



# CITY OF HALLETTSVILLE

PRELIM DRAFT

# 2025-2045 Comprehensive Plan

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FUNDED BY US HUD CDBG-MIT GRANT ADMINISTERED BY THE TEXAS GENERAL LAND OFFICE



# 1 INTRODUCTION

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## 1.1 PURPOSE

The City of Hallettsville's Resilient Community Comprehensive Plan establishes a strategic framework to guide growth and development while strengthening the city's ability to withstand and recover from future challenges over the next 20 years. The plan is designed to ensure long-term sustainability, safety, and quality of life, and integrates key priorities such as hazard mitigation, economic vitality, community health and well-being, and the preservation of local culture.

**Hazard mitigation** strategies outlined in the plan aim to reduce the impact of both natural and man-made disasters by strengthening emergency response protocols and enhancing overall community resilience and preparedness. These strategies promote sustainable land use, encouraging a thoughtful balance between growth, natural resource protection, and environmental health. Green infrastructure and environmentally conscious building practices are also prioritized to reduce the city's ecological footprint and strengthen long-term resilience.

**Economic vitality** is supported by initiatives that strengthen local businesses, attract new investment, and create job opportunities. The plan aligns Hallettsville's economic goals with broader regional strategies that promote sustained growth and economic resilience. A key component is the development of a connected, efficient transportation network that eases congestion, enhances mobility and supports alternative modes of travel

**Community health and well-being** are addressed through enhancements to public spaces, parks, and recreational facilities that will support both physical and mental wellness for Hallettsville's residents. The plan emphasizes equitable access to essential services and amenities, ensuring a high quality of life for all residents. Environmental stewardship is encouraged through the protection and sustainable management of water resources, preservation of local habitats and biodiversity, and the integration of conservation practices into everyday planning.

**Cultural heritage and community identity** are honored through the preservation of Hallettsville's historic landmarks and the promotion of inclusive cultural programs. Ongoing community engagement—including input from residents, local businesses, and other stakeholders—ensures transparency, accountability, and broad support for the plan's implementation.

By advancing these objectives, the Resilient Community Comprehensive Plan creates a vibrant, adaptable, and sustainable future—one where Hallettsville thrives economically, protects its natural and cultural resources, and continues to provide a high standard of living for all who call it home.

## 1.2 PLAN STRUCTURE

The Resilient Community Comprehensive Plan is organized to serve as a thorough and strategic guide for growth and development. It is divided into key sections that will collectively address all facets of Hallettsville's needs and priorities

### Introduction and Assessment of Current Plans

Outlines the purpose and organization of the plan, providing a background on Hallettsville and the current context and a description of the city. It reviews existing local and regional plans—listing adoption dates—and summarizes their relevance to this comprehensive effort. Relevant hazard mitigation plans and strategies are also assessed and integrated.

### Community Profile

Provides an overview of Hallettsville's physical setting and identifies local hazard risks that align with the Hazard Mitigation Plan. It also explains how resilience is incorporated into the comprehensive plan through targeted hazard mitigation strategies. Community engagement efforts, plan goals, objectives, and implementation strategies are included here.

### Population Study (20-Year Outlook)

Presents current population estimates and spatial distribution. It includes 20-year population projections along with analyses of income levels, education attainment, and employment trends.

### Housing Study (10-Year Outlook)

Analyzes the existing housing stock, including the total number of units, single-family and multi-family homes, and vacancy rates. It provides projections for future housing needs and types over the next decade.

### Land Use and Future Development

Examines existing land use down to the parcel level within the city's jurisdiction. This section identifies growth constraints, applies Smart Growth principles, and presents the Future Land Use and Thoroughfare plans that will guide development over the next 20 years.

### Transportation

Evaluates the current transportation network, including streets, pedestrian infrastructure, airports, public transit, and railroads. It proposes strategies and projects for future mobility improvements.

## Community Facilities

Provides an inventory of public amenities such as parks, trails, recreational facilities, schools, libraries, and healthcare services.

## Infrastructure

Covers the city's utility systems, including water, wastewater, storm drainage, and energy (electric and gas). Each system is evaluated with respect to its current condition and future improvement plans.

## Zoning & Codes

Outlines current zoning districts, accompanied by maps, legends, and descriptions of zoning classifications.

## Capital Improvements Plan

Lists planned capital projects by category and projected year of implementation, supporting long-term fiscal and development planning.

This comprehensive structure provides a clear and actionable path toward sustainable growth, long-term resilience, and a thriving future for the people of Hallettsville.

## 1.3 EXISTING PLANS ASSESSMENT



Hallettsville's Resilient Community Comprehensive Plan is grounded in a broad foundation of existing plans, regulations, and community initiatives developed over the past several decades. These documents reflect the city's ongoing efforts to promote sustainable development, reduce risk, and enhance quality of life. Rather than duplicating these efforts, the Comprehensive Plan builds upon them—integrating key insights,

strategies, and goals into a cohesive, future-oriented planning framework.

Full versions of the referenced plans and ordinances are available through the City of Hallettsville and Lavaca County websites.

## Lavaca County Hazard Mitigation Plan (2024)

In 1997, Lavaca County—along with Hallettsville, Shiner, and Moulton—took its first steps toward long-term resilience by adopting a countywide Hazard Mitigation Plan in 2004 and 2018. The 2024 update complies with the Disaster Mitigation Act’s five-year review cycle, the latest plan also includes the City of Yoakum. The 2024 update reaffirms Lavaca County’s commitment to safety and sustainability by identifying high- and moderate-risk hazards and outlining strategies to reduce vulnerability, protect lives and property, and lower future recovery costs.

## Hallettsville Comprehensive Plan & Updates (2001)

The city’s 2001 Comprehensive plan provides a long-term vision for Hallettsville’s development, aiming to meet the needs of residents, business owners, and visitors. The plan includes land use policies that guide growth away from high-risk areas and require risk-aware design for new development. Enforced through local ordinances, these policies support safer construction, protect property, and enhance community resilience.

## Downtown Revitalization Plan & Historic Preservation Plan (2001)

The 2001 Downtown Revitalization Plan focuses on restoring the vitality of Hallettsville’s town center by enhancing historic architecture, supporting local businesses, and promoting the Square as a cultural and economic hub. The plan addressed key challenges such as vacant storefronts, limited parking, and flooding (the latter tackled in coordination with the Lavaca-Navidad River Authority and U.S. Army Corps of Engineers). Strategies included grants, tax abatements, community events, and pedestrian improvements to create a vibrant, accessible downtown.

Historic preservation plays a key role in this revitalization. A companion preservation plan emphasized the Square and other historic structures, offering incentives and educational outreach to property owners. Preservation guidelines—developed with input from the Historic Commission—ensured that local character was protected while boosting tourism through courthouse tours, informational materials, and oral history projects.

## Streets, Road, and Pedestrian Network Plan (2001)

In response to community concerns over road conditions, Hallettsville launched an inventory and prioritization process in 2001 to address infrastructure issues like drainage and potholes. Key corridors such as 7th, 8th, and Grant Streets were targeted for repair, and by year’s end, all city streets were scheduled for paving. A regular street maintenance program was also implemented. The plan recognized major transportation challenges, such as the single bridge over the Lavaca River and truck traffic through downtown and included early discussions about a bypass. Pedestrian safety was also addressed, with

sidewalk improvements prioritized in the downtown area to support revitalization and walkability.

### Housing Impacts on Community Resiliency in Hallettsville (2001)

Housing plays a central role in community resilience. The 2001 Comprehensive Plan identifies key strategies for strengthening housing availability and quality, including a Housing Needs Assessment, public education about affordable housing, rehabilitation programs for unsafe structures, and links between housing and economic development. These efforts aim to foster a safe, inclusive, and adaptable housing environment that supports residents across all income levels.

### Economic Development Plan & Updates (2007 & 2011-2012)

**2007:** The city's economic development strategy emphasizes business growth in low-risk areas, long-term wealth creation, workforce training, and use of local assets (e.g., rivers and the airport-adjacent industrial park) to build a more resilient and diversified economy.

**2011–2012 Update:** This plan builds upon the original by focusing on local employment, tourism, and visibility. It encouraged policies to reduce commuting, invested in infrastructure such as incubators and small industrial parks, and prioritized adaptability through regularly updated policies and incentives.

### Flood Damage Prevention Regulations (Adopted 2010)

Chapter 3, Article 500 of the City Code designates the City Secretary as the Floodplain Administrator, responsible for upholding floodplain regulations and participating in the National Flood Insurance Program (NFIP). These regulations support safe development by requiring flood-resistant construction, protecting utility systems, and reducing public and private costs related to flood damage. Authorized under the Texas Water Code, these measures safeguard public health, safety, and infrastructure while ensuring the long-term stability of the city's tax base.

### Drought Contingency Plan (2019)

The city's Drought Contingency Plan (DCP) promotes water conservation and sustainable use during times of scarcity. Developed in coordination with the Lavaca Regional Water Planning Group (Region P), the plan includes public education, enforcement procedures, and staged responses to drought. It ensures continued water access for residents, agriculture, industry, and energy production—strengthening community resilience and supporting long-term regional growth.

### Lavaca County Emergency Management Plan (2022)

This countywide plan provides a framework for preparing for, responding to, and recovering from emergencies. It outlines the responsibilities of local officials, emergency responders, and volunteers, ensuring coordination during crises. As a guiding document, it sets the stage for more detailed response plans and emphasizes collaboration across all levels of emergency management.

### Hallettsville Emergency Operations Plan (2022)

In compliance with Texas PUC Rule 16 TAC §25.53 (established after Winter Storm Uri), Hallettsville's Emergency Operations Plan (EOP) provides a robust framework for managing electric system emergencies. The plan includes procedures for extreme weather, cybersecurity threats, wildfires, and more, with clearly defined roles, communication strategies, and resource protocols. Regular training and updates ensure operational continuity and enhance the city's capacity to respond quickly and effectively to disruptions.

### Hallettsville Water Emergency Preparedness Plan (2023)

This plan outlines strategies to ensure the continued operation of the city's potable water system during power outages or other disruptions. Solutions include using backup and portable generators, interconnecting pressure zones, reinforcing infrastructure, and creating mutual aid agreements. It also explores alternative water sources such as artesian flows and includes protocols for emergency water use restrictions.

### Hallettsville Economic Development Corporations (2024)

The city operates two development corporations: the 4A Manufacturing Development Corporation and the 4B Business Development Corporation. The 4A Corporation supports industrial projects through infrastructure funding and advertising grants. The 4B Corporation offers grants for building construction, business relocation, and community enhancements, while also administering a Parks Grant Program to improve public spaces. Through these programs, the city advances economic development, supports small businesses, and invests in quality-of-life improvements.

These existing plans reflect Hallettsville's long-standing commitment to safety, sustainability, and smart growth. By drawing from their strengths and integrating their lessons into a unified vision, the Resilient Community Comprehensive Plan moves the city forward strengthening its ability to adapt, thrive, and grow stronger in the face of future challenges. The chapters that follow translate this legacy into bold, actionable strategies for a more resilient Hallettsville.

# 2 COMMUNITY PROFILE

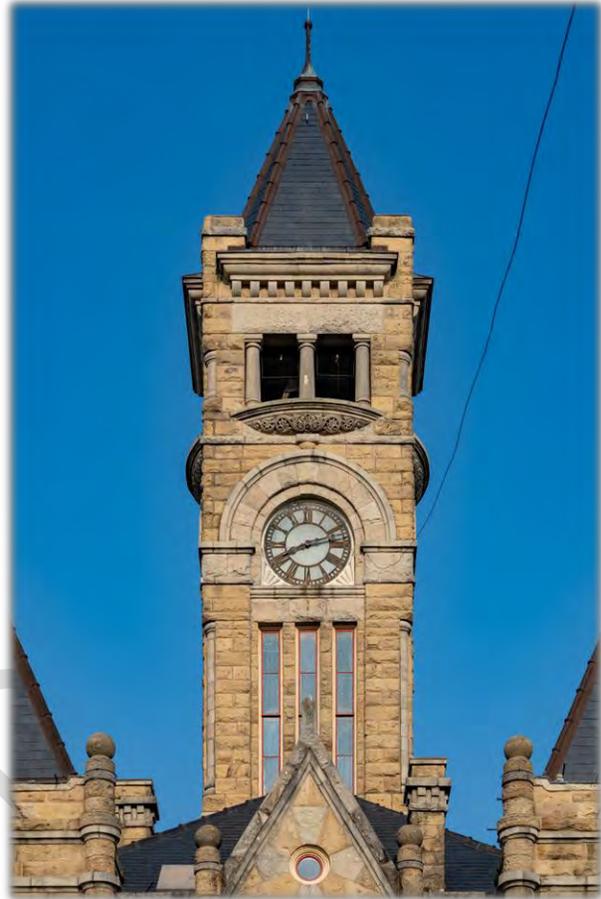
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## 2.1 CITY SETTING

Hallettsville is the county seat of Lavaca County, Texas, known for its rich history and small-town charm. Located about 130 miles east of San Antonio and 120 miles south of Austin, Hallettsville is a gateway to scenic views and outdoor activities. Visitors can enjoy the peaceful rural atmosphere while exploring nearby parks, hunting areas, and the lush countryside. The town's historic downtown area, with its charming storefronts and traditional architecture, offers a glimpse into its past, while modern amenities provide everything needed for a comfortable stay. Hallettsville is the perfect destination for those looking for a quiet retreat with a taste of Texan heritage.

Beyond its natural beauty, Hallettsville has a strong community spirit that shines through its local events and cultural identity. From its annual festivals to the welcoming local businesses, including boutiques, restaurants, and artisan shops, the town fosters a sense of togetherness. Despite its rural setting, Hallettsville is conveniently located for those wishing to take advantage of the larger cities nearby, creating a balanced lifestyle for residents and visitors alike. The blend of tradition and progress in Hallettsville makes it a welcoming, thriving destination.



## 2.2 CITY HISTORY

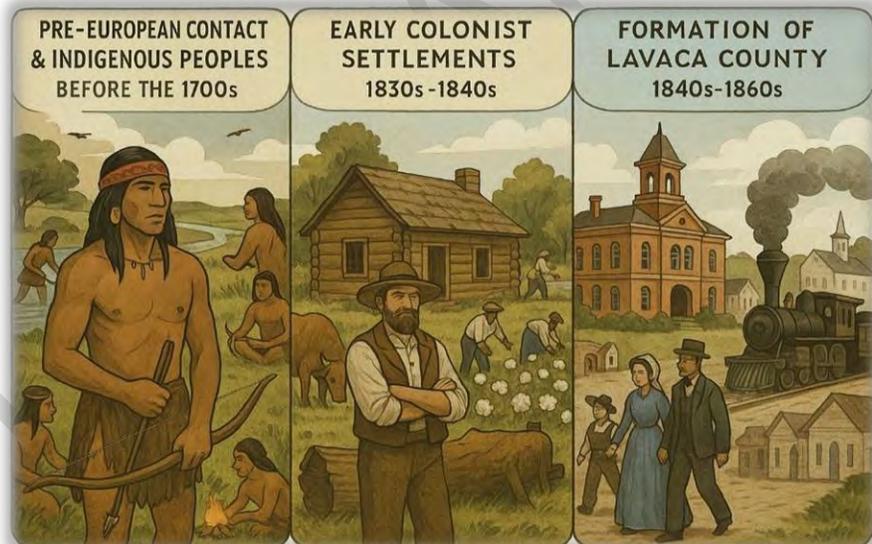
Hallettsville's story is one of continual transformation—rooted in its early Indigenous heritage, shaped by European settlers and agricultural development, and further defined by the rise of local industry in the 19th century. The city's growth has been driven by farming, trade, and the contributions of immigrant communities. Today, Hallettsville honors its rich heritage through historic preservation efforts while looking ahead with a strong sense of community and purpose. It proudly carries forward its legacy as a cornerstone of Lavaca County. The historical narrative that follows draws from sources provided by the Texas State Historical Association and the City of Hallettsville.

## Pre-European Contact & Indigenous Peoples

Long before European settlers arrived in the area that would become Hallettsville, the region was inhabited by the Karankawa, Tonkawa, and other Indigenous groups. These peoples were semi-nomadic, relying on hunting, fishing, and gathering to sustain their communities. The Karankawa, in particular, lived along the coastal plains and rivers, and had deep knowledge of the natural environment. These tribes maintained extensive trade networks, which influenced the early development of Lavaca County as settlers moved into the area.

## Early Colonist Settlements

Hallettsville was founded in 1833 when John Hallett erected a log cabin near Lavaca River. Initially a trading post, the area soon became a gathering place for settlers in Lavaca County. In 1852, the Texas legislature designated Hallettsville as the county seat, and it began to develop into a center for trade and commerce, with settlers primarily involved in agriculture, particularly cattle ranching and cotton farming.



## Formation of Lavaca County

As settlers continued to arrive, the establishment of a formal infrastructure in Hallettsville was vital. In 1846, Lavaca County was officially named, and Hallettsville became its permanent county seat. The town's central location and growing population led to the construction of the first courthouse in 1847, followed by a post office and churches, marking Hallettsville's transition into a thriving community. The railroad reached Hallettsville in 1887, further solidifying its role as a key trade hub.

## Immigrant Influence & Agriculture

By the late 19th century, Hallettsville experienced a significant cultural transformation with the arrival of German and Czech immigrants. These groups were drawn by the promise of fertile land and opportunity, bringing with them traditions that would leave a lasting mark on the region's identity. Their influence extended far beyond language and festivals; they

introduced innovative farming techniques, such as crop rotation, diversified planting, and efficient livestock management.

As a result, Hallettsville and the surrounding areas became agricultural powerhouses. Cotton remained a dominant crop, but the cultivation of corn, sorghum, and vegetables expanded rapidly. Livestock operations also grew more structured, with improved breeds and better pasture management. Czech and German immigrants established cooperatives, built grist mills and general stores, and helped shape the town's architecture with distinctive European touches.

This wave of agricultural advancement, coupled with a deeply ingrained work ethic and community cohesion, elevated Hallettsville's status as a key hub for farming, ranching, and rural commerce in Southeast Texas.

On January 5, 1890, a San Antonio & Aransas Pass Railway freight train known as the "Don Milo" plunged through the wooden bridge spanning the Lavaca River, just east of Hallettsville, after heavy rainfall undermined the structure. The wreck resulted in the locomotive and several cars plunging into the river, tragically killing three crew members, with additional casualties likely among the passengers or local responders. This disaster



highlighted the vulnerability of early railway infrastructure in extreme weather - wooden trestles were standard practice, but not always up to the demands of heavy rains. The tragedy prompted reforms in bridge construction, leading to more durable materials and oversight for crossing safety on the Lavaca River and other routes.

### Industrial Growth & Cultural Identity (1900s)

The 20th century brought steady growth and modernization to Hallettsville. Roads were paved, electricity extended to homes and businesses, and schools expanded to serve a growing population. The local economy diversified with small industries, new shops, and service businesses, though agriculture remained a pillar of life.

World War I and II left a mark on the town, as young men enlisted and local efforts supported the war. Afterward, a renewed focus on community led to the formation of civic clubs, veterans' organizations, and cultural societies. Music, especially Czech and country traditions, flourished in halls and festivals. The opening of schools like Sacred Heart and continued development of the courthouse square turned Hallettsville into a beacon of small-town resilience and Texan heritage.

### Preservation & Progress (2000–Present)



In the 21st century, Hallettsville has embraced both its proud past and a forward-looking vision. Preservation efforts have restored key landmarks like the Lavaca County Courthouse and Old Hallettsville Jail. Meanwhile, modern development introduced expanded schools, updated healthcare facilities, and new local businesses, reinforcing the town's vital role in regional life.

The heart of the community beats through annual events such as **Fiddlers' Frolics**, **Kolache Fest**, and **Veterans Day parades**, celebrating history while uniting generations. Agriculture remains central, but now blends heritage with innovation—farmers markets, agritech, and youth programs like 4-H shape the future.

With a growing sense of place and purpose, Hallettsville in the 2000s is a shining example of how a community honors tradition while moving confidently into tomorrow.



## 2.3 DEMOGRAPHIC ANALYSIS

### Key Insights and Implications for Planning

- ❖ **Learning from Past Trends:**  
Understanding the population decline between 1990 and 2000 provides valuable lessons for stabilizing future growth and guiding sustainable development strategies.
- ❖ **Housing and Population Retention:**  
Strengthening homeownership opportunities, enhancing senior care, and attracting younger residents are key to maintaining a balanced and thriving population.
- ❖ **Aging Population Needs:**  
With 23.5% of residents aged 65 and over, demand is rising for healthcare services, accessible housing, and senior support programs.
- ❖ **Supporting Young Families:**  
With 7.2% of the population under age 5, targeted investments in schools, childcare, and recreational amenities are critical to attracting and retaining young families.
- ❖ **Growth and Infrastructure Planning:**  
Anticipated population growth will increase demand for housing, schools, transportation, utilities, and other essential infrastructure—necessitating proactive, long-term planning.
- ❖ **Expanding Labor Market:**  
As the population grows, so will the labor market—requiring strategies to attract skilled workers, provide workforce development opportunities, and support local employment.
- ❖ **Demand for Public Services:**  
Population increases will place additional pressure on public services, including healthcare, law enforcement, emergency response, and social services.
- ❖ **Urban-Rural Transitions:**  
Growth at the city's edges requires careful urban planning to manage rural-to-urban transitions, preserve character, and guide orderly expansion.

# Current - American Community Survey

// United States / Texas / Hallettsville city, Texas



## Populations and People

Total Population

**2,731**

P1 | 2020 Decennial Census



## Employment

Employment Rate

**61.4%**

DP03 | 2023 American Community Survey 5-Year Estimates



## Families and Living Arrangements

Total Households

**1,127**

DP02 | 2023 American Community Survey 5-Year Estimates



## Income and Poverty

Median Household Income

**\$53,567**

S1901 | 2023 American Community Survey 5-Year Estimates



## Housing

Total Housing Units

**1,264**

H11 | 2020 Decennial Census



## Race and Ethnicity

Hispanic or Latino (of any race)

**517**

P9 | 2020 Decennial Census



## Education

Bachelor's Degree or Higher

**16.8%**

S1501 | 2023 American Community Survey 5-Year Estimates



## Health

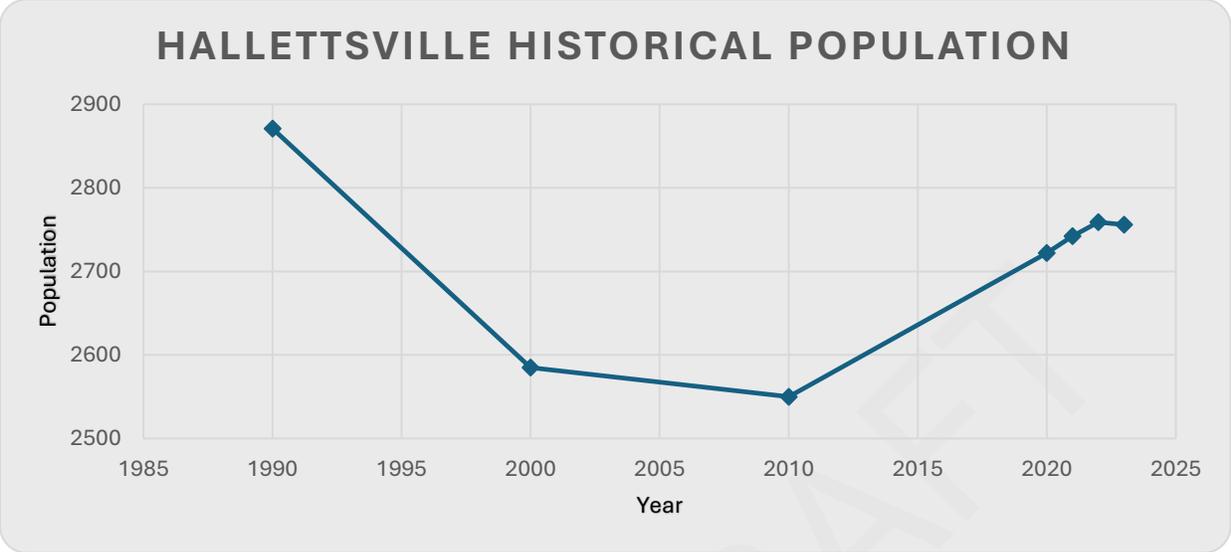
Without Health Care Coverage

**7.4%**

S2701 | 2023 American Community Survey 5-Year Estimates

PREVIEW

# Historic Population Growth Estimates



**1990 | Peak Population:** Hallettsville reached its peak population in 1990 with 2,871 residents, marking the highest recorded figure in recent history.

**1990-2010 | Period of Decline:** The city experienced a notable population decline from 1990 to 2000, which continued gradually through 2010.

**2010-2020 | Rebound and Growth:** Between 2010 and 2020, the population began to recover, increasing to 2,731—a sign of renewed growth and community stability.

**2020-Present | Continued Growth:** Since 2020, Hallettsville has experienced a modest but steady population increase. As of the estimate for 2025, the population stands at 2,773 residents.

## Recent Growth Trends

From 2000 to 2020, Hallettsville’s population grew to 2,731, an increase of approximately 146 people over 20 years, or at an approximate rate of 0.28% (≈ 8 people) per year. Recent Growth Rate Projection Steps follow:

**Annual growth rate:** From 2000 to 2020, the average annual growth rate is about 8 people or 0.28% per year. From 2020 to 2023, the annual growth rate was about 0.30% (≈ 9 people) per year.

**Estimating 2025:** If the 0.30% growth rate trend continues for Hallettsville, we can estimate the population in 2025 to be 2,773.

Year	Population
2020	2,731
2021	2,742
2022	2,759
2023	2,756
2024	2,764
2025	2,773

These numbers and the following were estimated using the Decennial Census and American Community Survey data provided by the [United States Census Bureau](#).

### Future Projections

The graph illustrates Hallettsville's population growth projections for 2025 to 2045, using the following growth scenarios: a 1%, 1.25%, 1.5%, 1.75%, and 2% annual growth rate.

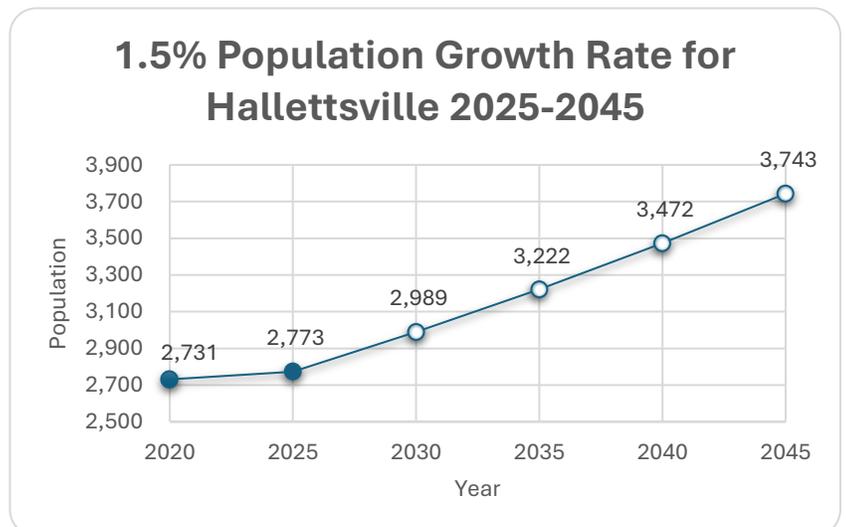
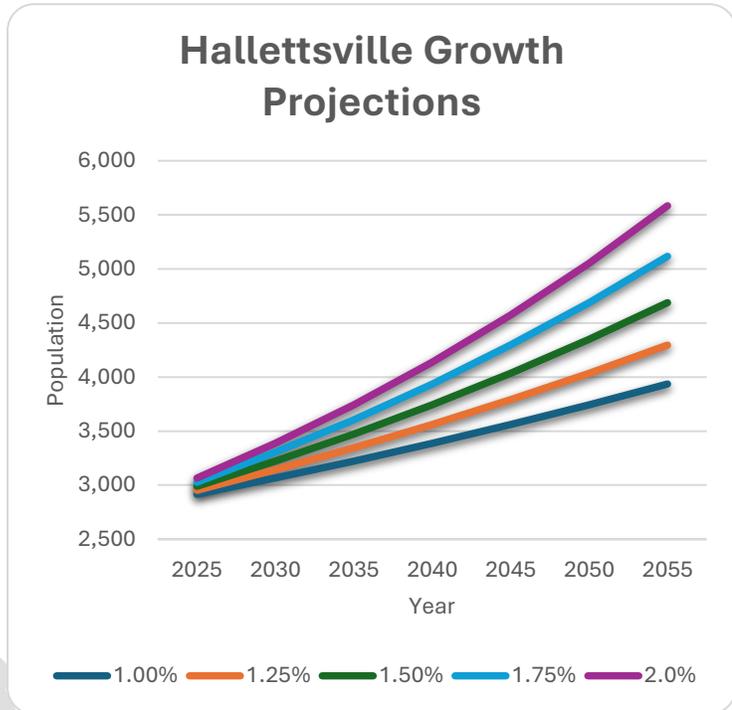
Similarly, the Texas Demographic Center (TDC) has projected population growth for Texas from 2020 to 2060 using migration, fertility, and mortality rates.

The TDC's projections, based on 1% and 2% migration scenarios, account for urban and rural differences but exclude special populations like students and prisoners.

Though widely used, this method has limitations, especially in rapidly changing or smaller areas, and projections may need updates if trends shift.

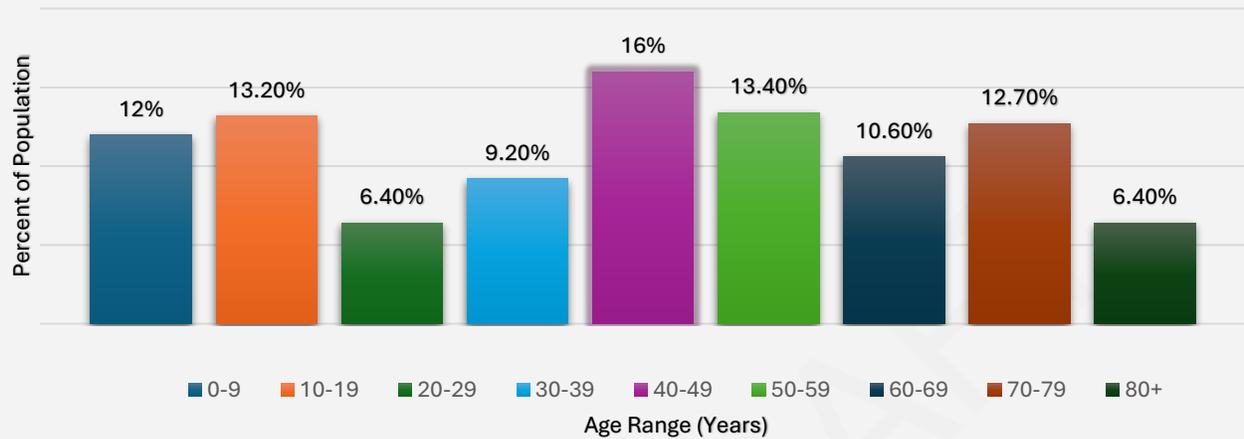
### Suggested 1.50% Growth Target

A 1.5% population growth rate has been identified by stakeholders as the growth rate that best represents the community. The graph highlights the projected population at 1.5% growth starting from the year 2025. This scenario is chosen based on Hallettsville's real estate and infrastructure expansion efforts.



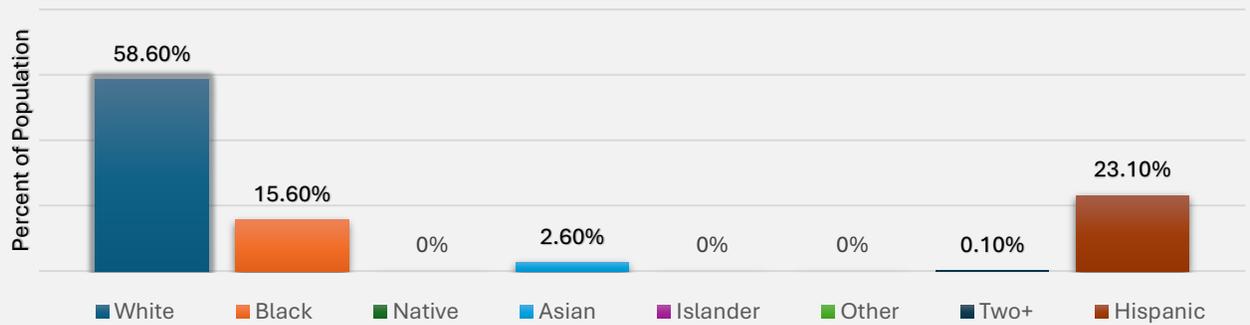
## Distribution of Population by Age, Generation & Ethnicity

### Population by age range

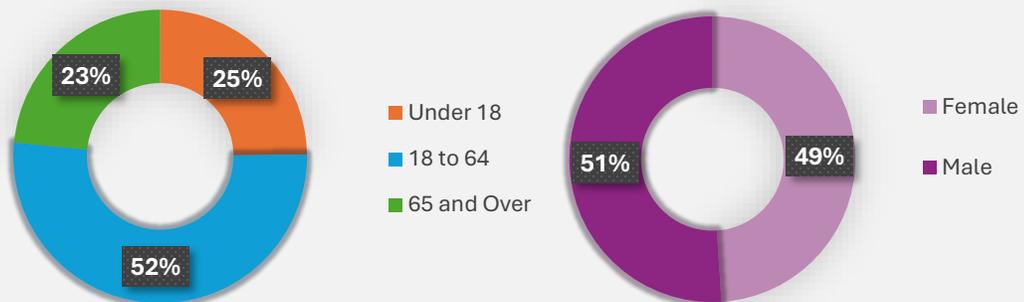


\*Hispanic includes respondents of any race. Other categories are non-Hispanic

### Race & Ethnicity



### Population by Age Category & Sex



## Key Observations

- ❖ **Middle-Aged Dominance:** The largest age group being 40-49, particularly for males.
- ❖ **Lower Youth Population:** Fewer children and young adults suggest a smaller younger population. The overall median age is 45.7, which is above the Texas average of 35.9-years old.
- ❖ **Senior Population:** A significant number of residents are 65+, with more women due to longer female life expectancy.
- ❖ **Balanced Gender Distribution:** Even split between males and females, with more males in working age and more females in the older age groups.

## Insights for Hallettsville (2045)

### **Aging Population**

By 2045, many of Hallettsville's current middle-aged residents will have transitioned into retirement, driving increased demand for senior services, healthcare facilities, and assisted living options. Proactive planning for age-friendly infrastructure will be essential.

### **Economic Considerations**

While the current working-age population is expected to support economic stability over the next two decades, future workforce shortages could emerge if younger residents leave or choose not to return. Retaining local youth and attracting young families will be critical to maintaining a strong labor force and local economy.

### **Urban Development**

As the population ages, Hallettsville will need to invest in accessible housing, transportation, and public spaces that support aging in place. These investments will also benefit residents of all ages and promote inclusive community design.

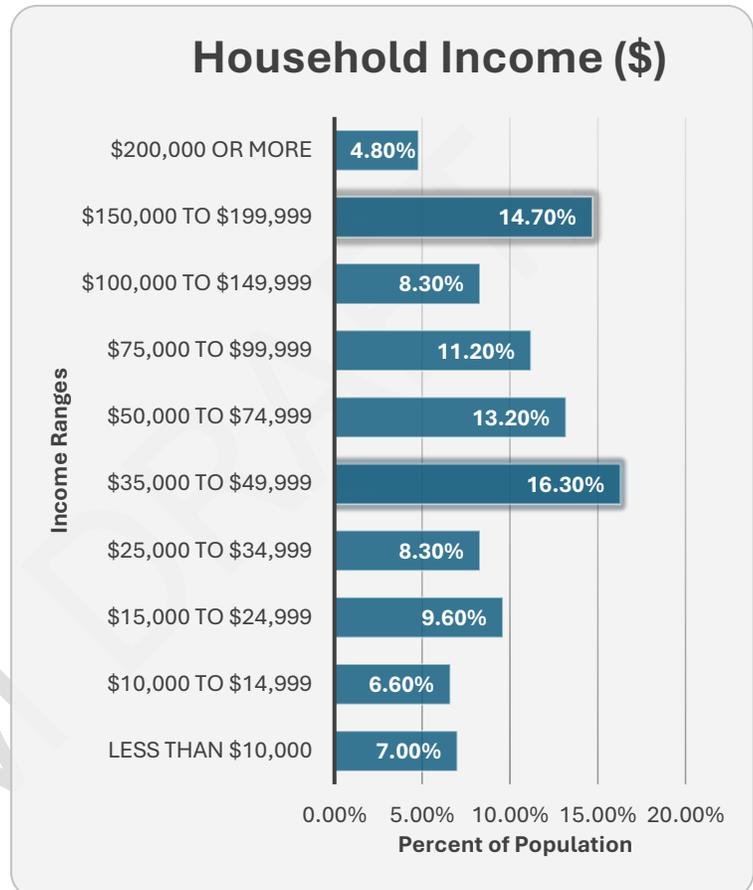
### **Future Growth**

Population growth may slow without a new generation of workers and families. Expanding affordable housing options, creating career opportunities, and enhancing quality-of-life amenities can help attract and retain younger residents, ensuring a balanced and resilient population.

## 2.4 ECONOMIC INDICATORS

### Key Points

- ❖ \$53,567 Median Household Income
- ❖ The \$35,000 to \$49,999 income bracket has the highest frequency of households, at 16.3% of the population.
- ❖ The \$150,000 to \$199,999 income bracket follows as the second highest percentage at 14.7%.
- ❖ Lower income brackets like Less Than \$10,000, \$10,000-\$14,999, and \$15,000-\$24,999 have relatively fewer households compared to the middle- and higher-income brackets.
- ❖ Workforce Composition: Hallettsville's City has a workforce that is primarily made up of private company workers (59.1%), with a large education, health care, and social assistance industry (28.3%). There is a high percentage of White-collar workers compared to Blue.
- ❖ Home Ownership: A majority of homes (64.9%) are owner-occupied, with 35.1% being renter-occupied.
- ❖ Educational Attainment: The community has a high percentage of high school or equivalent degrees (40.8%). There are some residents with a Bachelor's (10.5%) and Graduate or professional degrees (6.3%).
- ❖ Commute & Transportation: A large majority (85.4%) of residents drive alone to work, with minimal use of public transportation (0.0%) & carpooling (3.9%).
- ❖ The per capita income for the average citizen in Hallettsville is \$33,462.



## Insights for Economic and Community Development

Hallettsville demonstrates overall economic stability, with a strong presence of middle- and upper-middle-income households, along with a notable share of high-income earners. While a smaller proportion of low-income households could reflect prosperity, it may also indicate limited affordable housing options for lower-income residents. The combination of strong incomes and substantial household net worth suggests long-term financial resilience, but policies aimed at improving expanding opportunities for lower-income groups may improve overall community resiliency and the well-being of residents.

The city's employment landscape is dominated by white-collar jobs, supported by higher educational attainment. While this aligns with elevated income levels and a skilled workforce, it may also signal fewer opportunities for blue-collar and service workers, potentially limiting economic diversity. Expanding workforce development and broadening employment sectors could strengthen economic resilience.

High rates of homeownership further reinforce financial stability but may also present barriers to entry for new residents or those with lower incomes. Ensuring a diverse mix of housing options—particularly affordable and workforce housing—will be essential to maintaining community balance and supporting future growth.

Hallettsville's educated population is an asset for attracting businesses that rely on skilled labor. However, disparities in educational attainment could widen socioeconomic gaps without targeted interventions such as adult education, job training, and youth development programs.

The City's heavy reliance on personal vehicles suggests limited public transit infrastructure. Expanding transportation alternatives—such as sidewalks, bike lanes, ride-sharing programs, or regional transit partnerships—can reduce traffic congestion, lower environmental impact, and improve mobility for residents without access to private vehicles.

In summary, Hallettsville is a strong and cohesive community marked by financial stability, homeownership, and a skilled workforce. However, to sustain inclusive economic growth and quality of life, the city should prioritize housing affordability, workforce diversity, and accessible transportation options.

# 3 COMMUNITY RESILIENCY

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### 3.1 PRIMARY HAZARDS IMPACTING HALLETTSVILLE’S RESILIENCY

Community resiliency in Hallettsville refers to the city's ability to anticipate, prepare for, respond to, and recover from significant adverse events—particularly those related to natural hazards. Resilience goes beyond physical infrastructure; it also includes the strength of the city’s social networks, economic systems, and local governance, which contribute to a community's ability not just to recover, but to thrive after disruption.

Hallettsville is located in Lavaca County, which adopted the current **Lavaca County Hazard Mitigation Plan (HMP)** in 2024. This plan serves as a strategic framework for identifying and addressing potential hazards, aiming to reduce long-term risks to human life, property, and critical infrastructure through proactive, forward-thinking actions.

The HMP evaluates hazards rated as “high” and “moderate” in severity and prioritizes mitigation strategies that address the most significant risks facing the community. Its core objectives are to safeguard lives, protect structures, and reduce the financial and operational burdens associated with emergency response and recovery efforts.

By focusing on hazard mitigation as a foundational element of long-term planning, the HMP reinforces Hallettsville’s capacity to build a more sustainable and secure future. It emphasizes the importance of collaboration among local authorities, stakeholders, and public – making resilience a shared responsibility and a collective goal for a safer, stronger Hallettsville.

Hazard	Frequency of Occurrence	Potential Severity	Ranking
Flood	Highly Likely	Limited	High
Hail	Highly Likely	Limited	High
Hurricane/Tropical Storm	Occasional	Limited	High
Lightning	Highly Likely	Major	High
Thunderstorm Wind	Highly Likely	Limited	High
Extreme Heat	Highly Likely	Limited	High
Drought	Highly Likely	Limited	High
Wildfire	Highly Likely	Minor	Moderate
Tornado	Highly Likely	Major	Low
Winter Storm	Likely	Limited	Low

## Hazard Ranking Result

The Hazard Risk Ranking chart categorizes various hazards based on their frequency of occurrence, potential severity, and overall ranking as follows:

### High-Risk Hazards

- ❖ Flood, Hail, Hurricane/Tropical Storm, Lightning, Thunderstorm Wind, Extreme Heat, Drought are all considered high risk.
- ❖ These hazards are mostly highly likely to occur, though hurricanes/tropical storms are less frequent (occasional).

These hazards require immediate mitigation strategies due to their high frequency and severe consequences.

### Moderate-Risk Hazards

- ❖ Wildfire is ranked as moderate despite being highly likely, due to its minor severity.
- ❖ Although frequent, this hazard has moderate ranking and minor potential severity, requiring monitoring and proactive preparedness.

### Low-Risk Hazards

- ❖ Tornado and Winter Storm are ranked as low risk.
- ❖ Tornadoes are highly likely but have a higher severity (major), whereas winter storms are likely but have limited severity.

These hazards pose a lower threat and are less likely to require immediate action.

### Outlier Hazard

Infectious Disease: While unlikely, its substantial severity warrants contingency planning for rare but high-impact events.

## 3.2 RECOMMENDATIONS

- ❖ Prioritize hazards with high severity and frequency, such as Floods and Lightning.
- ❖ Develop mitigation and preparedness plans for moderate-risk hazards (e.g., Wildfire).
- ❖ Ensure contingency plans are in place for low-frequency, high-severity hazards like Infectious Diseases.

This ranking highlights the need for preparedness against frequent hazards, especially those with high impacts, like lightning and floods.

The Risk Assessment for Lavaca County used historical data and statistical methods to estimate potential impacts from various hazards, drawing from records by the National Centers for Environmental Information (NCEI) and the National Oceanic and Atmospheric

Administration (NOAA). Geographic Information System (GIS) technology helped identify risks and assess the vulnerability of community assets.

Key parameters evaluated for each hazard included the frequency of occurrence, expected losses, vulnerability, and overall impact, with details on the frequency of return and potential severity of impacts provided in specific tables. The Hazard Ranking, informed by the Risk Assessment Workshop and local insights, categorized hazards like floods, hail, hurricane/tropical storms, lightning, thunderstorm wind, extreme heat, and drought as high risk, while tornadoes and winter storms were considered lower risks. This approach allows Lavaca County to prioritize mitigation efforts based on the severity and likelihood of each hazard, enhancing the community's resilience to potential disasters.

### 3.3 ELEMENTS OF COMMUNITY RESILIENCY

- ❖ **Resilient Infrastructure:**  
Investing in infrastructure that can withstand hazard events is essential. This includes elevating buildings in flood-prone areas, using fire-resistant materials in construction, and designing critical systems to remain functional during emergencies.
- ❖ **Preparedness and Education:**  
Ongoing public education and preparedness initiatives equip residents with the knowledge and tools to protect themselves, their families, and their property before, during, and after natural disasters.
- ❖ **Emergency Response and Recovery Planning:**  
Clearly defined emergency response and recovery plans enable the community to act swiftly and effectively following a disaster, minimizing loss of life, property damage, and economic disruption.
- ❖ **Community Cohesion and Social Networks:**  
Strong community ties and local support networks enhance resilience by fostering collaboration, mutual aid, and faster recovery in times of crisis.

By strengthening these key elements, Hallettsville is building a more resilient community—one that can adapt to, withstand, and recover from natural hazards while maintaining public safety, economic vitality, and quality of life. This integrated approach ensures that resilience is not just a response to risk, but a proactive foundation for the city's future.

### 3.4 BUILDING RESILIENCY MEASURES INTO PLAN

The **Resilient Communities Program (RCP)** integrates hazard mitigation planning directly into a community's comprehensive plan, strengthening Hallettsville's ability to withstand and recover from both natural and human-caused hazards. By aligning hazard

mitigation plans with comprehensive planning efforts, the program helps minimize the impacts of disasters on residents, public infrastructure, local economies, and the environment.

**Hazard mitigation** and **community resilience** are interconnected concepts. While mitigation focuses on reducing or eliminating risk from future disasters, resilience emphasizes a community's overall capacity to adapt, respond, and thrive in the face of disruptions.

This section identifies opportunities to align the risk assessments, goals, and actions developed in the **Lavaca County Hazard Mitigation Plan (HMP)** with existing Hallettsville plans, programs, and regulatory tools. These connections directly inform the goals and objectives of the Resilient Community Comprehensive Plan, ensuring a coordinated and forward-thinking approach to protecting lives, property, and resources across the city.

### 3.5 DRAFT HAZARD RESILIENCY GOALS & OBJECTIVES

The mitigation strategy outlined for Hallettsville involves a combination of structural and non-structural measures aimed at reducing risks and enhancing community resilience.

#### Flood Resiliency



**Goal Statement:** Enhance flood resilience and safety within the community through targeted infrastructure improvements, regulatory enhancements, and public awareness initiatives.

#### Objectives

- ❖ Improve Infrastructure to Reduce Flood Risk
- ❖ Enhance Early Warning Systems
- ❖ Promote Flood Insurance and Risk Awareness
- ❖ Mitigate High-Risk Properties
- ❖ Strengthen Regulatory Framework
- ❖ Enhance Floodplain Management Expertise

## Windstorms, including Severe Thunderstorms and Tornadoes



**Goal Statement:** Enhance community resilience and safety against windstorms, including severe thunderstorms and tornadoes, through improved infrastructure, early warning systems, education, and robust emergency response plans.

### Objectives

- ❖ Wind strap Requirement on Temporary Structures
- ❖ Improve Emergency Communication & Warning Systems
- ❖ Storm Ready Designation
- ❖ Increase Public Awareness of Windstorms, Severe Thunderstorms, and Tornadoes

## Drought, Land Subsidence and Expansive Soils



**Goal Statement:** Enhance community resilience to drought and land subsidence by implementing drought monitoring, recommending soil compaction practices, strengthening water conservation ordinances, and launching a public awareness campaign on water conservation.

### Objectives

- ❖ Drought Monitoring Program
- ❖ Soil Compaction
- ❖ Enhance Water Conservation Ordinance
- ❖ Public Awareness Campaign for Water Use

## Severe Winter Weather and All Hazards



**Goal Statement:** Strengthen community resilience to severe weather by creating a de-icing plan, improving emergency communication, achieving Storm Ready designation, and increasing public awareness.

### Objectives

- ❖ De-icing Contract Research/Plan Development
- ❖ Improve Emergency Communication & Warning Systems
- ❖ Storm Ready Designation
- ❖ Increase Public Awareness of Hazards

## Wildfire Resiliency Goal



**Goal Statement:** Increase community resilience to wildfires through strategic planning, public awareness, and targeted mitigation efforts.

### Objectives

- ❖ Integrate Wildfire Risk Management into Planning and Development
- ❖ Enhance Community Awareness and Participation in Wildfire Mitigation

## Cyber Threats



**Goal Statement:** Heighten cybersecurity resilience by safeguarding critical infrastructure, protecting sensitive data, ensuring the continuity of essential public services, fostering a culture of cyber awareness, and maintaining trust in digital technologies across all municipal operations.

### Objectives

- ❖ *Strengthen Infrastructure:* Continuously update and fortify systems to protect against evolving cyber threats.
- ❖ *Protect Data Privacy:* Enforce rigorous policies and encryption measures to ensure confidentiality and integrity of sensitive information.
- ❖ *Ensure Service Continuity:* Develop and routinely test response plans to minimize disruptions during cyber incidents.
- ❖ *Promote Awareness:* Offer comprehensive training and resources to all stakeholders to cultivate a security-focused culture.
- ❖ *Foster Collaboration:* Partner with various organizations to share intelligence, best practices, and innovative technologies.

### 3.6 RISK ASSESSMENT

Community Report - Lavaca County, Texas | National Risk Index

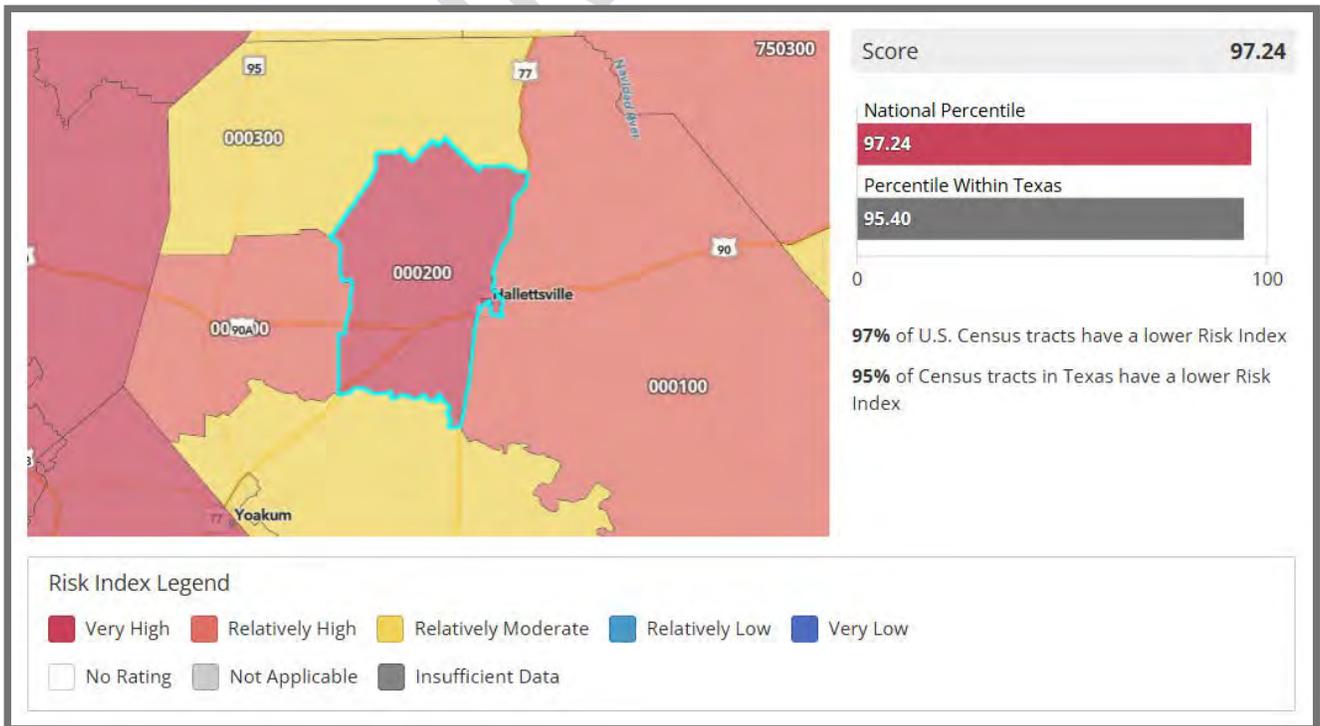
#### Determining Risk in Community Planning

The FEMA National Risk Index defines risk as the potential for adverse impacts from natural hazards, quantifying it through three main components:

$$\begin{aligned} &\text{Expected Annual Loss} \\ &\times \text{Social Vulnerability} \\ &\div \text{Community Resilience} \\ \hline &= \text{Risk Index} \end{aligned}$$

- ❖ **Expected Annual Loss (EAL):** Represents the average financial loss due to natural hazards annually.
- ❖ **Social Vulnerability:** Enhances the risk by indicating the sensitivity of certain social groups to natural hazards.
- ❖ **Community Resilience:** Reduces risk by representing a community's capacity to prepare, adapt, and recover from natural disruptions.

These elements combine to form the Risk Index, calculating both composite and specific hazard type Risk Index values for communities, standardized in 2022 U.S. dollars. Census



Tract 48285000200 (shown below) is the most representative for Hallettsville, though parts of the city are also apart of Tract 48285000100. The *Risk Index rating 97.24 is Very High* for the census tract when compared to the rest of the U.S.

The community is scored and rated based on:

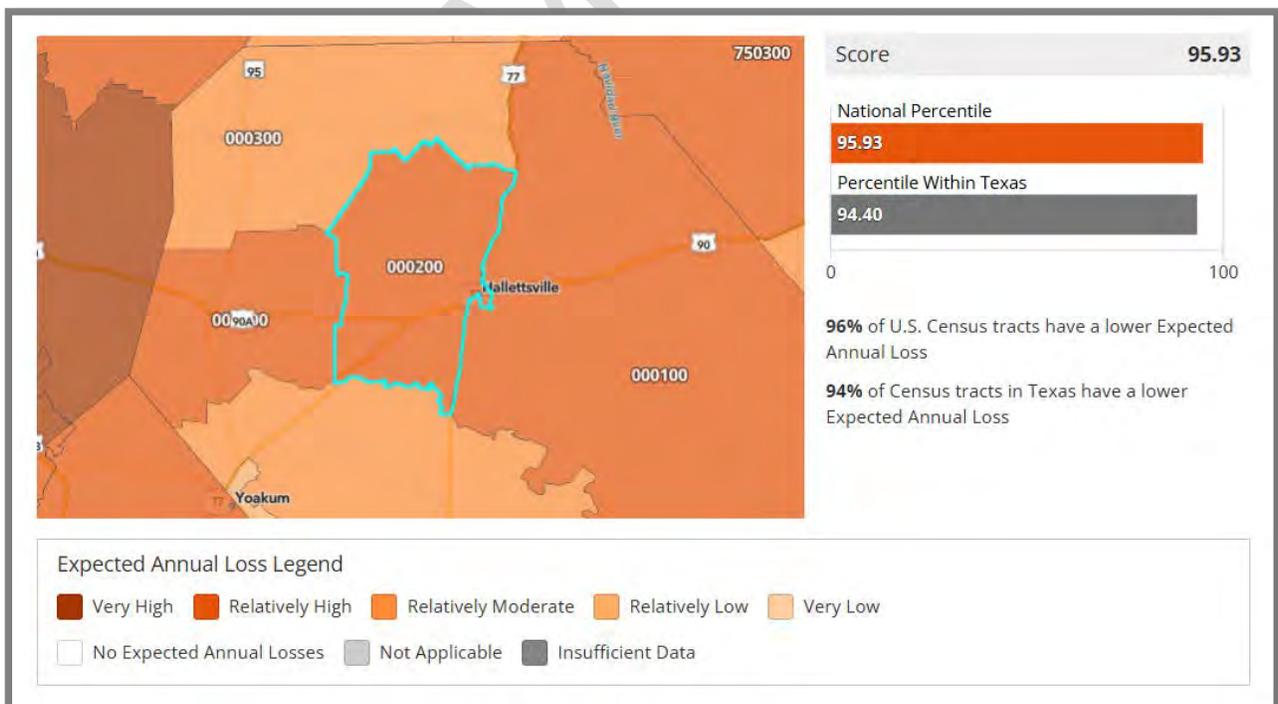
**Composite Risk Index:** Reflects overall community risk from all 18 studied natural hazards.

**Hazard-Specific Risk Index:** Indicates the community's risk level for specific hazards like tornadoes.

### Risk Adjustments and Measurements

The EAL is adjusted based on the community's social vulnerability (increasing risk) and resilience (decreasing risk). This adjustment is crucial in generating accurate Risk Index values and percentiles across communities, highlighting areas with higher vulnerability and those better equipped to handle disasters.

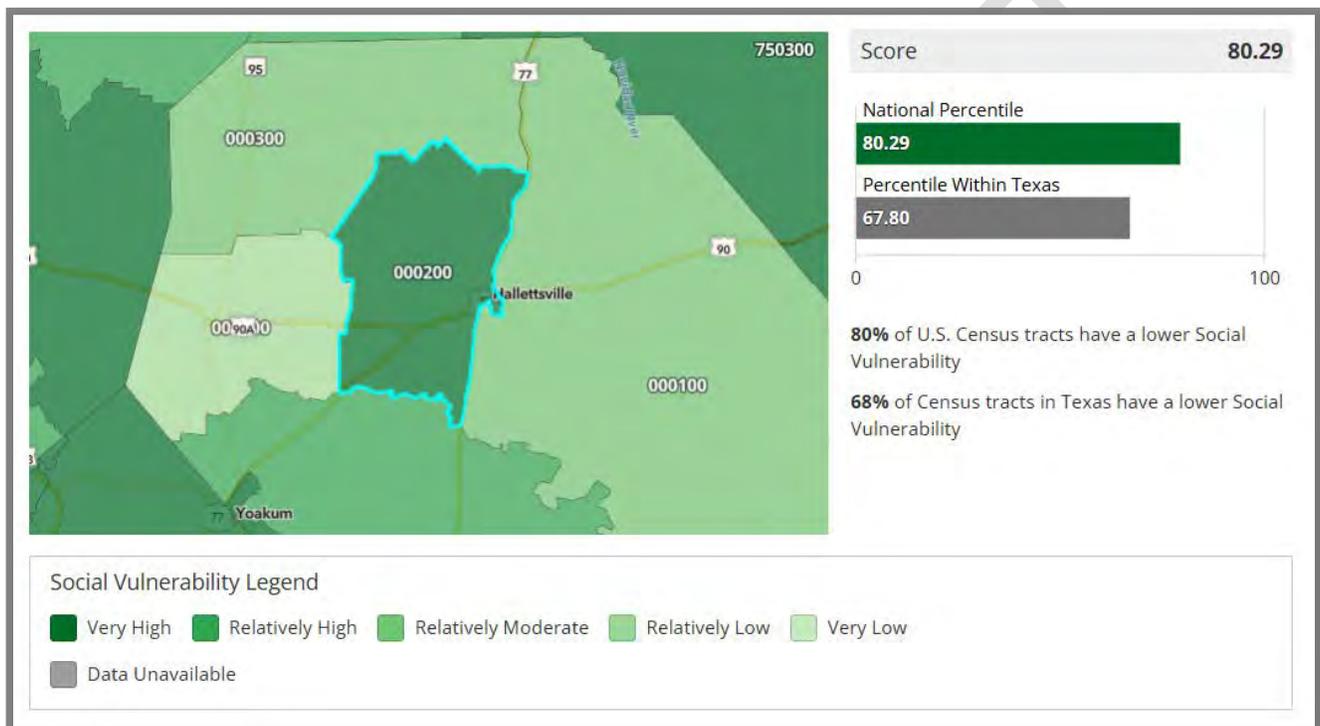
This framework informs the community's comprehensive resiliency plan, ensuring that development and emergency preparedness strategies are informed by concrete, quantifiable risk assessments. In this tract, expected loss each year due to natural hazards is Relatively High when compared to the rest of U.S.



## Social Vulnerability

In the National Risk Index, a community's Social Vulnerability score indicates its susceptibility to the impacts of natural hazards, with a higher score increasing the community's overall Risk Index score. This census tract is rated as having a *Very High susceptibility* compared to the national average, suggesting a higher risk level from natural hazards.

Social Vulnerability is measured using the Social Vulnerability Index (SVI) published by the Centers for Disease Control and Prevention (CDC).

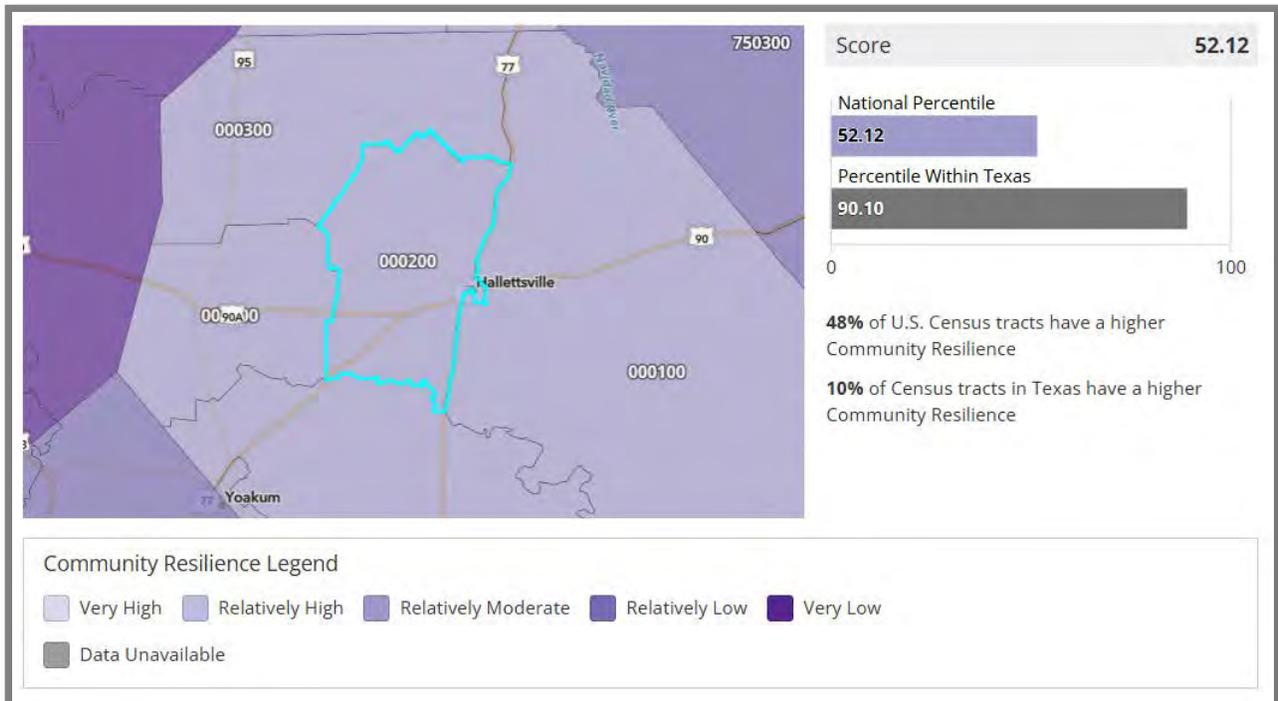


## Community Resilience

Community resilience is the ability of a community to prepare for anticipated hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions.

Consequently, the reduction risk component of the National Risk Index, a Community Resilience score and rating represent the relative level of a community's resilience compared to all other communities at the same level. A community's Community Resilience score measures its national rank and is inversely proportional to a community's risk. A higher Community Resilience score results in a lower Risk Index score.

This census tract has a *Relatively Moderate* ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the U.S.



In community planning, the FEMA National Risk Index is essential for analyzing risk and preparing for emergencies by evaluating **three key elements**:

- ❖ **Expected Annual Loss (EAL)**
- ❖ **Social Vulnerability**
- ❖ **Community Resilience**

The Risk Index calculates both overall and specific risk scores for communities, using this data to inform and tailor local resiliency plans. This strategic approach ensures that community planning is both responsive to current risks and proactive in enhancing long-term sustainability and resilience.

### 3.7 MEASURES TO IMPROVE OVERALL COMMUNITY RESILIENCY

By leveraging the National Risk Index, Hallettsville can strategically tailor its local resiliency efforts to address specific vulnerabilities. This data-driven approach supports proactive community planning. The following FEMA-recommended steps have been adapted for Hallettsville to reduce its overall natural hazard risk:

## **Data Collection and Analysis**

The Planning Team and Stakeholders are gathering and analyzing localized data to pinpoint areas and populations at heightened risk. This will enhance targeted mitigation strategies in planning future development, housing and infrastructure.

## **Community Awareness and Preparedness**

Information regarding natural hazard risks to residents, businesses, and local institutions in Hallettsville will be addressed in the LCMS community engagement platform. Increased awareness aids in community-wide preparedness.

## **Funding for Mitigation Efforts**

Ensure Hallettsville meets necessary criteria to secure federal or state grants aimed at funding natural hazard mitigation, preparation, emergency response, and recovery initiatives.

## **Prioritization of High-Risk Areas**

Focus on at-risk locations within Hallettsville for comprehensive studies or structural risk assessments to better understand and address specific mitigation needs.

## **Resource Utilization**

Utilize available resources effectively to mitigate, prepare for, respond to, and recover from natural hazards impacting Hallettsville.

## **Risk Assessment and Mitigation Planning**

The RCP Comprehensive Plan integrates Hallettsville's risk assessment and mitigation plans. The Implementation Strategies section will actively progress with mitigation projects, documenting advancements and planning future initiatives.

## **Building Codes and Development Standards**

The Planning Team assesses ordinances, building codes and development standards, particularly in Hallettsville's high-risk zones. The resulting report will provide recommendations to bolster resilience.

## **Emergency Preparedness Strategies**

Utilize risk data to designate safe areas for potential evacuation, sheltering, and distribution of emergency supplies in Hallettsville. This is addressed in the Plan's Public Facilities chapter.

The steps listed are a general suggestion from the FEMA National Risk Index and will be further developed in the following chapters, as well as the Hallettsville Hazard Mitigation Plan. The purpose of these will fortify Hallettsville's resilience against natural hazards, ensuring a safer and more sustainable future for the community.

PRELIM DRAFT

# 4 LAND USE

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## 4.1 OVERVIEW

This chapter examines Hallettsville's development considerations, focusing on the region's topography, water systems, climate, and geology. The City's elevation ranges create a mix of flood-prone lowlands and hilly, erosion-prone uplands.

Major waterways such as the Lavaca River and several creeks shape flood risk and urban planning decisions, while the humid subtropical climate further emphasizes the need for robust stormwater management. Hallettsville's geology, marked by alluvial deposits and sandy loams, supports agriculture but requires careful erosion control and construction planning to ensure infrastructure resilience.

Building on the landscape analysis, the chapter outlines the application of smart growth principles to guide sustainable development in Hallettsville. Emphasizing mixed land uses, compact development, diverse and additional housing options, and strong community involvement, smart growth strategies aim to curb suburban sprawl, promote environmental stewardship, and enhance public health through walkable neighborhoods and diverse transportation choices.

Hallettsville's regulations, including city limits, extraterritorial jurisdiction, and broader land use planning areas, align with these principles to create a balanced urban framework that integrates economic, residential, and recreational needs.

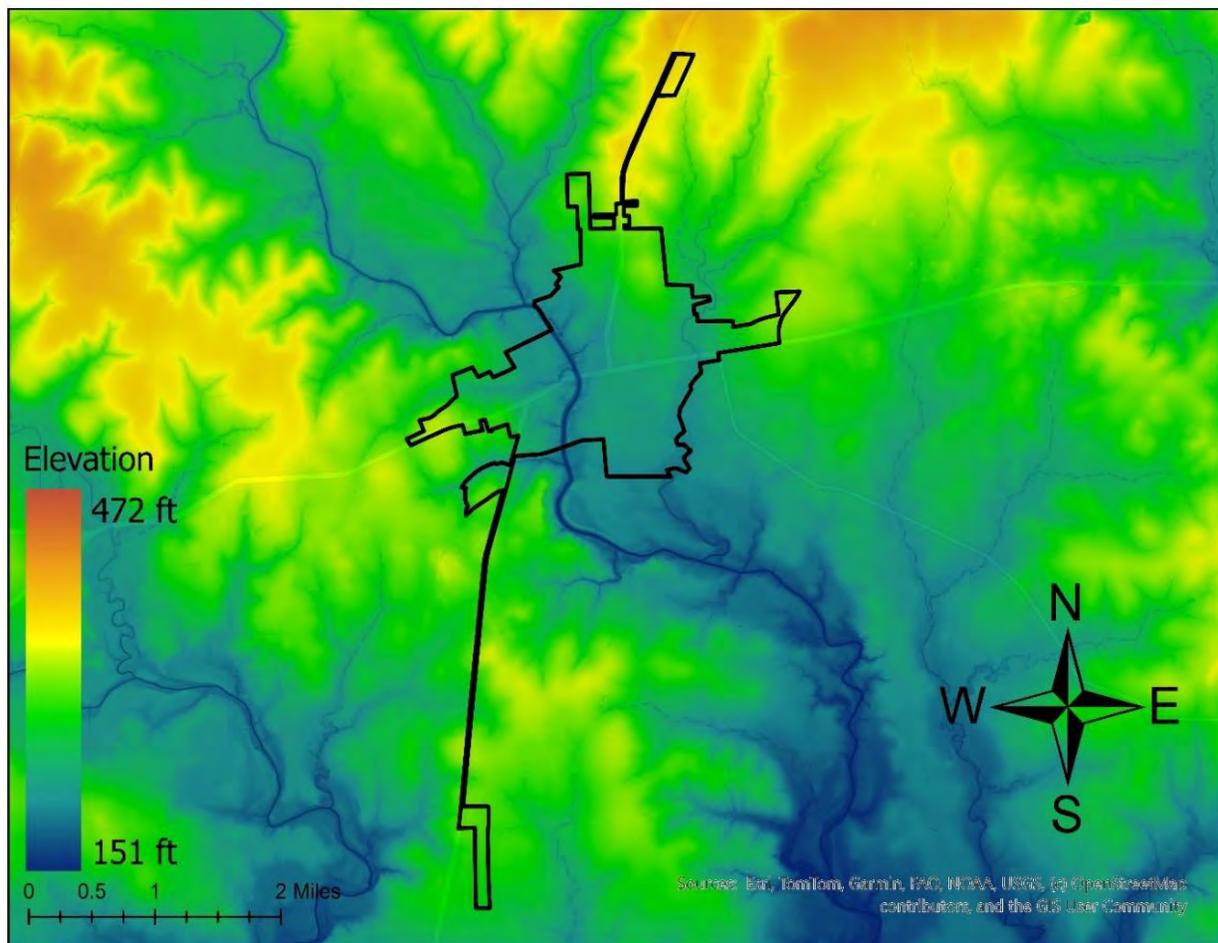
Finally, the chapter projects future land use needs through 2045, proposing a distribution of residential, commercial, industrial, and community spaces across approximately 36 square miles. Special area goals, such as preserving waterway lands, protecting historic sites, and enhancing highway entrances and the City Center, are designed to maintain Hallettsville's unique character while supporting economic growth.

Together, these strategies provide a roadmap for managing Hallettsville's expansion in a way that balances growth, environmental preservation, and community well-being.

## 4.2 DEVELOPMENT CONSIDERATIONS

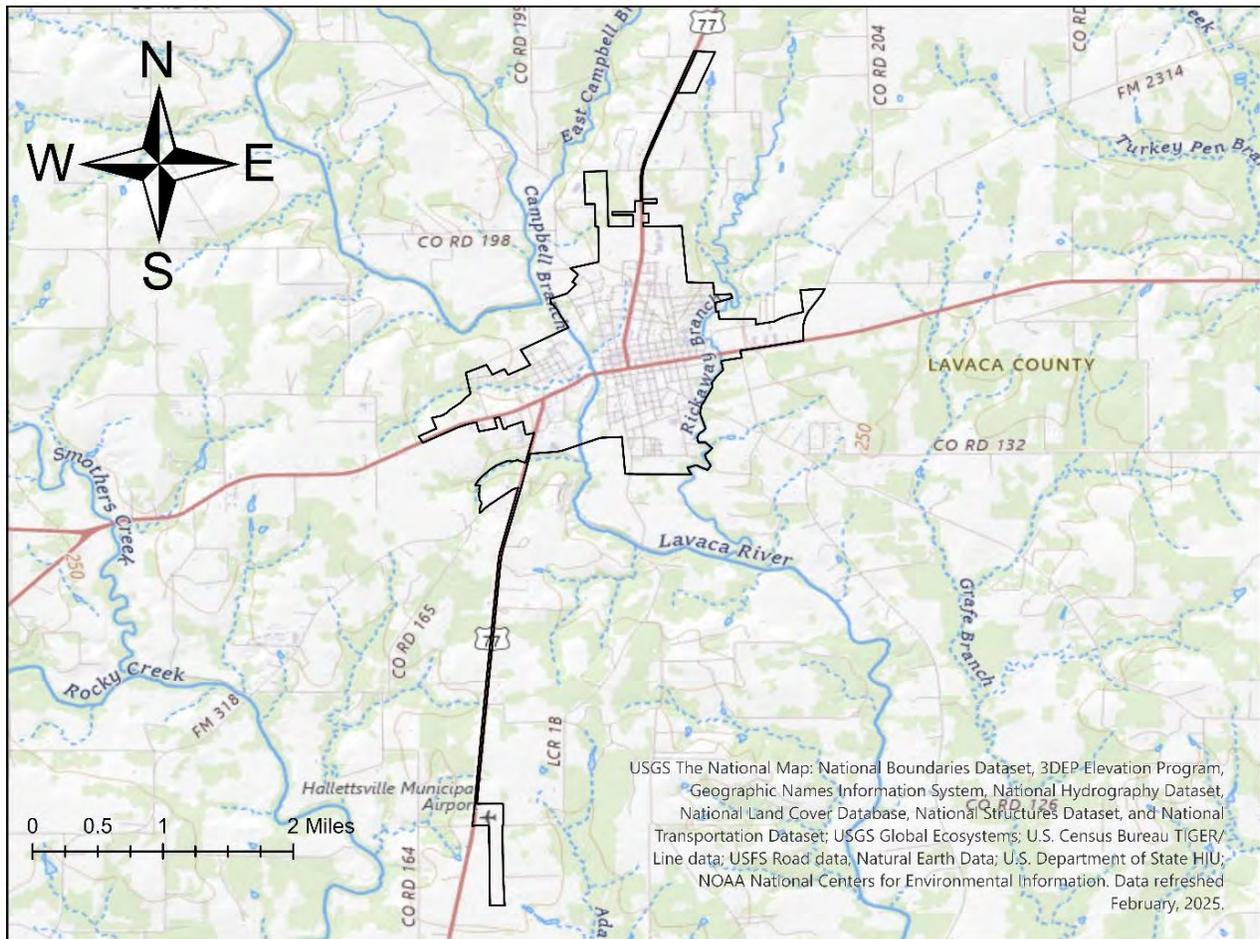
### Elevation and Terrain

The elevation of Hallettsville region reveals a varied topography, with significant differences in elevation. The highest elevation reaches 472 ft, as indicated by the dark red areas on the map. These elevated regions are primarily located in the North and northwestern parts of the map, suggesting the presence of hills or elevated terrain in these areas. The darker blue areas represent topographic depressions, the lowest elevation being 151 ft. These areas of depression match with the floodplain and give a visual of areas that are susceptible to flooding.



## Water Bodies

The map of Hallettsville highlights several notable water bodies, including creeks, rivers, and reservoirs. These water features significantly influence urban development, infrastructure planning, and flood management in the region.

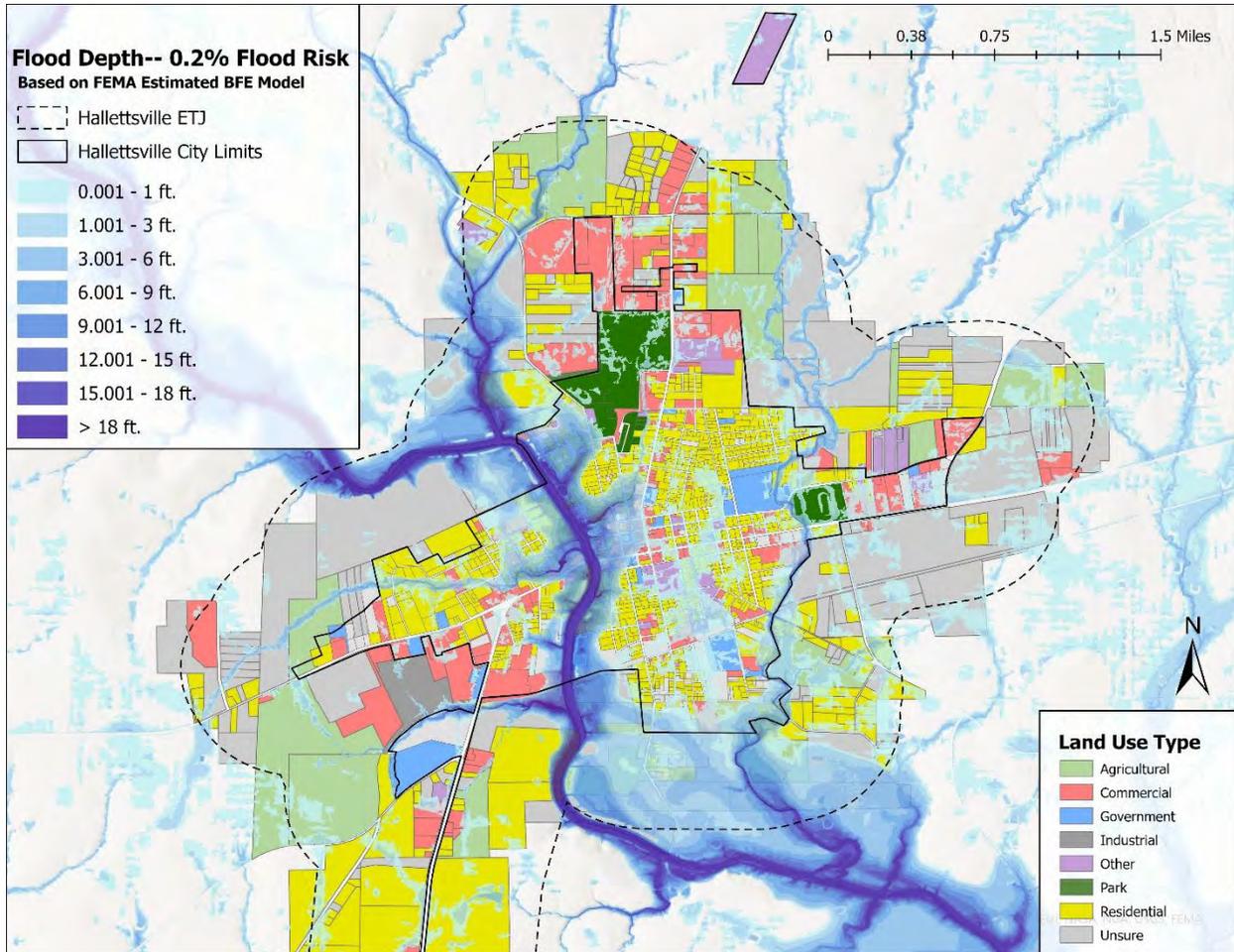


The following is a list of the most prominent and influential water bodies in Hallettsville Texas.

- **Lavaca River** – The Lavaca River is perhaps the most prominent river in Hallettsville. It enters the city from the northwest, intersects Highway 90A, and continues flowing until it exits the city limits.
- **Rickaway Branch** – The Rickaway Branch waterway flows from the northeast of Hallettsville, through the oilfield, along the eastern edge of the city limits, to its confluence with the Lavaca River.
- **East, West, and Campbell Branch** – The East and West Campbell Branches are located north of Hallettsville. These two tributaries meet in the northwest and create the Campbell Branch. The Campbell Branch feeds into the Lavaca River at the edge of city limits.

## 500 Year Floodplain

The following map highlights all the areas in and around Hallettsville that fall within the FEMA 500-Year floodplain.



## Substantial Floodplain Presence

A significant portion of Hallettsville lies within the 500-year (0.2%) floodplain. Most of this area is concentrated around the Lavaca River, which flows in from the northwest, passes through the center of the city, and exits to the southwest.

## Highest Risk Area

The darkest shades represent flood depths greater than 18 feet, primarily covering low-lying areas along the river's path—particularly in the following areas:

- Central area where the Lavaca River intersects with Hwy 90A.
- Northwestern area at the point of convergence between the Lavaca River and the Campbell Branch.

## Overlap with Land Uses

- **Residential (Yellow):** Several residential parcels fall within the floodplain, suggesting a housing vulnerability to major flood events.
- **Commercial (Red):** There is a large number of Commercial parcels that are in the darkest shade of the floodplain. This is especially true for the parcels that are in downtown Hallettsville.
- **Government (Blue):** Many government parcels are in the lighter blue flood zone areas (0-3 ft).
- **Industrial (Dark Grey):** The largest industrial parcel is not as vulnerable to flooding when compared to the previous categories. There are smaller industrial parcels the one located in the northeastern part of Hallettsville, that is located right next to Rickaway Branch.
- **Other (Purple):** These parcels are impacted mainly by the flood depth of a maximum of 3 ft (light blue), concentrated in the center of Hallettsville City limits.
- **Parks (Green):** Parks seem to be lightly affected by the flood plain.
- **Agriculture (Light Green):** The designated agricultural parcels are not heavily impacted by the 500-year floodplain.

## Impact on Development

The presence of these water bodies plays a critical role in shaping planning and land use in Hallettsville. The Lavaca River and its tributaries pose a potential flood risk, especially during heavy rainfall. Development in flood-prone areas must include stormwater management systems, levees, and elevated structures to mitigate potential water damage.

The river and creeks provide essential water resources for irrigation and livestock farming. However, managing water availability during dry seasons is crucial for sustaining agricultural activities.

Several bridges and roadways cross over these creeks and the Lavaca River. Infrastructure must be designed to withstand seasonal flooding and water flow variations.

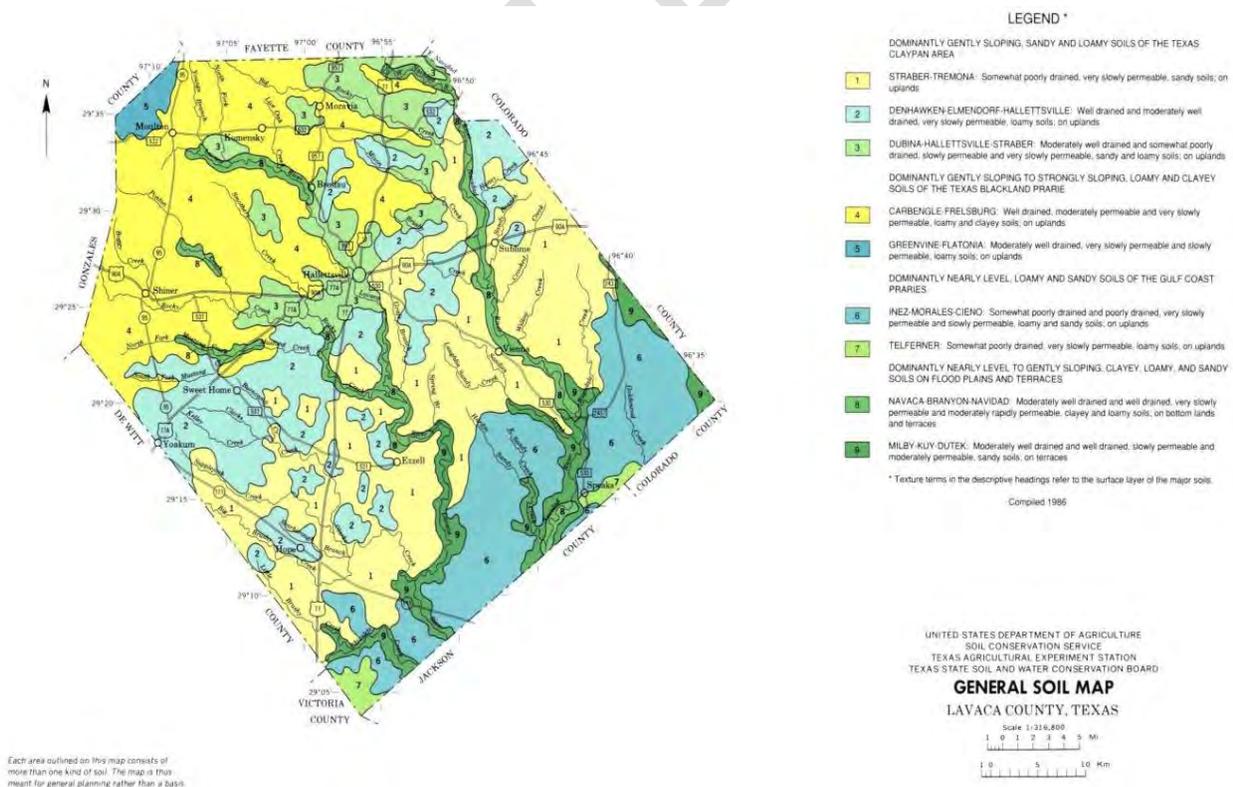
The Lavaca River and adjacent creeks offer opportunities for boating, fishing, and tourism, which can boost local businesses and community development. However, environmental conservation efforts must be maintained to protect the natural ecosystem.

While water bodies in Hallettsville enhance natural beauty, biodiversity, and economic opportunities, they also require careful flood management and urban planning. The balance between development, environmental sustainability, and infrastructure resilience is key to ensuring sustainable growth in the area.

## Climate

Hallettsville, located in Lavaca County, experiences a humid subtropical climate with hot, humid summers and mild winters. Summer temperatures often reach the mid-90s°F (around 35°C), especially in August, while winter lows typically stay above freezing, with January averaging in the mid-40s°F (around 7°C). The area receives about 40 inches of rainfall annually, with the wettest months being May and June. This climate supports a long growing season and a variety of vegetation, typical of southeastern Texas.

## Geology



[General Soil Map, Lavaca County, Texas](#)

## Soil Types & Rock Formations

**Hallettsville Series:** These are very deep, moderately well-drained soils with very slow permeability, formed in alkaline clayey marine sediments. They are typically found on gently sloping uplands and are used for rangeland, improved pasture, and cropland.

**Edna Fine Sandy Loam:** Located in the southeastern part of the county, this soil is very deep and nearly level, found on uplands. It has poor drainage and very slow permeability.

**Falba Loamy Fine Sand:** This moderately deep and deep soil is found on low ridges and foot slopes in the northwestern part of the county. It has gentle slopes and is used for various land uses.

**Denhawken, Elmendorf, and Dubina Series:** These soils are found on similar positions to Hallettsville soils and are associated with them. They have different characteristics and are used for various purposes.

**Cuero and Engle Series:** These soils have loamy control sections and occur on higher slopes in the landscape. They are associated with Hallettsville soils and have different properties.

## Key Influences on Landscape

- ❖ The relatively soft, unconsolidated nature of much of the surface material makes the area susceptible to erosion along waterways.
- ❖ Soils in the region support both agricultural activities (pastures, some row crops) and extensive woodlands.
- ❖ These geological characteristics must be considered in local construction practices to manage the challenges posed by the soil and to preserve the natural and historical value of the area.

## Ground Cover

The image is a land cover map of Hallettsville found of the [Esri | Sentinel-2 Land Cover Explorer](#). The map uses various colors to represent various land use categories.

### Trees/Vegetation (Green)

- Scattered throughout the area, especially surrounding built-up zones.
- Form dense patches, particularly south and southwest of Hallettsville.
- Likely to provide natural buffers and potential wildlife habitat.

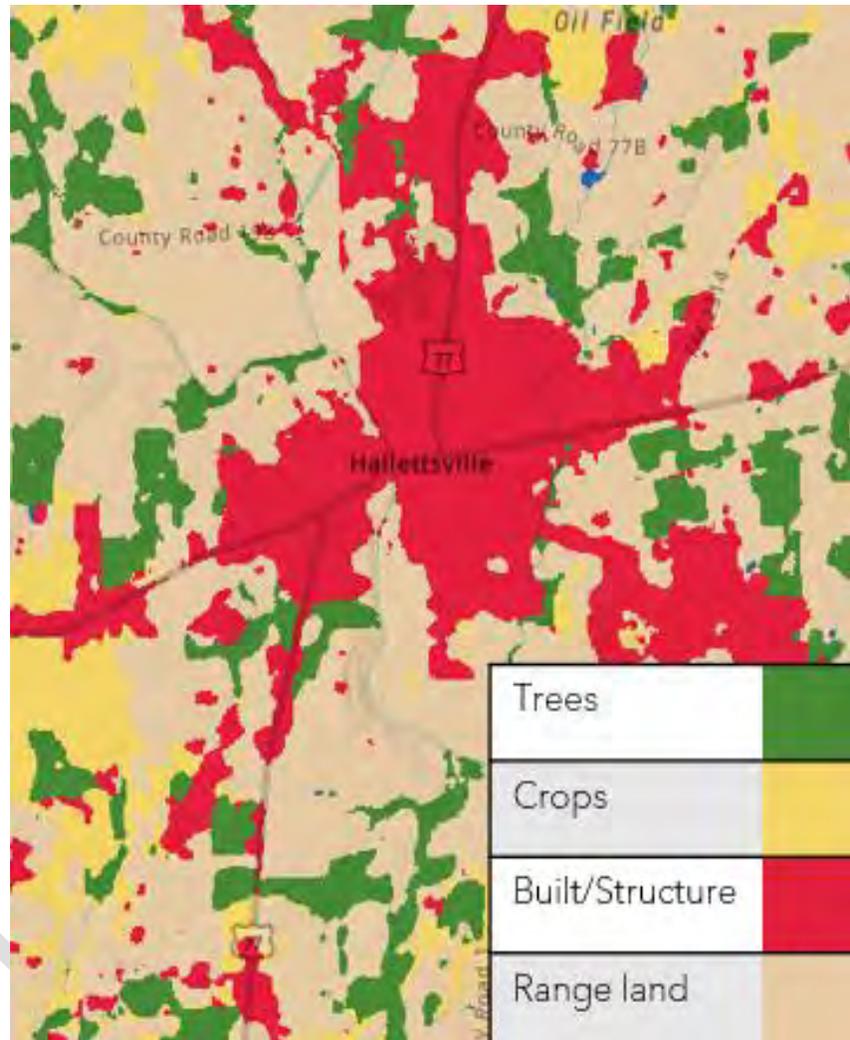
### Agriculture/Crops (Yellow)

- Spread mostly across the eastern and western edges of the map.
- Typically appear in larger, contiguous blocks, indicating active agricultural zones.

- May be seasonal or rotational farmland.

### Built/Structure (Red)

- Concentrated in and around Hallettsville and along major roadways (e.g., Highway 77 & 90A).
- Indicates urban development including residential, commercial, and industrial land use.
- Densest around the city center, tapering off into suburban and rural edges.



### Range Land (Tan)

- Dominates the background landscape in lower-density areas.
- Likely used for grazing, low-intensity agriculture, or open space.
- Intermixed with patches of trees and crops in rural parts of the map.

This type of land cover analysis is crucial for planners and policymakers to balance development with sustainability.

## 4.3 COMMUNITY PLANNING PRINCIPLES



Smart growth planning in the U.S. emerged in response to the negative impacts of suburban sprawl, which includes environmental damage, high infrastructure costs, and reduced community cohesion.

It focuses on sustainable urban development within existing areas to preserve green spaces and curb sprawl. The strategy promotes diverse transportation and housing, fostering community involvement in planning processes. In Hallettsville, applying smart growth principles could greatly enhance community well-being, economic stability, and environmental health, steering the community towards a more sustainable and equitable future. These principles advocate for the following approaches.

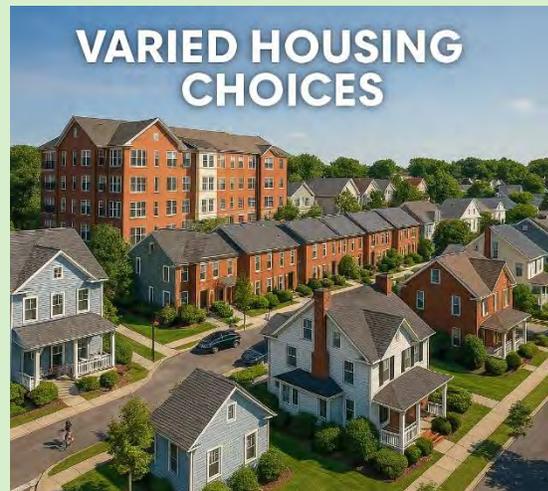


Integrating residential, commercial, and recreational spaces to foster vibrant, economically sustainable communities where walking, cycling, and mass transit become feasible and preferable.



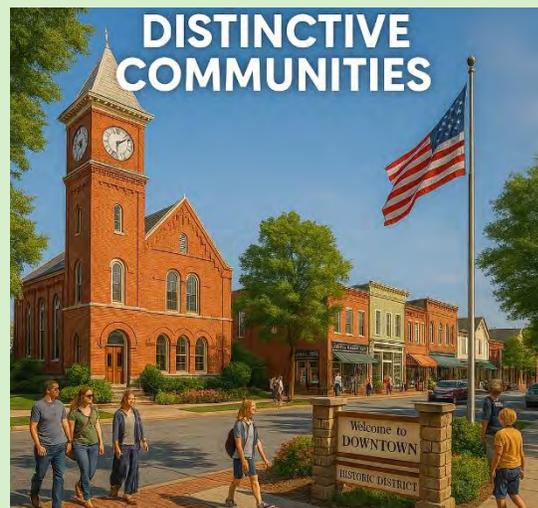
Compact Development

Promoting high-density housing options which conserve land, reduce infrastructure costs, support public transit systems, and curb urban sprawl.



## VARIED HOUSING CHOICES

Providing a mix of housing types - apartments, townhouses, single-family homes - to accommodate various demographic and income groups, fostering a diverse and inclusive community.

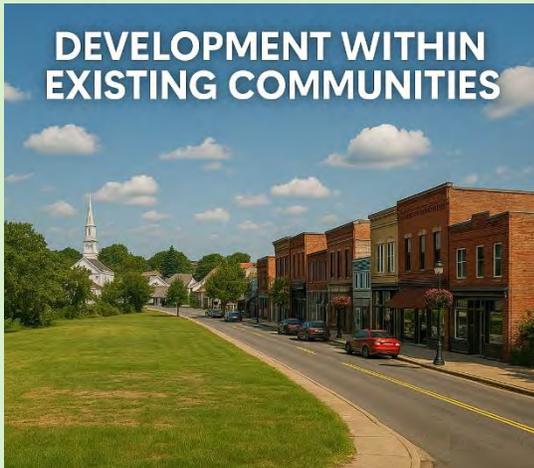


## DISTINCTIVE COMMUNITIES

Preserving unique local characteristics and heritage, making each community distinct and enhancing residents' pride and connection to their town.



Maintaining undeveloped green spaces to protect natural habitats, enhance recreation, and manage stormwater, which also contributes to better air and water quality.



Directing new growth towards already-developed areas to make efficient use of existing infrastructure and preserve untouched land.



Providing a variety of transportation options, including safe pedestrian and bicycle paths, to reduce reliance on cars.



Reforming zoning and building codes to eliminate barriers to smart growth, making it easier for developers to pursue projects that align with these principles.



Engaging residents in the planning process to ensure developments meet local needs and preferences, enhancing community support and satisfaction.

Implementing Smart Growth principles in Hallettsville enhances community resilience by promoting economic vitality through efficient use of infrastructure, boosting local businesses, and reducing municipal costs. Environmentally, it supports sustainability by preserving natural resources and encouraging development in existing urban areas with non-vehicle transportation options.

Health benefits are achieved by promoting walkable neighborhoods, which increase physical activity and reduce vehicular accidents. These strategies collectively foster a resilient, economically vibrant, and environmentally sustainable community, making Hallettsville an attractive place to live and work. Hallettsville has consistently applied these principles in its planning processes, integrating them across various planning categories.

## 4.4 SETTING FOR FUTURE GROWTH

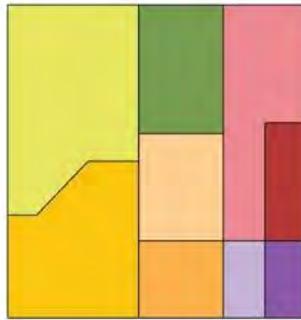
### 2025 Greater Planning Area

Hallettsville has specific geographic and administrative areas defined for regulatory and planning purposes. These include the city limits, the extraterritorial jurisdiction (ETJ), and the land use planning area. Each of these areas serves different purposes in terms of governance, development, and urban planning. Here's a breakdown of these components.

Land Use Plan



Zoning



Transportation Network



### City Limits

The city limits of Hallettsville mark the boundaries where the city government has complete authority to enforce laws and provide municipal services like water, sewer, and police protection. Residents within these limits are also subject to city taxes. Land within the city limits is four square miles with a population density of 987 people per square mile.

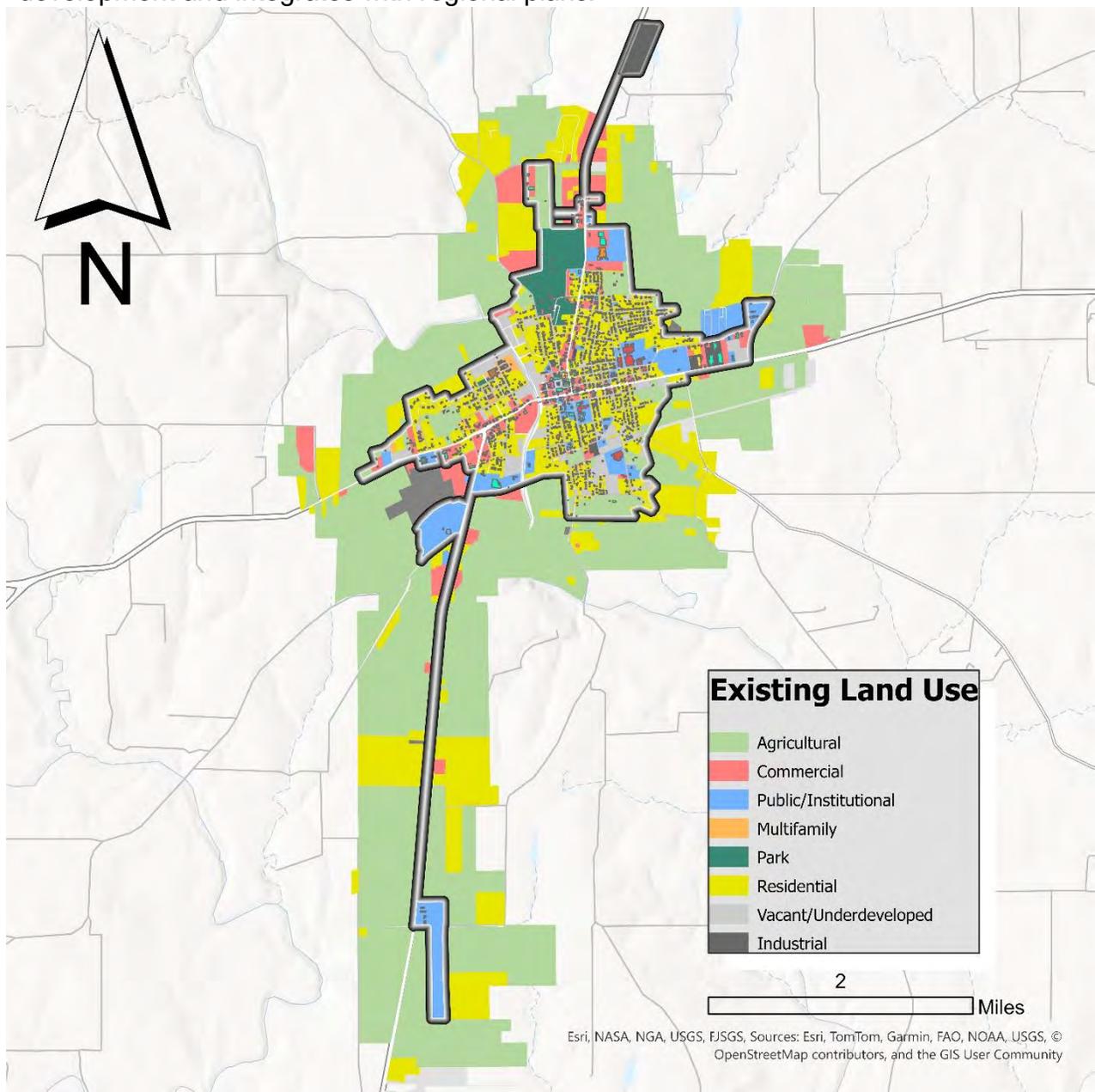
### Extraterritorial Jurisdiction (ETJ)

The ETJ, which extends  $\frac{1}{2}$  mile beyond the city limits, grants Hallettsville certain regulatory powers without full jurisdiction. In this zone, Hallettsville can enforce land development and subdivision regulations but cannot levy city taxes. The ETJ's purpose is to manage growth close to the city limits and prepare for potential future annexation of these areas into the city.

### Existing Land Use Planning Area

This area encompasses both the city limits and the ETJ and may even extend beyond the ETJ. The land use planning area is where the city plans future growth, land use,

infrastructure development, and more comprehensive zoning regulations. This planning helps the city manage and direct its expansion in a way that supports sustainable development and integrates with regional plans.



The distribution indicates an opportunity for strong housing presence, while industrial and commercial zones provide employment and economic opportunities. The total estimated area of the planning area is approximately 16 square miles. Based on the land use proportions provided by the pie chart, here is the approximated breakdown of land use in square miles:

- ❖ Residential: 7.2 square miles
- ❖ Agricultural: 3.2 square miles
- ❖ Vacant/ Underdeveloped: 2.4 square miles
- ❖ Commercial: 1.44 square miles
- ❖ Industrial: 0.8 square miles
- ❖ Public/Institutional: 0.64 square miles
- ❖ Park: 0.17 square miles
- ❖ Multi-Family: 0.15 square miles.

## Key Points

Residential makes up the largest share of the land, reflecting the importance of housing. If we combine Residential with Multi-family, it has a total of 7.35 square miles.

The Agricultural and Vacant/Underdeveloped categories make 5.6 square miles combined. These spaces could be used for future development that would help increase land use for categories that are lower, such as Parks and Public/Institutional.

Commercial and Industrial areas total 2.24 square miles, indicating the space allocated for business and industry, which is crucial for the local economy.

## 4.5 OTHER PLANS & STUDIES

### 2001 Hallettsville Future Land Use Plan

The Future Land Use Plan for Hallettsville was developed to guide responsible city expansion within its boundaries and Extra-Territorial Jurisdiction (ETJ), with the goal of preserving quality of life while addressing community needs. The plan outlined strategic goals, including the protection of residential areas, promotion of economic development, enhancement of recreational opportunities and gateway aesthetics, encouragement of infill development, and preservation of historic character—particularly in the downtown core. While the plan did not carry regulatory authority, it served as a vital policy guide to direct growth toward appropriate and compatible areas.

In 2001, the city conducted a comprehensive windshield survey to catalog all existing land uses. The survey categorized properties as Residential, Commercial, Industrial, Public, Agricultural, Mixed Use, or Vacant. Hallettsville displayed a mixed land-use pattern, with residential uses dominating much of the landscape. Public land, including parks, churches, and schools, formed the second-largest land category. Although the amount of parkland appeared generous, much of it included golf course acreage, which skewed per capita calculations.

Over 30% of the city's land was classified as agricultural or vacant, much of it situated near the Lavaca River in flood-prone areas. The assessment revealed a shortage of high-density and multi-family housing, as well as limited land dedicated to industrial development.

## Recommendations

A future land use map was created to align future growth with existing patterns and community goals. The map outlined several general land use categories and associated strategies:

- ❖ **Residential/Office/Small Retail:**  
Growth was encouraged to the north and southeast of the city. These mixed-use areas were designed to integrate low-impact commercial activity within residential zones.
- ❖ **Commercial/Large Retail:**  
Commercial growth was focused along major corridors, including Highways 77 and 90A, to support regional access and act as a buffer between industrial and residential areas.
- ❖ **Industrial:**  
Industrial development was concentrated near the existing industrial park, the county jail, and the Exxon-Mobile site. These locations were chosen to avoid conflict with residential uses while leveraging existing infrastructure.
- ❖ **Parks and Open Space:**  
Green spaces were expanded along the Lavaca River, near City Park, and within mixed-use areas to serve both recreational and environmental purposes. These areas also helped buffer incompatible land uses.
- ❖ **Historic Preservation:**  
The Square and its surrounding block were designated as a historic district to ensure that future development remained consistent with Hallettsville's cultural and architectural heritage.

### Community Resilience and Land Use Integration

The plan promoted long-term community resilience through strategic land use planning:

- ❖ **Balanced Growth:** Residential, commercial, and industrial areas were integrated to sustain both quality of life and economic viability.
- ❖ **Transportation Connectivity:** High-traffic businesses were located along major transportation corridors to limit traffic within residential neighborhoods.
- ❖ **Buffering Incompatible Uses:** Parks, high-density housing, and office/retail zones were used as transitions between land use types to reduce environmental and aesthetic conflicts.

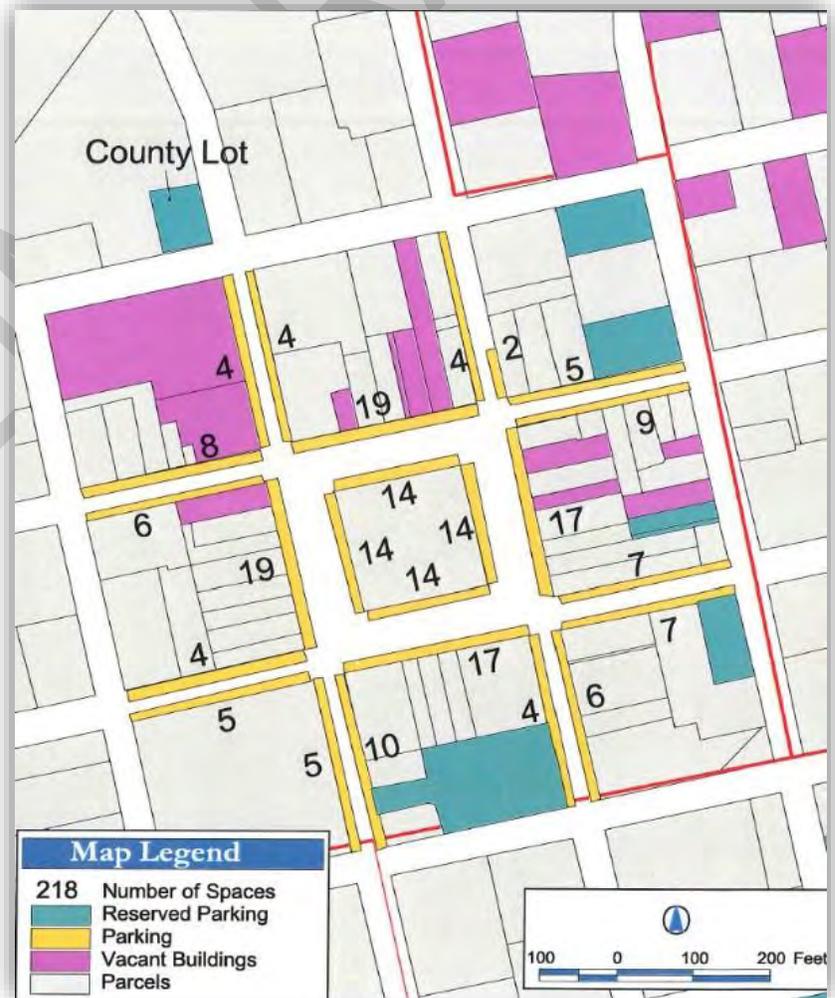
- ❖ **Flood and Stormwater Management:** Development in flood-prone areas was minimized, with stormwater management systems introduced to mitigate environmental risks.
- ❖ **Smart Expansion:** Areas within the ETJ were identified for potential annexation in collaboration with adjacent landowners to support orderly urban growth.

Through this strategic framework, the Future Land Use Plan positioned Hallettsville to grow sustainably, protect its community character, and enhance resilience to environmental and social challenges.

### 2001 Downtown Revitalization Plan

The Downtown Revitalization Plan in Hallettsville aimed to rejuvenate the town center by leveraging its historic architecture and robust businesses. The plan set goals to enhance the Square's architectural heritage, boost its visual appeal and accessibility, and promote it as a community hub and business center. It tackled challenges like limited parking, business vacancies, and a lack of diversity, with a separate initiative addressing flooding issues through the Lavaca-Navidad River Authority and the US Army Corps of Engineers.

The revitalization included providing grants, tax abatements, and other incentives to businesses, enhancing downtown activities with festivals and concerts, and improving pedestrian amenities. This effort sought to transform downtown into a vibrant community center and tourist destination, aligning with broader economic and



quality of life objectives. The implementation guide focused on the objectives identified in the downtown plan rather than the goals. This approach was chosen because the objectives for each goal might occur at different times in the process, all contributing to the identified goals. The guide was divided into three stages: Short-Term, covering 0 – 2-years; Mid-Term, covering 3 - 5 years; and Long-Term, covering 6 - 10 years. Short-term objectives were those that could be achieved easily or were identified as critical steps in the process. These initial steps aimed to build support for the effort by creating immediate improvements to downtown. Mid-term objectives were to be undertaken once momentum was gathered, requiring more effort from the community. Although long-term objectives might have seemed unattainable initially, as momentum developed over time, they began to seem like a logical extension of the effort.

Short-term objectives were defined based on community surveys and focus groups, prioritizing tasks with immediate benefits. Key actions included creating prominent entrances to the Square with decorative banners and unique street signs, enhancing pedestrian amenities like planters and benches along the Square, and improving parking for recreational vehicles. Additionally, there was a focus on encouraging employees to park away from the Square to free up space and developing informational packets for potential business owners.

Mid-term objectives built on these initial successes, aiming to foster community enthusiasm through aesthetic improvements and business development. Plans involved forming a Downtown Committee, organizing regular events, and launching a publicity campaign to promote the Square. A façade improvement project was also proposed to revitalize building exteriors.

Long-term objectives focused on sustaining momentum with larger community involvement. Efforts included developing the Lavaca River area to prevent flooding and enhance beauty, creating financial aids for businesses on the Square, and encouraging residential and office development in underutilized spaces to boost local traffic and maintain historical ambiance.

Overall, these strategies were intended to integrate economic, community, and aesthetic improvements to reinforce downtown Hallettsville as a thriving, attractive hub for commerce and social interaction, contributing to the city's broader economic vitality and quality of life.

In Hallettsville, historic preservation was integral to downtown revitalization, focusing on the historic architecture on the Square as a key community asset. The preservation plan targeted not just the Square but also historic structures city-wide, educating owners on the benefits of preservation and offering incentives, while clarifying that only local

regulations apply. The city worked with property owners and the Historic Commission to craft appropriate preservation guidelines, aiming to protect and enhance the Square's architecture and promote Hallettsville's historical significance. Recognizing opportunities in nature and cultural tourism, the city planned to develop attractions around the historic courthouse and other downtown buildings to draw tourists from nearby major cities. Efforts included organizing tours, creating informational pamphlets, and documenting an oral history of the community, all intended to boost the local economy and improve quality of life by making downtown more vibrant and attractive.

The Implementation Guide of the Historic Preservation Plan prioritizes objectives over goals, reflecting their staggered timing in the goal-reaching process. It outlines three phases: Short-Term (0-2 years), focusing on simple or critical steps for quick downtown improvements; Mid-Term (3-5 years), building on early momentum with greater community effort; and Long-Term (6-10 years), progressing towards ambitious objectives based on sustained efforts. or its potential to attract visitors and new residents through its unique charm and historical significance.

Short-term objectives were identified through community surveys and focus groups as key initial steps in the Historic Preservation Plan. Efforts included working towards Historic District designation by setting up a Historic Commission, surveying and documenting historic properties, and applying for national registry. Education on historic preservation for property owners was also prioritized, with plans to develop a comprehensive owner's manual and establish ongoing communication between the city, historic commission, and property owners. Additionally, methods to systematically record and store historic information about Hallettsville were implemented.

Mid-term objectives built on these foundations, aiming to involve the community more deeply. Actions included developing building design standards through consultations with local stakeholders and learning from other communities. A tourism program was planned to highlight historic attractions, involving educational partnerships, and promoting tours both locally and regionally.

Long-term objectives, set aside for later due to prerequisites like completed design standards, included developing a façade improvement fund and recording the oral history of Hallettsville. These plans involved working with local educational institutions and integrating the collected histories into tourism and educational programs.

## 4.6 FUTURE LAND USE FOR THE NEXT 20 YEARS

### Planning Area Delineation

Hallettsville's suggested planning area should extend beyond the city limits and ETJ to include parcels that partially overlap these boundaries. The map below illustrates this planning area, created by selecting all parcels intersecting the city limits and ETJ.

### Future Land Use Map (2025-2045)

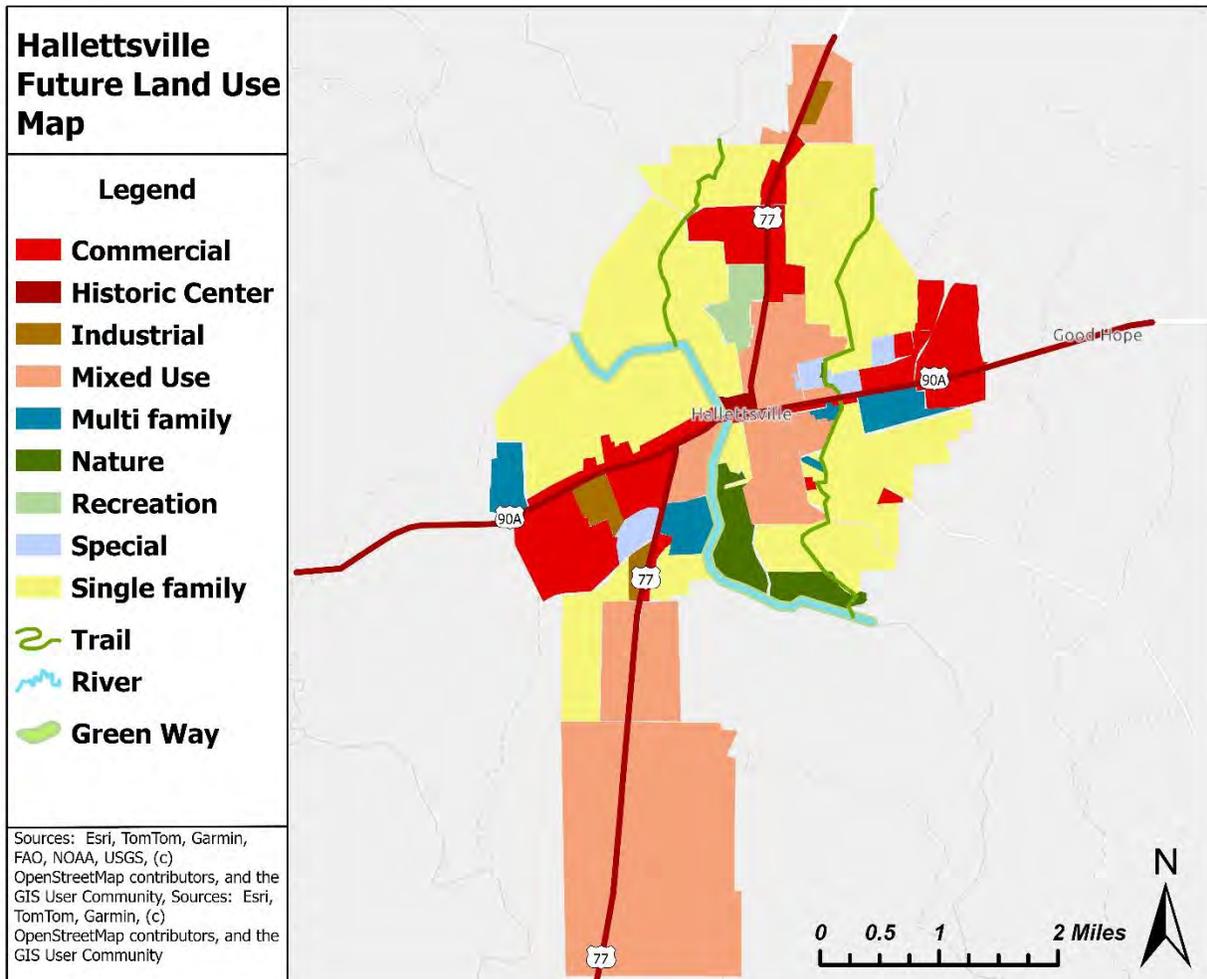
The Future Land Use Map (FLUM) is a strategic planning tool that outlines the anticipated land use patterns for the region from 2025 to 2045. This analysis provides insights into the spatial distribution of various land use categories, their implications, and recommendations for sustainable development.

### Overview of Land Use Categories

The map below displays nine primary land use categories:



- ❖ **Commercial:** Focused along major corridors and near high-traffic intersections, commercial zones support retail, dining, and service-related businesses. They generate economic activity and provide community amenities.
- ❖ **Mixed-Use:** Mixed-use areas combine residential, retail, and office uses to promote walkability, vibrancy, and land use efficiency. Positioned around the historic center and key corridors, they bridge commercial and residential zones.
- ❖ **Single Family:** Low-density residential areas predominantly featuring spacious lots, and a more rural neighborhood feel. These zones form most of the planning area, offering traditional neighborhood living with yards and space for families.
- ❖ **Multi Family:** Higher-density residential developments, such as apartments or condos. Often located near commercial or mixed-use zones to support housing diversity and access to services.
- ❖ **Nature:** Reserved for conservation, flood zones, or natural resource protection, these spaces enhance environmental sustainability and provide ecological buffers. They often overlap with water features or areas unsuited for development.
- ❖ **Recreation:** Parks, sports fields, trails, or public recreational spaces. These areas promote community health, leisure, and social interaction, and are typically distributed near residential neighborhoods.
- ❖ **Historic Center:** This area marks the city's origin and cultural heart, likely home to legacy buildings, civic landmarks, and downtown business. It serves as a civic anchor and a foundation for tourism, community gatherings, and cultural identity.
- ❖ **Industrial:** These zones support manufacturing, warehousing, logistics, and other heavy uses. Located on the periphery and near major corridors, they are strategically placed to reduce impacts on residential areas while maintaining access to transportation infrastructure.
- ❖ **Special Purpose:** Dedicated to utilities, schools, public facilities, or major institutions. These areas serve city-wide needs and are typically scattered to ensure accessibility and functionality.



## Key Observations

- ❖ **Dominant Residential Land Use:** Single-family zoning dominates the map, especially in the northern and eastern sectors. This indicates a focus on preserving traditional neighborhood patterns and supporting family-oriented development.
- ❖ **Corridor-Based Commercial Development:** Commercial land is primarily aligned with major roadways, especially east-west and north-south corridors. This layout improves visibility and access, encouraging economic growth through high-traffic exposure.
- ❖ **Central Mixed-Use Transition:** Mixed-use areas surround the Historic Center and connect with key commercial areas. This suggests an intentional effort to build density and support live-work environments at the city's core.
- ❖ **Historic Core Emphasis:** The Historic Center is compact but central, reinforcing its symbolic and functional importance. It likely serves as the heart of civic activity, tourism, and community culture.

- ❖ **Concentrated Industrial Zones:** Industrial areas are placed on the city’s southern and northeastern edges, buffering them from residential zones while optimizing transportation access. This ensures minimal conflict while supporting economic infrastructure.
- ❖ **Balanced Open and Recreational Spaces:** Natural and recreational areas are distributed across the city to enhance livability. They act as ecological buffers, public amenities, and community gathering points.
- ❖ **Housing Diversity through Multi-Family Pockets:** Multi-family residential zones appear in pockets near commercial and mixed-use areas, supporting walkability and providing a range of housing options to meet diverse community needs.

## 4.7 SPECIAL AREAS GOALS AND OBJECTIVES

### Enhance Highway Entrance Corridors

- Maintain ordinances to limit and guide commercial and service business placement along major highways.
- Promote ranch style architecture along corridors, including appropriate colors and materials.
- Regulate signage and lighting; design welcoming entrance features reflecting community character.
- Discourage large, generic multi-lane highways.

### Develop and Enhance the City Center

- Create a comprehensive plan for the City Center, focusing on scale, character, and pedestrian amenities.
- Address parking and pedestrian circulation issues.
- Avoid strip retail that undermines the City Center's ambiance.
- Mandate commercial developments to include and maintain landscaping and screen unsightly areas.
- Preserve Waterway Adjoining Lands.
- Protect lands near significant waterways.

### Preserve Historic Sites

- Support the identification and documentation of important sites.
- Offer special protection for these sites.
- Collaborate with owners and entities for preservation and enhancement.
- Ensure new developments around historic sites are compatible with design and landscaping.

## 4.8 FUTURE GROWTH GOALS

1. Ensure Adequate Infrastructure to Support Development
2. Review and Update Subdivision and Zoning Ordinances
3. Use of Incentives for Quality Growth
4. Incentives for Affordable Housing

## 4.9 FUTURE THOROUGHFARE PLAN

A small city's thoroughfare plan aligns its transportation network with future growth and land use changes. This strategic blueprint ensures sustainable development and effective management of growth. Here's how the system works.

### Roadway Hierarchy

**Major Arterials (Red Lines):** These roads serve as primary routes for regional traffic movement, connecting major destinations. Highways 77 and 90A are the primary major arterials in Hallettsville. Traffic from overload trucks should continue to be limited to Highway 90A and prohibited on Highway 77.

**Minor Arterials (Yellow Lines):** These roads support intra-city traffic, providing connectivity between local areas and the major arterials. Notable minor arterials are shown branching out from the city center.

**Proposed Minor Arterials (Yellow Dashed Lines):** These indicate planned extensions or new roads to enhance connectivity, indicating future growth areas or improved access.

**Collectors (Solid Blue Lines):** These roads gather traffic from local streets and direct them to arterials, playing an important role in local traffic circulation.

**Proposed Collectors (Blue Dashed Lines):** These extensions are planned to improve network connectivity within growing areas.

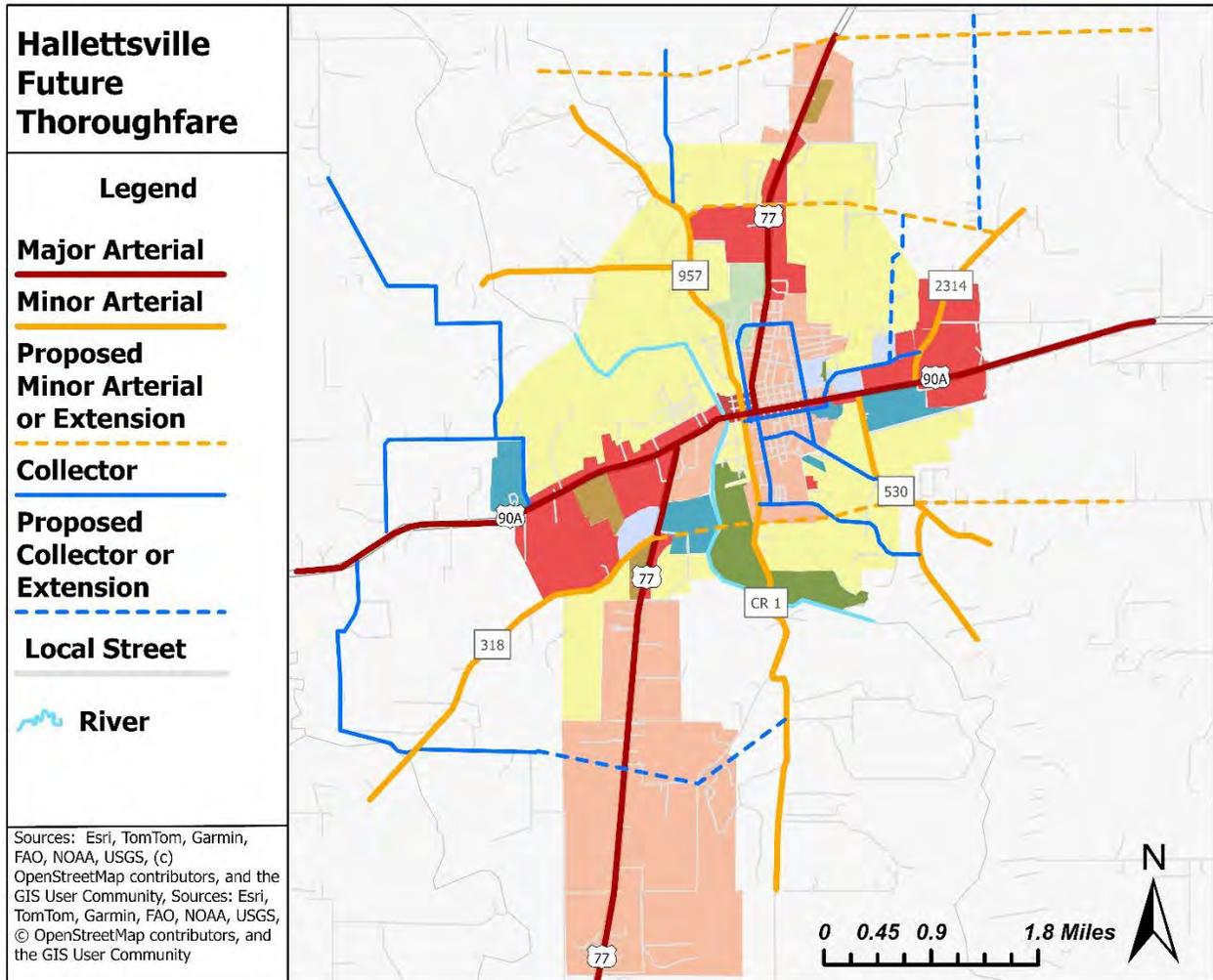
**Local Streets (Gray Lines):** These roads provide direct access to residential, commercial, and industrial areas.

### Geographic Distribution

Major arterials primarily run north-south (Highway 77) and east-west (Highway 90A), forming the backbone of the road network.

Minor arterials and collectors are distributed to ensure balanced connectivity in all directions, allowing efficient movement from residential areas to major routes.

Proposed arterials and collectors are concentrated in the southern and eastern regions, suggesting anticipated development and growth in these areas.



## Network Resilience and Accessibility

The proposed extensions (both minor arterials and collectors) aim to improve the network's resilience by offering alternative routes, which are critical during traffic disruptions or emergencies.

The clear hierarchy of roads (major arterials, minor arterials, collectors, and local streets) ensures efficient traffic management and accessibility.

The proximity of major arterials to key locations like Rickaway Branch Pond and the Lavaca River shows an effort to maintain regional connectivity while considering geographical constraints.

## Growth Management

- ❖ The expansion of the minor arterial network to the southeast suggests a focus on developing this region.
- ❖ The proposed collectors and minor arterials in the southern region around Williamsburg indicate a planned expansion of urban or suburban areas in this direction.

## Strategic Assessment: Hallettsville 2025-45 Future Thoroughfare Plan for Resilience

### Alignment with Best Practices for Resilient Urban Planning

The Hallettsville 2025-45 Future Thoroughfare Plan demonstrates several best practices in resilient urban planning.

**Hierarchy of Roadways:** The plan effectively categorizes roads into a clear hierarchy (major arterials, minor arterials, collectors, and local streets). This ensures efficient traffic management, with different roads serving distinct roles.

**Distributed Connectivity:** The proposed extensions for minor arterials and collectors enhance network redundancy. This distribution helps maintain connectivity during disruptions, which is essential for resilience.

**Growth-Oriented Expansion:** The focus on developing areas south and southeast of the city suggests proactive planning for future urban and suburban growth.

**Regional Connectivity:** Major arterials such as Highway 77 and Highway 90A ensure regional connectivity, supporting both local and regional economic activity.

**Environmental Awareness:** The layout considers existing natural features like the Lavaca River and Rickaway Branch Pond, reducing the risk of disrupting sensitive areas.

However, there are areas where resilience can be further enhanced as described below.

## Strategic Recommendations for Improved Resilience and Connectivity

### Strengthen East-West Connectivity

The current network has strong north-south connectivity due to Highway 77, but east-west connectivity is less extensive. Additional minor arterials or collectors could be proposed to strengthen this axis, improving accessibility.

### Enhance Redundancy in the Road Network

More collector roads (solid blue) should be added, particularly in the central and southeastern areas, to provide alternative routes for local traffic in case of road closures.

### **Prioritize Safe and Resilient Road Design**

Ensure that all new and extended roads are designed to be flood-resilient, especially near the Lavaca River and other low-lying areas. This can be achieved through raised roadbeds, proper drainage systems, and permeable surfaces.

### **Integrate Multi-Modal Transportation Options**

Consider adding dedicated lanes for bicycles and pedestrians along major and minor arterials to promote sustainable mobility.

Evaluate the feasibility of adding public transit routes, which can reduce traffic congestion and support emergency evacuations.

### **Optimize Access Control on Major Arterials**

Limit direct property access on major arterials (Highway 77 and Highway 90A) to maintain traffic flow and reduce accident risks. This can be done through the use of frontage roads or controlled intersections.

### **Conduct Periodic Network Resilience Assessments**

Regularly review and update the thoroughfare plan based on changing demographics, economic growth, and environmental risks, ensuring that the network remains adaptable.

### **Leverage Smart Traffic Management:**

As the network expands, consider implementing smart traffic management systems (traffic signals, sensors, and cameras) at major intersections for real-time traffic control.

# 5 TRANSPORTATION

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## 5.1 OVERVIEW

Integrating land use principles into transportation planning plays a pivotal role in enhancing community resilience by directing development away from hazard-prone areas and minimizing risk. It is essential for transportation networks and critical infrastructures to be robustly constructed to endure various hazards, ensuring they function.



The Transportation Chapter of the Hallettsville 2025–2045 Resiliency Comprehensive Plan outlines a forward-thinking strategy that integrates land use principles with infrastructure development to build a robust, hazard-resilient transportation system. Recognizing the vital role transportation plays in community safety, mobility, and economic continuity, the plan emphasizes infrastructure designed to withstand natural hazards and support long-term regional connectivity.

Central to this vision is the integration of transportation and land use planning to steer development away from flood-prone and vulnerable areas. This approach is reflected in both the strategic assessment of existing infrastructure and the creation of a future-focused thoroughfare network. The chapter highlights the critical importance of the Hallettsville Municipal Airport as a regional hub, detailing its current operations, limitations, and transformative potential through phased modernization, enhanced services, and community integration. Upgrades to runway conditions, vegetation management, and new service offerings are prioritized to position the airport as a resilient asset for economic growth and emergency response.

The existing transportation network—anchored by major routes like U.S. 77 and ALT U.S. 90 and supplemented by farm-to-market roads and local streets—is evaluated for condition, material composition, and vulnerability to hazards. Challenges such as potholes, inadequate drainage, and limited lighting are addressed with recommended pavement management strategies, including resurfacing, crack sealing, and

reconstruction. The chapter also underscores the need for a formal pavement condition survey and proactive maintenance planning to better allocate resources.

Looking ahead, the Future Thoroughfare Plan introduces a clear roadway hierarchy—major arterials, minor arterials, collectors, and local streets—designed to accommodate anticipated growth, particularly in the southeastern and southern sectors of the city. The plan proposes new east-west connectors and redundant collector roads to enhance traffic flow, network redundancy, and emergency access. Strategic recommendations focus on building flood-resilient infrastructure, promoting multi-modal options such as pedestrian and bicycle paths, and implementing smart traffic management systems at key intersections.

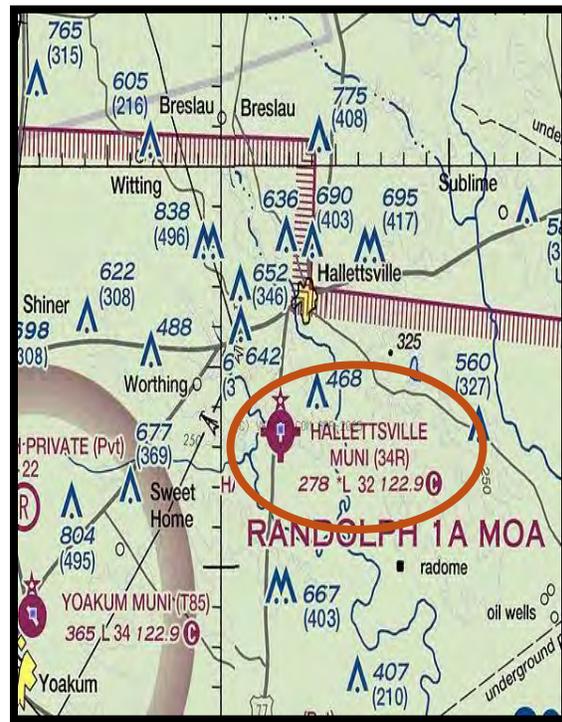
The implementation roadmap spans short-, mid-, and long-term horizons, emphasizing flexibility and responsiveness to changing demographic, economic, and environmental conditions. Through targeted improvements, policy actions, and community partnerships, Hallettsville’s transportation system will not only meet current demands but also adapt to future challenges—cementing its role as a resilient foundation for sustainable growth.

## 5.2 PAST & EXISTING PLANS

### Hallettsville Municipal Airport

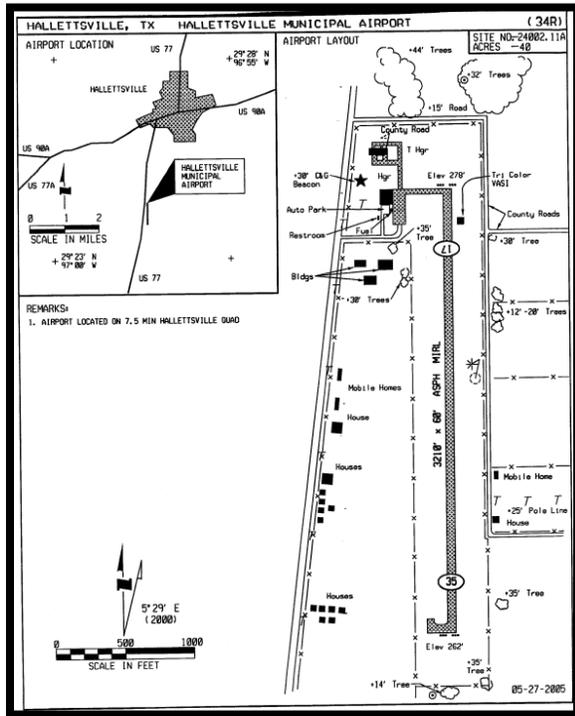
In the heart of Texas, three miles south of the community of Hallettsville, the Hallettsville Municipal Airport stands as a gateway to the region’s economic growth, cultural exchange, and sustainable development. Established in March 1967, this publicly owned, 40-acre facility serves as a critical transportation hub for Lavaca County. The Hallettsville Resilient Comprehensive Plan (HRCP) is an ambitious strategy that seeks to enhance the airport’s capabilities while ensuring its long-term sustainability, aligning it with the evolving needs of the community and the broader region.

The Hallettsville Municipal Airport (coordinates: N29°23.40' / W96°57.36') is a publicly accessible, operational airport



without a control tower but equipped with essential safety features, including a segmented circle, a white-green rotating beacon, and a lighted wind indicator. Situated at an elevation of 277 feet MSL, the airport operates under the jurisdiction of the Houston ARTCC and the Montgomery County Flight Service Station (FSS). The facility is registered on the Houston sectional chart, ensuring seamless integration into regional airspace management.

## Current Infrastructure and Operations



The primary operational asset of the Hallettsville Municipal Airport is Runway 17/35, which measures 3,210 feet in length and 60 feet in width. This asphalt runway is rated as being in fair condition, with basic markings that are currently discolored and require attention. The runway lighting system is medium-intensity, preset to low intensity from dusk to dawn but can be increased by pilots using the CTAF frequency (122.900). Despite its modest size, the airport provides essential services such as 100LL (blue) aviation fuel through a 24-hour self-service system and transient storage through tie-downs. However, maintenance services such as airframe and engine repair, as well as oxygen supplies, are not available, highlighting an area for

future development.

## Regional Connectivity and Navigation

Strategically positioned, the Hallettsville Municipal Airport benefits from proximity to multiple regional navigation aids, including:

- ❖ Victoria VOR (VCT) at 29.3 miles
- ❖ Eagle Lake VOR (ELA) at 37.2 miles
- ❖ Industry VOR (IDU) at 39.6 miles
- ❖ Palacios VOR (PSX) at 50.7 miles

This connectivity strengthens its role as a regional gateway for general aviation, facilitating seamless flight operations across Texas.

## Challenges and Opportunities

Despite its strategic location and functional infrastructure, the Hallettsville Municipal Airport faces several challenges:

- ❖ The runway markings are discolored and require immediate maintenance.
- ❖ The asphalt surface is rated in fair condition, suggesting the need for resurfacing and preservation.
- ❖ The presence of trees near both runway ends poses a potential safety hazard, necessitating regular vegetation management.
- ❖ Limited services, including the absence of repair facilities and oxygen supply, reduce the airport's appeal to transient pilots.

However, these challenges also present opportunities for growth and enhancement:

- ❖ Upgrading the runway surface and markings can boost safety and operational reliability.
- ❖ Installing advanced lighting and signage can enhance night operations.
- ❖ Expanding available services, such as engine and airframe repairs, can attract more transient pilots and boost local revenue.
- ❖ Developing partnerships with local businesses and educational institutions can transform the airport into a hub for aviation training, tourism, and economic development.

## Strategic Vision: Building Resilience and Sustainability

The Hallettsville Resilient Comprehensive Plan envisions a transformed airport that not only meets current aviation needs but also serves as a catalyst for sustainable regional growth. The plan is built on four strategic pillars:

- 1) **Infrastructure Modernization:** Prioritizing the repair and resurfacing of the runway, upgrading lighting systems, and ensuring clear and visible markings.
- 2) **Safety Enhancement:** Implementing proactive vegetation management around the runway and exploring options for advanced obstacle detection and warning systems.
- 3) **Service Expansion:** Introducing maintenance facilities for airframes and engines, offering oxygen supplies, and exploring partnerships with aviation service providers.
- 4) **Community Integration:** Leveraging the airport as a platform for tourism, business development, and educational initiatives, fostering local job creation, and supporting Hallettsville's economic ecosystem.

## Implementation Roadmap

These goals can be implemented in a phased approach:

**Phase 1: Immediate Safety and Maintenance (Year 1):** Prioritize runway resurfacing, marking restoration, and vegetation management.

**Phase 2: Service Enhancement (Years 2-3):** Explore partnerships to provide on-site maintenance and repair services, enhance fuel storage, and introduce oxygen supply facilities.

**Phase 3: Community and Economic Integration (Years 3-5):** Develop marketing campaigns to attract transient pilots, host local aviation events, and establish training programs in collaboration with educational institutions.

**Phase 4: Long-Term Resilience (Beyond Year 5):** Regularly assess airport facilities, explore renewable energy options, and maintain alignment with regional aviation development strategies.

## Conclusion

The Hallettsville Resilient Comprehensive Plan is a proactive initiative that aims to secure the future of Hallettsville Municipal Airport as a safe, efficient, and economically vibrant aviation hub. By embracing sustainability, safety, and service excellence, the airport can become a cornerstone of regional connectivity and economic growth, ensuring that Hallettsville continues to thrive in an ever-evolving world.

## 5.3 2025 TRANSPORTATION SYSTEM

### Road Classifications and Inventory

Hallettsville's road system includes various classifications, from major highways to local streets, facilitating regional connectivity and local access. The inventory details road types, conditions, and materials used for maintenance and construction.

- ❖ U.S. Highways: U.S. 77 and ALT U.S. 90 are primary routes through downtown Hallettsville.
- ❖ Farm-to-Market Roads: Important connectors include FM 957 and FM 318.
- ❖ City Streets: Main thoroughfares include N Main St, S Main St, Texana St, and Fairwinds St.
- ❖ County Roads: Provide local access throughout Lavaca County.
- ❖ Pavement Types: Hot-Mix Asphaltic Concrete (HMAC) and gravel/dirt are the main surface materials.
- ❖ Road Classification: Categorized into State/County, Major Arterial, Minor Arterial, and Residential for maintenance prioritization.

## Current System Conditions and Challenges

The street conditions in Hallettsville vary, with major roads generally in good shape but some requiring maintenance. Specific problem areas include potholes, drainage issues, and aging infrastructure.

- ❖ Major roads like U.S. 77 and 90A are in decent condition.
- ❖ Aging rural roads show signs of deterioration, such as cracked asphalt.
- ❖ Specific issues include potholes on Jennifer St and drainage problems on Cemetery Rd.
- ❖ Planned TxDOT projects aim to address sidewalks and seal coats in the next four years.
- ❖ Downtown streets face challenges with limited lighting and drainage.

## Risks to Hallettsville's Transportation System

Hallettsville's transportation system faces several risks from natural hazards, which could impact road safety and infrastructure.

### Transportation System Risks Summary

- **Flood**  
Flooding of roadways and low-water crossings resulting in impeding travel and/or potentially life-threatening situations, as well as damage to infrastructure.
- **Lightning**  
Interruption of electrical service resulting in shutdown of entire or portions of traffic control system.
- **Extreme Heat**  
Extreme heat can cause buckling and rutting of pavement surfaces.
- **Wildfire**  
Wildfire can buckle or destroy pavement surfaces and traffic controls, render roadways impassable, or threaten drivers unable to flee.
- **Winter Storm**  
Extended periods below 32° Fahrenheit have the potential to damage roads and bridges. Snow and ice accumulation can create dangerous driving conditions or render roadways impassable. In addition, heavy ice accumulation can interrupt electrical service to the traffic control system.

## Street Maintenance Strategies and Approaches

Hallettsville lacks a formal street maintenance plan but employs various strategies for road upkeep. The city focuses on reactive maintenance with limited funding.

- ❖ The Street Department handles pothole patching, crack sealing, and surface treatments.
- ❖ Funding comes from the annual budget, bonded projects, and grants.
- ❖ Priority is given to higher-traffic roads for major repairs.
- ❖ Maintenance on residential streets is often reactive, based on citizen reports.
- ❖ No regular street condition survey program exists.

## Recommended Maintenance Strategies for Pavement

To improve road conditions, Hallettsville should adopt specific maintenance and resurfacing strategies. These methods aim to extend the lifespan of the streets.

- ❖ Crack Sealing: Prevents water intrusion and further pavement damage.
- ❖ Base Repair: Addresses distressed areas to strengthen the roadway.
- ❖ Patching: Repairs thin areas in asphalt to maintain surface integrity.
- ❖ Chip and Slurry Seal: Extends street life by 8-10 years through sealing applications.
- ❖ Asphalt Resurfacing: Adds a new layer of asphalt for 20-25 years of extended life.
- ❖ Reconstruction: Replaces completely deteriorated roads, lasting 20-25 years.

## Importance of a Comprehensive Pavement Survey

A formal pavement survey is essential for effective street maintenance and improvements in Hallettsville. This survey will help prioritize maintenance based on road conditions and traffic levels.

- ❖ The survey evaluates pavement type, distress, and traffic volume.
- ❖ A composite rating formula combines pavement and traffic scores for prioritization.
- ❖ Regular updates every five years are recommended for accurate assessments.
- ❖ The survey will guide maintenance strategies and resource allocation for road improvements.

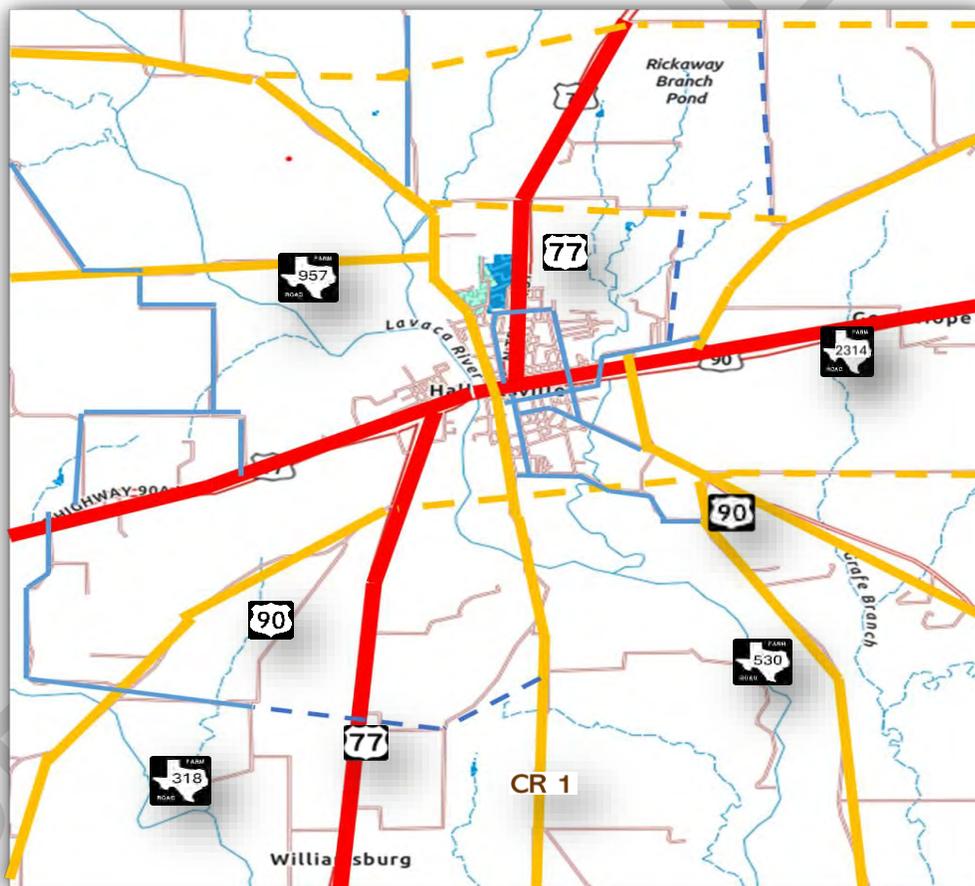
## 5.4 FUTURE THOROUGHFARE PLAN

A small city's thoroughfare plan aligns its transportation network with future growth and land use changes. This strategic blueprint ensures sustainable development and effective management of growth. Here's how the system works.

### Roadway Hierarchy

- ❖ **Major Arterials (Red Lines):** These roads serve as primary routes for regional traffic movement, connecting major destinations. Highways 77 and 90A are the primary major arterials in Hallettsville. Traffic from overload trucks should continue to be limited to Highway 90A and prohibited on Highway 77.
- ❖ **Minor Arterials (Yellow Lines):** These roads support intra-city traffic, providing connectivity between local areas and the major arterials. Notable minor arterials are shown branching out from the city center.

- ❖ **Proposed Minor Arterials (Yellow Dashed Lines):** These indicate planned extensions or new roads to enhance connectivity, indicating future growth areas or improved access.
- ❖ **Collectors (Solid Blue Lines):** These roads gather traffic from local streets and direct them to arterials, playing an important role in local traffic circulation.
- ❖ **Proposed Collectors (Blue Dashed Lines):** These extensions are planned to improve network connectivity within growing areas.
- ❖ **Local Streets (Gray Lines):** These roads provide direct access to residential, commercial, and industrial areas.



## Geographic Distribution

Major arterials primarily run north-south (Highway 77) and east-west (Highway 90A), forming the backbone of the road network.

Minor arterials and collectors are distributed to ensure balanced connectivity in all directions, allowing efficient movement from residential areas to major routes.

Proposed arterials and collectors are concentrated in the southern and eastern regions, suggesting anticipated development and growth in these areas.

## Network Resilience and Accessibility

The proposed extensions (both minor arterials and collectors) aim to improve the network's resilience by offering alternative routes, which are critical during traffic disruptions or emergencies.

The clear hierarchy of roads (major arterials, minor arterials, collectors, and local streets) ensures efficient traffic management and accessibility. The expansion of the minor arterial network to the southeast is to focus on developing this region.

The proposed collectors and minor arterials in the southern region around Williamsburg indicate a planned expansion of urban or suburban areas in this direction.

## Strategic Assessment: Hallettsville 2025-45 Future Thoroughfare Plan for Resilience

### Alignment with Best Practices for Resilient Urban Planning

The Hallettsville 2025-45 Future Thoroughfare Plan demonstrates several best practices in resilient urban planning:

- ❖ **Hierarchy of Roadways:** The plan effectively categorizes roads into a clear hierarchy (major arterials, minor arterials, collectors, and local streets). This ensures efficient traffic management, with different roads serving distinct roles.
- ❖ **Distributed Connectivity:** The proposed extensions for minor arterials and collectors enhance network redundancy. This distribution helps maintain connectivity during disruptions, which is essential for resilience.
- ❖ **Growth-Oriented Expansion:** The focus on developing areas south and southeast of the city suggests proactive planning for future urban and suburban growth.
- ❖ **Regional Connectivity:** Major arterials such as Highway 77 and Highway 90A ensure regional connectivity, supporting both local and regional economic activity.
- ❖ **Environmental Awareness:** The layout considers existing natural features like the Lavaca River and Rickaway Branch Pond, reducing the risk of disrupting sensitive areas.

However, there are areas where resilience can be further enhanced as described below.

### Strategic Recommendations for Improved Resilience and Connectivity

1. **Strengthen East-West Connectivity:** The current network has strong north-south connectivity due to Highway 77, but east-west connectivity is less extensive. Additional minor arterials or collectors could be proposed to strengthen this axis, improving accessibility.
2. **Enhance Redundancy in the Road Network:** More collector roads (solid blue) should be added, particularly in the central and southeastern areas, to provide alternative routes for local traffic in case of road closures.
3. **Prioritize Safe and Resilient Road Design:** Ensure that all new and extended roads are designed to be flood-resilient, especially near the Lavaca River and other low-lying areas. This can be achieved through raised roadbeds, proper drainage systems, and permeable surfaces.
4. **Integrate Multi-Modal Transportation Options:** Consider adding dedicated lanes for bicycles and pedestrians along major and minor arterials to promote sustainable mobility.
5. **Optimize Access Control on Major Arterials:** Limit direct property access on major arterials (Highway 77 and Highway 90A) to maintain traffic flow and reduce accident risks. This can be done with frontage roads or controlled intersections.
6. **Conduct Periodic Network Resilience Assessments:** Regularly review and update the thoroughfare plan based on changing demographics, economic growth, and environmental risks, ensuring that the network remains adaptable.
7. **Leverage Smart Traffic Management:** As the network expands, consider implementing smart traffic management systems (traffic signals, sensors, and cameras) at major intersections for real-time traffic control.

### Hallettsville 2025-45 Future Thoroughfare Plan: Recommended Improvements Visualization

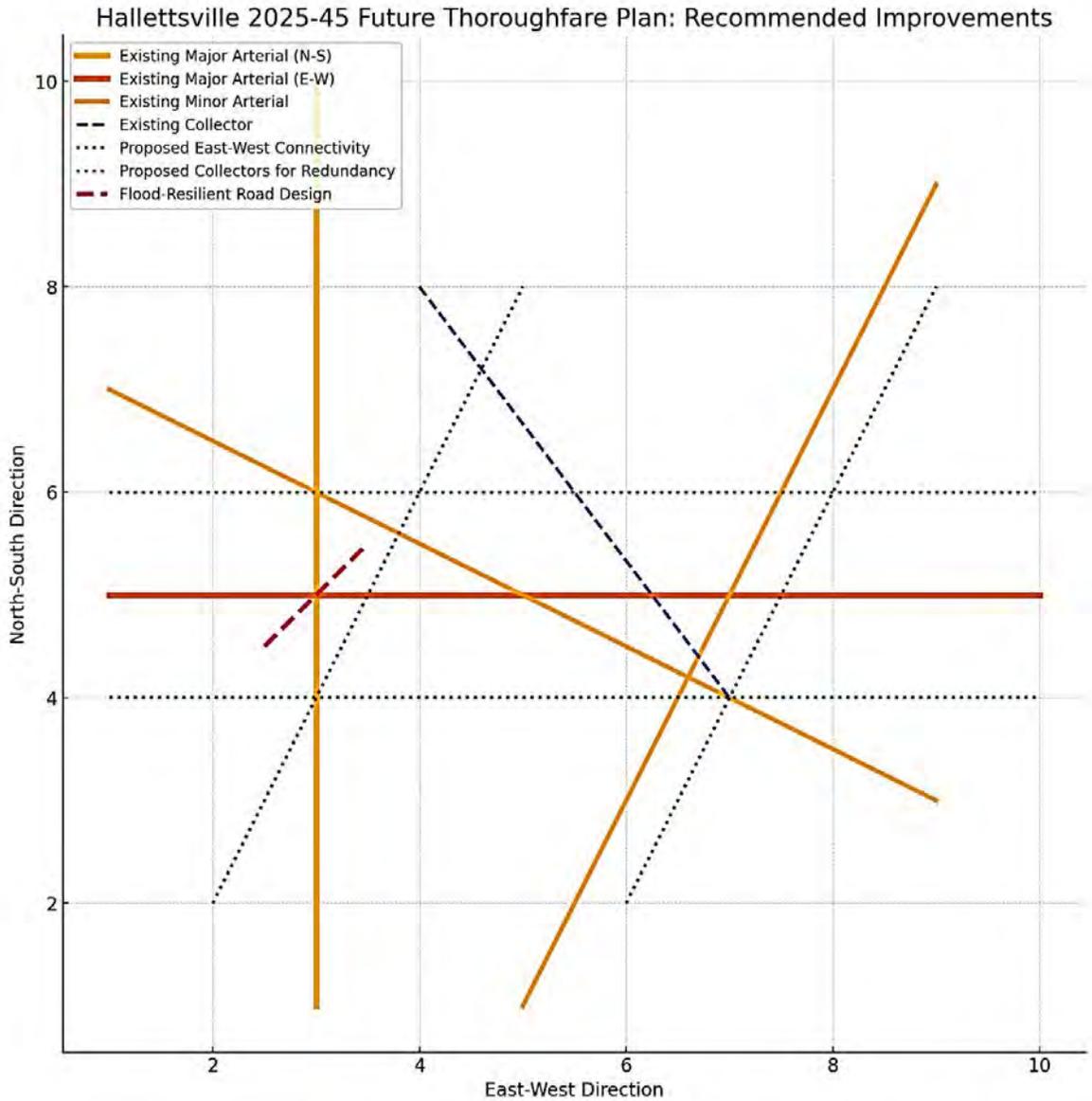
The visualization below illustrates the recommended improvements for Hallettsville's thoroughfare network to enhance resilience and connectivity.

#### How to Interpret the Chart:

- **X-axis:** Represents the East-West direction.
- **Y-axis:** Represents the North-South direction.

Each line on the grid corresponds to a road (either existing or proposed) and its direction.

The numbers on the grid axes represent spatial coordinates in a simplified grid reference system used to map the thoroughfare plan for Hallettsville. The chart helps visualize where roads are located or proposed and shows how new roads will intersect or run parallel with existing roads.



Line Type / Color	Meaning
<b>Thick Orange (vertical)</b>	Existing Major Arterial (North-South)
<b>Thick Orange (horizontal/diagonal)</b>	Existing Major Arterial (East-West)
<b>Solid Gray</b>	Existing Minor Arterial
<b>Dashed Gray</b>	Existing Collector Road
<b>Dotted Black (horizontal)</b>	Proposed East-West Connectivity (New roads running left to right)
<b>Dotted Black (diagonal)</b>	Proposed Collectors for Redundancy (New collector roads for backup routes)
<b>Solid Brown</b>	Flood-Resilient Road Design (likely elevated or protected infrastructure)

## Key Takeaways

- ❖ The town has multiple **existing N-S major arterials** but appears to need more **E-W thoroughfares**—this is being addressed via **proposed horizontal dotted lines**.
- ❖ **Collector roads** (both existing and proposed) provide intermediate connectivity and backup options.
- ❖ The **brown road** crossing from lower-left to upper-right represents a key route engineered for **flood resilience**, vital in flood-prone regions.
- ❖ Improvements aim to **diversify traffic flow, increase redundancy, and prepare for future urban growth**.

## 5.5 FUTURE GOALS & PROJECTS

### Proposed Improvements:

- ❖ Add **East-West connections** (which appear underdeveloped).
- ❖ Provide **redundant collector roads** to reduce pressure on primary routes.
- ❖ Plan for **flood-resilient routes** likely to remain accessible during extreme weather.
- ❖ **Enhance regional traffic flow** by suggesting better connectivity.

### Recommendations for Implementation

#### Purpose:

To enhance the resilience, safety, and connectivity of Hallettsville's thoroughfare network as part of the 2025-45 Future Thoroughfare Plan.

#### Goals:

- ❖ Improve East-West connectivity to balance traffic distribution.
- ❖ Increase network redundancy with additional collectors.
- ❖ Prioritize flood-resilient design for roads in flood-prone areas.
- ❖ Maintain efficient traffic flow on major arterials through controlled access.
- ❖ Support multi-modal transportation, including pedestrian and bicycle paths.

#### Key Policy Actions:

- ❖ **East-West Connectivity:** Develop two new minor arterials along East-West axes to support growing areas and distribute traffic efficiently.
- ❖ **Collector Network Expansion:** Implement additional collector roads (purple dotted) in underserved areas to enhance local accessibility.

- ❖ **Flood-Resilient Design:** Apply flood-resilient construction standards (elevated roads, proper drainage) for roads near water bodies.
- ❖ **Access Management:** Limit direct property access on major arterials through the use of frontage roads or designated intersections.
- ❖ **Multi-Modal Integration:** Design major and minor arterials to include sidewalks, bike lanes, and provisions for future public transit routes.
- ❖ **Traffic Management Technology:** Deploy smart traffic management systems at key intersections for real-time traffic control.

### Implementation Timeline:

- **Short-Term (1-5 years):** Conduct detailed feasibility studies for proposed improvements and secure funding.
- **Medium-Term (5-15 years):** Construct proposed minor arterials and collectors; upgrade key existing roads with resilient designs.
- **Long-Term (15-20 years):** Continue network expansion based on growth trends; integrate smart traffic management systems.

### Monitoring and Evaluation:

- Conduct annual assessments of traffic flow and network performance.
- Adjust the thoroughfare plan based on population growth, development trends, and environmental changes.

# 6 HOUSING

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## 6.1 SUMMARY

The focus is on affordability, renovations, and new construction to sustain Hallettsville's housing market.

- ❖ Average Home Value in the Larger Hallettsville Market Area is \$337,411, Indicating Affordability Gaps for Local Buyers
- ❖ Property Values in Hallettsville Have Decreased 4.1% Year-Over-Year, With a Median Listing Price of \$325,000 as of June 2025
- ❖ Hallettsville's Homeownership Rate is 64.9%, Similar to the National Average of 65%
- ❖ Total Housing Units: 1,400 with a Vacancy Rate of 19.5% (273 Vacant Homes), Highlighting Potential for Renovation or Reuse
- ❖ Average Household Size is 2.3 with a Population of 2,744 and Median Age of 43.5 – Nearly a Quarter of Residents Are Over 65
- ❖ Aging Housing Stock: Approximately 72% of Homes Were Built Before 1980
- ❖ Median Household Income is \$53,567
- ❖ Estimated 157 New Housing Units Needed and 117 Vacant Aging Housing Units Rehabbed by 2035 to Support Population Growth and Replace Aging Structures
- ❖ Rental Market Represents 35.1% of Occupied Housing, Suggesting an Opportunity to Strengthen Housing Diversity

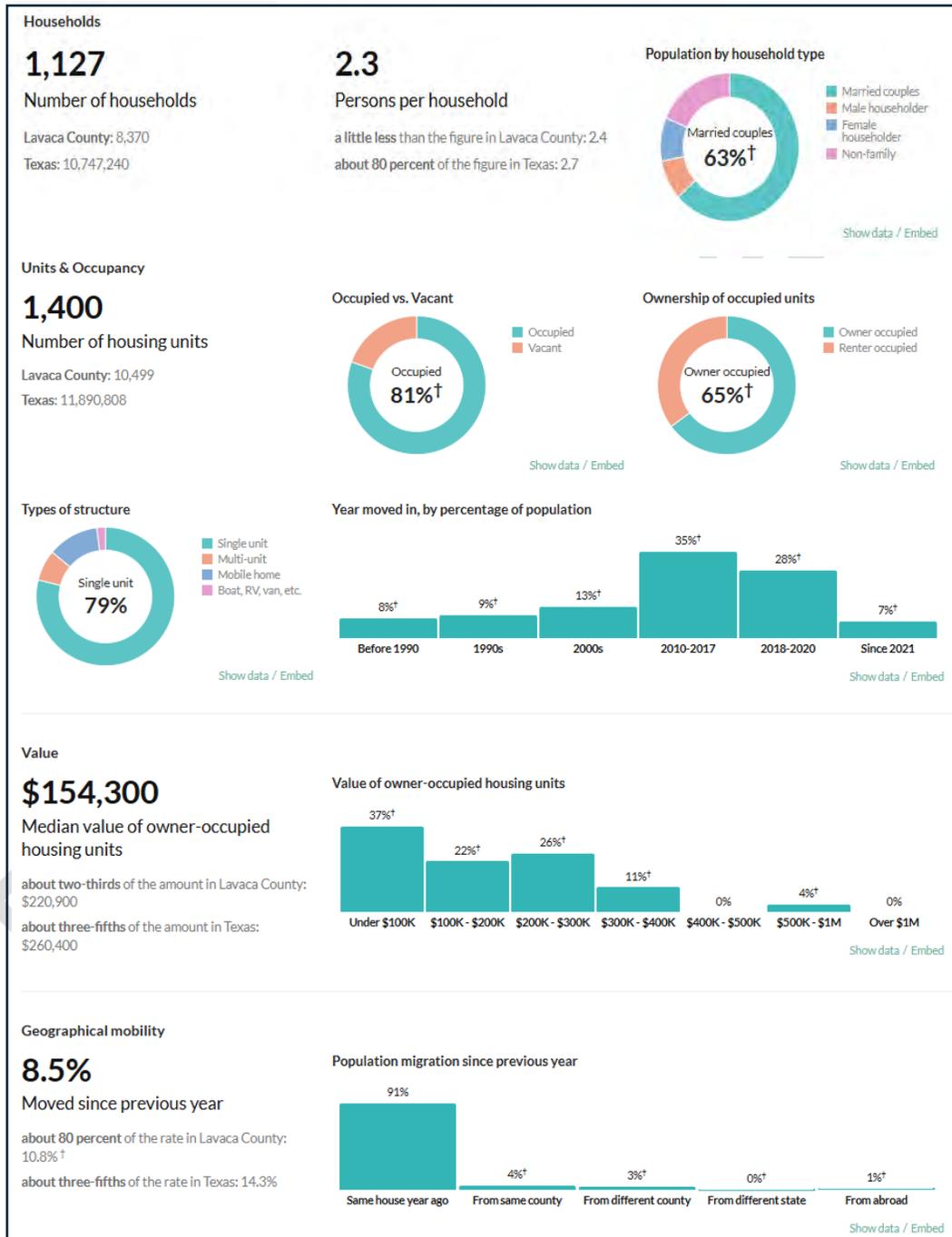
## 6.2 CURRENT CHARACTERISTICS

Citations: U.S. Census Bureau (2023). American Community Survey 5-year estimates.

[Hallettsville city, Texas - Census Bureau Profile](#)

Census Reporter (2023).

[Hallettsville, TX - Profile data - Census Reporter](#)



## 6.3 COMPOSITION OF EXISTING HOUSING STOCK

### Total Housing Units

Hallettsville has approximately 1,400 housing units.

### Occupancy Status

- ❖ **Occupied Units:** Approximately 80.5% of the housing units are occupied.
- ❖ **Vacant Units:** About 19.5% are vacant.

### Ownership Structure

- ❖ **Owner-Occupied Units:** Approximately 64.9% of occupied units are owner-occupied.
- ❖ **Renter-Occupied Units:** About 35.1% are renter-occupied.

### Types of Structures

- ❖ **Single-Unit Structures:** Approximately 79% of the housing units are single-unit structures.
- ❖ **Mobile Homes and Others:** The remaining 21% comprise mobile homes (which is the largest subcategory), multi-units, and other miscellaneous types.

## 6.4 CURRENT HOUSING MARKET TRENDS

Hallettsville has experienced notable shifts in its housing market over the past year. Here is an overview of the current trends.

### Home Values

Median Home Value in the larger market area including and beyond city limits: As of July 2025, the average home value is approximately \$337,411, reflecting a 3.1% increase over the past year. [Zillow](#)

### Market Activity

- ❖ **Active Listings:** There are currently 94 active home listings in Hallettsville. [Realtor](#)
- ❖ **Median List Price:** In June 2025, the median listing price was \$325,000, marking a 4.1% decrease compared to the same period last year. [Realtor](#)
- ❖ **Median Sale Price:** In July 2025, homes sold for a median price of \$230,000, representing a 13.9% decrease year-over-year. [Redfin](#)

## Market Competitiveness

- ❖ **Market Score:** Hallettsville's housing market is considered moderately competitive, with a Redfin Compete Score™ of 40 out of 100. [Redfin](#)
- ❖ **Sale-to-List Price Ratio:** Homes are selling for about 6.3% below the list price. [Redfin](#)
- ❖ **Days on Market:** Homes typically stay listed around 44 days, indicating a faster market pace. [Redfin](#)

## Inventory and Sales

- ❖ **Homes Sold:** In June 2025, 60 homes were sold in Hallettsville, up from 49 in the same month the previous year, indicating increased buyer activity. [Movoto](#)
- ❖ **Days on Market:** On average, properties sold after 91 days on the market in April 2025, compared to 99 days in April 2024, suggesting a shortening sales cycle. [Movoto](#)

## Conclusion

Hallettsville's housing market is stable but evolving, with most homes being single-family and a balanced mix of owners and renters. While a portion of the housing stock remains vacant, the majority of units are occupied, and mobile homes make up a notable share. The market has seen a rise in home values and sales activity over the past year, pointing to growing demand. Despite slight fluctuations in list prices, homes are selling more quickly, and buyer interest appears strong. Overall, the city's housing landscape reflects both the opportunities and challenges of a small but active market.

## 6.5 FUTURE HOUSING NEEDS FOR NEXT 10 YEARS

### Projection for Future Housing Units Needed (Next 10 Years)

Hallettsville's Comprehensive Plan anticipates population growth, estimating an increase from approximately 2,773 residents in 2025 to 3,222 new residents by 2035 based on the 1.5% growth rate estimate suggested for Hallettsville.

To estimate the number of additional housing units required:

1. **Population Growth Estimate:** Anticipating an average increase of 449 residents over 10 years.

2. **Average Household Size:**

With an average household size of 2.3 persons per household.

3. **Vacancy Rates:** The current vacancy rate is 19.5%. To better utilize existing housing and achieve a healthier housing market, the city aims to reduce the vacancy rate to 10%, a level that allows for typical market turnover, including homes for sale, rental units, and seasonal or recreational properties. This target would ensure sufficient flexibility for both new residents moving into the area and existing residents seeking to relocate within the community. This goal can be met by rehabilitating a portion of the currently vacant housing stock or by reducing the number of homes actively listed on the market. Based on projected housing additions, approximately 156 units are expected to remain vacant under the target rate.

Units Needed for New Residents
449 New Residents Projected
3,222 Total Residents Projected / 2.3 Average Household Size
=
1,401 Occupied Units Projected
Accounting 10% Vacancy if 1,401 Units are Occupied
=
<b>1,557 Total Units Projected</b>
Total Vacant Units Projected
1,400 Units Currently Exist
157 Units Needed in Addition to Currently Existing
1,557 Total Units - 1,401 Occupied Units
=
<b>156 Total Vacant Units Projected</b>
Total New and Rehabbed Housing Units Needed
1,127 Currently Occupied Units
1,401 Occupied Units Projected - 1,127 Currently Occupied Units
=
<b>274 New and Rehabbed Housing Units</b>
273 Currently Vacant Units
205 Vacant Units Built Before 1980
273 Currently Vacant Units - 156 Total Vacant Units Projected
=
<b>117 Units to be Rehabbed</b>
274 Additional Needed Units - 117 Rehabbed Units
=
<b>157 NEW Additional Housing Units</b>

4. **Replacement of Aging Housing Stock:** Given the age of existing structures, some housing units may require substantial renovation or full replacement. For planning purposes, housing units that are 40 years or older are considered aging stock. As of 2023, approximately 72.1%, or 1,010 units, of the homes in Hallettsville are older than 1980. Of these homes, there are 205 units were built before 1980 that are currently vacant. This suggests a need to prioritize the rehabilitation or upgrade of existing homes to support infill development, rather than relying solely on new construction. Taking current vacancy levels into account, an estimated 117 units will require either replacement or renovation to meet modern housing standards and codes.

5. **Housing Units Needed:** Approximately **157 new additional housing units** and the **rehabilitation of 117 housing units** are projected to accommodate the projected population growth, replace aging housing stock, and address rising market demand.
6. **Market Demand and Economic Factors:** Factors such as housing affordability, economic development, and market trends will influence the actual number of units needed.

Based on projected population growth and current housing data, Hallettsville may need to develop approximately **274 housing units needed**, 157 new housing units and 117 rehabilitated housing units, over the next decade to accommodate new residents, replace aging structures and follow market trends. This estimate should be refined through ongoing assessments of demographics, economic conditions, and housing market dynamics.

## 6.6 HOUSING CHALLENGES

Over the next decade, Hallettsville will face several housing challenges that need to be addressed to support the community's growth and sustainability.

### Affordable Housing

There is a significant need for affordable housing in Hallettsville, as indicated by the presence of various low-income housing options, including public housing and Section 8 housing choice vouchers. These are essential for supporting low-income households in the area.

### Senior Housing

Given the aging demographic in Hallettsville, there is a growing demand for senior housing. This includes developments that cater to the needs of older adults, providing accessible living spaces and community amenities that support aging in place.



## Affordability's Impact on Housing Supply: Key Points

#### Market Demand & Price Sensitivity



Market Demand

1. High prices reduce affordability, which lowers demand thereby slowing construction
2. Builders avoid investigating where buyers can't afford homes

#### Cost of Construction & Development

1. Affordable housing = lower profits → developers favor luxury projects.
2. High regulatory costs increase prices → constrain supply.



#### Availability of Subsidies & Incentives

1. Affordable housing relies on government support (subsidies, grants).
2. Lack of incentives makes projects financially unviable.



#### Financing & Investment

1. Low returns make affordable projects less attractive to investors.
2. High-priced housing gets more funding due to higher profitability.

#### Labor Market Constraints

1. Workers can't afford housing near jobs → labor shortages.
2. High costs discourage development in critical areas.

## Diverse Housing

To attract a broader demographic, including younger families and professionals, Hallettsville needs to expand its housing options. This includes developing a mix of housing types that cater to different income levels and family sizes.

## Sustainable Development

As a community that values its natural surroundings, there is a push for development that respects and integrates with the environment. This includes green building practices and developments that minimize environmental impact.

## Infrastructure Support

With any expansion in housing, corresponding developments in infrastructure such as roads, utilities, and public services are necessary to support the growth and changes in population.

Addressing these needs will require collaborative efforts from local government, developers, and the community to ensure that Hallettsville grows in a way that is sustainable and inclusive.

# 6.7 DRAFT HOUSING GOALS AND OBJECTIVES

## Goal #1: Expand Housing Availability to Meet Hallettsville's Evolving Demographics and Market Demand

### Objective 1.1: Promote Public Understanding of Housing Needs

- ❖ Educate residents on the distinctions between affordable housing, workforce housing, and low-income housing assistance.
- ❖ Share study results and housing terminology at public forums, civic group meetings, and through local media.

### Objective 1.2: Establish Housing Development Priorities for the Next Decade

- ❖ Engage with local stakeholders, including developers, service providers, and community leaders, to align on key housing needs.
- ❖ Prioritize development of affordable, senior-friendly, and multi-generational housing options.
- ❖ Align housing programs with demographic trends and income levels, especially to support aging residents and attract younger families.

## **Goal #2: Improve the Quality and Safety of Existing Housing Stock**

### **Objective 2.1: Address Vacant and Substandard Housing Units**

- ❖ Maintain an updated inventory and condition map of vacant and deteriorating properties.
- ❖ Create a phased plan for renovation, reuse, or removal of substandard units.
- ❖ Enforce codes and support voluntary compliance through local incentives or grants.

### **Objective 2.2: Launch a Home Rehabilitation and Self-Help Renovation Program**

- ❖ Apply for funding assistance through TDHCA and USDA for low-income and elderly homeowners.
- ❖ Promote low-interest loan options for home upgrades.
- ❖ Consider youth training or volunteer-based “fix-up” programs to build local capacity and reduce costs.

## **Goal #3: Encourage Sustainable and Inclusive Housing Development**

### **Objective 3.1: Increase Housing Diversity and Affordability**

- ❖ Support mixed-use and multi-unit developments in areas with access to services.
- ❖ Adjust zoning or incentives to encourage townhomes, duplexes, and accessory dwelling units (ADUs).
- ❖ Promote infill development in underutilized lots within city limits.

### **Objective 3.2: Plan for Infrastructure to Support New Housing Growth**

- ❖ Coordinate housing development with upgrades to roads, utilities, and public services.
- ❖ Plan for incremental expansion in line with projected population and housing needs.
- ❖ Explore green infrastructure and energy-efficient housing models to minimize environmental impacts.

## **6.8 CONCLUSION**

Hallettsville’s housing landscape is defined by rising demand, an aging housing stock, and a growing need for affordability and diversity. While homeownership is high and the market is showing strong activity, much of the existing housing was built before 1970, and vacancy rates suggest untapped potential for renovation and reuse. The city faces dual

pressures: accommodating modest population growth and addressing the needs of an aging and economically varied population. Looking forward, Hallettsville must focus on increasing affordable and senior-friendly housing, rehabilitating aging structures, and promoting sustainable, inclusive development. Achieving this will require coordinated planning, targeted investment, and strong community engagement to ensure the housing system remains resilient and equitable over the next decade.

PRELIM DRAFT

# 7 COMMUNITY FACILITIES

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## 7.1 OVERVIEW

The Community Facilities chapter outlines a strategic vision for enhancing Hallettsville’s resilience, livability, and public service capacity over the next two decades. Anchored in a detailed inventory and spatial analysis of critical infrastructure, parks, education assets, and natural systems, this chapter identifies key opportunities and challenges facing the city’s public infrastructure network.

The plan addresses vital components such as emergency preparedness, redundancy in essential services, equitable access to health and recreational facilities, educational advancement, and the protection of vulnerable populations. It also emphasizes coordinated planning with school districts, expanded recreational and cultural amenities, and adaptive facility upgrades to meet changing demographics and climate conditions.

A major focus is on aligning community infrastructure with resilience priorities, including flood-proofing utilities, expanding trail connectivity, promoting digital equity, and ensuring inclusive educational pathways. Through thoughtful investments and partnerships, Hallettsville aims to build a community infrastructure that is safe, inclusive, adaptive, and reflective of its unique heritage and small-town character.

Strategic goals and measurable objectives in areas such as water conservation, air quality, biodiversity, scenic preservation, and educational quality reinforce the city's commitment to sustainable development and long-term well-being.

## 7.2 CRITICAL FACILITIES

### Critical Infrastructure and Resilience in Hallettsville

The city’s ability to withstand and rapidly recover from emergencies hinges on the distribution and Based on the map and tabular data, Hallettsville hosts **21 critical facilities**, which are categorized in this table.

### Spatial Distribution

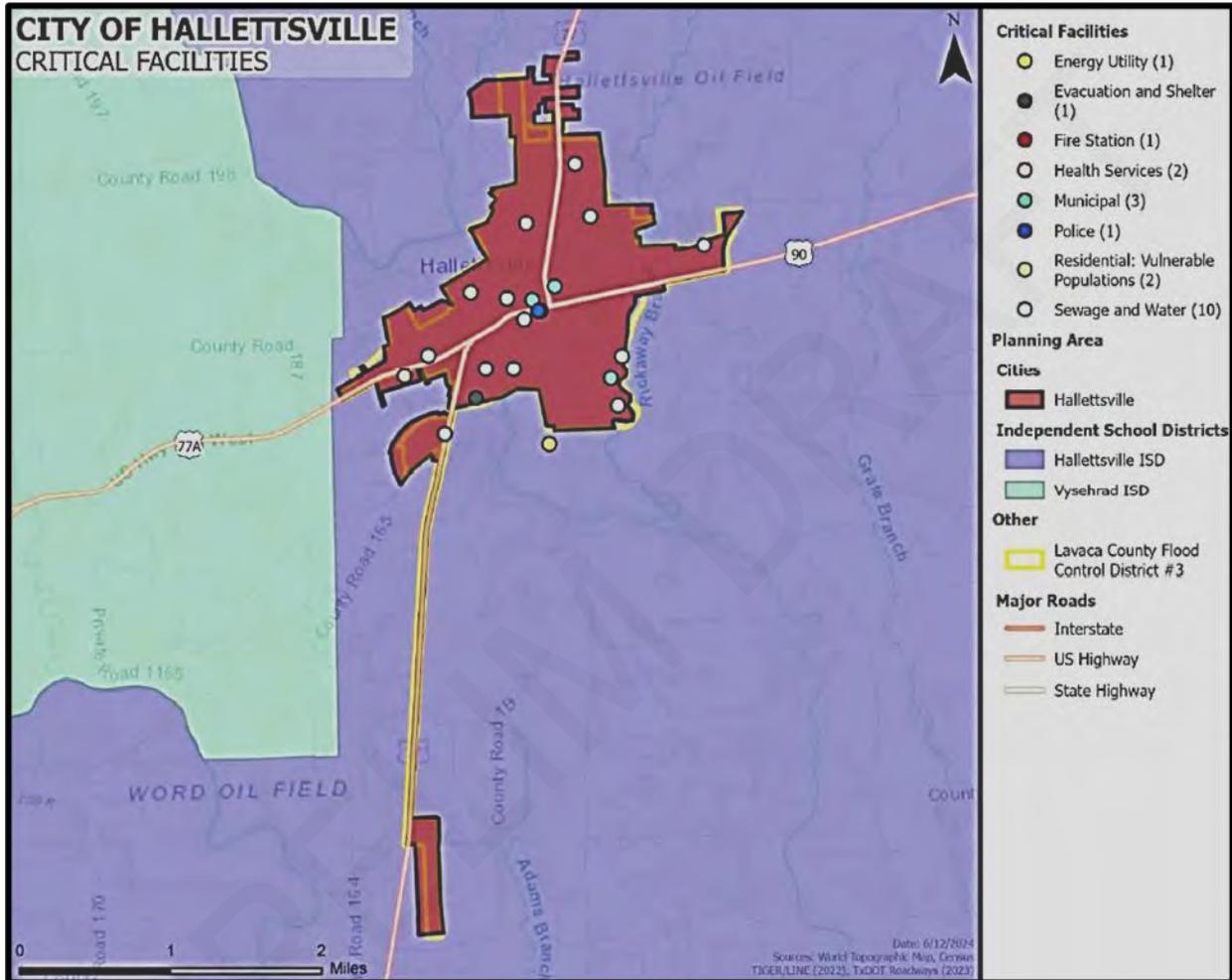
**Core Concentration:** Nearly all critical infrastructure is located within the **Hallettsville city limits**, marked in red on the map.

**Utility and Wastewater Reach:** The **Sewer and Water facilities** (totaling 10) are notably spread across the

Category	Number of Facilities
Energy Utility	1
Evacuation and Shelter	1
Fire Station	1
Health Services	2
Municipal	3
Police	1
Residential: Vulnerable Population	2
Sewer and Water – Lift Station	6
Sewer and Water – Wastewater Plant	1
Sewer and Water – Well	3

city's extents and into adjacent areas, indicating a decentralized approach that improves service continuity during disruptions.

**Emergency Services Cluster:** The **Fire Station, Police Department, and Shelter** are situated centrally, which is optimal for response coordination but may require secondary nodes to reduce risk from localized events (e.g., flooding or fire).



## Resiliency Considerations Redundancy and Diversification

- **Strength:** The presence of **multiple municipal buildings and wells** provides system redundancy.
- **Gap:** **Single points of failure** exist in key services such as the **energy utility, fire station, evacuation shelter, and police station**. Future planning should consider:
  - Secondary fire and police substations.

- A backup evacuation center.
- Distributed power generation or backup grid nodes.

### **Support for Vulnerable Populations**

- Two facilities are dedicated to residential areas with vulnerable populations, indicating proactive inclusion in emergency planning. However, these may need enhanced support in the form of mobile services or transport access during crises.

### **Water and Sanitation Resilience**

- With **6 lift stations** and **3 wells**, Hallettsville’s water system shows high resilience to isolated disruptions.
- The single wastewater treatment plant, however, is a potential bottleneck. It should be:
  - Assessed for flood resilience.
  - Backed by emergency storage or mobile treatment units.

### **4. School District and Jurisdictional Alignment**

- The city intersects two ISDs:
  - **Hallettsville ISD** (blue shaded)
  - **Vysehrad ISD** (purple shaded)
- Facility planning and emergency protocols must be coordinated across districts to ensure uniform service delivery, particularly for shelter and health services.

### **5. Infrastructure and Access**

- Major highways (US 77A, US 90A) and a state highway offer critical access to and from the city. The concentration of facilities near these routes supports efficient logistics, though:
  - **Interruption of key corridors** could hinder emergency services.
  - Evaluate the need for alternative access roads or routes, especially for remote critical assets like the wastewater plant.

### **Recommendations for the 2025–2045 Plan**

#### **1. Enhance Redundancy:**

- Establish backup facilities for single-point services.

- Expand municipal capabilities to cover outlying areas.
- 2. Harden Utilities and Treatment Facilities:**
    - Floodproof wastewater and water infrastructure.
    - Improve grid independence for the energy utility.
  - 3. Support Vulnerable Populations:**
    - Improve access routes and emergency transport for residential care areas.
  - 4. Integrate School District Plans:**
    - Align emergency protocols and facilities planning with both Hallettsville and Vysehrad ISDs.
  - 5. Conduct Risk Mapping:**
    - Overlay flood, wildfire, and storm risk zones to assess exposure of critical facilities and guide investment in resilience upgrades.

## Conclusion

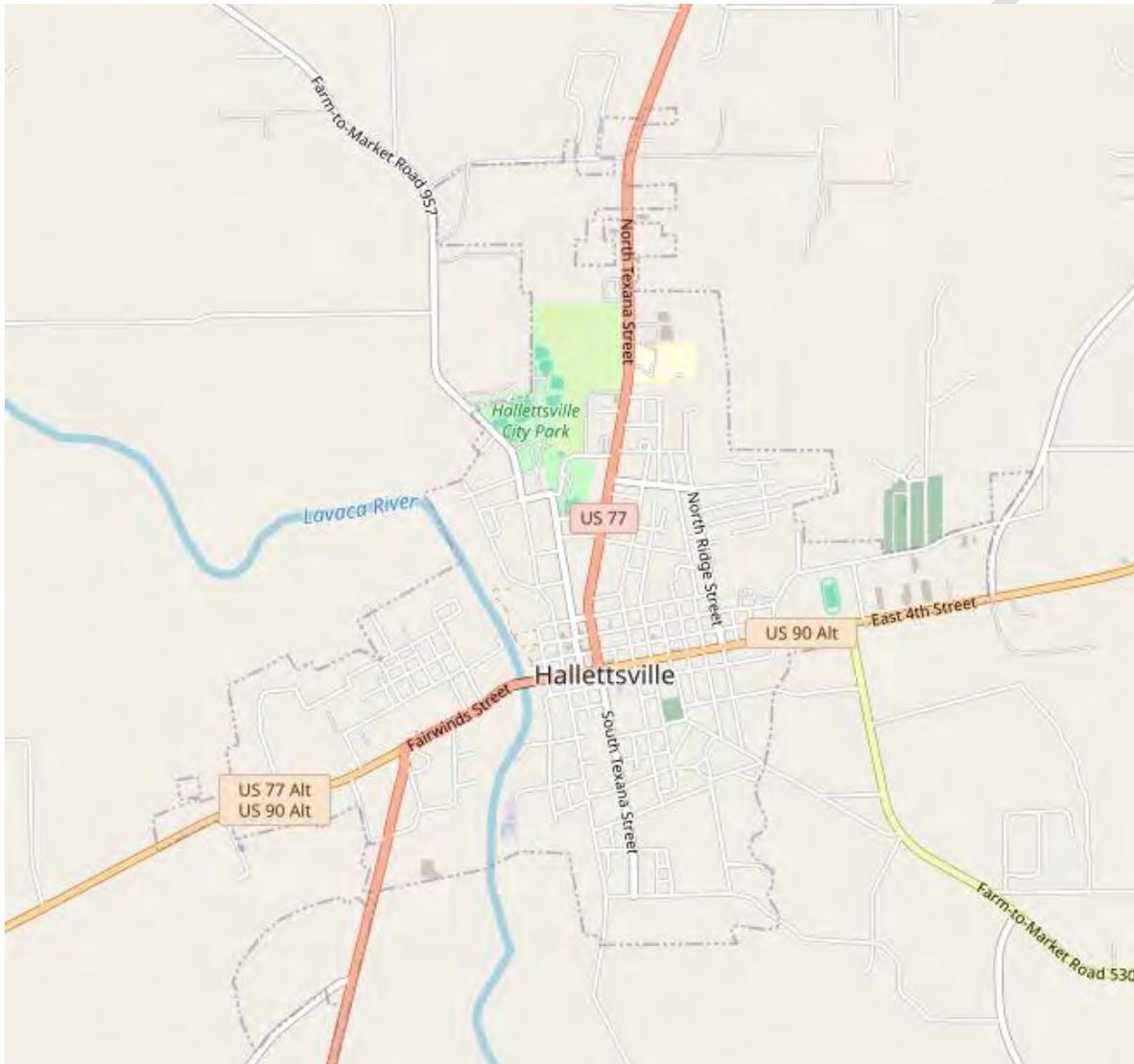
The City of Hallettsville's current network of critical facilities offers a solid foundation for resilience but requires strategic enhancements to address potential vulnerabilities. Prioritizing redundancy, geographic diversification, and inter-agency coordination will strengthen the city's ability to respond to emergencies and ensure continuous public service delivery through 2045.

## 7.3 PARKS, TRAILS & RECREATION SYSTEM

Hallettsville's parks and recreation system is a cornerstone of community resilience and quality of life. An array of city parks, trails, and recreational facilities provide residents of all ages with places to play sports, enjoy nature, gather for events, and lead healthy lifestyles. Hallettsville, the county seat of Lavaca County, offers modest but well-rounded parks and recreation system that serves both residents and visitors. The system includes municipal parks, trails, sports facilities, and regional amenities maintained by Lavaca County and the State of Texas. The offerings support passive recreation, youth sports, community gatherings, and limited outdoor exploration.

## Existing Parks and Recreation Assets

This section describes Hallettsville's existing parks and recreation assets, highlights opportunities for active and passive recreation, examines current and potential greenbelt connections, and presents strategic recommendations to improve and expand the park and trail network. Emphasis is placed on enhancing resilience, health, connectivity, ecological conservation, accessibility, and inclusivity in the city's parks and trails, reflecting community priorities identified through public engagement.



### 6 City of Hallettsville Parks and Recreation Facilities

#### ❖ City Park (Hallettsville City Park)

Location: Near the heart of town, easily accessible from U.S. Highway 77.

Features:

Baseball and softball fields (youth league use is common)

Picnic areas and pavilions  
Public restrooms  
Playground equipment  
Open green space for informal activities

Use: Heavily used for community events, Little League games, and family gatherings.

❖ **Knights of Columbus Park**

Location: South side of Hallettsville

Features:

Large pavilion for public events  
BBQ pits and picnic tables  
Carnival and event grounds (used for the annual Kolache Festival and other fairs)

Use: Hosts major regional events, making it a central cultural and social venue.

## **7 Trails and Walkways**

❖ **Hallettsville Walking Trail**

Location: Adjacent to Hallettsville City Park

Type: Paved walking/jogging trail

Use: Casual walking, jogging, and exercise

Accessibility: Open to all ages, with gentle grades suitable for senior and ADA users

## **8 County and Regional Recreation Facilities**

❖ **Lavaca County Expo Center**

Location: Southeast of Hallettsville

Features:

Covered rodeo arena and livestock show area  
Exhibit hall  
Horse stalls and support infrastructure

Use: Rodeos, livestock exhibitions, county fair, trade shows

❖ **Lavaca County Courthouse Square**

Type: Passive recreational and civic space

Use: Public gatherings, markets, and seasonal events

## **9 State of Texas and Regional Natural Resources**

❖ **Navidad River and Lavaca River Systems**

Nearby Waterways: The Lavaca River runs east of Hallettsville, with tributaries near the city.

Use: Limited recreational use due to private land access constraints; however, they offer potential for future riverwalk or greenway development.

- ❖ **State Parks Access (Nearby)**

While Hallettsville does not host a Texas State Park within its city limits, several are within a one-hour drive:

**Lake Texana State Park** (approx. 45 miles south)

Use: Boating, fishing, and camping

**Palmetto State Park** (approx. 55 miles west)

Uses: Hiking, birdwatching, and river access

These parks are key outdoor resources for extended recreation beyond city boundaries.

## Future Opportunities & Recommendations

### Enhancement Priorities

- ❖ Develop a **citywide trail network** to connect neighborhoods, schools, and parks.
- ❖ Establish **bike-friendly corridors** for alternative transportation.
- ❖ Expand **park facilities** to include:
  - Splash pad or pool,
  - Outdoor fitness stations,
  - Dog park or pet-friendly amenities.

### County Collaboration

- ❖ Partner with Lavaca County to improve signage and access to the Expo Center and event spaces.
- ❖ Coordinate with nearby communities for **regional trail system development** that could leverage river corridors and abandoned rail lines.

### Ecological and Cultural Preservation:

- ❖ Highlight and preserve **Czech and German heritage** in park spaces and signage.
- ❖ Protect natural assets like riverbanks and tree stands within urban growth areas.

### Conclusion



Hallettsville's parks and recreation system is rooted in its small-town character, agricultural traditions, and regional culture. While current amenities provide a solid base for community life and events, strategic enhancements—particularly in trails, connectivity, and diverse recreation options—can elevate the city's livability and long-term health outcomes. Coordination with Lavaca County and leveraging nearby state resources can amplify these benefits and position Hallettsville as a well-rounded rural recreation hub in Central Texas.

## 7.4 EDUCATION FACILITIES

### Overview

Education plays a vital role in Hallettsville's long-term resilience, economic vitality, and community well-being. The city's educational assets—including public, private, and regional post-secondary options—are foundational to workforce development, civic participation, and quality of life. The system is characterized by a strong tradition of academic commitment, community support, and a growing emphasis on adaptability and future readiness.

### Public Education: Hallettsville Independent School District (HISD)



Hallettsville ISD serves as the primary public education provider for the city and surrounding rural areas. The district encompasses three campuses:

- Hallettsville Elementary School (PK–4)
- Hallettsville Junior High School (Grades 5–8)
- Hallettsville High School (Grades 9–12)

### Key Characteristics:

- **Enrollment:** Approximately 1,000 students across all campuses
- **Class Size:** Small student-teacher ratios enable individualized attention
- **Curriculum:** Includes core academic subjects, advanced coursework, dual credit opportunities, and career and technical education (CTE)
- **Extracurriculars:** Strong programs in athletics, music, theater, agriculture (FFA), and UIL academic competitions
- **Community Ties:** Active booster clubs and partnerships with local businesses and civic organizations

### Challenges:

- Aging infrastructure in some school facilities
- Limited public transportation options for rural students

- Need for expanded mental health and counseling services

## **Hallettsville Independent School District 2024–2025 Improvement Plan**

The plan outlines a strategic approach to enhance educational quality, infrastructure, technology, fiscal responsibility, staff development, and community engagement. It reflects HISD's commitment to providing a safe, inclusive, and high-performing learning environment. The Plan's Goals and Objectives follow:

### **Goal 1: Infrastructure**

Objective 1: Maintain a safe, disciplined learning environment.

Objective 2: Identify and prioritize facility needs.

### **Goal 2: Funding**

Objective 1: Make budget decisions aligned with district priorities.

Objective 2: Maintain and upgrade facilities.

### **Goal 3: Technology**

Objective 1: Enhance digital literacy and proficiency.

Objective 2: Ensure up-to-date technology infrastructure and support.

### **Goal 4: Accountability**

Objective 1: Provide high-quality, relevant professional development.

Objective 2: Improve student performance on state assessments.

Objective 3: Prepare high school students for post-secondary paths (college/career readiness).

### **Goal 5: Staff**

Objective: Recruit, retain, and competitively compensate passionate and effective educators.

### **Goal 6: Community Engagement**

Objective 1: Strengthen communication and partnerships with parents and the community.

Objective 2: Foster student relationships and soft skills.

## **Private and Parochial Education**

### **Sacred Heart Catholic School**

- **Grades:** Pre-K through 12
- **Affiliation:** Diocese of Victoria
- **Reputation:** Known for academic rigor, discipline, and a service-oriented philosophy
- **Strengths:**
  - High college matriculation rate
  - Strong religious and ethical foundation

- Participation in TAPPS (Texas Association of Private and Parochial Schools) sports and academics

## Early Childhood Education

Access to early education is a community priority, supported by:

- **Pre-K programs** at Hallettsville Elementary and Sacred Heart
- **Private daycare and church-based preschool programs**
- Emphasis on **early literacy** and **school readiness** as part of long-term academic success and workforce preparation

## Higher Education Access and Adult Learning

Though Hallettsville does not host a post-secondary institution, it benefits from proximity to several regional colleges and universities:

- **Victoria College – Gonzales Center** (Approx. 40 miles west)
- **Blinn College – Schulenburg Campus** (Approx. 25 miles north)
- **University of Houston–Victoria (UHV)** (Approx. 50 miles southeast)

These institutions offer:

- **Dual Credit and Early College Access:** For HISD and Sacred Heart students
- **Associate degrees, Technical certifications, and Continuing education**
- **Online Learning Opportunities**

There is increasing interest in creating local satellite programs or shared spaces for hybrid learning and career training.

## Strategic Directions for Educational Resilience (2025–2045)

The following initiatives are recommended to enhance educational resilience and alignment with Hallettsville’s long-term community goals:

### Infrastructure Modernization

- Upgrade aging school buildings for energy efficiency, ADA compliance, and storm resilience
- Invest in safe school access: sidewalks, crossings, and rural student transport

### Digital Equity and Innovation

- Expand high-speed internet access citywide
- Provide 1:1 devices and training for students and educators
- Promote STEM and digital literacy programs in all grade levels

### **Career and Workforce Readiness**

- Strengthen Career and Technical Education (CTE) programs in healthcare, skilled trades, and agriculture
- Partner with regional employers and colleges to offer apprenticeships, job shadowing, and career pathways

### **Lifelong Learning and Community Education**

- Develop community learning hubs at schools and libraries
- Support adult education: GED prep, ESL, financial literacy, and digital skills
- Facilitate intergenerational learning programs involving seniors and youth

### **Equity and Inclusion**

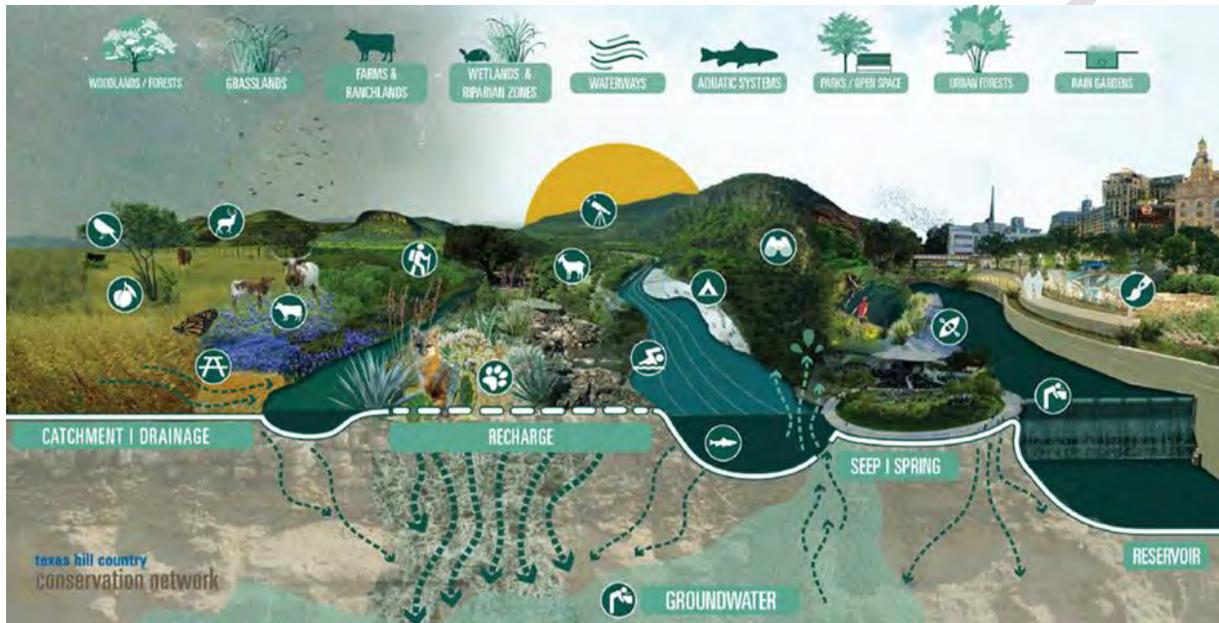
- Expand support services for students with disabilities, English language learners, and economically disadvantaged families
- Foster culturally responsive teaching practices and inclusive curricula
- Increase mental health resources, including school-based counseling

### **Conclusion**

Hallettsville's education system is a cornerstone of its resilience. By investing in its schools, strengthening regional partnerships, and ensuring inclusive access to lifelong learning, the city can prepare current and future generations for a prosperous and adaptive future.

## 7.5 NATURAL RESOURCE PROTECTION

The natural environment is a defining feature of Hallettsville’s identity and a cornerstone of its long-term resilience. As the city prepares for future growth and climate variability, proactive management of its water, air, ecological systems, and scenic resources is essential. This section outlines strategies to protect and enhance the city’s natural assets while supporting sustainable development.



### Water Quality and Conservation

Hallettsville’s quality of life and economic vitality are deeply tied to the sustainability of its water resources. The city depends on groundwater sources, with supplemental input from regional systems, making aquifer protection and drought resilience key planning priorities. Hallettsville aims to preserve potable water through rainwater harvesting, expanded conservation education, and partnerships with regional water authorities. Additionally, the city will encourage water reuse practices—such as graywater systems and non-potable applications—to improve efficiency and reduce strain on fresh water supplies.

**Goal:** Ensure long-term water availability and quality for all users through conservation, protection, and reuse.

- **Objective 1:** Increase adoption of rainwater harvesting systems on at least 25% of new residential and civic developments by 2030.
- **Objective 2:** Launch a public water conservation education campaign reaching 80% of households and businesses within five years.

- **Objective 3:** Collaborate with regional water authorities to develop a Source Water Protection Plan by 2027.

## Air Quality

While Hallettsville currently enjoys clean air, ongoing development and agricultural activities pose future risks. The city will take preventative measures by promoting low-emission industries, dust-reducing development practices, and active participation in regional air quality initiatives. These efforts will help ensure that clean air remains a lasting benefit for residents.

**Goal:** Maintain clean air standards and minimize local sources of air pollution through sustainable development and regional cooperation.

**Objective 1:** Adopt development guidelines that require dust control and permeable surface use in all new construction by 2026.

**Objective 2:** Encourage and incentivize clean energy or low-emission businesses through zoning and permitting preferences.

**Objective 3:** Join and actively participate in at least one regional air quality monitoring or education partnership by 2025.

# NATURAL RESOURCE PROTECTION

The natural environment is a defining feature of Hallettsville's identity and a cornerstone of its long-term resilience.



## WATER QUALITY AND CONSERVATION

Ensure long-term water availability and quality through conservation, protection, and reuse.



## AIR QUALITY

Maintain clean air standards and minimize local sources of air pollution.



## WILDLIFE AND VEGETATION

Preserve native habitats and promote biodiversity through responsible land use, education, and ecological planning.



## SCENIC VISTAS AND OPEN SPACES

Preserve the visual character and natural beauty of Hallettsville through protective policies and thoughtful site design.

## Wildlife and Vegetation

Surrounding Hallettsville are rich natural systems, including riparian corridors, woodlands, and prairies that support a variety of native plant and animal species. Protecting these habitats through conservation planning, native landscaping, and public education about invasive species is a city priority. Guidelines for tree preservation and habitat connectivity will help maintain biodiversity and ecological function across the city's planning area.

**Goal:** Preserve native habitats and promote biodiversity through responsible land use, education, and ecological planning.

- **Objective 1:** Identify and map critical wildlife corridors and native vegetation areas by 2026 to guide future land use decisions.
- **Objective 2:** Establish a native landscaping ordinance and promote its use in at least 50% of city-led and private development projects by 2030.
- **Objective 3:** Launch a community education program on invasive species management and native habitat restoration by 2026.

## Scenic Vistas and Open Spaces

The rural beauty and open landscapes of Hallettsville contribute significantly to its small-town charm and community well-being. The city will identify and protect key scenic corridors, view sheds, and natural features visible from public spaces. New development will be guided to respect the area's topography and viewsheds, with policies to reduce visual disruption from construction on ridgelines and slopes. These strategies will preserve the character and natural aesthetics of Hallettsville for generations to come.

**Goal:** Preserve the visual character and natural beauty of Hallettsville through protective policies and thoughtful site design.

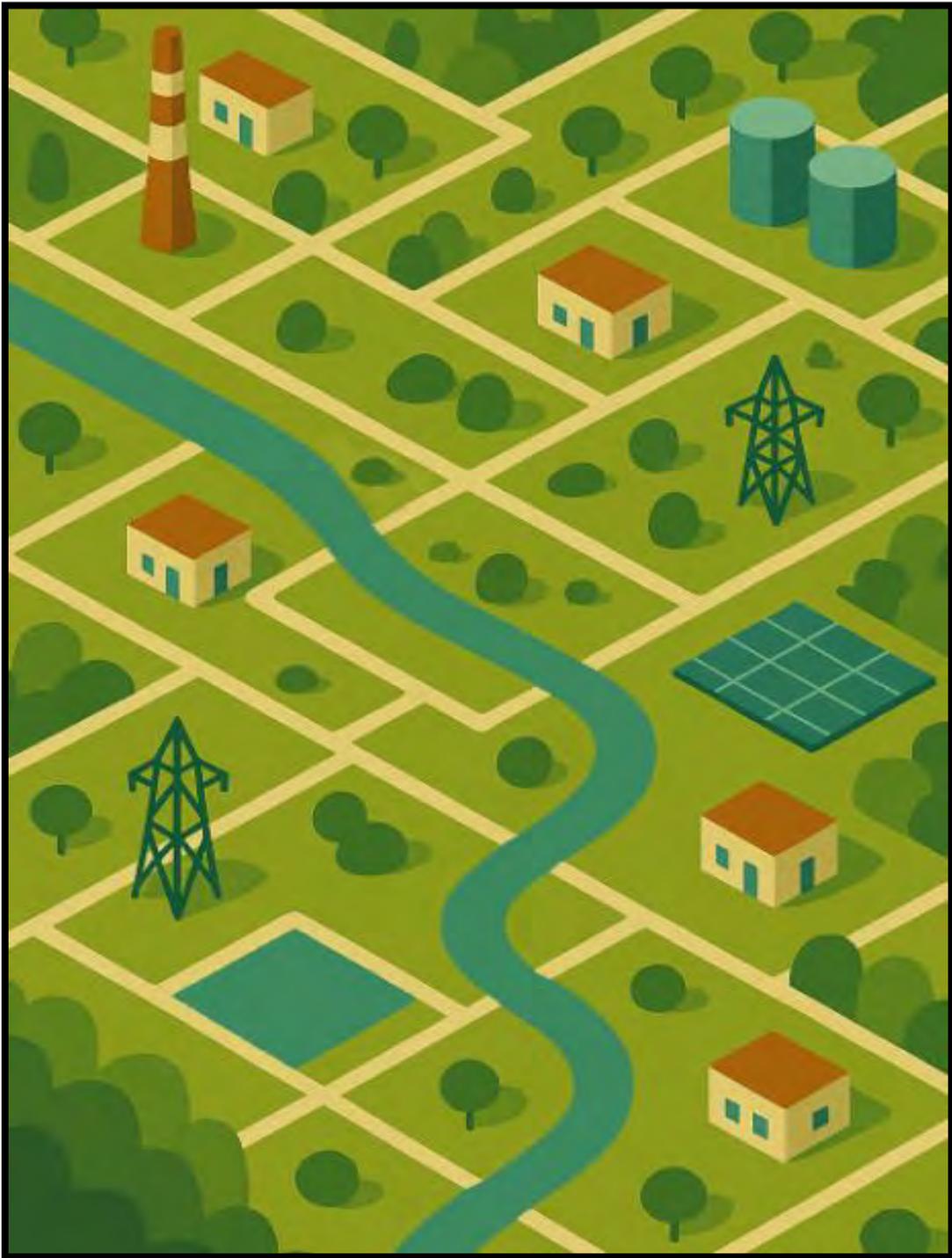
- **Objective 1:** Complete an inventory of key scenic corridors and open space view sheds by 2026 and integrate into site plan reviews.
- **Objective 2:** Develop visual impact guidelines for new development on prominent ridgelines or slopes by 2027.
- **Objective 3:** Secure at least two new public open space or greenbelt conservation easements by 2030 to preserve natural views and access.

## 7.6 INFORMATION INFRASTRUCTURE

To be completed...

# 8 INFRASTRUCTURE

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## 8.1 WATER SYSTEM

### 8.1.1 Water Service Area

The City of Hallettsville is a community water system that serves 1,429 total connections with a population of 2,731 (2020 US Census Bureau population estimate). The City of Hallettsville has three wells (Well No. 8, Well No. 9 and Well No. 10) and is operated as one pressure plane.

### 8.1.2 Description of System

The City of Hallettsville's water supply and distribution system's original construction date and how much of the original system remains is unknown. The original line material is Asbestos Cement (AC). Based on the best information available, City staff believe the system consists of 30% AC lines with 70% PVC replacements. Pipes range in diameter from 2"-to 12".

*The Map entitled City of Hallettsville Texas: Existing Water System* illustrates the collected system information.

This plan includes recommended projects to replace aging, deteriorating, and/or undersized lines. Aging and deteriorated lines can contribute to system inefficiencies like water losses, as well as potential health risks, and undersized lines can limit both volume and pressure within the distribution system. All proposed line replacements are sized to ensure adequate flow and pressure for firefighting. Proposed projects also include fire hydrants at the appropriate locations as needed.

Public Water Supply (PWS) systems operating in Texas must adhere to TCEQ, AWWA, and EPA regulations and standards. The City of Hallettsville's water system is operating in accordance with all TCEQ-adopted minimum capacity standards for current active connections.

The Region P 2021 Regional Water Plan projects that water supplies for Hallettsville will remain steady during the planning period (2024-2044).

### 8.1.3 Original System

The City of Hallettsville's water supply and distribution system's original construction date, and how much of the original system remains, is unknown. The original line

material is Asbestos Cement (AC), based on the best information available, City staff believe the system consists of 30% AC lines with 70% PVC replacements.

#### 8.1.4 Previous Maps or Studies

Previous water system maps were generated by TRC Engineering Firm in 2009.

#### 8.1.5 Key Components

Tables 1 and 2 show the inventory and locations of the various components associated with the water treatment, storage, and distribution system.

*Table 1: Major Water System Components*

Component	Location	Capacity or Size
Ground Storage Tank	Ridge Well Site	500,000 gallons
Ground Storage Tank	West Well Site	250,000 gallons
Ground Storage Tank	Industrial Well Site	250,000 gallons
Elevated Storage Tank	Texana Street	250,000 gallons
Elevated Storage Tank	Fairwinds Ave	250,000 gallons
Service Pumps (6)	Plane #1	5,500 GPM

*Table 2: Water Distribution System Components*

Component	Linear Feet (LF)	Component	# Of Units
2" Line	6,253	Elevated Storage Tank	2
3" Line	753	Ground Storage Tank	3
4" Line	8,862	Fire Hydrant	194
6" Line	145,237	Flushing Valves	UNK
8" Line	18,152	Interconnection Valves	0
10" Line	3,714		
12" Line	8,870		

Table 3 shows the location and capacity of generators used to support Hallettsville’s water system.

Table 3: Generator Locations & Capacity

Location	Capacity or Size
Ridge Well Site	UNK

### 8.1.6 System Operations

The TCEQ conducted a Comprehensive Compliance Investigation (CCI) No.1692394 in December 2020. The last CCI indicated that the system was operating at an average pressure of 72 psi with a residual chlorine level of 1.41 milligrams per liter (mg/L). The City employs two ground water operators for the system, one Class “B” operator and one Class “C” operator.

### 8.1.7 Water System Analysis

The water system analysis evaluates the system components described in the previous section with respect to the applicable standards and criteria.

This analysis will consider the following elements:

- ❖ Standards & criteria
- ❖ Supply
- ❖ Storage
- ❖ Distribution
- ❖ System pressure
- ❖ Fire protection considerations.
- ❖ System revenues
- ❖ Water losses
- ❖ System interconnections
- ❖ Future development considerations
- ❖ Regional & drought planning Standards & Criteria

The Texas Commission of Environmental Quality (TCEQ), the American Water Works

Association (AWWA), and the US Environmental Protection Agency (EPA) have established regulations and standards for the safe treatment, storage, and distribution of potable water to the public.

All Public Water Supply (PWS) systems operating in Texas must adhere to these regulations and standards.

Table 4 (*next page*) compares TCEQ-adopted engineering standards for PWS minimum production and supply capacities with the Hallettsville Water Supply System's current capacities (according to copies of recent TCEQ routine compliance reports).

As *Table 4* shows, the City of Hallettsville is operating in accordance with all established standards in all categories.

Table 4

Plants	Supply (GPM)	Elevated storage (Gallons)	Ground Storage (Gallons)	Total Storage (Gallons)	Service Pumps (GPM)	Connections
<b>Plane #1</b>						
Ridge Well Site	1,050	250,000	500,000	750,000	2,000	1,429
West Well Site	790	250,000	250,000	500,000	1,500	
Industrial Well Site	1,300		250,000	250,000	2,000	
<b>Total Capacity Provided</b>	<b>3,140</b>	<b>500,000</b>	<b>1,000,000</b>	<b>1,500,000</b>	<b>5,500</b>	<b>1,429</b>
TECQ Req Per Connection	0.6	100	200	200	0.6	
Capacity Currently Required	857	142,900	285,800	285,800	857	
Maximum Allowable Connections	5,233	5,000	N/A	7,500	9,167	
85% Planning Rule Connections	4,448	4,250	N/A	6,375	7,792	
Conn. Until 85% Expansion Planning	3,019	2,821	N/A	4,946	6,363	
Maximum Additional Connections	3,804	3,571	N/A	6,071	7,738	

1. 85% of maximum capacity. If a water utility<sup>1</sup> reaches 85% of its capacity, it must submit a planning report to the TCEQ Director that addresses how it plans to expand system capacity to meet future demands (see Texas Administrative Code (TAC) Title 30, Chapter 291.93).

### 8.1.8 Water Supply

The City of Hallettsville is a community groundwater system that serves 1,429 total connections with a population of 2,637 (2019 US Census Bureau population estimate). The City of Hallettsville has three wells (Well No. 8, Well No. 9 and Well No. 10) and is operated as one pressure plane.

Well No. 8 (G1430001D; Ridge Well; tested at 1050 gallons per minute (GPM)) is equipped with a vertical turbine pump and discharges to a 0.5 million-gallon (MG) ground storage tank. The raw water is treated with polyphosphate (to sequester iron and manganese) and gaseous chlorine prior to ground storage. Two 1,000 GPM service pumps supply water to the distribution system. Well No. 8 is currently planned to be replaced by a new Well No. 11.

Well No. 9 (G1430001E; West Well; tested at 790 GPM) is equipped with a vertical turbine pump and discharges to a 0.25 MG ground storage tank. The raw water is treated with polyphosphate, flows through an aerator (to reduce carbon dioxide), and is treated with gaseous chlorine prior to ground storage. Two 750 GPM service pumps supply water to the distribution system.

Well No. 10 (G1430001F; Industrial Well; tested at 1,300 GPM) is equipped with a vertical turbine pump and discharges to a 0.25 MG ground storage tank. The raw water is treated with polyphosphate, flows through an aerator, and is treated with gaseous chlorine prior to ground storage. Two 1000 GPM service pumps supply water to the distribution system.

Two 0.25 MG elevated storage tanks (ESTs), the West EST and North EST, float on the distribution system.

The City's water supply is rated as superior by the Texas Commission of Environmental Quality (TCEQ) Water System Data Sheet. Operating staff describe the water quality as good.

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### 8.1.9 Water Storage

Texas Administrative Code, Title 30, Chapter 290, Subchapter D specifies water treatment plant design, operation, and maintenance requirements for public water systems.

The code requires water systems with more than 250 connections to have storage capacity for the total number of connections served equal to or greater than:

- (a) 200 gallons of total storage per connection
- and
- (b) 100 gallons of elevated storage per connection, or a pressure tank capacity of 20 gallons per connection.

According to the TCEQ Water Utility Database, the City of Hallettsville's water system has 1,869 total connections.

Hallettsville's system meets the established minimum standards for water storage capacity with 803 gallons per connection of total storage and 268 gallons per connection of elevated storage.

### 8.1.10 Water Distribution System

The City of Hallettsville's water system includes approximately 191,823 Linear Feet (LF) of distribution lines. Pipes range in diameter from 2"-to-12".

Older line materials are primarily Asbestos Cement (AC). Newer replacement lines are primarily PVC.

Undersized water lines limit both volume and pressure within the distribution system. Texas Administrative Code (TAC), Title 30, Subchapter D, Section 290.44(c) prohibits the installation of new water lines smaller than 2". In addition, the standards only permit more than 10 connections on existing water mains when a licensed professional engineer deems it necessary.

Two-inch (2") and smaller diameter lines comprise roughly 3.25% (6,235 LF) of Hallettsville's water distribution system (see Table 2). Three (3") and four-inch (4") diameter lines comprise an additional 5% (9,615 LF) of the system.

Undersized lines are located at the system's periphery where development intensity is low. However, a few undersized lines are located within established residential

neighborhoods and have multiple single-family connections (see Map Hallettsville, TX: Existing Water System).

The City of Hallettsville conducts line replacement as needed and when funding is available. Lines are also replaced when required by events such as line breakage, valve malfunctions, or other related system failures.

### 8.1.11 System Water Pressure

Hallettsville’s water system operates at a normal working pressure of approximately 72 pounds per square inch (PSI). This is sufficient to operate the system effectively.

### 8.1.12 Water System Revenues

Table 5 indicates the City of Hallettsville’s current rate schedule for water service.

Table 5: Minimum Monthly Water Fee

User	First 2,000 Gallons	Per/1,000 Gallons after
Residential	\$15.33	-
Commercial Meter ¾"	\$19.58	-
3,000-6,000	-	\$3.50
7,000-10,000	-	\$3.65
11,000-15,000	-	\$3.83

According to the information provided by City staff, the City’s revenues and expenses as related to water and sewer services are as follows:

Table 6: Water/Sewer Revenues & Expenses

Water & Operating Revenues	\$586,870
Water & Operating Expenses	\$325,263
Estimated Water Pumped (2023)	168,125,000 gallons

### 8.1.13 Water Losses

Unmetered water usage and/or unaccounted-for usage affects the cost to provide water services. City staff indicate that there are no unmetered or unbilled customers. In 2023, Hallettsville’s unmetered water volume was 6,515,670 gallons, or a 3.9% water loss.

Major sources of water loss include:

- ❖ Line breaks
- ❖ Aging or faulty meters
- ❖ Inaccurate or incomplete record-keeping
- ❖ Water theft and unauthorized use
- ❖ The City of Hallettsville plans to replace aging lines as funding becomes available.

### 8.1.14 System Risks

Of the primary hazards listed above in the Hazards and Risks Assessment section, those with the potential and likelihood to impact Hallettsville’s water system are Flood, Lightning, Drought and Winter Storm. Table 7 lists potential impacts due to each hazard.

Hazard	Potential Impacts
Flood	Flooding of wells and treatment plants resulting in unsafe drinking water, damage to pipes, pumps, and tanks.
Lightning	Interruption of electrical service resulting in shutdown of entire or portions of the system due to inability to pump water from wells, operate treatment plants, and distribute water to the pipe network. Direct lightning strikes can also damage system facilities and injure personnel.
Drought	Severe drought could potentially impact well production capacity.
Winter Storm	Extended periods below 32° Fahrenheit has the potential to damage critical equipment, freeze water in exposed lines, cause line breaks, render treatment units inoperable and inhibit emergency generator startups. In addition, heavy ice accumulation can interrupt electrical service.

## 8.2 WASTEWATER SYSTEM

The wastewater study inventories major components of the local wastewater system and identifies areas of operation requiring improvement to ensure safe, efficient, and economical collections and treatment. The study concludes by providing a prioritized summary of needed improvements and estimated costs.

### 8.2.1 Highlights

The City of Hallettsville's original sewage collection and treatment system was constructed in 1929. Based on the best information available, City staff believe the system consists mainly of the original clay lines, with PVC replacements in approximately 50% of the system. Aged and deteriorating lines are a primary cause for constant leaks and subsequent repairs, as well as inflow and infiltration (I/I).

The current wastewater treatment plant (WWTP) is an activated sludge process plant operated in contact stabilization mode. The WWTP is over 40 years old and has not been rehabilitated within the last decade. Collection systems of this age typically experience a significant amount of I/I into the system. Flows that exceed the system design capacity can cause the WWTP to experience solids washout and other plant failures that would in turn cause violations of the permitted effluent quality.

*Map: Hallettsville, TX - Existing Wastewater System* illustrates the collected information.

In addition, this plan includes recommended projects to replace aging, deteriorating, and undersized lines to support safe, efficient, and economical wastewater collection and treatment.

### 8.2.2 Original System

The City of Hallettsville's existing sewage collection system was constructed in 1929. Based on the best information available, City staff believe the system consists mainly of the original clay lines, with PVC replacements in approximately half of the system. The wastewater treatment plant (WWTP) is over 40 years old and is an activated sludge process plant operated in the contact stabilization mode.

### 8.2.3 Key Components

Table 8 inventories the collection lines associated with the wastewater collection system operated by the City of Hallettsville by size, total length, and percentage of the system.

Table 8: Major Sewer Collection System Components

Table 9: Lift Stations			
Location	Pump Capacity (GPM)	Year Built	Condition
WWTP	UNK	UNK	Fair
Reckaway St.	UNK	UNK	UNK
Mulberry St.	UNK	UNK	UNK
West & Kessler	UNK	UNK	UNK
Kroschel	UNK	UNK	UNK
Park & Rogers	UNK	UNK	UNK
Moore St. & Rickaway Branch	UNK	UNK	UNK
Industrial Park	UNK	2021	New

Sewer Lines			
	Diameter	Length	Perce
<b>Gravity Feed</b>			
	4"	9,464	5.76
	6"	110,166	67.06
	8"	24,431	14.87
	10"	6,403	3.90
	12"	13,815	8.41
<b>Total Sewer Lines</b>		164,278	<b>100%</b>

Table 10 shows the location and capacity of generators used to support the Hallettsville wastewater system.

Table 10: Generator Locations & Capacity

Generator	Location	Capacity or Size
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Quick Disconnect	Industrial Park	NA
Backup Generator	WWTP	UNK

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#### 8.2.4 System Operations

The TCEQ conducted a Comprehensive Compliance Investigation (CCI) in December 2020.

The CCI report indicates that the City of Hallettsville had one minor alleged violation for Reckaway Lift Station (LS) having excessive grease and solids buildup.

Hallettsville city staff indicate that these allegations are being resolved, or have been resolved, at the time of this plan.

#### 8.2.5 Wastewater System Analysis

The wastewater system analysis evaluates the system components described in the previous sections with respect to the applicable standards and criteria.

This analysis will consider the following elements:

- ❖ Standards & criteria
- ❖ Wastewater treatment facilities
- ❖ Industrial waste & special treatment facilities
- ❖ Inflow & infiltration (I/I) problems
- ❖ Collection system conditions
- ❖ Lift station conditions
- ❖ Manhole & cleanout conditions
- ❖ Unserved/underserved areas
- ❖ Impact of soil & terrain characteristics
- ❖ Operational procedures

#### 8.2.6 Standards and Criteria

The US Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ) outline the standards or criteria applicable to municipal wastewater system design and operation including influent quality, collection, and treatment, and effluent quality.

Texas Administrative Code (TAC), Title 30, Part 1, Chapter 217 - *Design Criteria for*

*Domestic Wastewater Systems* - outlines system design and operations in all respects.

EPA requirements mainly relate to discharge limitations and industrial wastewater treatment.

### 8.2.7 Treatment Facilities

TAC standards provide detailed information concerning expected wastewater treatment facility design flows and loadings for the average municipal wastewater effluent stream.

Design criteria for sewage treatment facilities are based on process type and address the individual system components.

Design standards account for:

- ❖ Design flow.
- ❖ Peak flow
- ❖ Influent characteristics
- ❖ Required discharge quality. The criteria are comprehensive and consider most treatment technologies currently in common use.

Typically, effluent strength entering the treatment facility should not exceed 200-to-350 mg/L BOD-5, [OBJ] depending on the characteristics of the influent stream and the source of the wastewater stream. BOD5 and TSS values higher than 200 mg/L would likely be the result of wastewater demand from industrial sources that should be pretreated or eliminated.

Specific authorized effluent discharge quality limitations are established in the individual municipality or operator's *Permit to Discharge Waste* and will vary based on local conditions. For example, the permitted average flow depends on the source. A residential subdivision would have a permitted design flow of 75-to-100 gallons per capita per day, but a hospital design flow would be approximately 200 gallons per capita per day.

The design flow criteria for a facility with expected flows of less than 1.0 Million Gallons per Day (MGD) establishes the permitted flow as the maximum 30-day average flow. This permitted flow is estimated by multiplying the average annual flow by a factor of at least 1.5 and dividing that value by 12. When site-specific data is unavailable, the two-hour peak flow must be estimated by multiplying the permitted flow described above by a factor of four (4.0).

TCEQ regulations require public sewer system owners to begin planning for plant

expansion or replacement when the system experiences average daily flows in excess of 75% of its permitted capacity for three or more consecutive months.

If average daily flows exceed 90% for three or more consecutive months, TCEQ requires that the owner begin construction on a new or expanded treatment facility.

### 8.2.8 Collection Systems

Design criteria for collection systems include standards for:

- ❖ Pipe size.
- ❖ Horizontal and vertical spacing
- ❖ Gradient
- ❖ Manhole spacing
- ❖ Lift station connections
- ❖ Allowable infiltration/inflow. The standards require a minimum diameter of 6" for gravity collection mains.

The standards also specify minimum gradients for various pipe sizes that will be required to achieve a flow velocity of at least two feet per second (2' fps).

Table 11 lists the grade requirements and pipe size minimums required within the Hallettsville system.

Table 11: Sewer Gradient Standards

Main Size (in.)	Fall in Feet per 100 Feet of Line (ft.)
6"	0.50
8"	0.33
10"	0.25
12"	0.20

The typical manhole spacing for 6"-to-12" main sizes with straight alignment and uniform grades is 500' (maximum). Reduced spacing may be necessary based on a system's ability to clean and maintain its sewer with available equipment.

Lift station design criteria establish general requirements that include, but are not limited to, the following:

1. The raw wastewater pump, with the exception of a grinder pump, must be capable

of passing a sphere of 2.5" or greater.

2. The raw wastewater pump must have suction and discharge openings of at least 3.0" in diameter.
3. The lift station pumping capacity must have a firm pumping capacity equal to or greater than the expected peak flow.
4. For a lift station with more than two (2) pumps, a force main in excess of ½-mile, or firm pumping capacity of 100 GPM or greater, system curves must be provided for both the normal and peak operating conditions at C values for proposed and existing pipe.
5. A collection system lift station must be equipped with a tested quick-connect mechanism, or a transfer switch properly sized to connect to a portable generator, if not equipped with an onsite generator.
6. Lift stations must include an audiovisual alarm system, and the system must transmit all alarm conditions to a continuously monitored location.
7. A lift station must be fully accessible during a 25-year 24-hour rainfall event.
8. A force main must be a minimum of 4.0" in diameter unless it is used in conjunction with a grinder pump station.
9. For a duplex pump station, the minimum velocity is three feet per second (3 fps) with one (1) pump in operation.
10. For a pump station with three (3) or more pumps, the minimum velocity is two feet per second (2 fps) with only the smallest pump in operation. The use of pipe or fittings rated at a working pressure of less than 150 pounds per square inch (psi) is prohibited.

### 8.2.9 Wastewater Treatment Facility

The City of Hallettsville's wastewater treatment plant is an activated sludge process plant operated in the contact stabilization mode. Hallettsville's WWTP was constructed in 1950's.

Collection systems of this age typically experience a significant amount of inflow and infiltration (I/I) into the system. Flows that exceed the system design capacity can cause the WWTP to experience solids washout and other plant failures that would in turn cause violations of the permitted effluent quality.

The current *Permit to Discharge Waste* (WQ0010013001) authorizes the discharge of treated domestic wastewater effluent at a daily average flow not to exceed 0.8 Million Gallons Per Day (MGD). According to operations staff, current average daily flows at the facility are an estimated 0.3 MGD. The current estimated average daily flow represents roughly 37.5% of permitted levels (see Table 12).

The Permit allows an average discharge during any two-hour period (two-hour peak) of 1,583 Gallons Per Minute (GPM), or 2.28 MGD. Peak two-hour flows for the Hallettsville WWTP are not available at this time. Peak flows during and after significant storm events are 1.0 MGD (see Table 12).

Table 12: Flows Standards & Current Performance

<b>Measure</b>	<b>Permitted [1]</b>	<b>Current</b>
Maximum Daily Average Flow (MGD)	0.8	0.3 [2]
Two-Hour Peak Flow (average discharge) (GPM or MDG)	1,583 or 2.28	695 gpm or 1.0 MGD

[1] Based on current Permit to Discharge Waste (WQ0010013001)

[2] Operations staff estimate

The City of Hallettsville contracts with Pace Analytical to collect and analyze all effluent samples for carbonaceous biochemical oxygen demand (CBOD), total suspended solids (TSS), ammonia nitrogen, pH, and E. Coli. The City operates the chlorine analysis in-house.

### 8.2.10 Inflow and Infiltration (I/I)

Inflow and Infiltration (I/I) are terms used to describe the flow of surface water or groundwater into a wastewater collection system.

Primary causes for I/I include:

- ❖ Deteriorated manholes that are no longer watertight
- ❖ Cracked or collapsed pipes.
- ❖ Disjointed pipe connections
- ❖ Inadvertent stormwater flows into the sanitary system via storm drains (cross-connections)

I/I is a serious, continuous, and cumulative problem that has a significant adverse effect on wastewater treatment facility operation costs and efficiency.

Acceptable I/I levels are determined by applying the standard of 200 gallons per inch of diameter per mile of pipe per day.

Using information collected in the system inventory, the allowable I/I for the City of Hallettsville's system would be about 14,340 GPD. This represents approximately 4.78% of the normal average daily flow.

#### 8.2.11 Collection System Lines

Hallettsville's collection system consists of 164,278 Linear Feet (LF) of sewer line.

Many of the lines were installed with the original system in the early 1920s. The City's collection system is comprised of two different types of pipes: Clay and PVC. From the best available information, City staff estimate that 50% is original and 50% of pipe in Hallettsville's system are PVC.

Old, deteriorating pipes in the collection system are a primary cause for constant leaks and subsequent repairs, as well as inflow and infiltration (I/I). The City is currently developing a strategy to identify and address I/I through a project to improve the overall wastewater collection system operations in the near future.

#### 8.2.12 Lift Stations

There are 6 lift stations operating within Hallettsville's collection system. According to the best information available, the lift station is a full-size lift station. Operations staff indicate that the sewer system requires rehabilitation and that the City is recently performed smoke testing to help prioritize repairs to improve overall system functionality.

#### 8.2.13 Manholes and Cleanouts

Hallettsville's collection system includes approximately 465 manholes, and an unknown number of cleanouts distributed throughout the system. See *Map 6A: Existing Sewer System Map* for exact locations.

Older, deteriorating brick-and-mortar manholes are likely one cause of excessive inflow and infiltration (I/I) into the collection system. The City should continue to replace these brick manholes as resources allow.

### 8.2.14 Unserved/Underserved Areas

According to current system maps, the City of Hallettsville provides centralized sewer collection service to all residents within the corporate city limits, so the porosity and percolation characteristics of the local soils are not relevant. In addition, the collection system is relatively old in terms of service life and was installed in the late 1920s.

### 8.2.15 Soil Conditions

Soil and topography can impact wastewater system integrity by contributing to system infiltration and inflow, pipe breakage, and other construction issues.

For example, soils with high porosity characteristics may contribute to higher system infiltration rates, particularly when collection lines and manholes have deteriorated due to age and breakage. Soils that absorb water and swell, like fat clays, can crack sewer pipes and manholes, particularly when these components have been constructed with improper bedding material or techniques.

In areas that include septic systems, certain soils may be unsuitable for septic systems if they do not have suitable porosity and percolation characteristics.

Modern regulations require pipe installation to be constructed with engineered bedding materials that surround the pipe. These bedding techniques essentially remove the effects of swelling and shrinking clay soils and render the nature of the soil irrelevant.

### 8.2.16 Operational Procedures

Hallettsville's treatment facility is classified as a Class "C" facility and requires one operator with a Class "C" or higher license. The City of Hallettsville currently employs three Class "C" operators.

Several treatment and collection issues that all sewer systems should address require minimal capital outlay. These issues are continuous and should be addressed by routine, scheduled operational procedures like the following.

- ❖ Establish a routine to locate sources of I/I and a plan to address these problems in a timely fashion.
- ❖ Establish a program for routine scheduled maintenance of plant mechanical equipment, possibly incorporating currently available technological systems such as SCADA (Supervisory Control and Data Acquisition) packages designed for this task.
- ❖ Monitor influent and effluent quality on a regularly scheduled basis, with appropriate recording and reporting procedures.

- ❖ Establish a routine line and manhole inspection schedule and a plan for the required line and manhole replacement and/or rehabilitation.

In many systems, these operational/maintenance practices occur in the form of repair as opposed to preventive maintenance. This situation appears to have occurred frequently in Hallettsville.

### 8.2.17 System Risks

Of the primary hazards listed above in the Hazards and Risks Assessment section, those with the potential and likelihood to impact Hallettsville’s wastewater system are Flood, Lightning, Drought and Winter Storm. Table 13 lists potential impacts due to each hazard.

<b>Table 13 Wastewater System Risks Summary</b>	
<b>Hazard</b>	<b>Potential Impacts</b>
Flood	Flooding of the collection system, lift stations, and treatment plants resulting in damage to system equipment, discharge of untreated wastewater, and system inoperability.
Lightning	Interruption of electrical service resulting in shutdown of entire or portions of the system due to inability to pump sewage from lift stations and operate treatment plants. Direct lightning strikes can also damage system facilities and injure personnel.
Drought	Severe drought can cause soil shrinkage resulting in pipe damage or failures.
Winter Storm	Extended periods below 32° Fahrenheit have the potential to damage critical equipment, freeze water in exposed lines and inhibit emergency generator startups. In addition, heavy ice accumulation can interrupt electrical service.

## 8.3 STORM WATER SYSTEM

### 8.3.1 Description of System

Hallettsville manages stormwater drainage primarily through an open ditch network, with some underground pipes supplementing in higher density areas. Flooding risks are present in portions of the city. Here are some key details about the stormwater drainage system in Hallettsville, Texas:

- ❖ Hallettsville has a system of open ditches, culverts, and some underground storm sewers to collect and convey runoff.
- ❖ Most roadways utilize curbside open channels and ditches that gravity drain stormwater.
- ❖ Older parts of town rely more on undersized underground storm sewers that can back up and flood.
- ❖ Newer subdivisions tend to have larger capacity storm sewers and drainage ponds for detention.
- ❖ Much of the stormwater runoff eventually drains into Rickaway Branch and the Lavaca River in the Lavaca River watershed.
- ❖ Some localized flooding occurs in low points during heavy rains as capacity is exceeded in places.
- ❖ The very western and eastern portions of Hallettsville are within the 100-year floodplain of Rickaway Branch and the Lavaca River.
- ❖ Storm drains and ditches are cleaned periodically to remove debris that can impede flows.
- ❖ Erosion in drainage ditches causes sedimentation issues in downstream water bodies after rains.
- ❖ The city stormwater utility fee helps fund drainage capital projects and maintenance.

### 8.3.2 Geographic Information

Hallettsville is in the Rocky Creek Lavaca River watershed of the Lavaca River Basin. Natural drainage occurs in a South-southeast direction. The highest elevation in Hallettsville is 233 feet above sea level. Hallettsville's drainage system was developed during the city's growth. Existing roadside ditches, culverts, curbs, and gutters serve as the primary roadway drainage infrastructure in the city.

The system does not function well in some areas in its present configuration. Ditches lack adequate capacity to convey runoff during average rainfall events, and many also do not drain well after the event. Inadequate ditches also do not provide positive drainage for the pavement resulting in pavement subgrade and surface deterioration. Moreover, localized flooding occurs due to the lack of ditches, culverts, and maintenance of curbs and gutters along local streets. The below sections examine the state of each drainage facility type in more detail.

### 8.3.3 Storm System Inventory

Hallettsville's mix of ditches, pipes, ponds, and structures work in conjunction to direct storm runoff through topography to Rickaway Branch or the Lavaca River. Based on

reviewing municipal documents and maps for Hallettsville, Texas, the city's storm drainage system includes the following types of structures:

- ❖ Open ditches - Grass-lined open channels along most streets and roads to collect and direct runoff.
- ❖ Culverts - Metal and concrete pipes of various diameters that allow drainage ditches to run beneath driveways, sidewalks, and road crossings.
- ❖ Storm sewers - Underground pipes typically 15 to 30 inches in diameter in older parts of town that carry runoff. Includes manholes for access.
- ❖ Inlets/Catch basins - Collect runoff into the storm sewer system from curbs and paved surfaces.
- ❖ Headwalls - Concrete structures at the outlets of larger culverts and drainage pipes.
- ❖ Detention ponds - Landscaped ponds designed to temporarily store and slowly release stormwater in some neighborhoods.
- ❖ Outfall structures - Where drainage systems discharge to streams and creeks. Includes riprap and concrete outlets.
- ❖ Channels - Larger open or concrete-lined channels downstream of drainage networks that lead to the Lavaca River or its tributaries.
- ❖ Weirs/flumes - Concrete control structures on open channels to regulate stormwater flows.
- ❖ Debris grates - Metal grates to trap litter and debris across some culvert and outlet points prone to clogging issues.

Drainage systems typically consist of curbs and gutters, pipes, ditches, and bridges that use the natural topography or grade of the land to facilitate the movement of stormwater out of a community's developed areas. Drainage in Hallettsville relies on a system of curb and gutter, culvert pipes, roadside ditches, channels, and creeks to control excess stormwater and convey it to the Lavaca River and its tributaries. Drainage channel/ditch types include roadside ditches, natural-lined channels, and concrete-lined channels.

Table 14: Key Drainage System Components

	City Limits	Total
<b>Drainage Ditch/Channel (LF)</b>	117,581	430,011
<b>Curb &amp; Gutter (LF)</b>	205,481	205,481
<b>Area Inlets (#)</b>	25	25

Table 14 inventories the number and general location of key elements in the Hallettsville area's drainage system. Culvert pipes found throughout Hallettsville and the ETJ include Corrugated Metal Pipe (CMP), Reinforced Concrete Pipe (RCP), Reinforced Concrete Box Culvert (RCBC), High Density Polyethylene (HDPE), and Cast Iron (IRON).

The following table lists the storm drainage structures within the City of Hallettsville. All of which were financed and installed by the Texas Department of Transportation (TxDOT) and are along the state-maintained highways. The most current Street and Storm Drainage Exhibit is displayed on the Map entitled *Hallettsville Existing Stormwater Drainage Map*.

TABLE 15: STORM DRAINAGE STRUCTURES INVENTORY			
ID	INVENTORY	LOCATION	NOTES
1	(3) 27 x 42" Arch CMP	Fink	
2	24' x 26'	Crocket	LWC
3	(2) 8' x 7' RCBC	N. La Grange	4 Inlets
4	(2) 8' x 7' RCBC	North Main	
5	14' x 75'	Willis	Medium Bridge
6	(3) 56" x 72" Arch CMP	Kroschel	
7	(2) 6" x 9" Arch CMP	Donna	
8	50' x 300"	West 4 <sup>th</sup>	Large Bridge
9	(2) 6' x 7' RCBC	US HWY 77	
10	12' x 60'	County Road	Small Bridge
11	12' x 100"	Rickaway	Valley Gutter
12	(3) 5' x 42" RCBC	County Road	

13	6' x 30'	Moore	Valley Gutter
14	50' x 175'	East 4 <sup>th</sup> St	Large Bridge
15	14' x 80'	Cemetery	Bridge
16	24" x 24" RCP	Donna	

### 8.3.4 System Conditions

Hallettsville's drainage system seems to be aged with moderate to significant deterioration observed negatively impacting performance and drainage capacity in parts of the city during rains. Based on some research, here is an overview of the general condition of the existing storm drainage system in Hallettsville, Texas:

- ❖ Age - Much of the drainage infrastructure is old, with undersized systems dating back 50+ years that lack capacity for current runoff volumes.
- ❖ Pipe Condition - Older underground storm sewers are likely deteriorated, leading to cracks, leaks and failures that contribute to infiltration and flooding issues.
- ❖ Ditch Erosion - Earthen ditches and channels have experienced erosion over time, reducing capacity and increasing sedimentation.
- ❖ Siltation - Buildup of silt, debris, and vegetation in ditches, culverts, and drainage paths obstructs flow and reduces capacity. Regular cleaning is needed.
- ❖ Structural Damage - Some culverts, headwalls and other structures show signs of wear or distress such as cracking, subsidence, or exposed rebar.
- ❖ Undersized Capacity - Parts of the system have inadequate size to handle flows during moderate or major rain events, causing overflow and flooding.
- ❖ Lack of Detention - Few stormwater detention or retention ponds to attenuate flooding.
- ❖ Limited Mapping - Incomplete mapping and documentation of the overall drainage network makes assessment difficult.

An Exhibit showing the 100-year floodplain within City Limits along with a National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) 48285C0280E are provided on the drainage map.

The natural flow of surface runoff is often interrupted due to debris, silt, and overgrown vegetation in the culverts. The storm drainage structures need maintenance such as clearing and mowing.

This should be completed as needed but at the very least annually. Drainage overflow from the culverts has resulted in deteriorated roads with potholes and cracks throughout

the City. Street damage and drainage flow interruptions are manageable infrastructure improvements, but due to the City’s financial limitations, staying ahead of the maintenance and repairs is a challenge.

It is recommended that the City perform a drainage analysis on the City to determine the cause and severity of localized flooding. The drainage study should prioritize areas of flooding, identify solutions, and provide cost estimates for drainage improvements. *It may be of interest for the City to research if grant funds are available for a drainage study.*

Currently, the City does not have a formal method for documenting flooding events.

It is recommended that the City consider a documentation plan to help keep records of such flooding incidents by recording the date, time, inches, drainage route, property owner calls and damage caused by each incident to allow for a better understanding of the impact of these events.

To protect the public health and safety, the City adopted an ordinance that prohibits the construction of buildings within the 100-year floodplain, restricts the use of floodplains for purposes that may be harmful to the public; and prevents the alteration of stream channels and flood zones that may increase flooding. Additionally, houses in the 100-year flood plain could potentially be bought out by the City and made into parkland or open greenspace. Money is available through FEMA’s Hazard Mitigation Assistance Program for property acquisitions or buyouts within flood prone areas. The City should consider reviewing FEMA’s grant assistance programs and researching buy-out programs.

### 8.3.5 Maintenance Process

Routine maintenance allows for operational service life to last longer by preventing any prolonged drainage problems. Preventive maintenance is a precautionary method that helps reduce debris, sediments, and structural failure. Major maintenance is needed after severe damage has occurred. This type of maintenance is not needed regularly. The following table gives examples for other maintenance activities and classifications recommended by this plan.

<b>TABLE 16: MAINTENANCE PLAN</b>		
<b>Routine Maintenance</b>	<b>Preventive Maintenance</b>	<b>Major Maintenance</b>

*Litter and Trash Removal	*Debris Removal	*Construct New Drainage Channels
*Right-of Way Mowing	*Sediment Removal	*Replace Low Water Crossings
*Vegetation/Brush Management	*Channel Bank Stabilization	*Modify Drainage Structures (to increase capacity)
	* Concrete Repair	

To properly maintain drainage areas, the City will need to invest in the proper equipment to perform the maintenance.

### 8.3.6 System Risks

Of the primary hazards listed above in the Hazards and Risks Assessment section, flooding is the primary hazard with the potential and likelihood to impact Hallettsville’s stormwater system. Impacts to the stormwater system due to flooding include overwhelming of conveyance and detention structures capacity causing additional local flooding, damage or possibly destruction of stormwater culverts and underground storm sewers, and severe erosion of ditches. Wildfires can also damage stormwater infrastructure, particularly those not made of flame- or heat-resistant materials. Lightning and winter storm present minimal risks to Hallettsville’s stormwater system because of the utilization of gravity to move water through the system.

## 8.4 ELECTRICAL SYSTEM

The City of Hallettsville's electrical distribution and transmission system was installed in 1870. Hallettsville Municipal Utilities is a municipally owned electric utility (MOU) that owns, operates, and maintains the transmission lines within the system. The City purchases power from a single substation owned by LCRA. City staff have indicated that no major electrical upgrades are required at this time; however, minor improvements, such as replacing poles and trimming trees, will be necessary in the coming years.

Hallettsville Municipal Utilities operates as a public power utility under the Public Utility Commission of Texas. According to City staff, the system has 1,650 service connections. The City does not own high-voltage transmission facilities or generation resources to meet its customers' needs. The area's transmission source is provided by LCRA TSC's high-

voltage transmission and transformation facilities. The City has contracts in place to purchase its wholesale power requirements from LCRA.

The following section will inventory the major components of the City’s electrical system as of this comprehensive plan's date. The plan will also identify operational areas where system improvements should be implemented to enhance safety, efficiency, and economy. It will conclude with a prioritized summary of the needed improvements and their estimated costs.

### 8.4.1 Electrical System Inventory

Table 17 presents a summary of the various components associated with the electrical transmission system.

*Table 17: Electrical System Components Summary*

Electrical System Summary of Facts and Statistics	
Year established	1870
Fiscal year begins	January
Population	2,550
Annual system peak demand	9.5 MW
Annual system energy sales	41,600 MWH
Annual electric revenue	\$4,025,000
Connected meters	1,884
Miles of transmission lines	0
Distribution lines (overhead)	30.7 Miles
Distribution lines (underground)	4.4 Miles
Operating primary distribution voltage	12.47-Kilovolts (kV)

### 8.4.2 Standards and Criteria

The National Electrical Safety Code (NESC), Public Utility Commission of Texas (PUCT), North American Electric Reliability Corporation (NERC), and Southeastern Electric Reliability Council (SERC) have established regulations and standards to ensure safe and reliable delivery of electricity to its users. All electrical distribution systems within Texas will adhere to PUCT and NERC and must adhere to their regulations. SERC is a not-for-profit based organization which provides an independent platform for an efficient regional energy market. Due to its location, the City of HALLETTSVILLE is within SERC’s region as opposed to the Electric Reliability Council of Texas (ERCOT) which manages over 90% of the State of Texas.

### 8.4.3 Electrical Rates

The City currently purchases electricity on a wholesale basis from LCRA. Table 18 below indicates the current customer rates averages for the City’s system:

Table 18: Current Electrical Rates

Type	Rate/Charge	Wire Charge/KW HR
Residential	\$14.00	\$.0545
Commercial	\$69.17	\$.0586
Industrial	\$259.70	\$.0785

\*The city administrator shall adjust the generation charge monthly to equal the total cost of generation supplied to the city.

### 8.4.4 Electrical Supply

The Hallettsville City Substation is served from a transformer at the Hallettsville Substation (owned by LCRA TSC) via a 2.77-mile 12.5 kV distribution line (owned by LCRA TSC). Hallettsville PWT-T2 serves one SBEC feeder (HV60) and one City feeder (HV30). The capacity of Hallettsville PWT-T2 is 22.4/29.6 MVA (Summer/Winter) and the 2017 60-minute NCP kilowatt demand for PWT-T2 was 14,313-kW. Voltage to the City of Hallettsville feeders is regulated at Hallettsville City Substation with three single phase step voltage regulators, with a maximum rating of 546 Amps/phase at 55°C rise. The 2017 60-minute Non-Coincidental Peak (NCP) kilowatt demand on the City of Hallettsville system was 9,711 kW, or 449 Amps/phase.

### 8.4.5 Electrical Distribution System

The main electrical lines within the City’s system are three-phase lines. Single phase lines are distributed throughout the system as needed for various customers within the city. Most of these lines are installed on treated wooden power poles. ANSI O5 defines the minimum standards for the quality of wood poles to be installed for electrical systems.

The City does not have an established program for routine line replacement. The national average for life expectancy of wooden poles are about 45 years without remedial treatment. The City replaces power poles periodically when required by events such as failures due to weather events.

Overhead and Underground Conductor Length in Miles

Table 19: Conductor Inventory			
		Circuits	

	Type	HC90	HC100	HC110	Total (FT)
Over Head	#1/0 ACSR 6/1	4,527	34,709	10,889	50,125
	#2 ACSR 6/1	8,740	21,057	16,009	45,806
	#2Cu - 7s	0	924	0	924
	#4 ACSR 7/1	5,228	23,002	9,851	38,081
	#4 Cu - 1s	3,398	1,297	253	4,948
	#4 Cu - 3s	8,978	5,340	2,083	16,401
	#4 Cu - 7s	1,854	19,896	0	21,750
	#4/0 ACSR 6/1	273	1,776	2,649	4,698
	#6 Cu - 1s	2,070	4,145	1,006	7,221
	1/0 AAC - 7 Str	0	0	924	924
	1/0 HdCu - 7s	41,439	20,273	12,096	73,808
	336.4 MCM AAC - 19s	9,138	5,676	33,480	48,294
	397.5 MCM AAC - 19s	0	0	12,456	12,456
	4/0 AAC - 7 Str	0	9,207	19,317	28,524
	<b>OVERHEAD TOTAL</b>				<b>353,960</b>
Under Ground	#2 AL 15kV 1/3 N	2,402	11,598	16,734	30,734
	1/0 AL 15kV 1/3 N	3,947	2,311	9,566	15,824
	<b>UNDERGROUND TOTAL</b>	<b>6,349</b>	<b>13,909</b>	<b>13,909</b>	<b>46,558</b>

#### 8.4.6 System Risks

Of the primary hazards listed above in the Hazards and Risks Assessment section, those with the potential and likelihood to impact Hallettsville's electrical system are Lightning, Extreme Heat, Wildfire, Windstorm and Winter Storms. Table 20 lists potential impacts due to each hazard.

<b>Table 20</b>	
<b>Electrical System Risks Summary</b>	
Hazard	Potential Impacts
Lightning	Lightning can cause damage to electrical equipment resulting in the interruption of electrical service.
Extreme Heat	Extreme heat can increase demand on the system to the point of failure, overheat and damage electrical transformers and other critical components, and create electrical fires due to conductor insulation degradation and sagging of power lines near vegetation.
Wildfire	Wildfire can destroy electrical system components comprising the power distribution system.
Windstorm	High winds can damage power lines, break power poles, cause trees to down power lines, and propel debris into transformers and other critical electrical components potentially causing widespread power outages and fires.
Winter Storm	Extended periods below 32° Fahrenheit have the potential to cause electrical equipment failures. Ice accumulations can damage power lines, which can lead to widespread outages.

8.4.7 Missing Neutral Wire Rehabilitation

There are 17 spans (2800 ft) of primary lines that currently do not have primary neutrals installed. The neutral conductor on a wye configured system is a current carrying conductor. The Hallettsville distribution system is wye configured. The neutral conductor is the return path for any phase imbalance on three phase systems and also the return path on single bushing, single phase transformers. The neutral conductor provides a lower impedance path for this current to return to the source, or ground. With the neutral missing, the only return path is to “earth” ground. The return path to “earth” ground may be a higher impedance and cause a higher potential in the grounding system. This higher potential can present issues with stray voltages and also touch potential on any exposed grounds. The stray voltage may even be present on any secondary grounds and service grounds creating a safety and equipment hazard at the customer’s panel. If the grounding on the secondary and the customers system is not sufficient, the stray voltage will cause

a surge in customer voltage and/or high currents on the customer's neutral conductor. Project #11 is being recommended to install primary neutral conductor on all spans that currently have no primary neutral.

Hallettsville has a small number of underground electrical lines but does not have specific plans for converting more areas of the City. City staff have indicated that the City is interested in installing more underground lines if the appropriate funding mechanism can be established.

PRELIM DRAFT

# 2025-45 CAPITAL IMPROVEMENTS PLAN

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# Short-Term Projects (1-5 Years)

## INFRASTRUCTURE

Category	Details
<b>Project Title</b>	I-1 Water Well No. 11 Project
<b>Location</b>	Well No. 8 Plant Site – 706 N. Ridge St.
<b>Project Description</b>	Replace existing Well No. 8 at 706 North Ridge Street water treatment plant with new Well No. 11 - Demolish and remove existing well No. 8 and drill and complete new Well No. 11 and associated appurtenances.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety; increase resilience to disasters and reduce or eliminate long-term risk of disaster-related loss of life, injury, damage to and loss of property, and suffering and hardship by lessening the impact of future disasters. Addresses wildfire and drought hazards and protects existing structures.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: Water Well No. 11 – CDBG-MIT
<b>Estimated Cost</b>	\$1,397,600
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	Key mitigation action supporting community-wide resilience and fire suppression readiness goals.
Category	Details
<b>Project Title</b>	I-2 City Wide Drainage Improvements
<b>Location</b>	Hallettsville
<b>Project Description</b>	City of Hallettsville: Flood Control and Drainage Project - Improve and upgrade storm water drainage systems through regrading of ditches, new inlets, box culvert and other drainage improvements throughout the city at the following locations: Donna Dr and Kahn St Market St (between 1st St and 2nd St), Ridge St (between Page St and 2nd St) and 2nd St (between PromenadeSt and Market St and between Ridge St and Rickaway Branch Creek) – FM 957 (between Park Rd 3 & Park 2 Rd) and Park St (from FM 957 to 150 ft west on Park St) - Crockett St (midway between La Grange St and Texana St) - Texana St (between Russell Street and approximately 130 north of Church St) and Glendale St (between 5th St and Depot St) -
<b>Resiliency Benefit</b>	Increase resilience to disasters, reduce the long-term risk of loss of life, injury, damage to and loss of property, suffering and hardship by lessening the impact of future disasters

<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: Hallettsville City Wide Drainage Improvements – CDBG-MIT
<b>Estimated Cost</b>	\$9,882,442
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	.
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	I-3 Water Conservation Public Awareness
<b>Location</b>	Hallettsville
<b>Project Description</b>	Update City of Hallettsville Drought Contingency Plan. Publish updated drought contingency plan and communicate water conservation techniques /methods to the community.
<b>Resiliency Benefit</b>	Emergency preparedness, public safety, and loss during times of drought or other disruptions to water service.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: Drought Contingency Planning and Water Conservation.
<b>Estimated Cost</b>	\$100,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-20 Years recurring
<b>Additional Notes</b>	Key mitigation action supporting community-wide resilience.
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	I-4 Water Well No. 9 Water Plant Generator
<b>Location</b>	Well No. 9 Plant Site
<b>Project Description</b>	The project will provide a fixed emergency generators an appurtenances at the Well No. 9 site water treatment plant.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety; increase resilience to disasters and reduce or eliminate long-term risk of disaster-related loss of life, injury, damage to and loss of property, and suffering and hardship by lessening the impact of future disasters. Addresses Wildfire, Drought, Lightning, Hurricane, Ice Storm, Flooding, Strong Wind and protects existing structures.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: Well No. 9 Generator
<b>Estimated Cost</b>	\$250,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	Key mitigation action supporting community-wide resilience.
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	I-5 Water Well No. 10 Water Plant Generator
<b>Location</b>	Well No. 10 Plant Site
<b>Project Description</b>	The project will provide a fixed emergency generators an appurtenances at the Well No. 10 site water treatment plant.

<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety; increase resilience to disasters and reduce or eliminate long-term risk of disaster-related loss of life, injury, damage to and loss of property, and suffering and hardship by lessening the impact of future disasters. Addresses Wildfire, Drought, Lightning, Hurricane, Ice Storm, Flooding, Strong Wind and protects existing structures.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: Well No. 10 Generator
<b>Estimated Cost</b>	\$250,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	Key mitigation action supporting community-wide resilience.
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	I-6 Wastewater Treatment Plant Generator
<b>Location</b>	Hallettsville WWTP
<b>Project Description</b>	The project will provide a fixed emergency generators an appurtenances at the wastewater treatment plant.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety; increased resilience to disasters and reduce or eliminate long-term risk of disaster-related loss of life, injury, damage to and loss of property, and suffering and hardship by lessening the impact of future disasters. Addresses Hurricane, Ice Storm, Flooding, Strong Wind.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: WWTP Generator
<b>Estimated Cost</b>	\$275,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	I-7 Wildfire Mitigation Planning Activities
<b>Location</b>	Hallettsville, Lavaca County
<b>Project Description</b>	Work with Lavaca County to increase public awareness and participation in programs such as Firewise, and potentially fund a Mitigation Tracking System.
<b>Resiliency Benefit</b>	Emergency preparedness, public safety and security, avoidance of loss.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: Wildfire Mitigation Planning Activities
<b>Estimated Cost</b>	\$100,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	I-8 Water Plant Lightning Protection
<b>Location</b>	Well No. 8, Well No. 9, and Well 10 Water Treatment Plants

<b>Project Description</b>	Install Lightning Protection Systems at all existing water plant sites.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety. Avoids disruption of critical lifeline.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: Water Treatment Plant Lightning Protection
<b>Estimated Cost</b>	\$225,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	

Category	Details
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<b>Project Title</b>	I-9 WWTP Lightning Protection System
<b>Location</b>	Hallettsville WWTP
<b>Project Description</b>	Install lightning protections system at the Hallettsville wastewater treatment plant.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety. Avoids discharges of untreated sewage and unsanitary conditions.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: WWTP Lightning Protection System
<b>Estimated Cost</b>	\$100,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	6-10 Years
<b>Additional Notes</b>	

Category	Details
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<b>Project Title</b>	I-10 Kessler Lift Station Generator
<b>Location</b>	Kessler Lift Station (W. 5 <sup>th</sup> & Kessler)
<b>Project Description</b>	Provide emergency backup power at lift station site.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety. Avoids sewer system overflows and unsanitary conditions.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: Kessler Lift Station Generator/Portable Pump
<b>Estimated Cost</b>	\$75,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	.

Category	Details
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<b>Project Title</b>	I-11 Park St. Lift Station Generator
<b>Location</b>	Park St. Lift Station (Park & Rogers)
<b>Project Description</b>	Provide emergency backup power at lift station site.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety. Avoids sewer system overflows and unsanitary conditions.

<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..#.#: Park St. Lift Station Generator/Portable Pump
<b>Estimated Cost</b>	\$75,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	I-12 Reckaway Lift Station Generator
<b>Location</b>	Reckaway Lift Station
<b>Project Description</b>	Provide emergency backup power at lift station site.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety. Avoids sewer system overflows and unsanitary conditions.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..#.#: Reckaway Lift Station Generator/Portable Pump
<b>Estimated Cost</b>	\$50,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	I-13 Moore St. Lift Station Generator
<b>Location</b>	Moore St. Lift Station
<b>Project Description</b>	Provide emergency backup power at lift station site.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety. Avoids sewer system overflows and unsanitary conditions.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..#.#: Moore St. Lift Station Generator/Portable Pump
<b>Estimated Cost</b>	\$50,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	I-14 Kroeschel Lift Station Generator/Portable Pump
<b>Location</b>	Kroeschel St. Lift Station
<b>Project Description</b>	Provide emergency backup power at lift station site.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety. Avoids sewer system overflows and unsanitary conditions.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..#.#: Kroeschel St. Lift Station Generator/Portable Pump
<b>Estimated Cost</b>	\$75,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	
<b>Category</b>	<b>Details</b>

<b>Project Title</b>	I-15 Mulberry Lift Station Generator/Portable Pump
<b>Location</b>	Mulberry St. Lift Station
<b>Project Description</b>	Provide emergency backup power at lift station site.
<b>Resiliency Benefit</b>	Enhances emergency preparedness and public safety. Avoids sewer system overflows and unsanitary conditions.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: Mulberry St. Lift Station Generator/Portable Pump
<b>Estimated Cost</b>	\$50,000
<b>Responsible Agency</b>	Public Works Department
<b>Implementation Timeline</b>	0-5 Years
<b>Additional Notes</b>	
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	I-16 Wildfire Mitigation Implementation Tracking System
<b>Location</b>	Hallettsville and Lavaca County
<b>Project Description</b>	Work with Lavaca County to develop a system that supports tracking of identification, planning, and implementation of wildfire mitigation activities.
<b>Resiliency Benefit</b>	Emergency preparedness, public safety and security, avoidance of loss.
<b>Strategic Implementation Alignment</b>	Goal # description; Objective ## description; Action #..##: Wildfire Mitigation Implementation Tracking System
<b>Estimated Cost</b>	\$300,000
<b>Responsible Agency</b>	Hallettsville, Lavaca County
<b>Implementation Timeline</b>	6-10 Years
<b>Additional Notes</b>	Key mitigation action supporting community-wide economic resilience.
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	
<b>Location</b>	
<b>Project Description</b>	
<b>Resiliency Benefit</b>	
<b>Strategic Implementation Alignment</b>	
<b>Estimated Cost</b>	
<b>Responsible Agency</b>	
<b>Implementation Timeline</b>	
<b>Additional Notes</b>	
<b>Category</b>	<b>Details</b>
<b>Project Title</b>	
<b>Location</b>	
<b>Project Description</b>	
<b>Resiliency Benefit</b>	

Strategic Implementation Alignment	
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Responsible Agency	
Implementation Timeline	
Additional Notes	
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Resiliency Benefit	
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Responsible Agency	
Implementation Timeline	
Additional Notes	
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Project Title	
Location	
Project Description	
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Strategic Implementation Alignment	
Estimated Cost	
Responsible Agency	
Implementation Timeline	
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Project Title	
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Resiliency Benefit	
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Additional Notes	
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Project Title	
Location	
Project Description	
Resiliency Benefit	

Strategic Implementation  
Alignment  
Estimated Cost  
Responsible Agency  
Implementation Timeline  
Additional Notes


**Category**

Project Title  
Location  
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**Category**

Project Title  
Location  
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Implementation Timeline  
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**Category**

Project Title  
Location  
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Strategic Implementation  
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Implementation Timeline  
Additional Notes


**Category**

Project Title  
Location  
Project Description


Resiliency Benefit	
Strategic Implementation Alignment	
Estimated Cost	
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Implementation Timeline	
Additional Notes	
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Project Description	
Resiliency Benefit	
Strategic Implementation Alignment	
Estimated Cost	
Responsible Agency	
Implementation Timeline	
Additional Notes	
Category	
Project Title	
Location	
Project Description	
Resiliency Benefit	
Strategic Implementation Alignment	
Estimated Cost	
Responsible Agency	
Implementation Timeline	
Additional Notes	
Category* <b>MORE IN DEVELOPMENT</b>	Details
Project Title	
Location	
Project Description	
Resiliency Benefit	
Strategic Implementation Alignment	
Estimated Cost	
Responsible Agency	
Implementation Timeline	
Additional Notes	
Category* <b>MORE IN DEVELOPMENT</b>	Details
Project Title	
Location	
Project Description	

Resiliency Benefit  
 Strategic Implementation  
 Alignment  
 Estimated Cost  
 Responsible Agency  
 Implementation Timeline  
 Additional Notes

Category\***MORE IN DEVELOPMENT**

Details

Project Title  
 Location  
 Project Description  
 Resiliency Benefit  
 Strategic Implementation  
 Alignment  
 Estimated Cost  
 Responsible Agency  
 Implementation Timeline  
 Additional Notes

Category\***MORE IN DEVELOPMENT**

Details

Project Title  
 Location  
 Project Description  
 Resiliency Benefit  
 Strategic Implementation  
 Alignment  
 Estimated Cost  
 Responsible Agency  
 Implementation Timeline  
 Additional Notes

**TRANSPORTATION\* UNDER DEVELOPMENT**

Category

Details

Project Title  
 Jurisdiction/Location  
 Project Description  
 Resiliency Benefit  
 Project Type  
 Strategic Implementation  
 Alignment  
 Estimated Cost

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 Goal # description; Objective ## description; Action #..#.#:

Responsible Agency	
Implementation Timeline	
Additional Notes	

## PUBLIC FACILITIES\* UNDER DEVELOPMENT

Category	Details
Project Title	
Jurisdiction/Location	Smithville
Project Description	5,595 LF of 18" PVC Gravity Main & Appurtenances
Resiliency Benefit	Additional capacity to support future growth enhancing economic resilience
Project Type	
Strategic Implementation Alignment	Goal # description; Objective ## description; Action #..#.#:
Estimated Cost	
Responsible Agency	
Implementation Timeline	
Additional Notes	

## HOUSING\* UNDER DEVELOPMENT

Category	Details
Project Title	
Jurisdiction/Location	
Project Description	
Resiliency Benefit	
Project Type	
Strategic Implementation Alignment	Goal # description; Objective ## description; Action #..#.#:
Estimated Cost	
Responsible Agency	
Implementation Timeline	
Additional Notes	

## MAP Short-Term Projects

## Intermediate to Long-Term Projects (6-20 Years)

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## TRANSPORTATION \* UNDER DEVELOPMENT

Category	Details
Project Title	
Jurisdiction/Location	
Project Description	
Resiliency Benefit	
Project Type	
Strategic Implementation	Goal # description; Objective ## description; Action #..#.#:
Alignment	
Estimated Cost	
Responsible Agency	
Implementation Timeline	
Additional Notes	

## INFRASTRUCTURE \* UNDER DEVELOPMENT

Category	Details
Project Title	
Jurisdiction/Location	
Project Description	
Resiliency Benefit	
Project Type	
Strategic Implementation	Goal # description; Objective ## description; Action #..#.#:
Alignment	
Estimated Cost	
Responsible Agency	
Implementation Timeline	
Additional Notes	

## PUBLIC FACILITIES \* UNDER DEVELOPMENT

Category	Details
Project Title	
Jurisdiction/Location	
Project Description	
Resiliency Benefit	
Project Type	
Strategic Implementation	Goal # description; Objective ## description; Action #..#.#:
Alignment	
Estimated Cost	
Responsible Agency	
Implementation Timeline	
Additional Notes	

## HOUSING\* UNDER DEVELOPMENT

Category	Details
Project Title	
Jurisdiction/Location	
Project Description	
Resiliency Benefit	
Project Type	
Strategic Implementation	Goal # description; Objective ## description; Action #..#.#:
Alignment	
Estimated Cost	
Responsible Agency	
Implementation Timeline	
Additional Notes	

## MAP Intermediate to Long-Term Projects

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