilities

Utility services such as water, stormwater, and wastewater management, electric services, along with sanitation and recycling are all important components of keeping a City running efficiently. Across all of the utilities services, the City owns and operates more than 20 facilities.

Public Safety

The La Grange Volunteer Fire Department, located at 244 N Franklin Street, provides fire protection and emergency response services throughout the City and surrounding area. The department coordinates closely with county and regional emergency agencies.

The Police Department, located at 243 S College, provides proactive and responsive service while coordinating with the Fayette County Sheriff's Office (1646 N. Jefferson Street) to provide comprehensive coverage within the City and ETJ.

Fayette County Emergency Medical Services, based at N Von Minden Road, provides 24-hour emergency medical response and patient transport.



La Grange Fire Department

Water & Wastewater Systems

Water and wastewater planning in La Grange is closely tied to land use and growth management. Ensuring that reliable water service and effective wastewater treatment are available is critical for protecting public health, supporting development and maintaining a high quality of life. As the City considers how and where it grows, careful attention to these systems will help manage resources responsibly and reduce long-term costs.

La Grange can strengthen this connection by encouraging practices that use water more efficiently, modernizing infrastructure as it ages and working with developers and residents to raise awareness about the importance of conservation. By aligning infrastructure decisions with community growth, the City can build systems that are resilient, sustainable and able to adapt to future challenges.

Some approaches that can help connect water and wastewater planning with land use decisions include:

- Providing incentives to developers who include water-saving technology and monitoring systems in their projects.
- Updating system development fees so they reflect the true cost of maintaining and expanding service as new growth occurs.

Ongoing investment in water and wastewater facilities is essential for La Grange to ensure that service remains dependable and efficient. Proactive maintenance and improvements, particularly upgrading water lines to prevent leakage and conserve water, help reduce the risk of service interruptions, manage long-term costs and ensure that residents have access to safe drinking water and effective wastewater treatment. Additionally, consideration should be given to areas that are not currently connected to City utilities, as the extension of services may be needed to accommodate future growth, support public health or address environmental concerns.

Population Growth and Future Land Use

Historical growth rates for the City of La Grange have remained relatively flat, with little to no growth over the last decade. However, as discussed in Chapter 1, broader development patterns in Central Texas could drive an increase in growth rates for La Grange. Even modest growth rates of 1.5% to 2.5% could see the water and wastewater customer base near double or triple by 2060.

As the water demands and wastewater flows for a system continue to increase with the service population, the City's utilities and infrastructure should be capable of accommodating such growth. Evaluating the City's future land use is a crucial step to get a better understanding of how the growth of La Grange will impact its water and wastewater services. Different land use types will incur different levels of water usage per connection.

Primary growth areas have been identified as new residential development around the hospital to the north and mixed-use development along US 71 to the west. These development areas could have a significant impact on local utility capacity, and infrastructure improvements are likely necessary to enhance service for future development. Additionally, system wide improvements, such as additional water supply, are also likely to be needed as the City's customer base continues to grow.



Existing Systems

Water System

The City of La Grange obtains its water supply from a series of groundwater wells that draw from local aquifers within the Colorado River basin area. These wells provide the community with treated potable water that meet state and federal standards.

The City of La Grange owns and operates a water distribution system providing treated water to approximately 2,500 customers within the city limits and water Certificate of Convenience and Necessity (CCN). The City's existing water system consists of a network of pipelines approximately 53 miles long, ranging from 3/4 to 14 inches in diameter. The City supplies up to 3.0 million gallons of water per day via six ground water wells and six booster pump stations to three pressure planes. A total storage capacity of 1.8 million gallons is provided via four ground storage tanks, two elevated storage tanks, and one standpipe to serve the system with a total production capacity of 3.04 million gallons per day (MGD). A map of the City's water distribution system is shown on Map 9.

Existing Wastewater and Disposal System

The City of La Grange operates a municipal wastewater collection and treatment system that serves approximately 2,600 customers within the city limits and wastewater CCN. Wastewater is conveyed through gravity sewer lines and lift stations to the City's wastewater treatment plant (WWTP).

The wastewater collection system consists of pipelines, manholes, and lift stations that convey flows to the WWTP. The City's existing wastewater system consists of 44 miles of pipeline ranging from 4 to 18 inches in diameter and 12 lift stations. A map of the City's wastewater collection system is shown on Map 10.

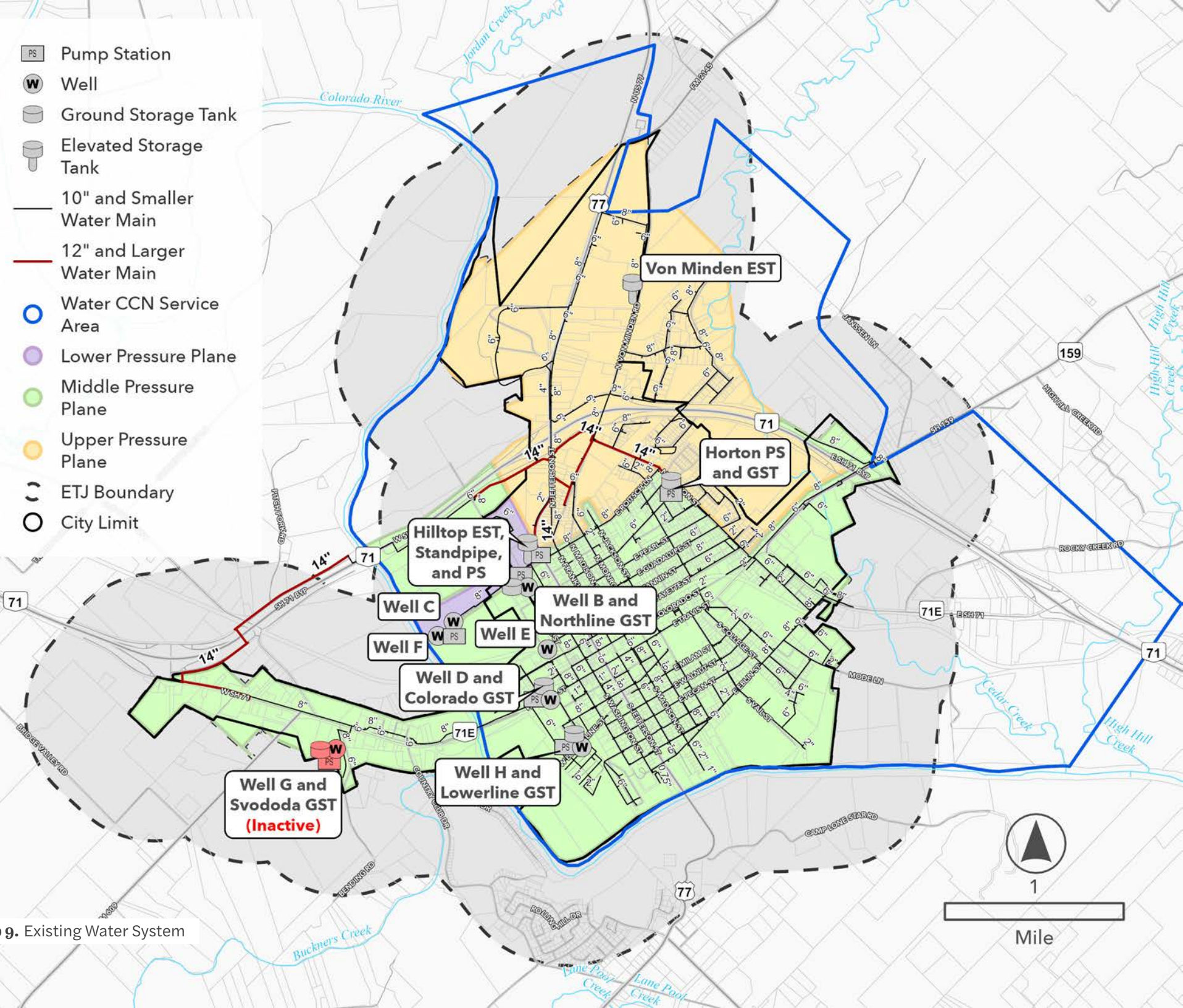
The City's WWTP is permitted through the Texas Pollutant Discharge Elimination System (TPDES) under Texas Commission on Environmental Quality (TCEQ) authority with a rated capacity of 900,000 gallons per day. The permit authorizes the City to treat and discharge final effluent to the designated receiving stream in accordance with state water quality standards. The treatment plant includes headworks, primary and secondary treatment processes and effluent disinfection facilities before discharge. Sludge generated through the process is managed in compliance with TCEQ requirements.

Water and Wastewater System Improvements

The major improvements in the distribution system consist of increased water supply, new water lines, and replacing aging infrastructure. A water supply study is recommended to identify how to expand the City's water supply to meet projected growth. New and upsized water lines are needed to extend service to new customers and support additional growth within the City. System looping and closing dead-end mains can provide both enhanced capacity and improved water quality for a limited investment. A rehabilitation and replacement program is recommended to identify and replace aging pipelines throughout the distribution system with a focus on cast-iron pipes.

The wastewater collection system is also anticipated to need increased capacity to meet future demands in the City. Development of an inspection and maintenance program is recommended to prioritize areas for rehabilitation and replacement. It is recommended to focus on the downtown area as a priority for the inspection, rehabilitation, and expansion of collection lines, with a focus on vitrified clay pipes. Replacement of aging and leaking pipelines can reduce inflow and infiltration, lowering peak flows. Utilities should also evaluate lining alternatives that support lift station consolidation and increase available system capacity for new development.

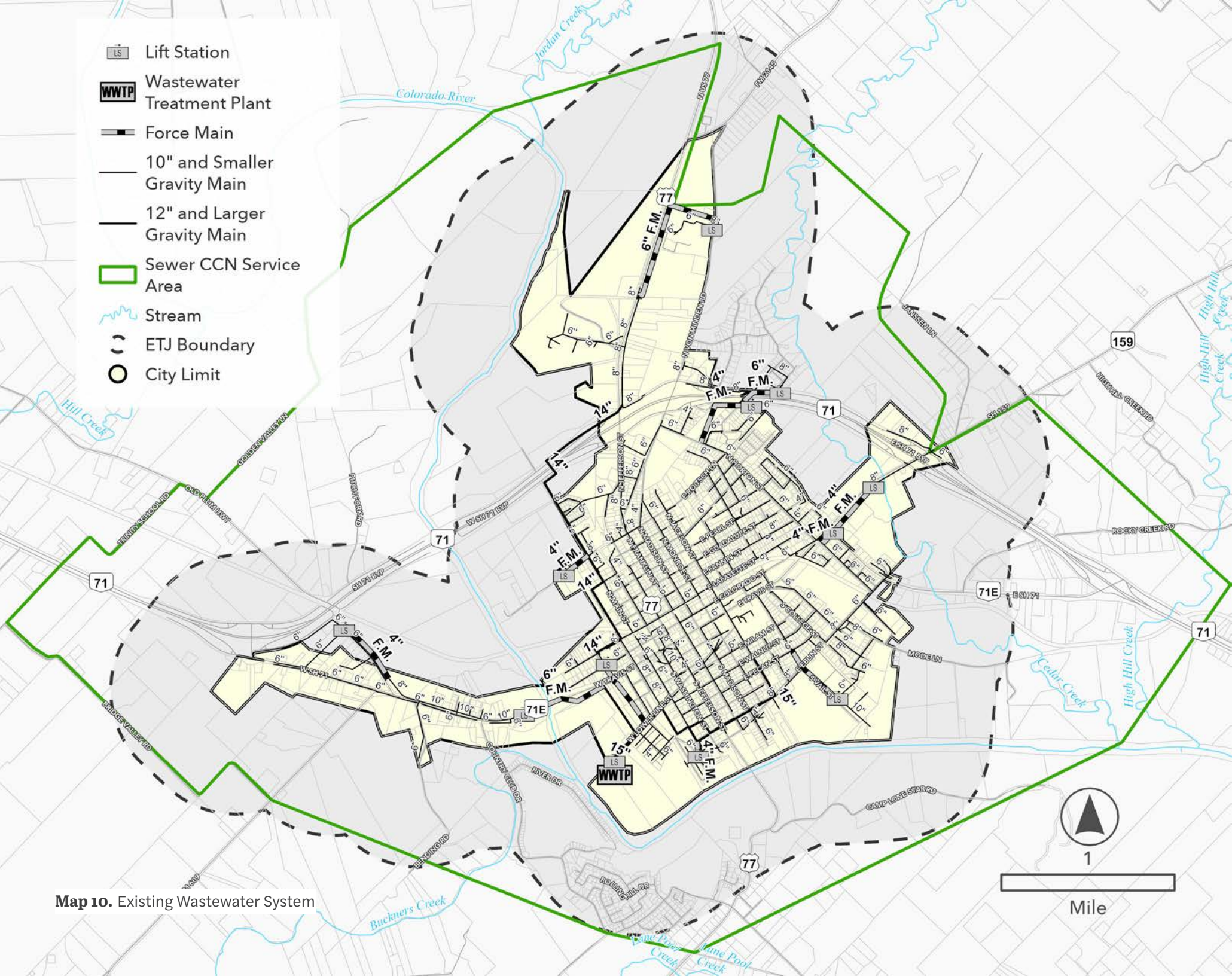
-  Pump Station
-  Well
-  Ground Storage Tank
-  Elevated Storage Tank
-  10" and Smaller Water Main
-  12" and Larger Water Main
-  Water CCN Service Area
-  Lower Pressure Plane
-  Middle Pressure Plane
-  Upper Pressure Plane
-  ETJ Boundary
-  City Limit



Map 9. Existing Water System



-  Lift Station
-  Wastewater Treatment Plant
-  Force Main
-  10" and Smaller Gravity Main
-  12" and Larger Gravity Main
-  Sewer CCN Service Area
-  Stream
-  ETJ Boundary
-  City Limit



Map 10. Existing Wastewater System

Water Utility Challenges

Providing all La Grange residents reliable and equitable water, drainage, and sewer systems is the primary goal for the City of La Grange Utility Department. The City of La Grange does not currently have a water shortage issue. However, as hazard areas and natural disasters become more common, communities surrounding Fayette County are increasingly facing water stress, which raises sustainability concerns for the City. Under conservative TWDB projections, La Grange is not projected to grow; however, this Plan also evaluates higher-growth scenarios to test infrastructure readiness. System capacity will need to be maintained to meet demands while also combating changing usage patterns, system age, and maintaining reliability. The implementation of programs such as low-flow fixtures and rainwater harvesting systems can help the City overcome these challenges while maintaining quality service.



Hazard Areas

La Grange has historically faced impacts related to natural disasters like floods and wildfires. The Colorado River contributes to the community as a water and recreational resource but also brings hazards and risk. Given the proximity of the Colorado River to the City, a significant number of homes and businesses are located within the 100-year and 500-year floodplains. This proximity creates community vulnerability, which was evident in the aftermath of Hurricane Harvey, a Category 4 hurricane that made landfall along Texas' Gulf Coast in late August and early September 2017. This resulted in approximately 300 homes and businesses being inundated by floodwater. The hazard of wildfires was also evident during the Bastrop County Complex Fire in 2011, the costliest wildfire event in Texas history. This wildfire brought severe damage to Bastrop County, directly adjacent to Fayette County. As natural hazards are increasingly becoming a regular phenomenon, the need arises to strategically develop ways to mitigate this risk. Establishing appropriate system redundancy and looping can help mitigate the loss of any one facility and maximize system operations during emergency conditions. Additionally, monitoring and hardening facilities located in the floodplain by raising the electrical and control components above the flood level can help to minimize flood risk and strengthen system reliability. Utilities located within the City's floodplain include:

- Lower Line GST
- Well C
- Well D
- Well E
- Well F
- Well H
- Colorado GST
- D1 Lift Station
- B32 Lift Station
- G13 Lift Station
- I2 Lift Station

Utility Service Best Practices

The City of La Grange has demonstrated a history of providing long-term reliable water supply and high-quality wastewater conveyance by proactive system management and operation. The implementation of best practices for the continuation of this long-range planning effort will provide peace of mind for the residents of La Grange for years to come. The following recommendations illustrate that commitment.



Continue to invest in system maintenance and renewal.

The existing water distribution and wastewater collection systems have been well maintained, but portions of the systems are nearly 100 years old and at the end of their initial design life. As the system continues to age, emphasis will shift from system expansion and capacity to condition and rehabilitation.

- Implement an asset management program to incorporate recurring maintenance and capital projects into a comprehensive plan. Renewal projects should be prioritized and phased into the annual utility budget to maintain infrastructure conditions and distribute capital costs.
- Establish and build an ongoing pipeline repair and replacement plan as part of operation and maintenance of the water and wastewater systems. Pipeline repairs should be timed alongside the street pavement repair program for time and budget efficiency.
- Establish and build an ongoing facility repair and replacement plan as part of operation and maintenance of the water and wastewater systems.

Develop and maintain a comprehensive water plan that prioritizes infrastructure needs and identifies potential funding sources.

A simple list of infrastructure needs is not a plan. Once the needs have been identified, they must also be prioritized so that appropriate funding and construction strategies can be developed.

- Develop a Comprehensive Water Master Plan to identify areas in La Grange with aging facilities. The Water Master Plan should be updated every five to 10 years, to ensure that the recommendations are up to date and relevant as the City continues to grow and infrastructure continues to age.
- Perform detailed water system capacity reviews for proposed developments. Development reviews should be carried out to determine the existing system's ability to serve large development areas and identify any additional improvements that may be required. Funding for further development-driven improvements should be shared with the developer.
- Emphasis should be placed on risk reduction through redundancy for critical facilities so that the system can continue to operate at a high level of service during emergency conditions. This includes additional water supply, excess system capacity, backup power for critical facilities, and potential emergency interconnects with neighboring utility providers.

Develop a long-range water supply plan.

Water is one of the most precious resources in Texas particularly in light of growing demands from high-water-use industries. To make the best use of this limited resource in the years ahead, careful and comprehensive planning must occur today, including planning for increases in population and water consumption and for natural occurrences that can create unexpected demands on normal water supplies.

- Investigate potential new sources of water supply and incorporate into the annual capital plan. The best time to acquire additional water supply is before the supply is needed. Additional and/or deeper ground water wells can provide increased capacity and critical redundancy as well as potential water quality improvements.
- Include guidance from TWDB and Texas Commission on Environmental Quality (TCEQ) in the development of water source options. These agencies are available to partner with Texas municipalities regarding options for long-term supply. These options not only include how municipalities might develop water sources, but also how they might fund them.
- Develop and maintain a Long-Range Water Supply Plan. The Water Supply Plan should be updated at least every 10 years, to ensure that the recommendations are up to date and relevant as the City continues to grow and environmental conditions continue to change.

Develop and maintain a comprehensive wastewater management plan that prioritizes infrastructure needs and identifies potential funding sources.

A complete plan for wastewater management must address not only system needs, but also priorities so that funding can be sought and secured in a strategic and timely manner.

- Develop a Comprehensive Wastewater Master Plan to identify areas in La Grange with aging facilities. The Wastewater Master Plan should be updated every five to 10 years, to ensure that the recommendations are up to date and relevant as the City grows and infrastructure continues to age.
- Perform wastewater system capacity reviews for proposed developments. Development reviews should be carried out to determine the existing system's ability to serve large development areas and identify any additional improvements that may be required. Funding for further development-driven improvement should be shared with the developer.
- Emphasis should be placed on redundancy for critical facilities so that the system can continue to operate at a high level of service during emergency conditions.

Explore funding options to grow and improve the water distribution and wastewater collection systems.

Reliable water and wastewater infrastructure are important factors for growth. The City should evaluate system improvement costs and explore funding options such as utility rates, grants, impact fees and development agreements to support necessary upgrades.

- Conduct a utility rate study to project revenues under existing rates, develop revenue requirements, perform cash flow analyses, and determine cost of service allocations for the water and wastewater systems. A comprehensive utility rate study can determine how much it costs for the City to operate, maintain and expand the water and wastewater systems and adjust the City's current rate structure as needed to best meet system needs.
- Explore improvement project funding options, including grants, impact fees, or development agreements. The City has recently applied for grants through the TWDB and should continue to pursue grant options with TWDB where applicable. An impact fee study could be performed to estimate the funding generated by establishing the fees. The City can also utilize development reviews and development agreements to assist in funding projects as appropriate.

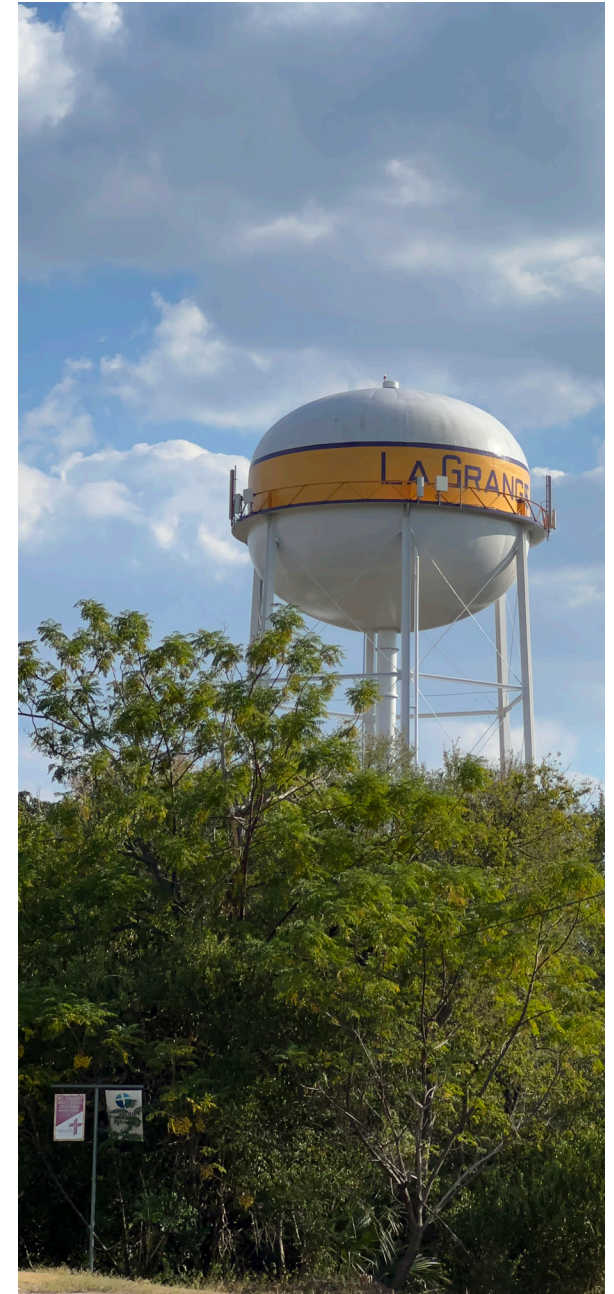
Encourage water conservation and enhance education efforts regarding water issues.

An overall program aimed at reducing water usage should include a variety of measures that could be applied appropriately in different situations. The public can be an important ally in the City's efforts to change water and sewer usage patterns. Nurturing citizen participation in conservation efforts can yield positive results, both in the short-term and over time. Landscape irrigation accounts for a large volume of water usage in most communities, particularly during the hottest months of the year when demand is already high. Encouraging and rewarding water-saving techniques will result in less demand on the water system and lower costs to consumers. Attractive demonstration projects, installed and publicized by the City, could increase awareness of the options available to both homeowners and commercial landscapers.

- Provide incentives for harvesting rainwater. Rainwater harvesting is being used in many communities as a component of an overall water conservation portfolio. Financial or other incentives might encourage some to join in this effort that otherwise would not have taken part.
- Implement a strong water conservation plan to include conservation measures and programs. Water that is conserved rather than consumed is the least expensive "source" in the portfolio of any municipal water system. Many communities in Central Texas have robust conservation programs

that yield substantial results. Development of a conservation plan would be an important investment in the future of the community.

- Establish a citizen advisory committee for water supply and conservation policy. Establishing a water conservation policy committee could be a key element of gaining consensus on a water conservation program. Without community consensus, such a program has a reduced likelihood of success.
- Educate the public on current water and sewer usage. A properly devised education program can yield significant results, as many people in the public do not have a keen understanding of where our water comes from, how it is treated, how it is distributed, and how it is disposed of. An element of the program should be directed to children in the community, including an emphasis on the importance of conservation for future generations.
- Establish a recognition program for commercial and individual "water wise" customers. Recognition and incentives are valuable tools in developing public awareness of worthwhile objectives. Even relatively small rewards can go a long way toward winning public support for conservation efforts.
- Establish minimum standards for water reuse for high-water-demand industries.



Stormwater System

La Grange is situated within a bend of the Colorado River, which makes the community susceptible to riverine flooding during periods of elevated river levels. In addition to this large scale riverine risk, the City also experiences localized flooding, largely due to limitations within the existing storm drain system, which can become overwhelmed during intense rainfall events. As a result, La Grange must manage both types of flooding hazards, those driven by the Colorado River as well as those caused by insufficient local drainage capacity.

Existing System Conditions

La Grange's drainage network consists of open ditches, storm sewers, culverts, and historic channels, with all runoff ultimately draining to the Colorado River. This creates a combined risk of both local flooding and riverine flooding during major storm events.

Much of the system is aging, and many storm sewer lines were originally designed for only a two-year rainfall event, which is far below current engineering standards. Outdated pipe materials and limited inlet capacity contribute to blockages, reduced conveyance and recurring street flooding. Maintenance has historically been reactive rather than proactive, which has resulted in clogged culverts, sediment-filled ditches and deteriorating infrastructure.

In the center of the City, stormwater is conveyed primarily through an underground pipe system designed to move runoff efficiently through developed areas. However, upstream of the downtown area, stormwater flows through a network of open channels before entering the buried pipe system. These open channels play an important role in conveying runoff, but they are inherently more vulnerable to performance issues than enclosed pipe systems.

Open channels are prone to debris accumulation, including tree limbs, trash, eroded sediment, and materials washed in during storms. They also experience vegetation growth along the channel bed and banks, which can obstruct flow if not routinely maintained.

Key Issues & Problem Areas

Localized Flooding & Capacity Constraints

Frequent street and yard flooding occurs where storm sewers are undersized or inlets are easily obstructed.

Neighborhood Drainage Limitations

Several neighborhoods experience persistent flooding related to inadequate ditch systems, off-site runoff and insufficient culvert capacity.

Riverine Flood Exposure

Major Colorado River flood events, most notably Hurricane Harvey which inundated roughly 300 structures, highlight the community's vulnerability and the need for long-term system resilience.

Maintenance Challenges

City maintenance is largely based on responding to complaints. Aging pipes, sediment accumulation and vegetation growth in channels reduce system performance over time and contribute to localized flooding.

Solutions for Existing Conditions

Major thoroughfares in La Grange—including North and South Jefferson Street and East and West Travis Street—cross over the Colorado River. The risks associated with driving during flooding can be reduced by using flood warning systems equipped with flashing alerts that activate when water levels rise. In addition, the City can reinforce public safety by promoting the Turn Around, Don't Drown campaign to educate and warn residents about the dangers of traveling through floodwaters.

Nature-based solutions can be most effectively applied in the Colorado River floodplain, the upstream open channel drainage areas, and the downtown core, where La Grange experiences both riverine flooding and localized drainage issues. Practical approaches such as riparian and floodplain restoration, vegetated channel enhancements, and green infrastructure retrofits like rain gardens and permeable pavement are worth considering.

2018 Comprehensive Plan

The 2018 Comprehensive Plan Future Land Use Map indicates that most planned development is located outside the Effective FEMA 1 Percent Annual Chance Flood Hazard Zone. However, La Grange High School and Middle School lie within the 0.2 Percent Annual Chance Flood Hazard Zone, and the elementary school is positioned along the floodplain fringe. Although these facilities are located outside the 1 Percent Annual Chance Flood Hazard Zone, and therefore are not required to carry flood insurance, the absence of insurance coverage increases their vulnerability, as they could still experience flood impacts due to their proximity to mapped hazard areas.

Additionally, the City's future land use map designates industrial development within the Special Flood Hazard Area (SFHA). To reduce long-term exposure and enhance public safety, this area should instead be preserved as open space.

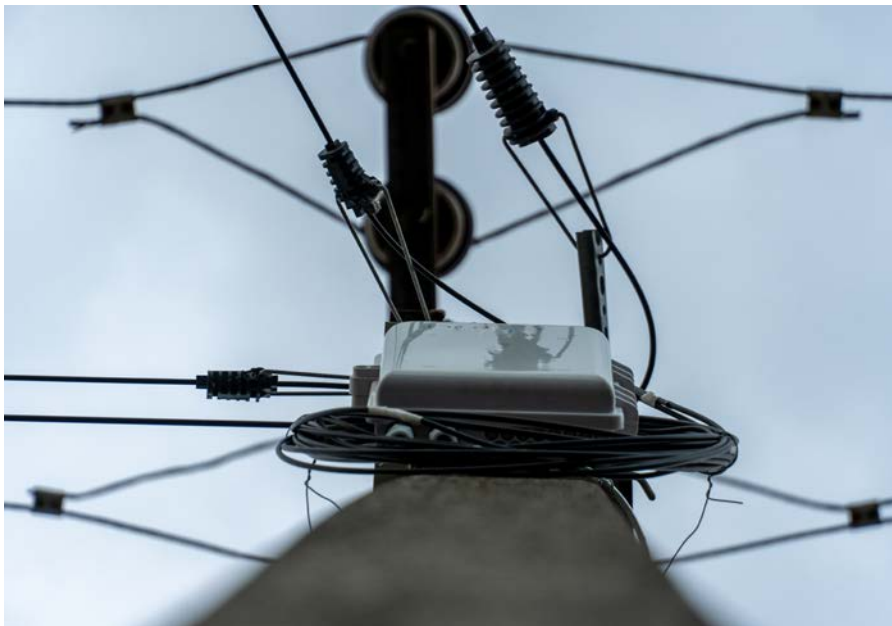
Implementation

The 2025 Stormwater Master Plan (SWMP) outlines several key regulatory and maintenance actions that, if implemented, would significantly improve stormwater conveyance and enhance public safety. These actions include adopting a formal drainage design manual, establishing freeboard requirements, and introducing specific regulations for critical facilities to ensure they are protected to a higher standard. The plan also recommends requiring compensatory cut for developments that displace flood storage. In addition, the SWMP identifies flood prone “hot spots” throughout the City and proposes prioritizing maintenance in these areas to reduce localized flooding and improve overall system performance.



Telecommunication Utilities

Telecommunications utilities in La Grange provide digital and internet access to the City of La Grange. Broadband service is delivered primarily through private providers offering fiber, cable, copper, and licensed fixed wireless technologies. These systems provide residential internet access, and help facilitate commercial activity, public safety communications, and institutional operations. The physical network includes fiber backbone corridors, cable distribution lines, and associated utility infrastructure typically located within roadway rights-of-way and on shared utility poles. Fiber and cable networks form the primary wired broadband framework within the City, with connections extending from trunk lines into residential neighborhoods and commercial areas. The following section describes the existing telecommunications infrastructure and broadband coverage conditions within La Grange.



Broadband Coverage

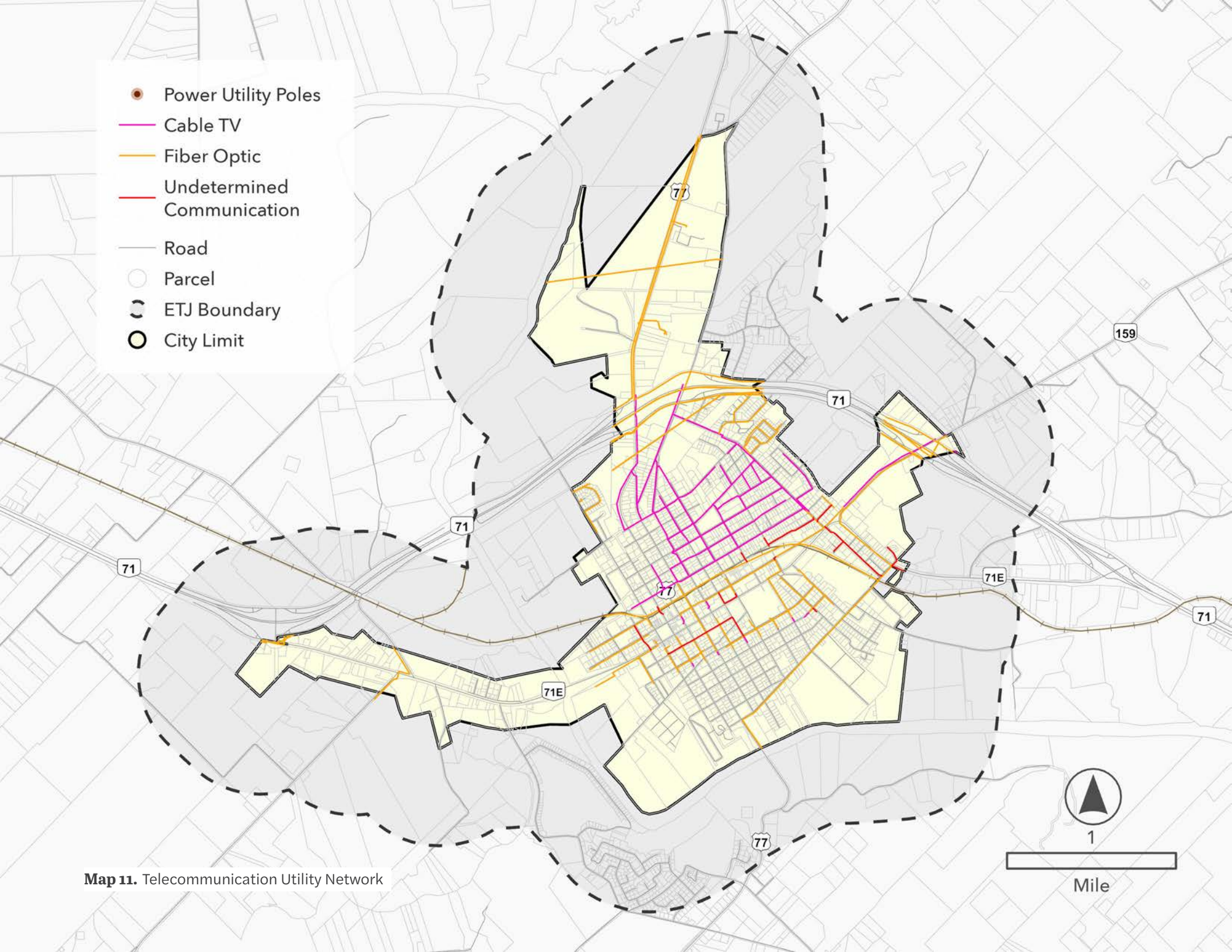
Broadband Serviceable Locations (BSLs) were evaluated using Federal Communications Commission (FCC) performance thresholds and are categorized as follows:

- Served – Locations with access to low-latency Fiber, Cable, Copper, or Licensed Terrestrial Fixed Wireless service offering speeds of at least 100/20 Mbps.
- Underserved – Locations with access to low-latency Fiber, Cable, Copper, or Licensed Terrestrial Fixed Wireless offering speeds below 100/20 Mbps but at or above 25/3 Mbps.
- Unserved – Locations with service that is not low-latency or offers speeds below 25/3 Mbps, as well as all Geostationary Satellite, Non-geostationary Satellite, Unlicensed Terrestrial Fixed Wireless, and other non-qualifying technologies.

Based on these definitions, the City of La Grange contains very few Underserved or Unserved BSLs. The vast majority of locations qualify as Served under the FCC threshold of 100/20 Mbps. This indicates that fixed broadband infrastructure is largely in place and capable of supporting modern residential and business uses. While localized gaps or performance differences may still occur, the overall broadband footprint does not suggest widespread coverage deficiencies. Future broadband efforts may therefore be better focused on network resilience and competition rather than basic access expansion.

Cable/Fiber Optic

The utility dataset shows approximately 58 miles of fiber optic lines, 12 miles of cable and television lines, and 2 miles of undetermined telecommunications lines within the City of La Grange. Fiber accounts for the majority of mapped wired infrastructure within the study area. These figures reflect mapped utility corridors only and do not represent complete service coverage, customer connections, or all last-mile distribution lines. The data illustrate the extent of documented infrastructure and do not guarantee broadband availability at every location.



Gas and Electric Utilities

In a comprehensive plan, understanding utility infrastructure is essential because land use decisions are only as feasible as the systems that support them. Electrical and natural gas networks influence where growth can occur, how resilient the community is to disruption, and what long-term capital investments may be needed. The location, ownership, and condition of these systems affect redevelopment potential, housing construction costs, emergency preparedness, and economic development.

Natural Gas

Natural gas service in La Grange is primarily provided by CenterPoint Energy. Service coverage is concentrated in the northern portion of the City and does not extend south of East Milam Street into the residential areas surrounding La Grange High School.

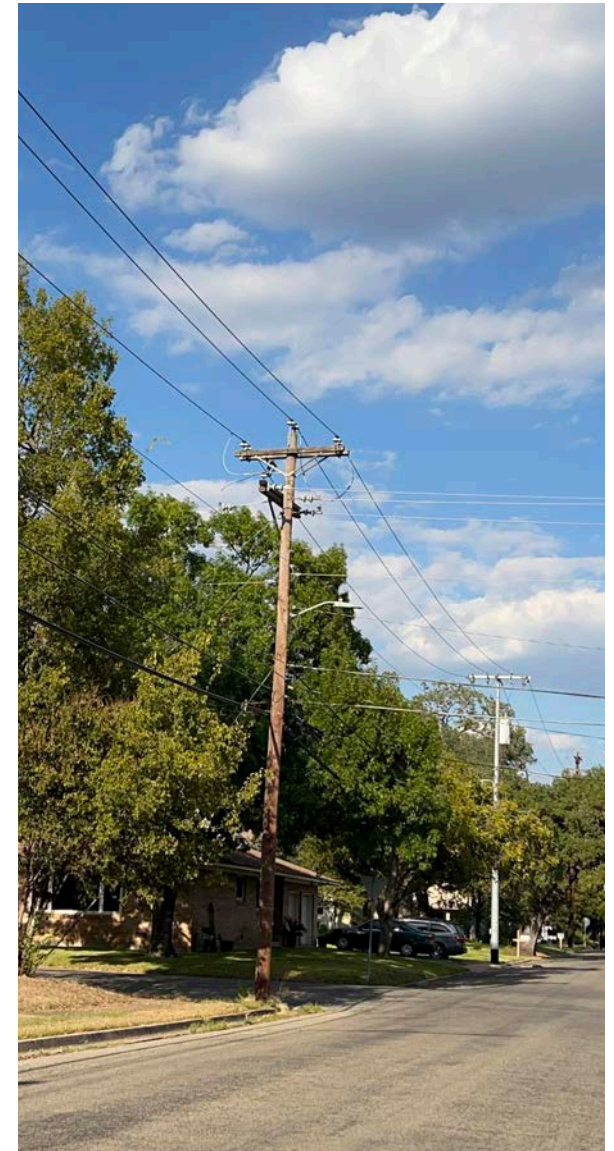
Differences in natural gas availability can influence housing development patterns, appliance choices, and overall energy diversity. Areas without gas service rely more heavily on electric systems or propane. Future growth or redevelopment in currently unserved areas would require coordination with the provider if service expansion is desired, as extending distribution mains involves additional infrastructure investment.

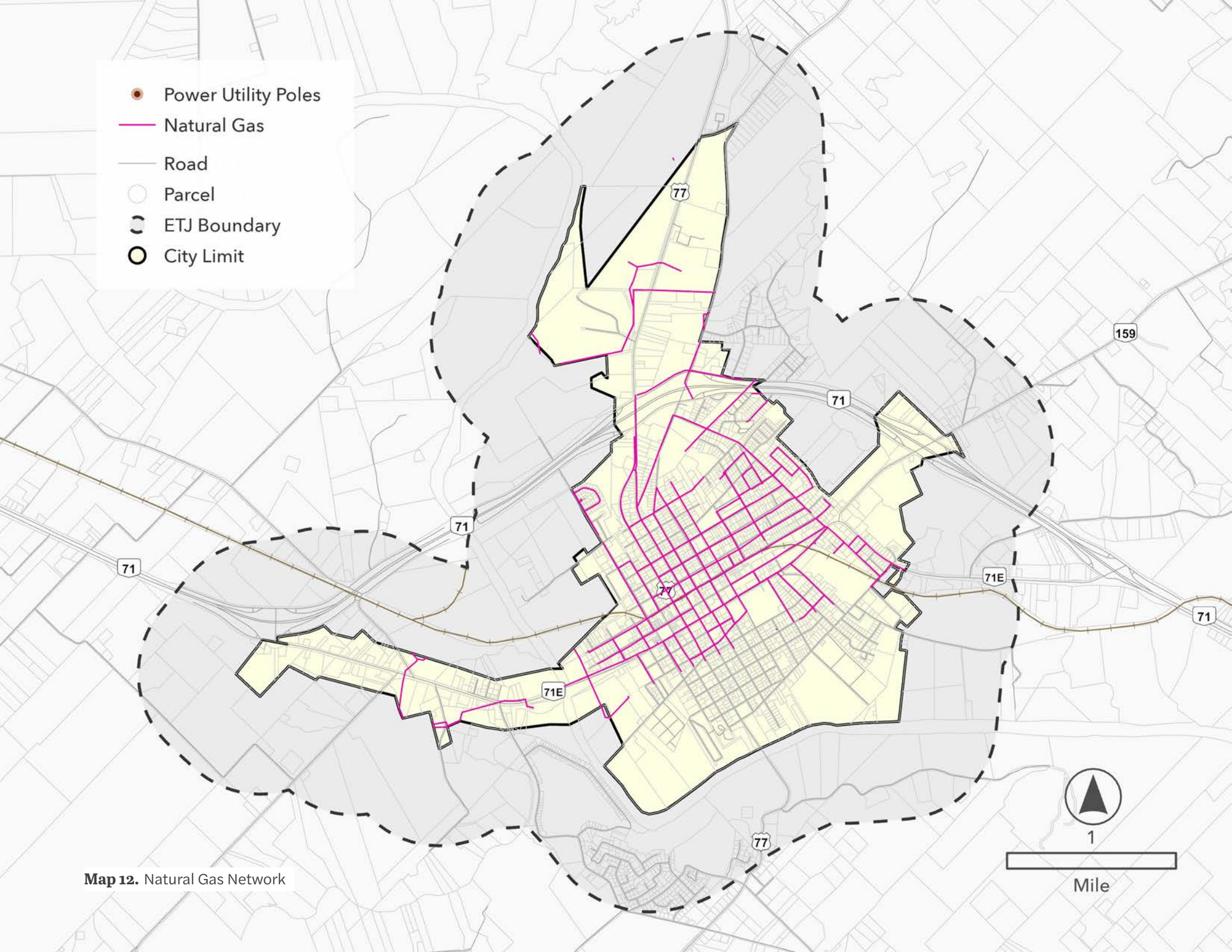
Electric

Electric service within La Grange is provided by both the City of La Grange and Fayette Electric Cooperative. Where ownership is shared, coordination between utilities is typically required for system upgrades, maintenance planning, and future expansion.

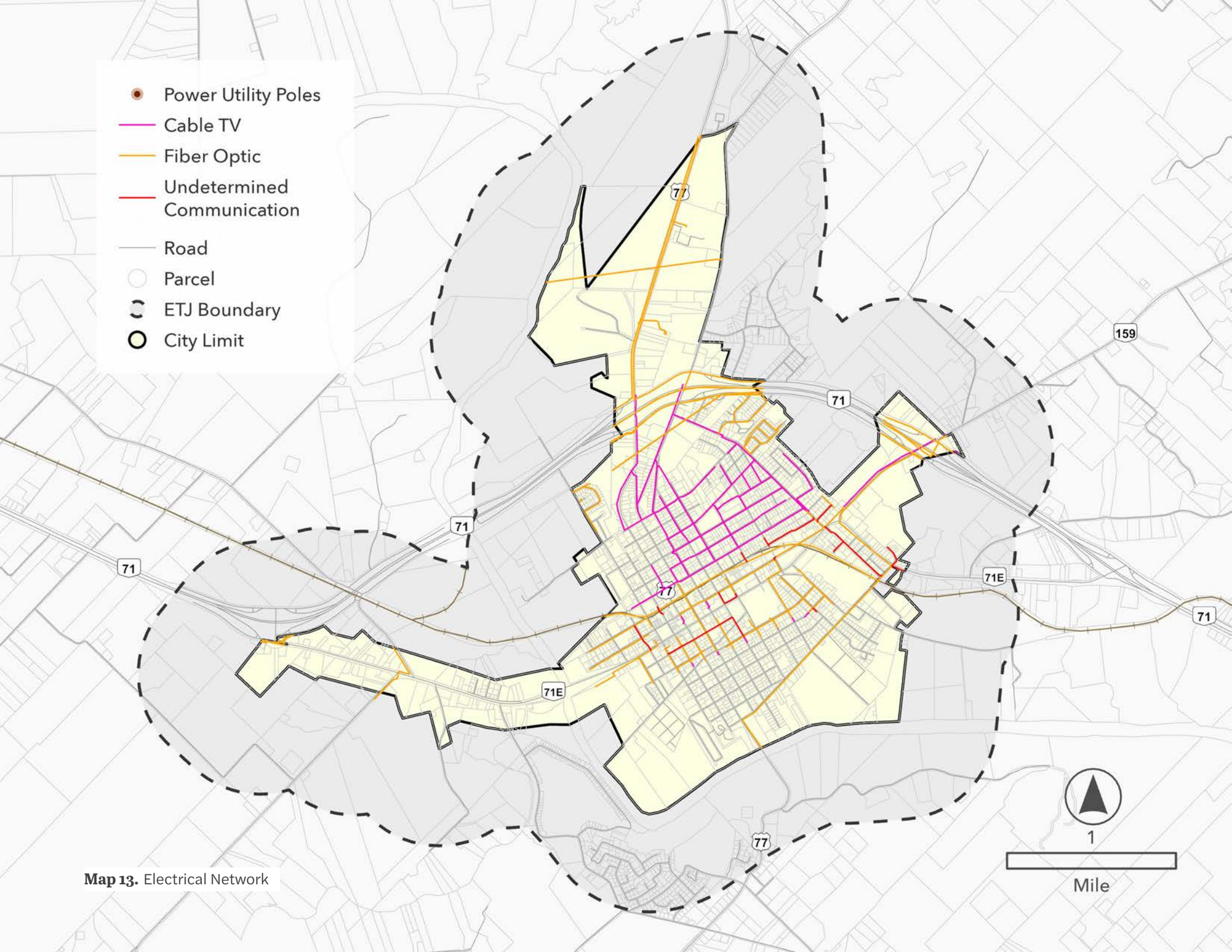
Within the city limits, there are approximately 63 miles of power lines supported by 1,393 overhead utility poles. Only about 6% of the system is buried, meaning the large majority of electrical infrastructure remains overhead. There are significant resilience impacts when overhead utilities make up the vast majority of the network. Overhead systems are more exposed to wind, ice, lightning, and falling limbs, which can lead to service interruptions during severe weather.

Because most of the system is overhead, any future undergrounding would likely need to be targeted to priority areas such as downtown corridors, critical facilities, or major routes rather than pursued citywide. Redevelopment projects create a practical opportunity to make these upgrades. When streets are rebuilt or utilities are already being relocated for drainage or sidewalk improvements, electrical lines can be moved underground at a lower cost. Coordinating undergrounding with corridor improvements or downtown revitalization efforts allows the City and utility providers to improve reliability and aesthetics without relying on costly standalone projects.





Map 12. Natural Gas Network



Map 13. Electrical Network

