

**FUTURE  
BY THE BAY**

**LA PORTE**  
COMPREHENSIVE PLAN



# **CITY OF LA PORTE COMPREHENSIVE PLAN**

**La Porte Citizens Advisory Council Presentation**

May 2, 2023



**1**

**OVERVIEW OF PLANNING  
PROCESS**

**2**

**COMPREHENSIVE PLAN  
OVERVIEW**

**3**

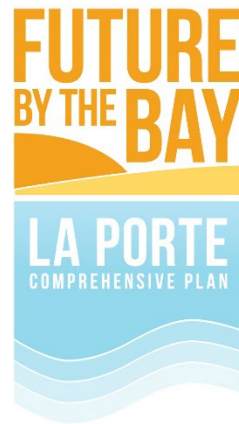
**TRANSPORTATION AND  
MOBILITY**

**4**

**NEXT STEPS**

# MEETING AGENDA

# OVERVIEW OF PLANNING PROCESS



# WHAT IS A COMPREHENSIVE PLAN?

- Community's Vision
- Long-term statement that guides policy
- Basis for subsequent ordinances
- Tool for decision-making
- Comprehensive Plans should be updated every 5-10 years
- Regulated by Texas Local Government Code Ch. 213



# PROCESS




**1. Community Snapshot**  
Understand the current state of the City & demographic profile



**2. Issue Identification**  
Understand strengths, weaknesses, opportunities, and threats



**3. Engage Residents & Stakeholders**  
Seek to understand community's desires and needs



**4. Develop a Vision & Guiding Principles**  
Define the City's values and goals



**5. Establish an Action Plan**  
Form Plan recommendations and overall strategy to achieve the vision



**6. Measure Progress**  
Establish realistic metrics and milestones to achieve Plan recommendations

# PLAN ELEMENTS

Community Snapshot

Vision and Guiding Principles

Future Land Use

Market Analysis, Economic Development, & Housing Strategy

Transportation and Mobility

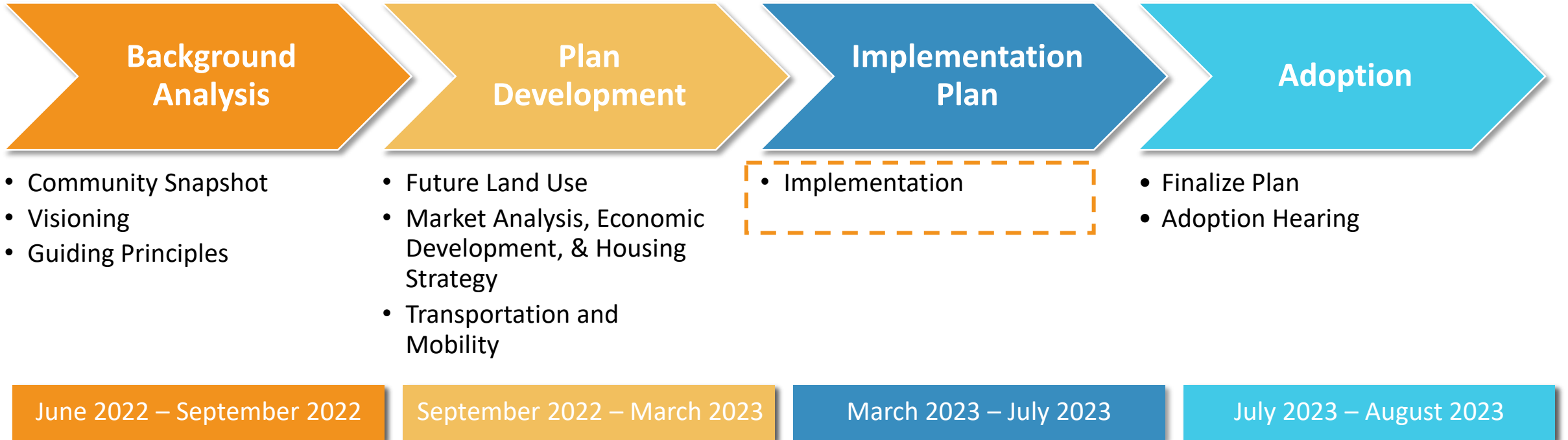
Implementation

Data Gathering and Visioning Phase

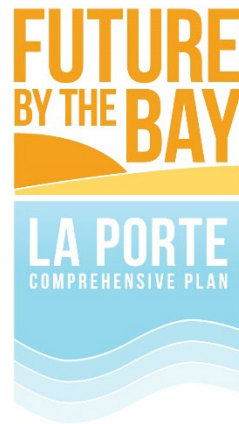
Analysis and Recommendation Phase

Implementation Phase

# SCHEDULE



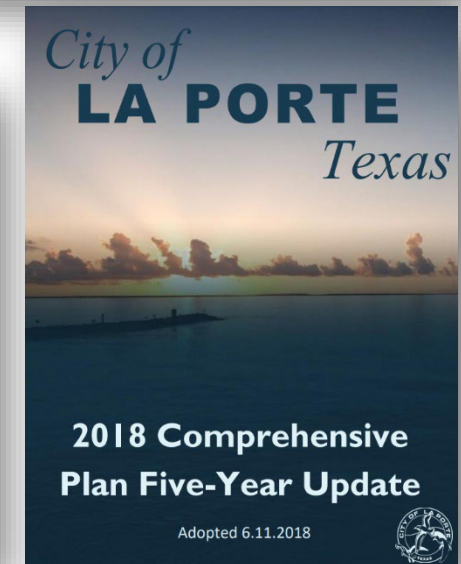
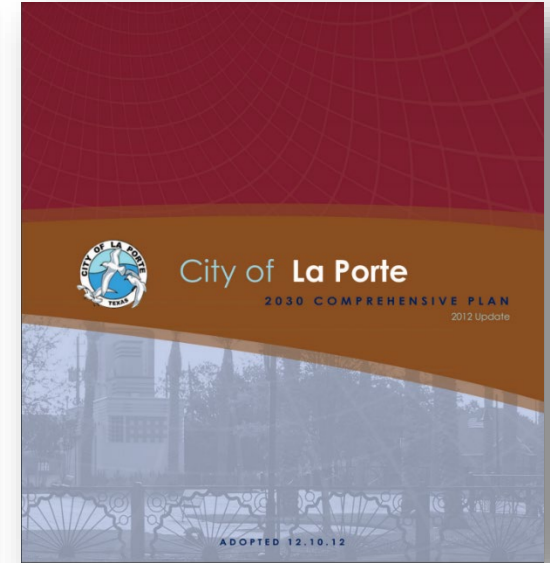
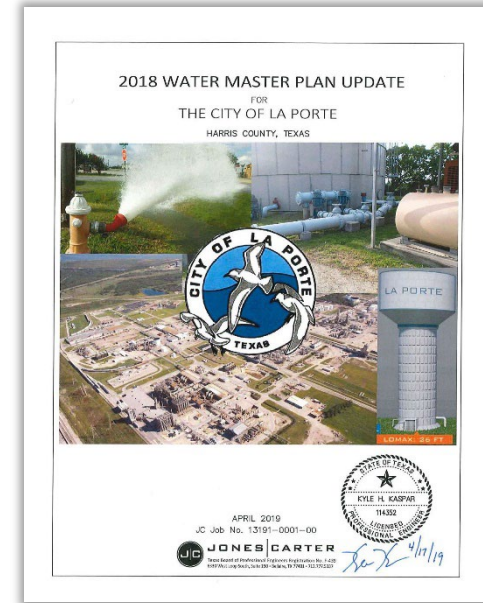
# Comprehensive Plan Overview



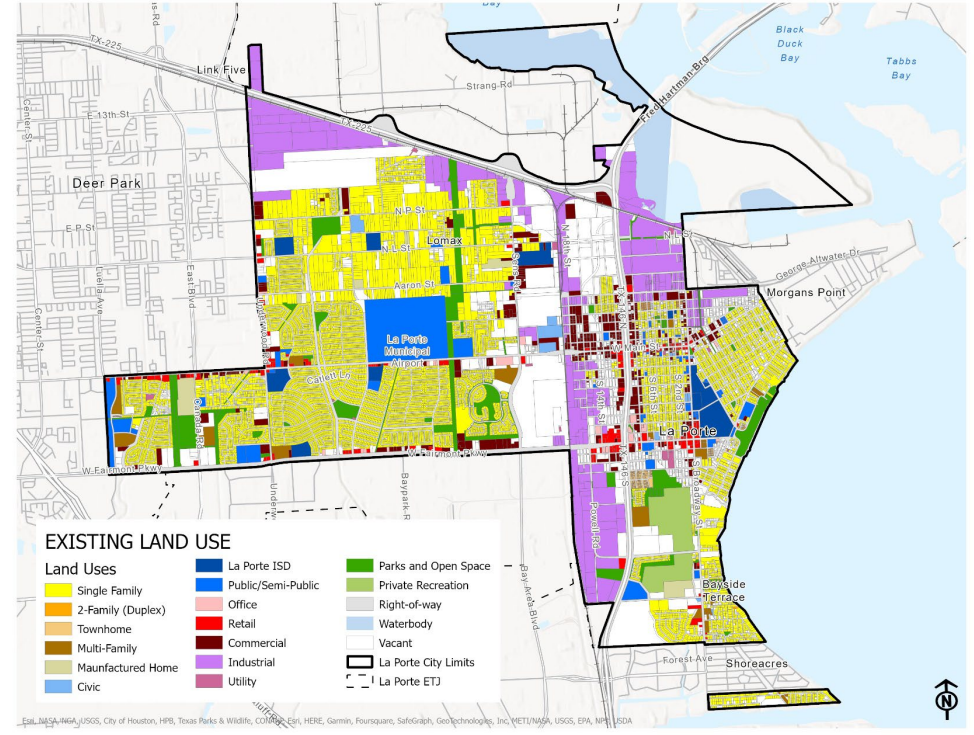
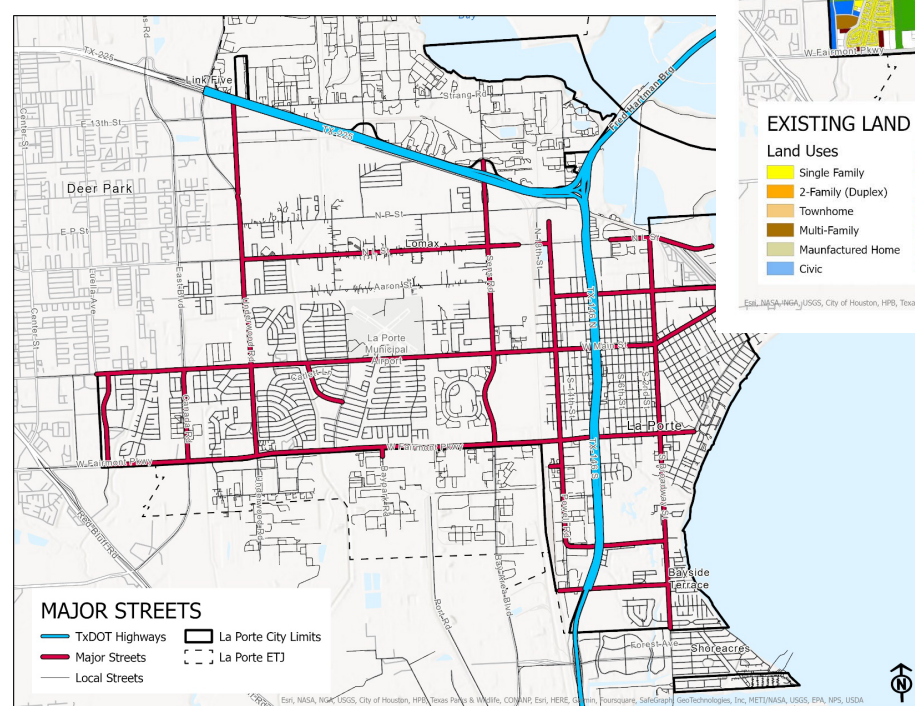
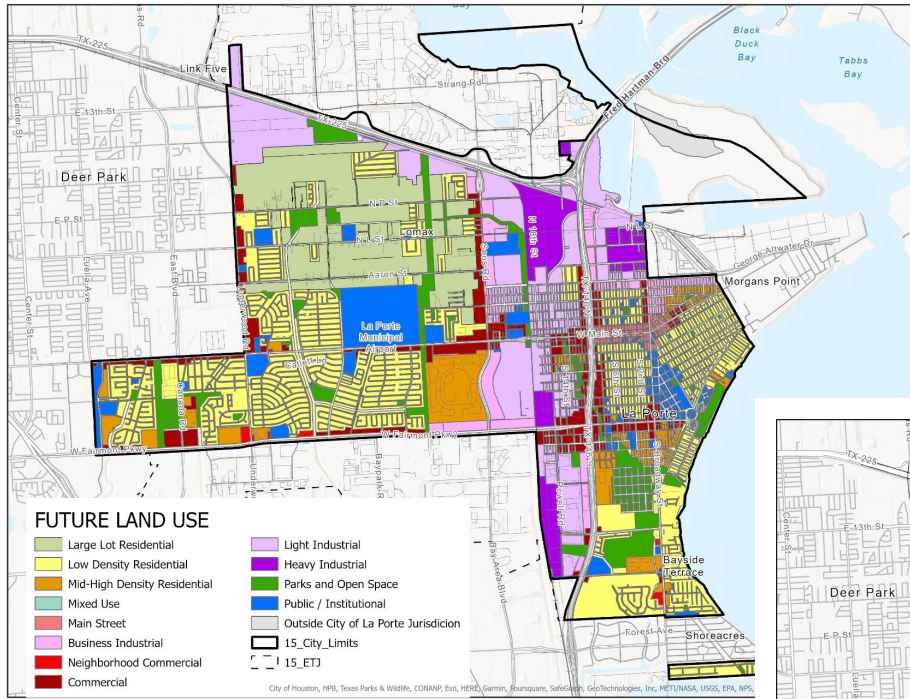


# PREVIOUS PLANNING EFFORTS

- Northside Neighborhood Plan (2012)
- Comprehensive Plan (2012)
- Strategic Plan (2013 – 2017)
- Comprehensive Plan Update (2018)
- Water Master Plan (2018)
- Parks, Recreation and Open Space Master Plan (2020)
- Hazardous Materials Truck Traffic Study (2021)



# Existing Conditions



# SURVEY RESPONSE SUMMARY

## In 2040, La Porte Should Be A:

1. Safe Community
2. Family-Friendly Community
3. Place connected with parks and trails

## Most Critical Issue Facing La Porte:

1. Managing Heavy truck and passenger car traffic
2. Maintaining a low crime and perception of public safety
3. Preserving green space

## La Porte's Greatest Strength



# COMMUNITY OPEN HOUSE



# VISION AND GUIDING PRINCIPLES

## Revised Vision

*La Porte is a **tight-knit** community sitting on the Galveston Bay, with a **variety** of shopping and recreation opportunities for **visitors and locals**. The community prides itself on its clean and safe neighborhoods, strong businesses, and connected greenspaces. La Porte embraces its small-town charm and character and looks toward the **future of life by the bay**.*

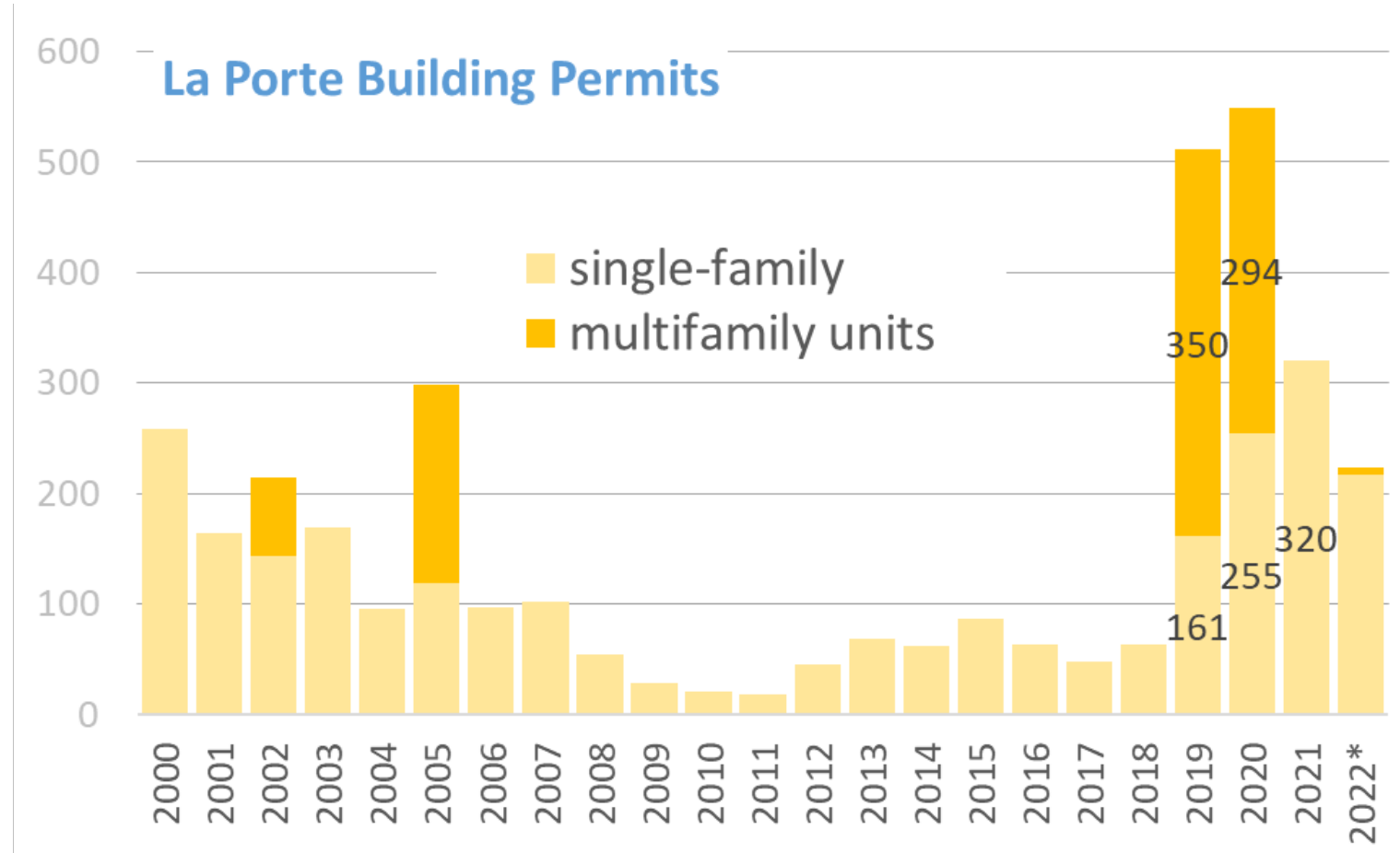
## Guiding Principles

1. Celebrate the Bayfront Location
2. Improve Transportation and Connectivity
3. Enhance Quality of Life
4. Strengthen Economic Development

# Market Analysis Highlights

## Residential Demand

- Burst of permit activity in 2019, 2020 driven by multifamily and continuing into 2022, but with less multifamily
- There are a few sites with residential development possibilities
- Approximately 13,600 households (2022)
  - About 2,300 multifamily units
- Residential Demand for about 1,500 units
  - 420 Rental Apartment Units and
  - 1,100 ownership units (around 15% attached units such as duplexes)



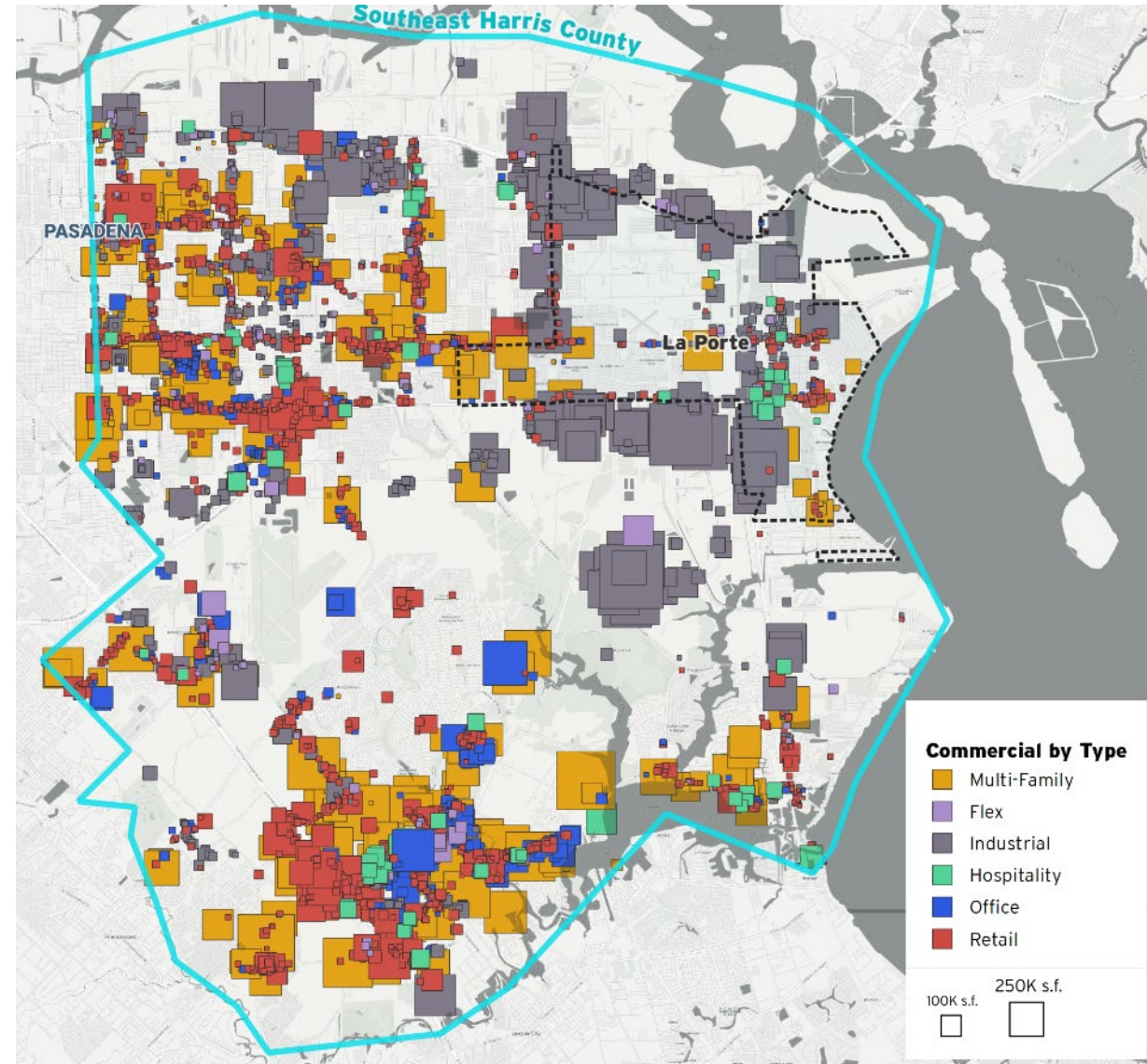
# Market Analysis Highlights

## Retail Demand

- Currently approximately 1.6 million square feet of retail inventory
- Estimated total 10-year retail and dining demand ranging from 60,000 to 90,000 square feet spread across many store categories
- Possible, but challenging, to attract non-traditional grocer with healthy/organic slant
- Main Street is able to attract from wide trade area

## Industrial Demand

- Approximately, 14.0 million s.f. of current industrial and flex space inside City limits. (24.0 million including perimeter development)
- La Porte could reasonably capture between 2.0 and 3.0 million s.f. of new industrial demand in the next 10 years.
- Challenge for La Porte will be how best to locate growth (especially logistics) to minimize further nuisance impacts



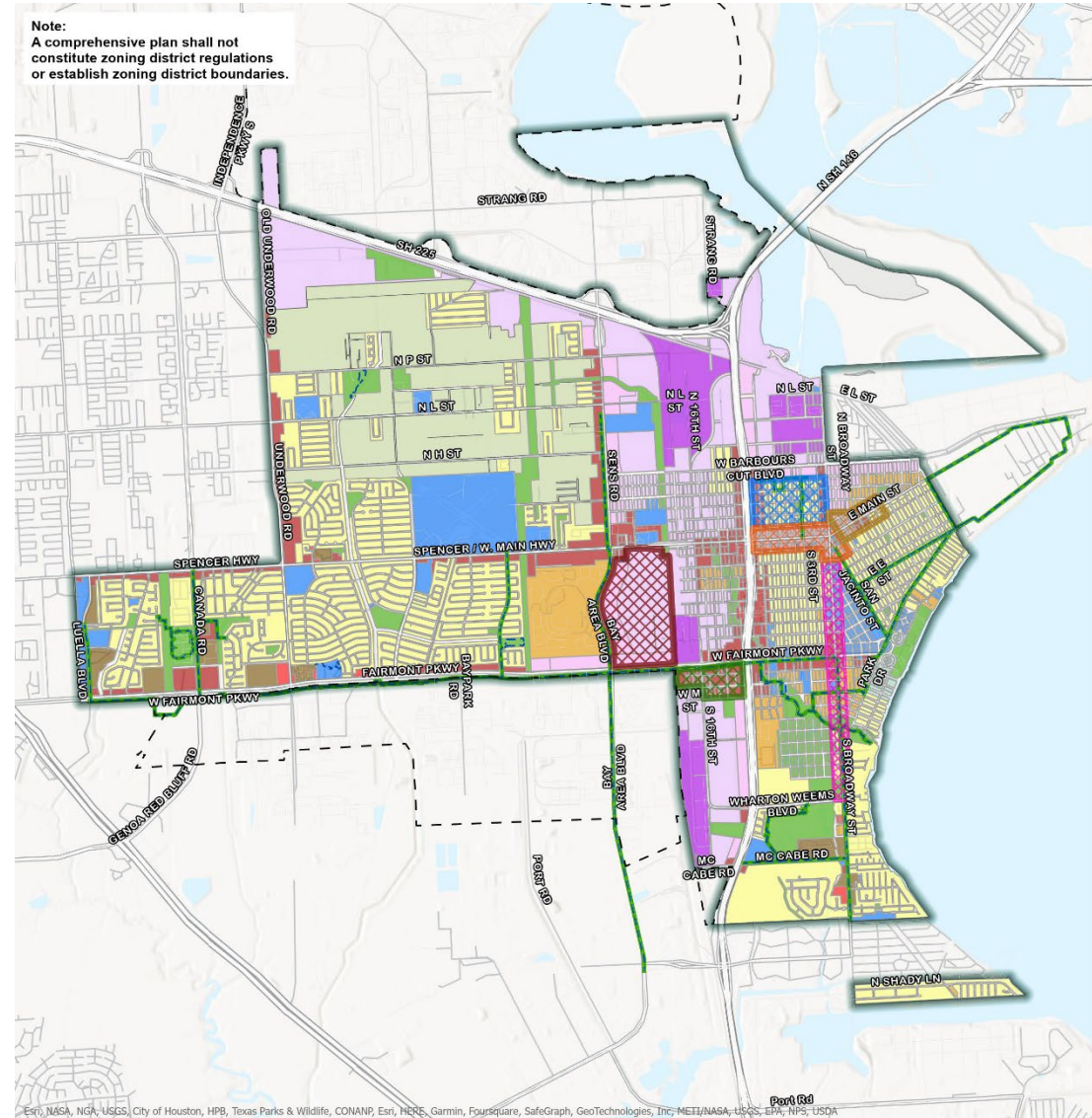
# Draft Future Land Use Map

## Map Revisions

1. Added additional Mixed-Use south of Sylvan Beach. (to capitalize on tourism to Sylvan Beach)
2. Revised boundaries of the Main Street District to extend toward the east. (to create a transition to the Core Main Street district.)
3. Designated new areas on the map for High-Density Residential. (based on the split of the Medium-Density District into two districts)
4. Changed the designation of religious institutions to match the adjacent land uses.
5. Introduced five Opportunity Areas

## Opportunity Areas

- Northside Neighborhood Opportunity Area
- Main Street Opportunity Area
- Broadway Corridor Opportunity Area
- Bay Area Boulevard Opportunity Area
- Entertainment Opportunity Area





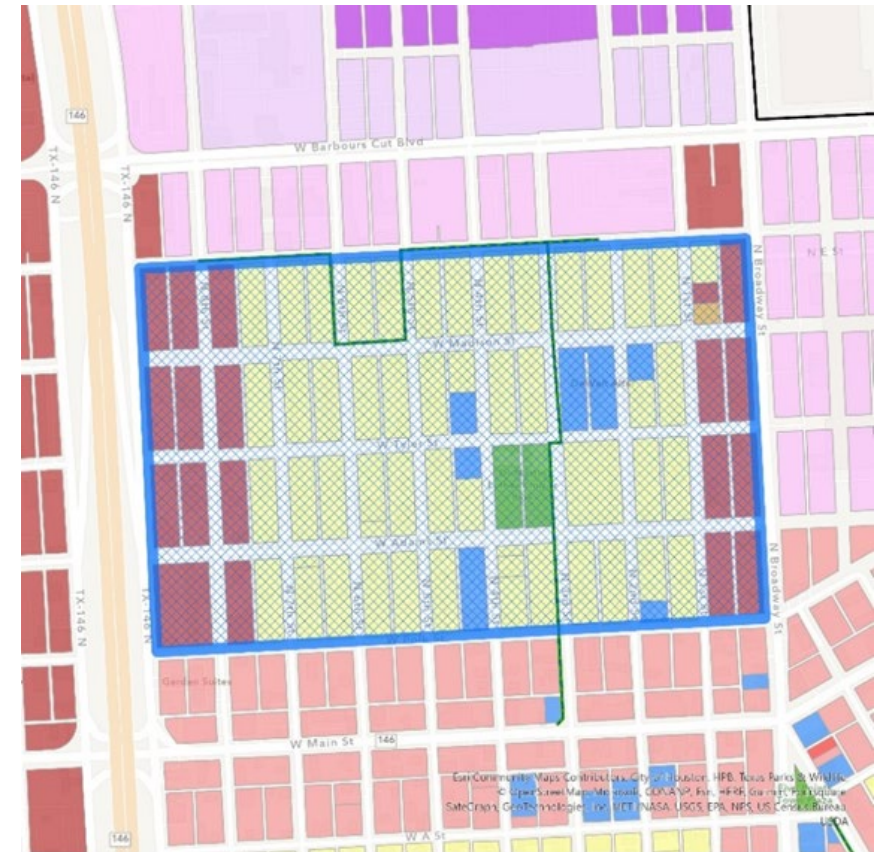
# Opportunity Areas

## Northside Neighborhood Opportunity Area

The Northside Neighborhood Opportunity Area is envisioned to be a predominantly residential neighborhood with improved access to community facilities such as schools, churches, parks, and community centers. Residential development in the area should support a variety of housing options, including single-family, townhomes, and duplexes. The area will have improved sidewalk connectivity, bus shelters, and more recreational opportunities for the youth. Close proximity to commercial development, including the Main Street District, will provide access to basic necessities and entertainment options for the local residents.

## DRAFT Implementation Strategies

- Create distinctive branding to highlight the unique character of the neighborhood.
- Provide a mix housing options, including single-family, townhomes, and duplexes, to attract young families to the neighborhood and help people age in place.
- Improve and maintain sidewalk connectivity within the district.
- La Porte should continue to monitor the progress of and implement the recommended actions in the 2012 Northside Neighborhood Plan Update.



# Opportunity Areas

## Entertainment Opportunity Area

The Entertainment Opportunity Area is envisioned to be a family-friendly, mixed-use, commercial district with hotels, restaurants, and other recreational uses. The area will provide opportunities for people to gather and access local restaurants, art, and recreation. The area will have an accessible pedestrian network for people to access different attractions within the district.

## DRAFT Implementation Strategies

- Improve and maintain sidewalk connectivity within the area.
- Encourage local small businesses such as cafes, art galleries, and family-friendly entertainment such as cinemas and bowling alleys.
- Utilize incentives and other applicable economic development tools to attract desired development types for the area.
- Create distinctive branding for the area and develop its image as an emerging community center for La Porte.





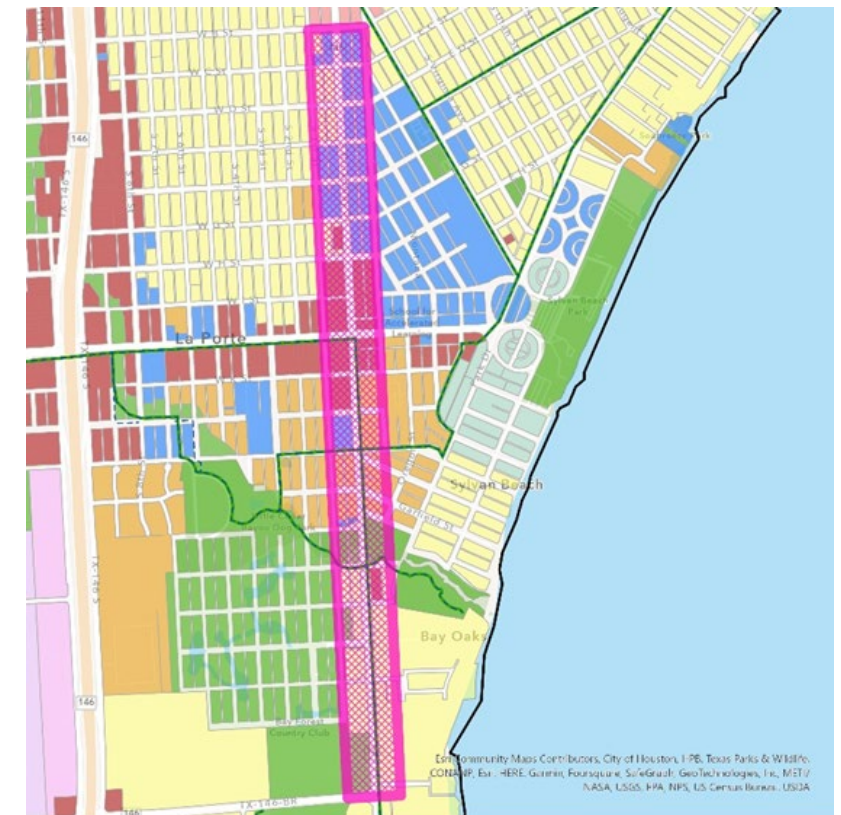
# Opportunity Areas

## Broadway Corridor Opportunity Area

The Broadway Opportunity Area is envisioned to be developed as an economically vibrant mixed-use corridor with access to multiple destinations. More intense commercial uses should be located north of Fairmont Ave. The area should provide residents and visitors access to numerous retail and recreational destinations through improved active transportation infrastructure. Appropriate buffering should also be developed to separate residential uses from commercial uses along Broadway Street.

## DRAFT Implementation Strategies

- Improve sidewalk connectivity and bike infrastructure to enhance access to multiple destinations.
- Utilize incentives and other tools to attract appropriate retail and local businesses to the area.
- Improve access to existing parks and other recreational facilities.
- Improve existing parks and recreational facilities.
- Facilitate adaptive reuse and infill development of vacant or underutilized properties along Broadway Street.



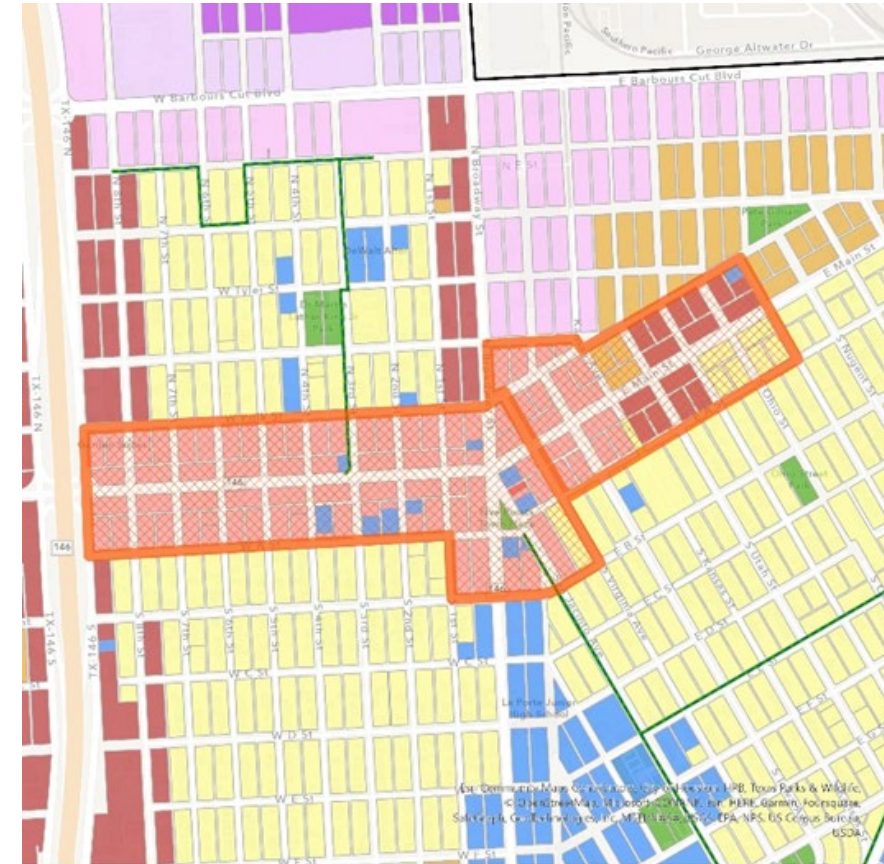
# Opportunity Areas

## Main Street Opportunity Area

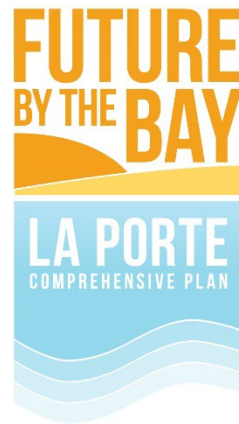
The Main Street Opportunity Area is envisioned to be developed as a vibrant mixed-use district offering residents and visitors access to downtown living, local businesses, and small offices while preserving the area's unique character. Revitalization efforts for this area will focus on adaptive reuse and infill development to continue the existing urban fabric within the district. Additional improvements to sidewalk connectivity and pedestrian safety will provide walkable connections to adjacent residential and commercial uses and serve to promote a pedestrian-friendly environment. Branding and programming for the district will continue to reflect the unique character of the area as a destination within La Porte and the heart of the community.

## DRAFT Implementation Strategies

- Leverage the Texas Main Street Program to revitalize Main Street.
- Attract local businesses to Main Street to ensure the economic vitality of the area.
- Create distinctive branding for Main Street that reflects the unique character of the area.
- Improve walkability and bikeability in the opportunity area.
- Implement consolidated parking solutions to meet the parking demand in the area.
- Continue to support and expand upon the success of existing Main Street events.
- Develop a plan for Main Street to specifically address development, connectivity, economic development opportunities and business development within the district.



# Transportation and Mobility



# INTRODUCTION

## This Process

- Reviewed Previous and Related Transportation Plans
- Consolidated and Reorganized Existing Recommendations

## Goals

- Identify Roadway and Pedestrian Connections
- Identify Methods to Address Truck Traffic
- Identify Preferred Tradeoffs

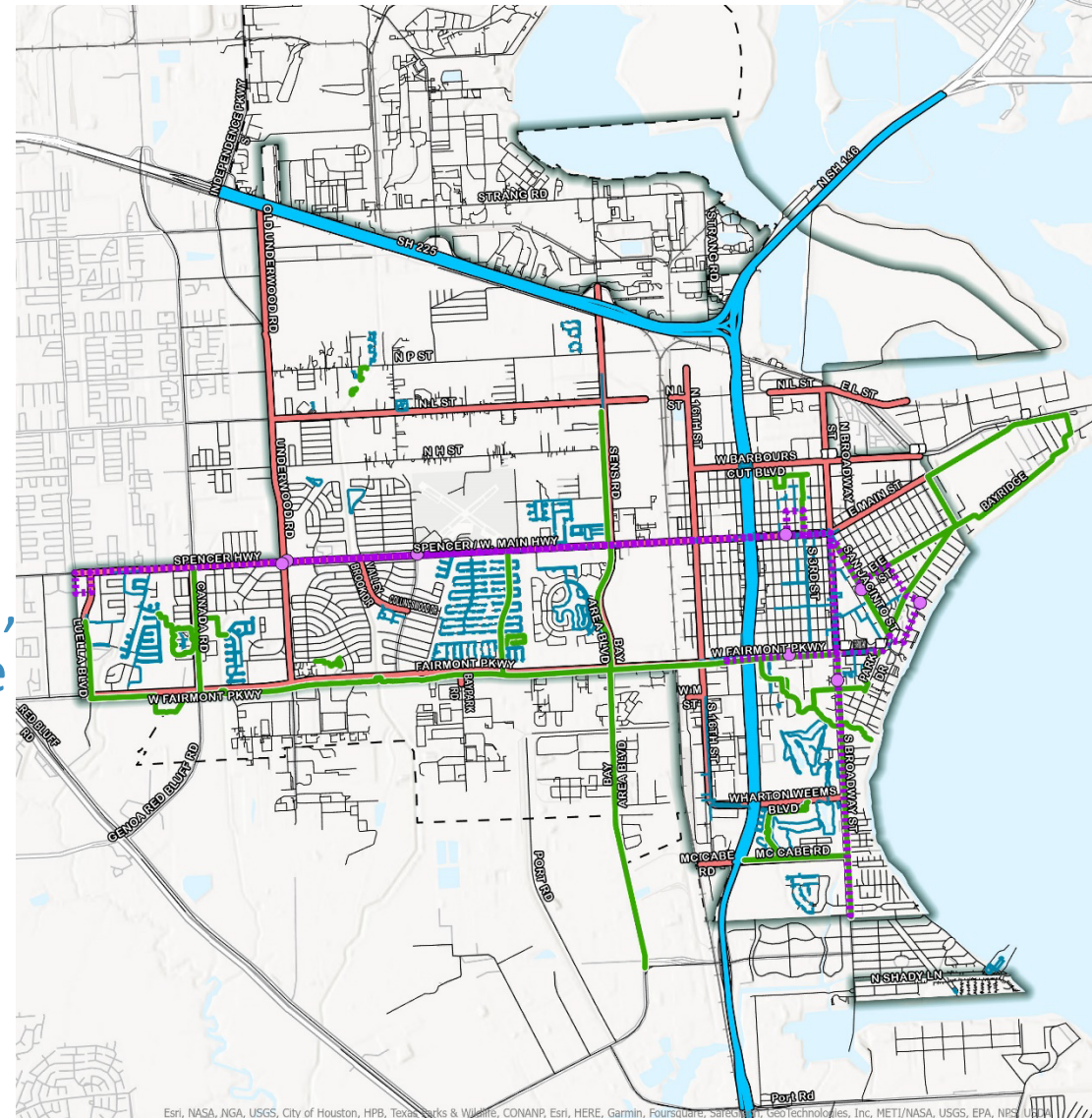
## Moving Forward

- Provide Guidance to Follow up this Plan
- Identify Projects and/or Improvements
- Compile Resources to Position La Porte for Next Steps

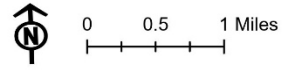


# EXISTING ROADWAY PLANS

- 2012 Comprehensive Plan
  - Plan Updated in 2018 (not including the Thoroughfare Plan)
- Previous Thoroughfare Plan (2000)
  - Provide for future travel needs, preserve ROW, and plan future roadway improvements
- 2022 HGAC Southeast Harris County Corridor Recommendations
- Centerlines Data



- Existing Transportation Network**
- TxDOT Highways
  - Major Streets
  - Local Streets
  - NTAD Rail Line
  - Bike Path
  - Hike & Bike Trail
  - Sidewalks
  - Transit Bus Stops
  - Transit Route
  - La Porte City Limits
  - La Porte ETJ





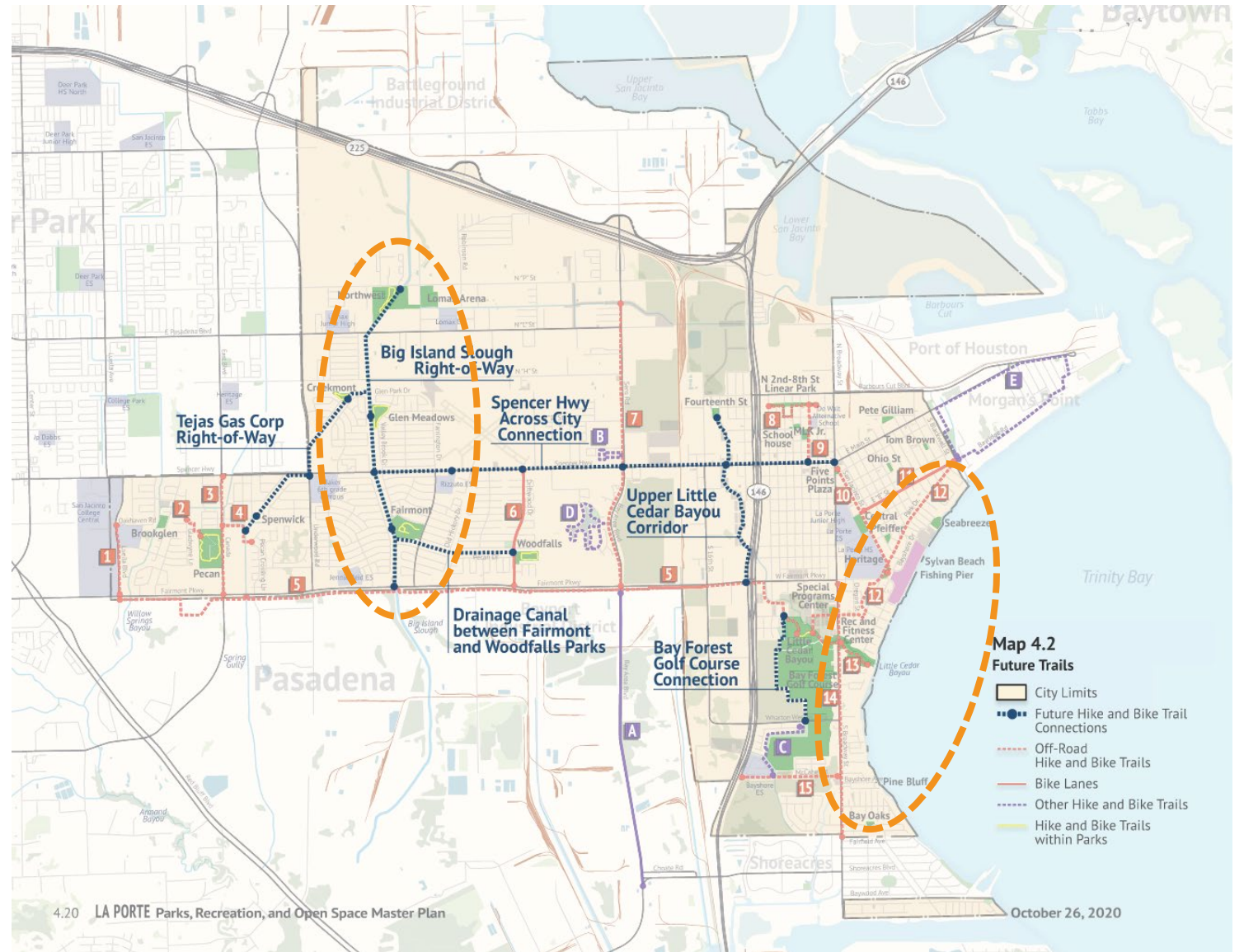
# 2020 Parks, Recreation & Open Space Master Plan

## GOAL 4 | TRAILS

A network of **pedestrian and bicycle ways** for hiking, jogging, and cycling throughout the La Porte area, that includes an **interconnected system** of paths, trails, lanes, and routes that are multi-purpose, accessible, convenient, and connect to **residential neighborhoods, parks, schools, workplaces, commercial areas, major open spaces, and other destinations.**

### OBJECTIVE 4.1

Develop an interconnected, multi-use, active transportation network that provides access and connectivity to parks and recreational facilities throughout the community.



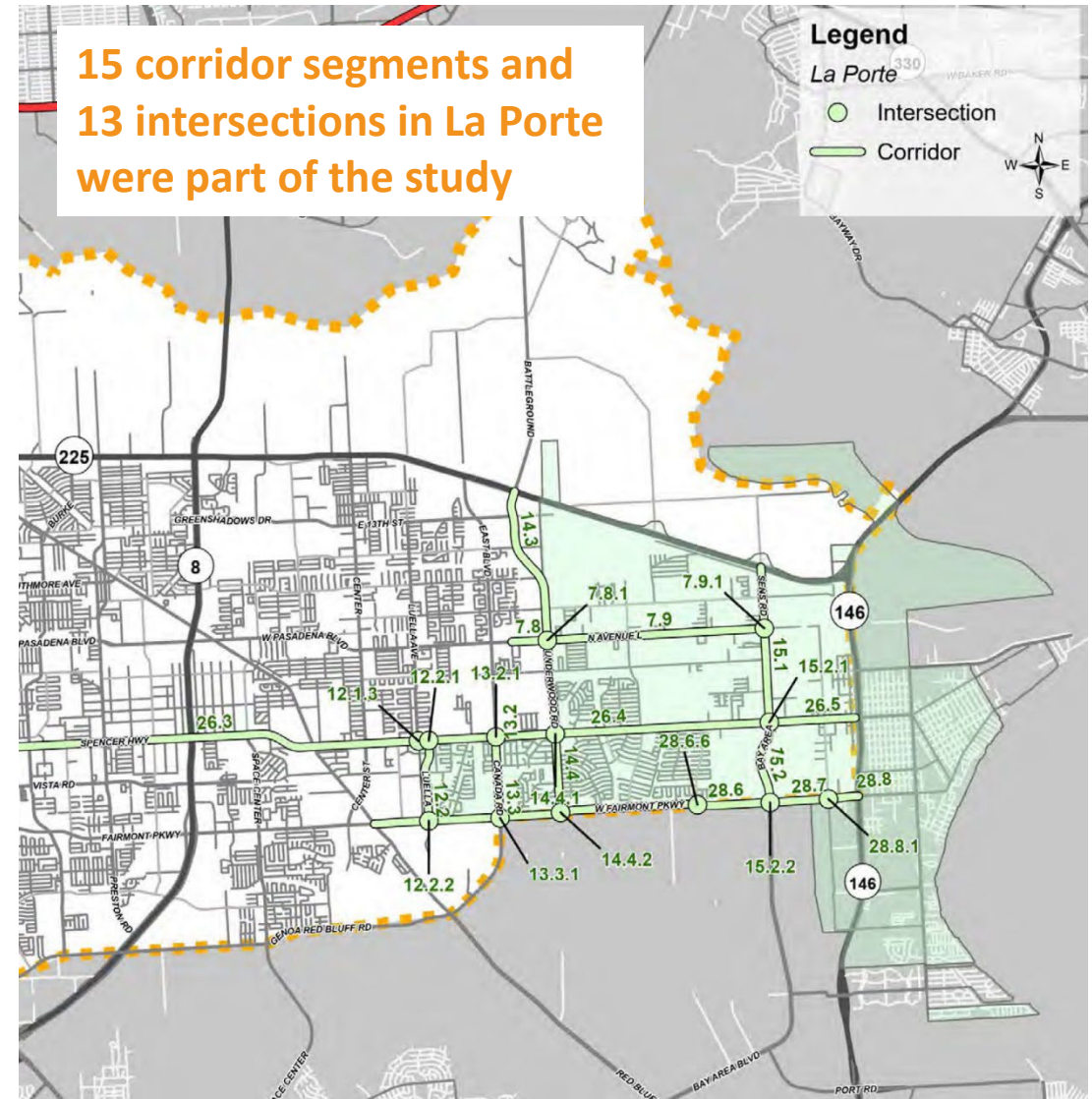
# 2022 HGAC Southeast Harris County Subregional Study Recommendations

## General Intersection Improvements

- Optimize cycle length and splits at most intersections
- Install exclusive right-turn and left-turn lanes at most intersections
- Install through lanes at most intersections
- Install yellow flashing arrow turn signal (Pasadena Blvd./N. L St. & Underwood Rd.)
- Upgrade Pedestrian Signal to include countdown signals and audible push buttons (Canada Rd. & Fairmont Pkwy.)

## General Corridor Segment Improvements

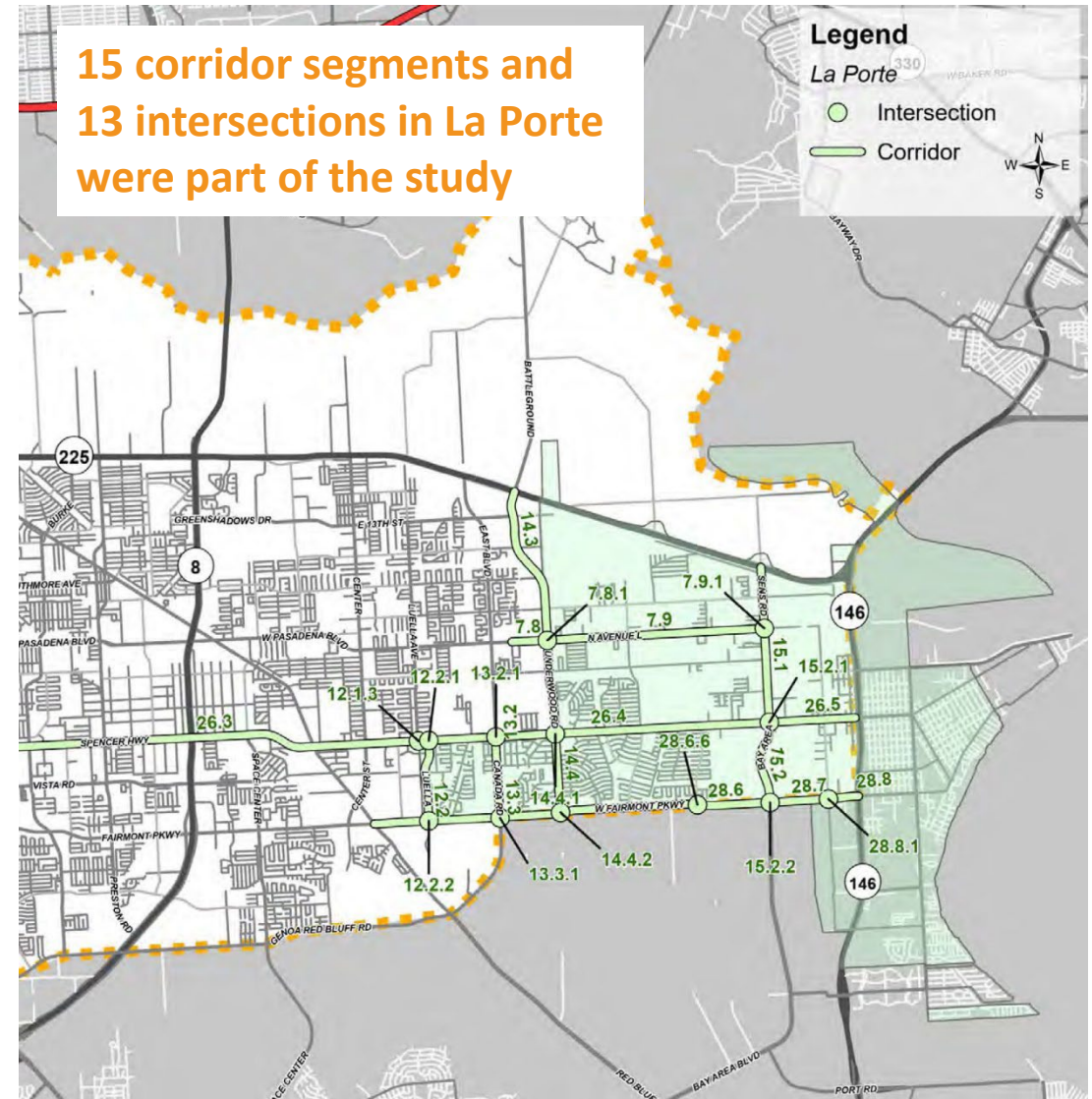
- Conduct a road diet (one lane in each) direction with center two-way left-turn (Pasadena Blvd./N. L St. from Clover Ln. to Sens Rd. & Sens Rd. From SH 225 to Spencer Hwy.)
- Install a raised median (Spencer Hwy. from Luella Blvd. to Bay Area Blvd.)
- Resurface and restripe pavement along many segments



# 2022 HGAC Southeast Harris County Subregional Study Recommendations

## General Corridor Segment Improvements Cont.

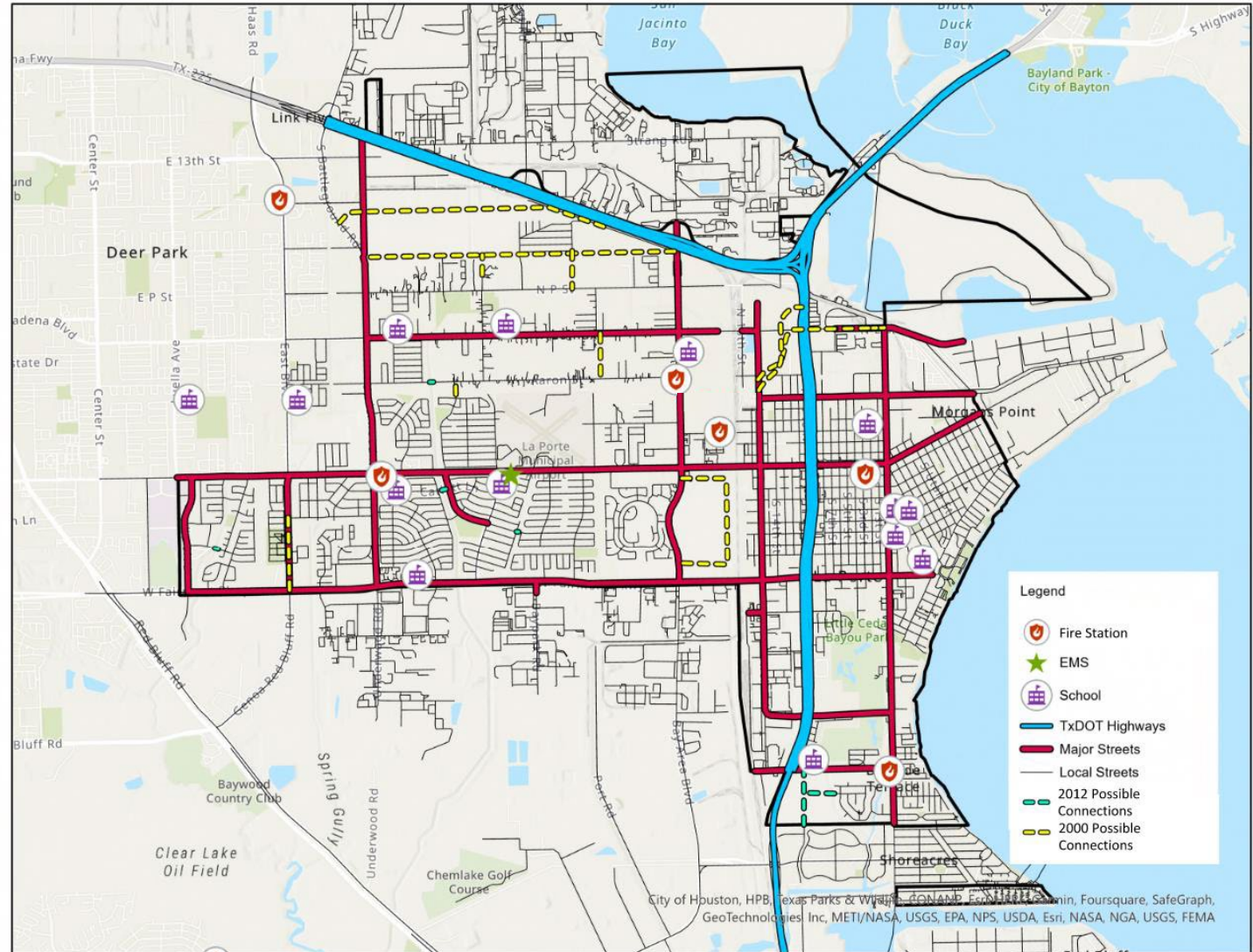
- Install and upgrade lighting along most segments and at signalized intersections
- Optimize and coordinate signals along most segments
- Install shared use path on at least one side of the roadway and improve existing sidewalks along most segments.
- Widen bridge to accommodate freight growth (Spencer Hwy.)
- Enhance pedestrian safety and install a pedestrian barrier along the bridge section (Fairmont Pkwy. From Bay Area Blvd. to 16th St.)



# Previously Recommended Connections

Consolidated possible roadway connections from:

- 2012 Comprehensive Plan
- 2000 Thoroughfare Plan



# Setting Stage for Freight in La Porte

- **Trucks are Part of the Community**
  - Community does not want to see trucks near their neighborhood.
  - Must provide facilities for trucks that do stop within the City Limits.
- **Challenges to Truck Routes**
  - Location of Truck Routes in relation to industrial or truck destinations (Stores).
  - Quality of existing truck routes need improvements.
  - ROW ownership of truck routes and requires external coordination.
- **Existing Regulations and Ordinances**
  - Truck facilities and amenities limited to High Frequency Truck Routes
  - Narrow definition of truck stops (gas stations) limits opportunities to provide concentrated facilities.



## HIGH FREQUENCY TRUCK ROUTE

*The City of La Porte embraces its heritage, community values, and opportunities, while ensuring the quality of life for our residents.*

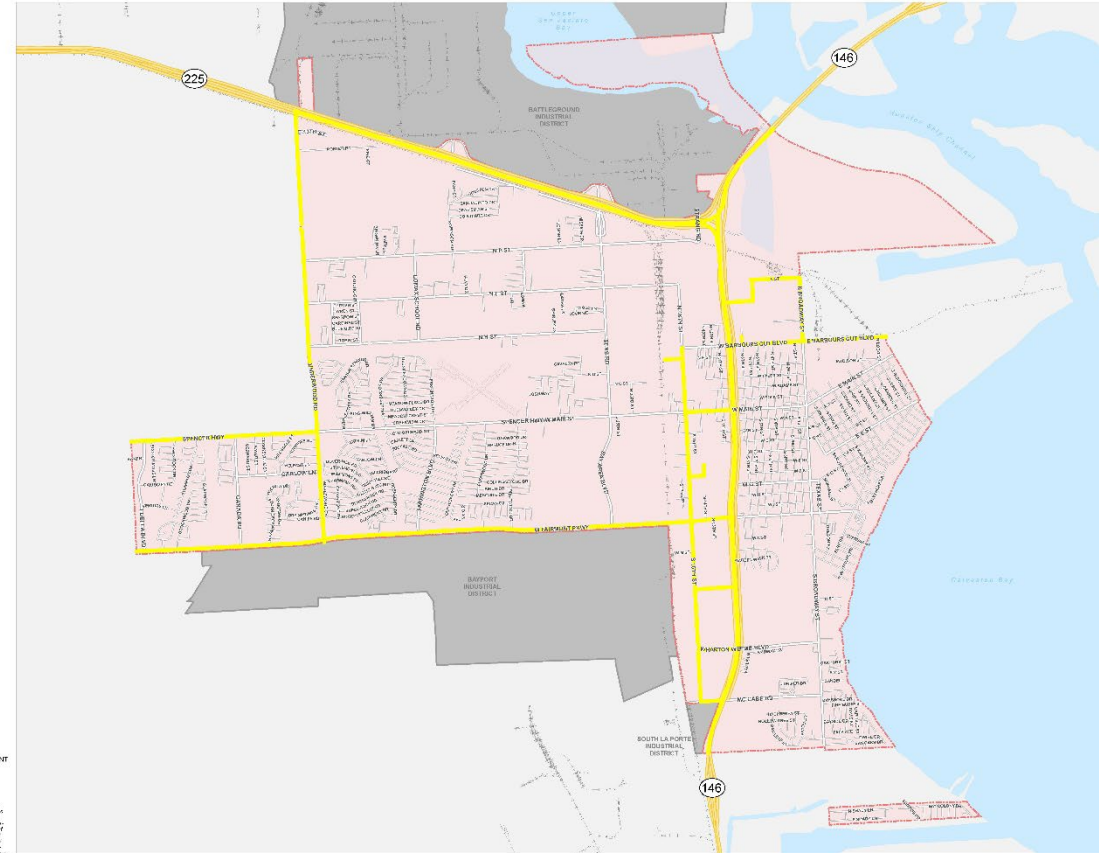
- HIGH FREQUENCY
- ROAD
- HIGHWAY
- RAILROAD
- CITY LIMIT
- INDUSTRIAL DISTRICT



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CITY OF LA PORTE PLANNING AND DEVELOPMENT  
300 S. 15TH ST.  
LA PORTE, TEXAS 77571  
713.281.1234

Disclaimer: This map is for informational purposes only and does not constitute a contract. The City of La Porte is not responsible for any errors or omissions on this map. The City of La Porte is not responsible for any damages or liabilities arising from the use of this map. The City of La Porte is not responsible for any damages or liabilities arising from the use of this map.



# Other Improvements

- **Traffic Calming Devices**
  - Example, Round-a-Bout at Five Points
- **Golf Cart Connectivity**
  - Incorporate golf cart connectivity in a transportation study (e.g. shared use paths)

**Sec. 70-304. - Operation of golf carts permitted.**

*Pursuant to the V.T.C.A., Transportation Code, § 551.404, operators are permitted to operate a golf cart on public highways within the corporate limits of the City of La Porte providing that the public highway has a posted speed limit of not more than 35 miles per hour and all other requirements contained within this article are met.*



# Major Takeaways

- The City has many **good existing plans** (and recommendations).
- In this process, our goal is to **consolidate and reorganize existing recommendations** to make them easier to review and prioritize.
- The focus for transportation and mobility recommendations should be on **Implementation**.



# Draft Transportation Recommendations

The following recommendations are a draft and changes are anticipated before finalizing the plan.

Rec #	Action
TM-1	Coordinate with regional transportation efforts
TM-2	Implement Previous Transportation Plan Efforts
TM-3	Explore opportunities to enhance connectivity in the Lomax Area
TM-4	Construct new trail segments
TM-5	Improve lighting along roadways.
TM-6	Accommodate Golf cart use on shared-use paths
TM-7	Promote golf-cart safety seminars
TM-8	Conduct Traffic Study to prioritize safety improvements
TM-9	Pursue Safe Routes to School Program to fund active transportation infrastructure improvements
TM-10	Explore funding opportunities for Freight Improvements
TM-11	Adopt a new Thoroughfare Plan
TM-12	Conduct a study to evaluate intersection improvements at Five Points

## Implementation Plan Components

Implementation Component	Definition
<b>Reference Number</b>	Action Item Reference Number
<b>Action</b>	Short Action Item Title
<b>Description</b>	Action Item Description
<b>Implementation Timeframe</b>	Range in which the action item should be implemented
<b>Key Implementing Entities</b>	Department or organization responsible for implementing the action
<b>Partner Agencies</b>	Potential external agencies to partner or coordinate with
<b>Project Type</b>	Project/Action; Program/Partnership; Plan/Study; Policy/Regulatory
<b>Potential Funding Sources</b>	Potential sources to fund the action from City resources, grants, or other sources



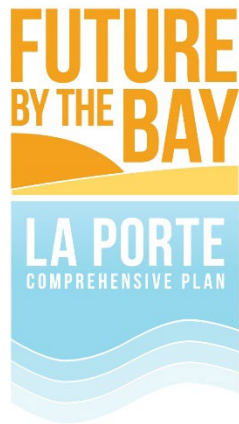
# Draft Transportation Recommendations

Rec #	Action	Details	Project Type	2012 Comprehensive Plan Recs.	2012 Priority Recs.
TM-1	Coordinate with regional transportation efforts	<ul style="list-style-type: none"> <li>Coordinate with regional transportation efforts and entities such as Houston-Galveston Area Council (H-GAC), Harris County, and TxDOT</li> <li>Align the Thoroughfare Plan, capital improvement projects and City policies with regional efforts to ensure continued collaboration and leverage funding and partnership opportunities.</li> <li>Ongoing coordination will be needed to implement resulting capital improvements.</li> </ul>	Program/ Partnership	N/A	
TM-2	Implement Previous Transportation Efforts	<ul style="list-style-type: none"> <li>Many recent plans include recommendations that are applicable today including studies and capital improvements.</li> <li>Continue to implement the recommendations from previous plans and policies, including: <ul style="list-style-type: none"> <li>2012 Comprehensive Plan</li> <li>2000 Previous Thoroughfare Plan</li> <li>2022 HGAC Southeast Harris County Subregional Study</li> <li>2014 Truck Traffic, Route, Truck Parking &amp; Ordinance Update Study</li> </ul> </li> </ul>	Project/Action	N/A	
TM-3	Explore opportunities to enhance connectivity in the Lomax Area	<ul style="list-style-type: none"> <li>Explore opportunities to enhance connectivity in the Lomax area by providing new trails that connect to the arena and can be used for walking, cycling, and horseback riding.</li> <li>The recommendation can take the form of public engagement or a feasibility study and may result in the construction of new trail connections to provide connectivity in the Lomax Area.</li> </ul>	Project/Action	N/A	
TM-4	Construct new trail segments	<ul style="list-style-type: none"> <li>Construct new trail segments as designated in the 2020 Parks, Recreation, and Open Space Master Plan.</li> <li>This recommendation also coordinates with other pedestrian recommendations from the HGAC Southeast Harris County Subregional Study and 2012 Comprehensive Plan</li> </ul>	Project/Action	4.5.3	Y
TM-5	Improve lighting along roadways.	<ul style="list-style-type: none"> <li>Improve lighting along roadways to improve visibility and safety for pedestrian and vehicular traffic.</li> <li>This recommendation also coordinates with other pedestrian recommendations from the HGAC Southeast Harris County Subregional Study</li> <li>This recommendation is a reflection of a desire for enhanced vehicular and pedestrian safety.</li> </ul>	Project/Action		
TM-6	Accommodate golf cart use on shared-use paths	<ul style="list-style-type: none"> <li>Construct shared-use paths with adequate safety signage and lighting in areas experiencing high golf cart traffic volume.</li> <li>This recommendation is a reflection of a desire to accommodate for off street golf cart use.</li> <li>This recommendation may require coordination with the thoroughfare plan to ensure adequate space on shared use paths along golf cart routes.</li> </ul>	Project/Action		

# Draft Transportation Recommendations

Rec #	Action	Details	Project Type	2012 Comprehensive Plan Recs.	2012 Priority Recs.
TM-7	Promote golf-cart safety seminars	<ul style="list-style-type: none"> <li>Conduct public education seminars relating to safety while using golf carts, pedestrian safety, and user best practices for shared-use lanes.</li> <li>This recommendation is a reflection of the desire to enhance safety by increasing public education about golf-cart use in the City.</li> </ul>	Program/ Partnership	N/A	
TM-8	Conduct Traffic Study to prioritize safety improvements	<ul style="list-style-type: none"> <li>Conduct a study to prioritize streets and intersections with high volume of traffic crashes for safety improvements.</li> <li>A traffic study specifically for La Porte is needed to identify and prioritize the improvements to intersections.</li> </ul>	Plan/Study	4.2.15	
TM-9	Pursue Safe Routes to School Program to fund active transportation infrastructure improvements	<ul style="list-style-type: none"> <li>Leverage funding opportunities such as the Safe Routes to School Program to provide adequate ped-bike infrastructure to and from schools.</li> <li>This program offers a mechanism to fund sidewalk improvements identified in the existing plans located near schools.</li> </ul>	Program/ Partnership	4.5.1	
TM-10	Explore funding opportunities for Freight Improvements	<ul style="list-style-type: none"> <li>Explore grant funding for bridges, crossings, and other freight-related infrastructure.</li> <li>Applying for grant funding and coordination with outside agencies may be available to fund freight-related improvements are recommended in the previous planning efforts.</li> </ul>	Program/ Partnership	N/A	
TM-11	Adopt a new Thoroughfare Plan	<ul style="list-style-type: none"> <li>Create a new Thoroughfare Plan using the recommended connections from the 2012 Comprehensive Plan and recommendations from this 2023 Comprehensive Plan.</li> <li>Adopt the new Thoroughfare Plan and utilize it as a guide to preserve right-of way and plan for the long-term development of the thoroughfare system.</li> <li>The Thoroughfare Plan can also include plans for additional transportation modes such as bike, pedestrian, and golf-cart routes.</li> </ul>	Plan/Study	4.2.1	
TM-12	Conduct a study to evaluate intersection improvements at Five Points	<ul style="list-style-type: none"> <li>Conduct a study of the cost, safety, LOS, and aesthetic benefits of a roundabout at Five Points.</li> <li>A roundabout previously existed at Five Points. This recommendation will conduct a study to review the feasibility of installing a new roundabout at the intersection.</li> <li>This recommendation is a reflection of the desire to improve traffic flow at the intersection and promote a more pedestrian-oriented Main Street corridor.</li> </ul>	Plan/Study	4.4.11	

# NEXT STEPS



# PROJECT WEBSITE

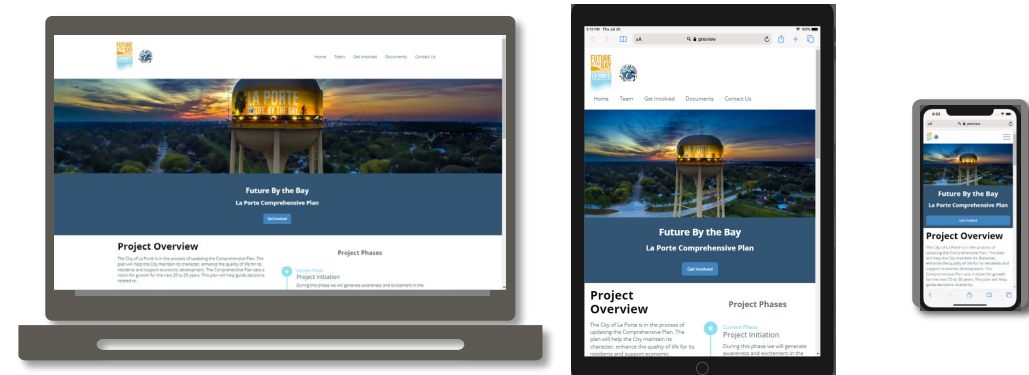
This is Your Plan  
Stay Involved!



[www.laporte2040.com](http://www.laporte2040.com)

Monitor the Project Website or Register for Updates

Provide Input throughout the Process and Encourage Others to Participate



Computer, Tablet, or Phone

# NEXT STEPS

- Finalize **Transportation and Mobility** Recommendations
- Finalizing the **Implementation Plan**
- Comprehensive Plan Advisory Committee Meeting #5 **June 2023**
- Community Meeting **July 2023**
- Joint Workshop **August 2023**

[www.laporte2040.com](http://www.laporte2040.com)

