CITY OF HALLETTSVILLE

NOTICE OF MEETING

PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 27, 2026 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL
101 NORTH MAIN STREET
HALLETTSVILLE, TEXAS 77964

AGENDA

1) Call to Order and Announcement of Quorum
2) Public Comment Period
3) Discuss and approving the meeting minutes from the April 22, 2026 Planning & Zoning Meetings.
4) Discuss a possible ordinance recommendation on scooters being driven on the City streets.
5) Discuss an upcoming zoning code, zoning classifications, and locations for zoning classifications, and coordination within the comprehensive plan's land use chapter.
6) Discuss and set meetings dates for the months of November and December 2026, and an upcoming Zoning Workshop.
7) Announcements
8) Adjournment

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 CONSULTATION WITH ATTORNEY TO DISCUSS ANY OF THE MATTERS LISTED ABOVE.

PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICE SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, LARGE PRINT OR BRAILLE, ARE REQUESTED TO CONTACT GRACE WARD AT (361) 798-3681 TWENTY-FOUR (24) HOURS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Posted by:

Grace Ward, City Administrator/Secretary

Posted on May 20, 2026 at 5:00 P.M.

COMMISSION INFORMATION
WEDNESDAY, MAY 27, 2026
PLANNING AND ZONING COMMISSION MEETING

3) Discuss and approving the meeting minutes from the April 22, 2026 Planning & Zoning Meetings.
Copy of the Minutes is Included

4) Discuss a possible ordinance recommendation on scooters being driven on the streets.
Requested by Commissioner Kalisek to place on the agenda.

5) Discuss an upcoming zoning code, zoning classifications, and locations for zoning classifications, and coordination within the comprehensive plan's land use chapter.
Copy of the land use chapter is Included

6) Discuss and set meetings dates for the months of November and December 2026, and an upcoming Zoning Workshop.
Please bring your calendars with you to the meeting. Tentative Zoning Workshop June 8th or 15th.

PLANNING & ZONING MEETING 5:30 PM WEDNESDAY APRIL 22, 2026
CITY COUNCIL CHAMBERS 101 N. MAIN ST.
HALLETTSVILLE, TX 77964

MEMBERS PRESENT:	Wayne Freytag Sandra Holy, Peter Murphy, Elrose Kalisek, Debbie Fishbeck
MEMBERS ABSENT:	Ronnie DeLaRosa
ALT. MEMBERS PRESENT:	None
ALT. MEMBERS ABSENT:	Jared Krischke
STAFF PRESENT:	City Administrator/Secretary Grace Ward, Permitting Tech Cliff Riddle
GUEST PRESENT:	None

Chairman Wayne Freytag called the meeting to order at 5:30 PM

AGENDA ITEM 2) Public Comment Period
DISCUSSION: None

AGENDA ITEM 3) Discuss and consider approving the meeting minutes from the March 2, 2026 Planning & Zoning Meetings.
DISCUSSION: None.
MOTION: Commissioner Holy motioned to approve the meeting minutes from the March 2, 2026 Planning & Zoning Meetings. and Commissioner Kalisek seconded the motion.
Chairman Freytag called for a vote.
AYE 4
NAY 0

AGENDA ITEM 4) Discuss and consider any recommendation to City Council on Preliminary Appelt Subdivision Plat for property generally located at 101 N Rogers Street.
DISCUSSION: Ward gave Staff Report.
MOTION: Commissioner Fishbeck motioned to approve the Preliminary Appelt Subdivision Plat recommendation to City Council with the following conditions: in accordance with Section 9A§15.2.d, the vicinity map or the parcel drawing be updated to at minimum include the approximate locations of all utilities, in accordance with Section 9A§15.2.e.7.b, addition of the depiction of the existing structure, in accordance with Section 19.1 the statement: "This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners" is removed, and the legal description is reviewed for spelling, and correction of parcel acreage amounts. Commissioner Murphy seconded the motion.
Chairman Freytag called for a vote.
AYE 4
NAY 0

AGENDA ITEM 5) Discuss and consider any recommendation to City Council on Preliminary Jansky Subdivision Plat for property generally located at 111 W Rogers Street.
DISCUSSION: Ward gave Staff Report.
MOTION: Commissioner Fishbeck motioned to approve the Preliminary Jansky Subdivision Plat recommendation to City Council with the following conditions: in accordance with Section

9A§15.2.e.12, all setback lines be placed on the final plat, in accordance with Section 9A§15.2.d, the vicinity map or the parcel drawing be updated to at minimum include the approximate locations of all utilities, in accordance with Section 19.1 the statement: "This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners" is removed, and the legal description is reviewed for spelling. Commissioner Holy seconded the motion.
Chairman Freytag called for a vote.
AYE 4
NAY 0

AGENDA ITEM 6) Announcements
DISCUSSION: Ward announced that the next meeting will be May 27th and for the commissioners to please bring their November & December calendars to that meeting so we can set dates for meetings on those months. Commissioner Kalisek commented that Ridge Street looks really good, but she would like to discuss the scooters at the next meeting.

AGENDA ITEM 7): Adjournment
DISCUSSION: None
MOTION: Commissioner Murphy made a motion to adjourn the meeting and Commissioner Kalisek seconded the motion.
Chairman Freytag called for a vote.
AYE 4
NAY 0

There being no other business, Commissioner Murphy adjourned the meeting at 5:53 P.M.

_____
Chairman
Wayne Freytag

_____
City Secretary
Grace Ward

CHAPTER 4

LAND USE & DEVELOPMENT

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.

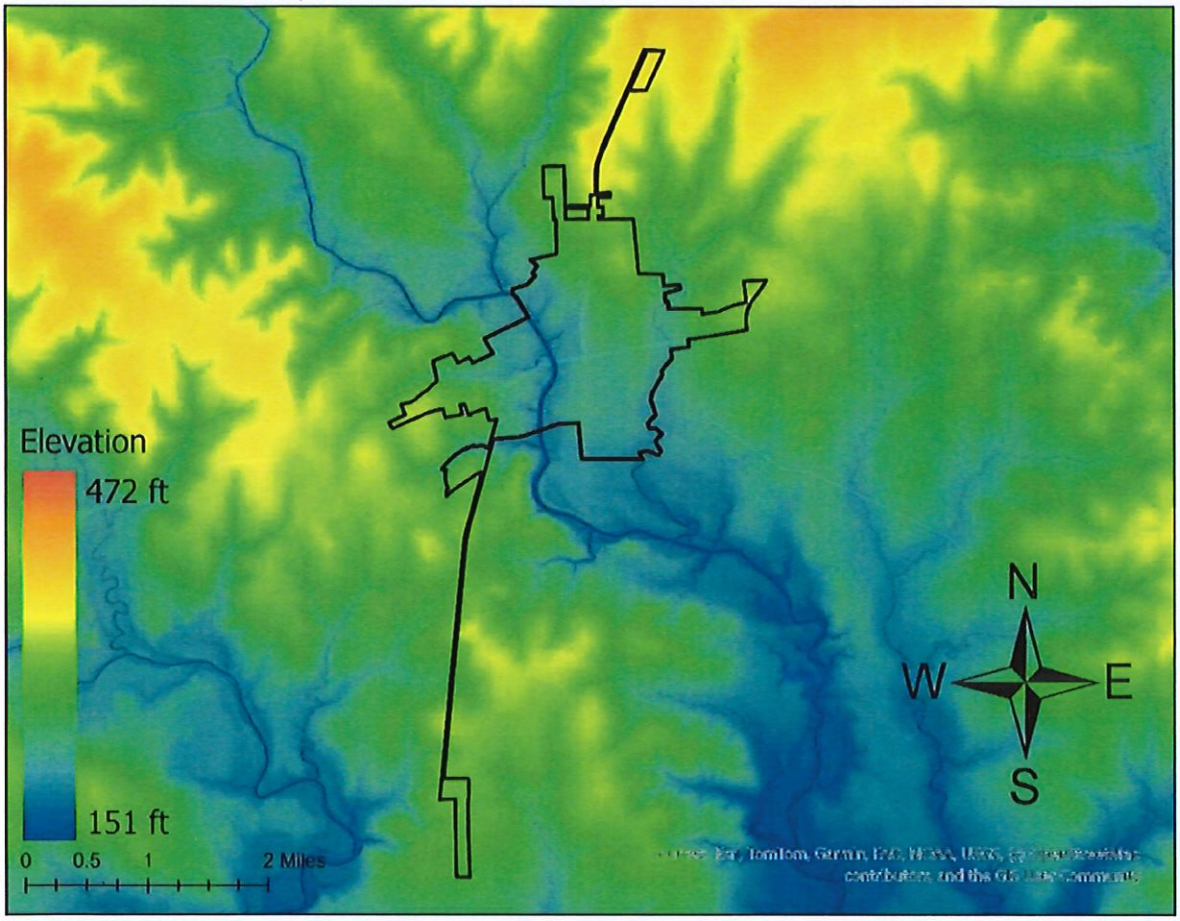
Finally, the chapter projects future land use needs through 2045, proposing a distribution of residential, commercial, industrial, and community spaces across approximately 36 square miles. Special area goals, such as preserving waterway lands, protecting historic sites, and enhancing highway entrances 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

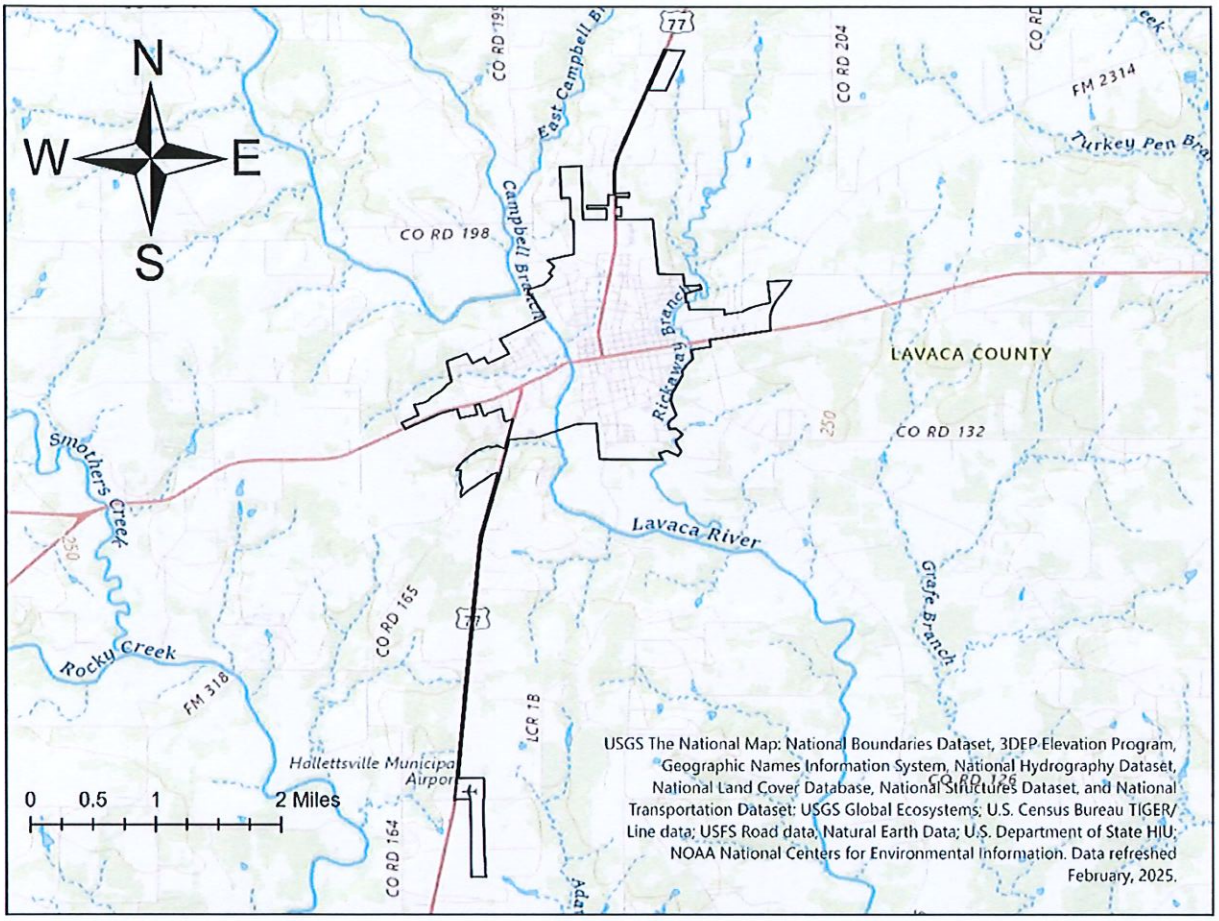
Elevation and Terrain

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.

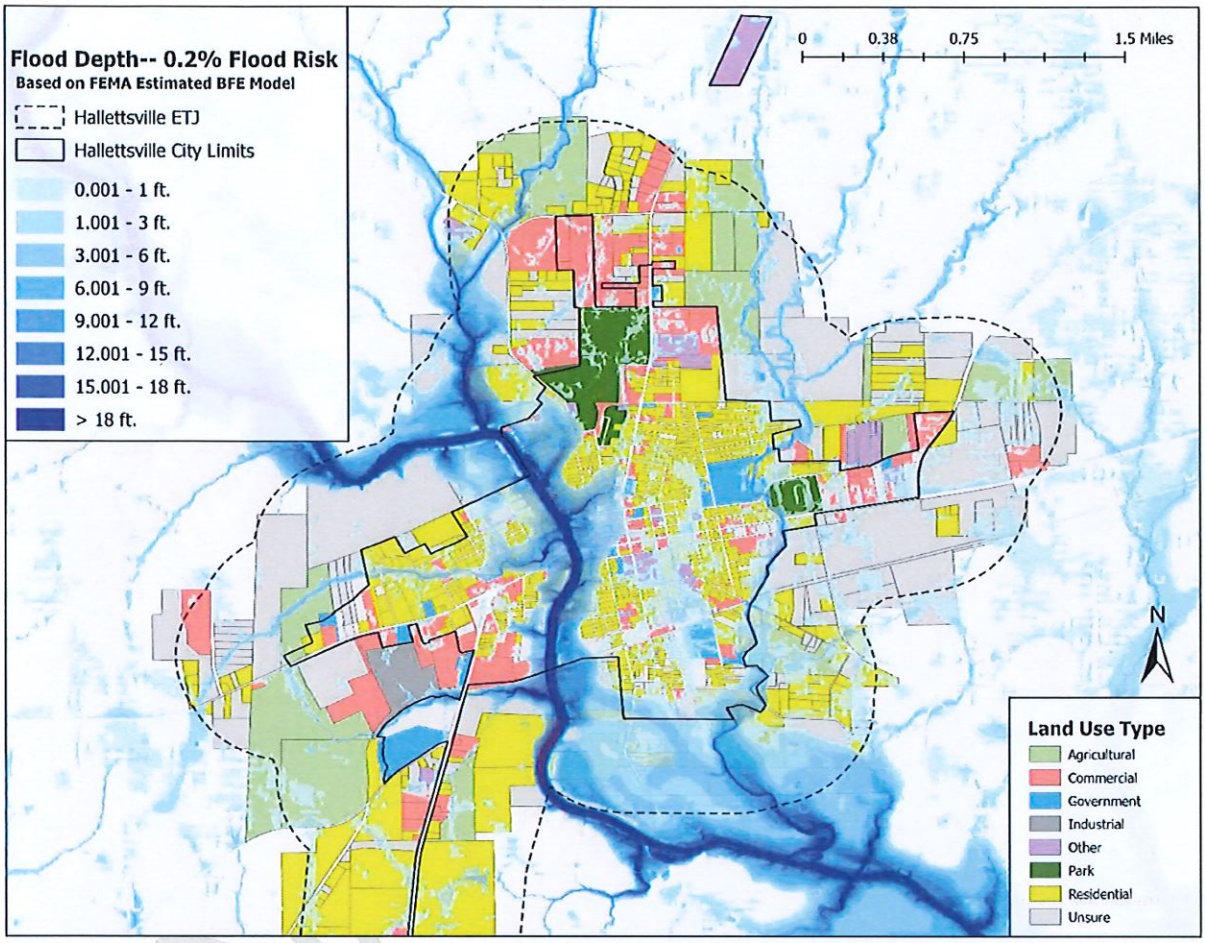


The following is a list of the most prominent and influential water bodies in Hallettsville Texas.

- **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.

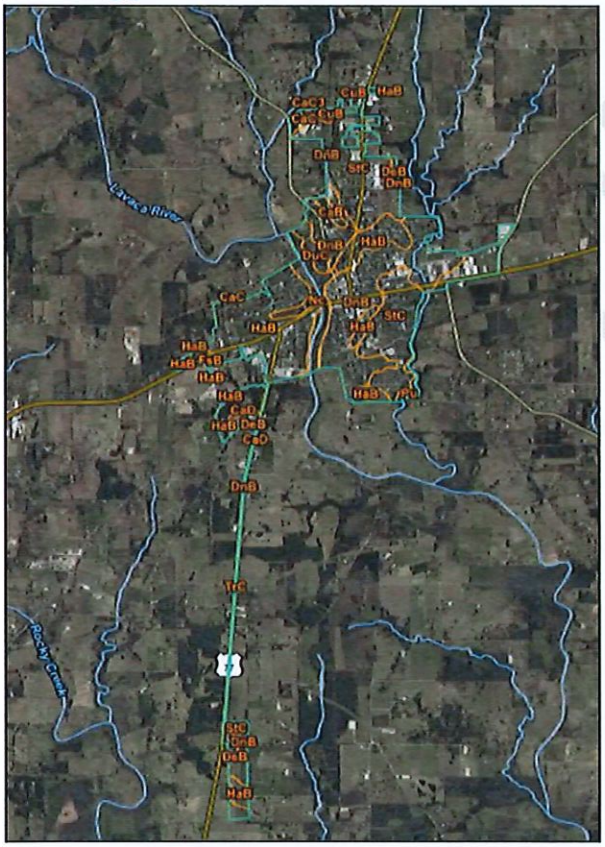
The Lavaca River and adjacent creeks offer opportunities for boating, fishing, and tourism, which can boost local businesses and community development. However, environmental conservation efforts must be maintained to protect the natural ecosystem.

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



(Source: USDA Web Soil Survey.)

Map Unit Symbol	Map Unit Name
CaB	Carbengle loam, 1 to 3 percent slopes
CaC	Carbengle loam, 3 to 5 percent slopes
CaC3	Carbengle loam, 2 to 5 percent slopes, eroded
CaD	Carbengle loam, 5 to 8 percent slopes
CuB	Cuero sandy clay loam, 1 to 3 percent slopes
DeB	Denhawken-Elmendorf complex, 1 to 3 percent slopes
DnB	Dubina loamy fine sand, 1 to 3 percent slopes
DuC	Dutek loamy fine sand, 1 to 5 percent slopes
FsB	Frelsburg clay, 1 to 3 percent slopes
HaB	Hallettsville fine sandy loam, 1 to 3 percent slopes
Nc	Navaca clay, frequently flooded
Pu	Pursley loam, frequently flooded
StC	Straber loamy fine sand, 1 to 5 percent slopes
TrC	Tremona loamy fine sand, 1 to 5 percent slopes

Soil Types

The following is a brief description of the main three soil series present in Hallettsville, Texas, defined by the United States Department of Agriculture–Natural Resources Conservation Service (USDA-NRCS):

Straber Series: These are very deep and moderately well-drained soils and are the most frequent soil type in the city. Typically, the soil is very slowly permeable with a slope of around 1 to 5 in this region.

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.

Dubina Series: These soils are typically very deep and moderately well-drained and are found in similar positions to Hallettsville soils, as well as associated with them. They have different characteristics and are used for various purposes.

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.

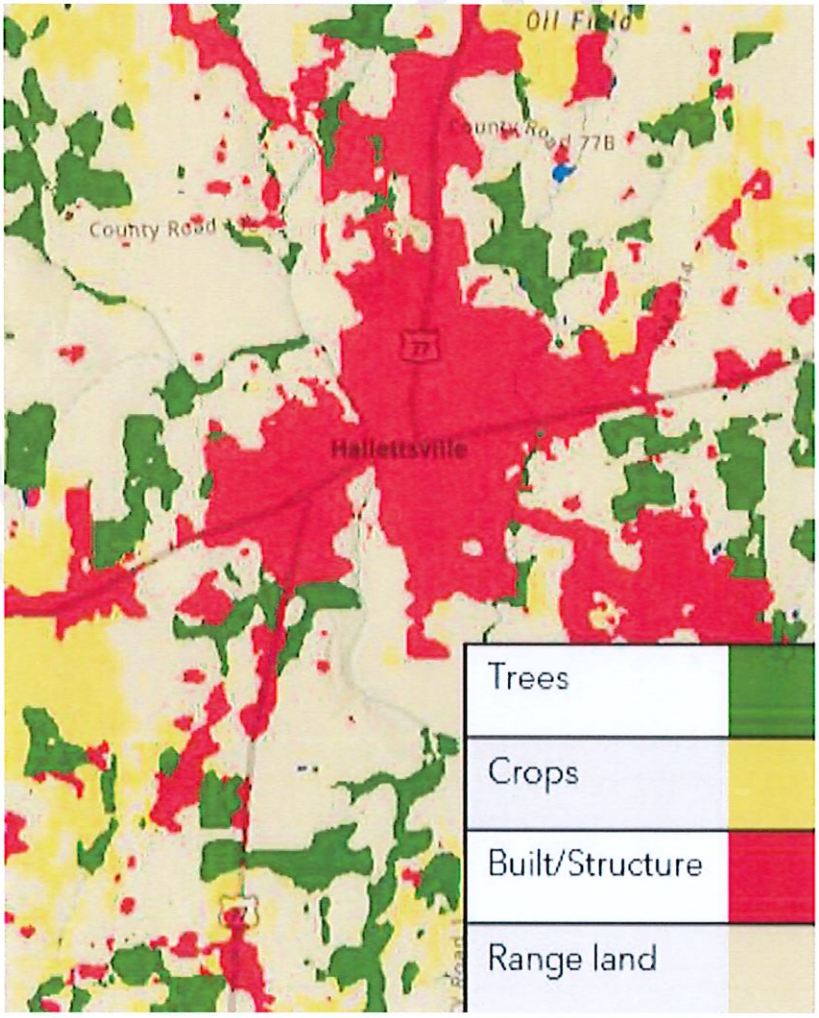
Built/Structure (Red)

- 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.

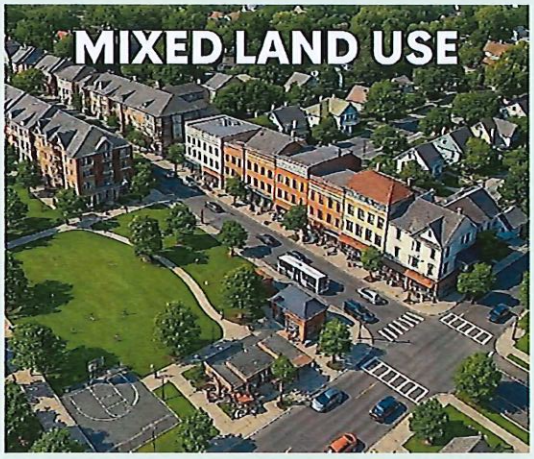
This type of land cover analysis is crucial for planners and policymakers to balance development with sustainability.



4.3 Community Planning Principles

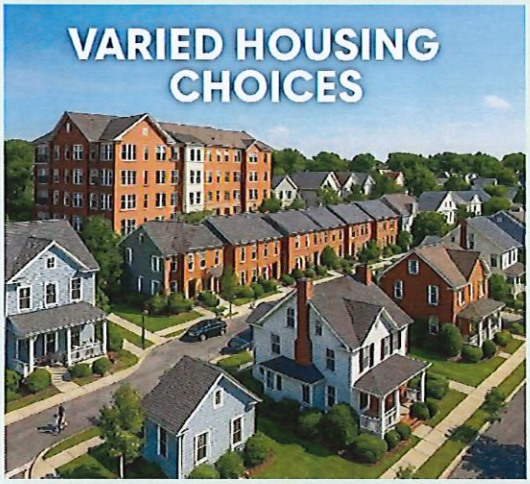
Smart growth planning in the U.S. emerged in response to the negative impacts of suburban sprawl, which includes environmental damage, high infrastructure costs, and reduced community cohesion.

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.

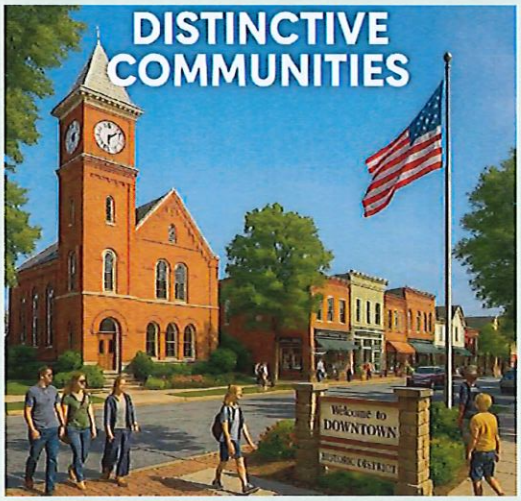


Integrating residential, commercial, and recreational spaces to foster vibrant, economically sustainable communities where walking, cycling, and mass transit become feasible and preferable.

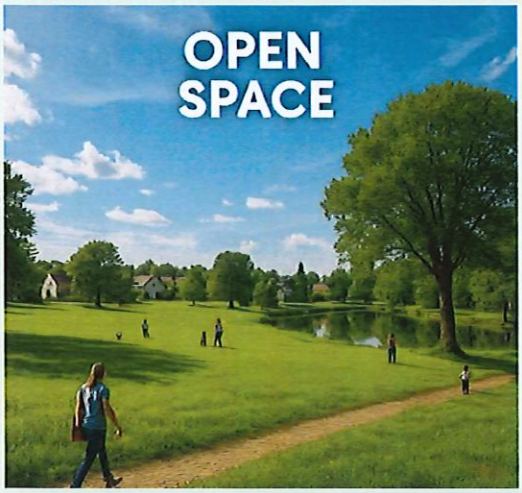
Promoting high-density housing options which conserve land, reduce infrastructure costs, support public transit systems, and curb urban sprawl.



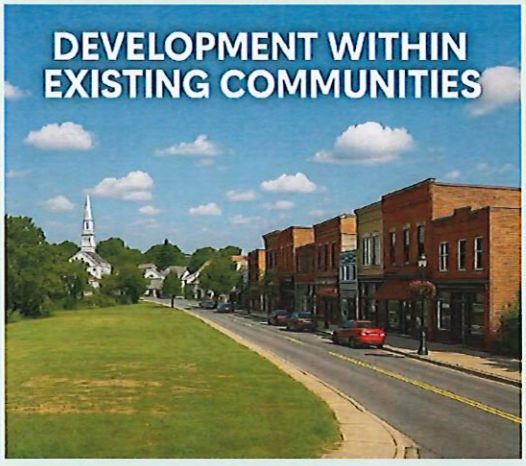
Providing a mix of housing types - apartments, townhouses, single-family homes - to accommodate various demographic and income groups, fostering a diverse and inclusive community.



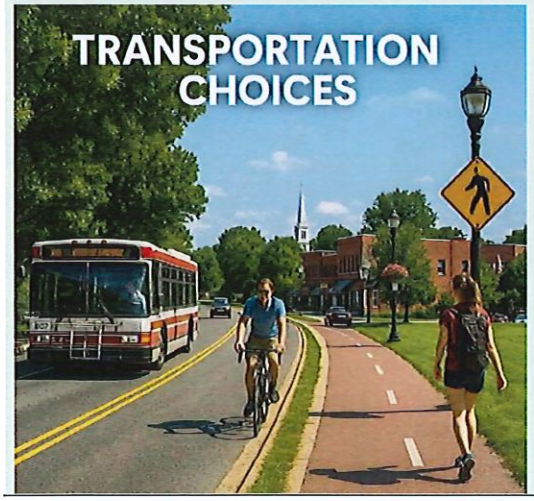
Preserving unique local characteristics and heritage, making each community distinct and enhancing residents' pride and connection to their town.



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

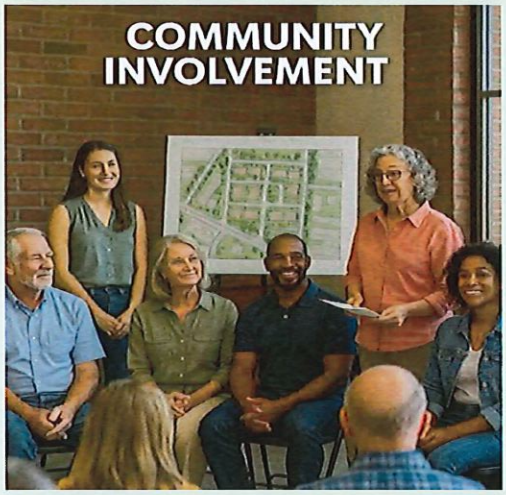


Directing new growth towards already-developed areas to make efficient use of existing infrastructure and preserve untouched land.



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.

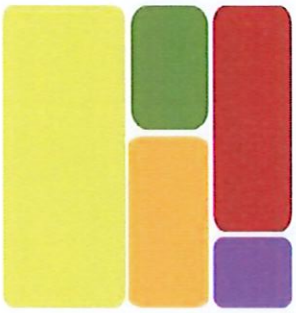
Health benefits are achieved by promoting walkable neighborhoods, which increase physical activity and reduce vehicular accidents. These strategies collectively foster a resilient, economically vibrant, and environmentally sustainable community, making Hallettsville an attractive place to live and work.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

4.4 Setting for Future Growth

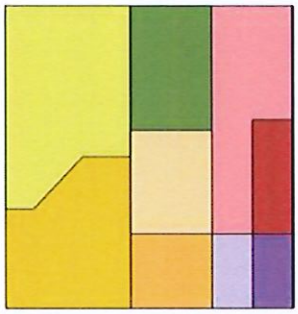
2025 Greater Planning Area

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.

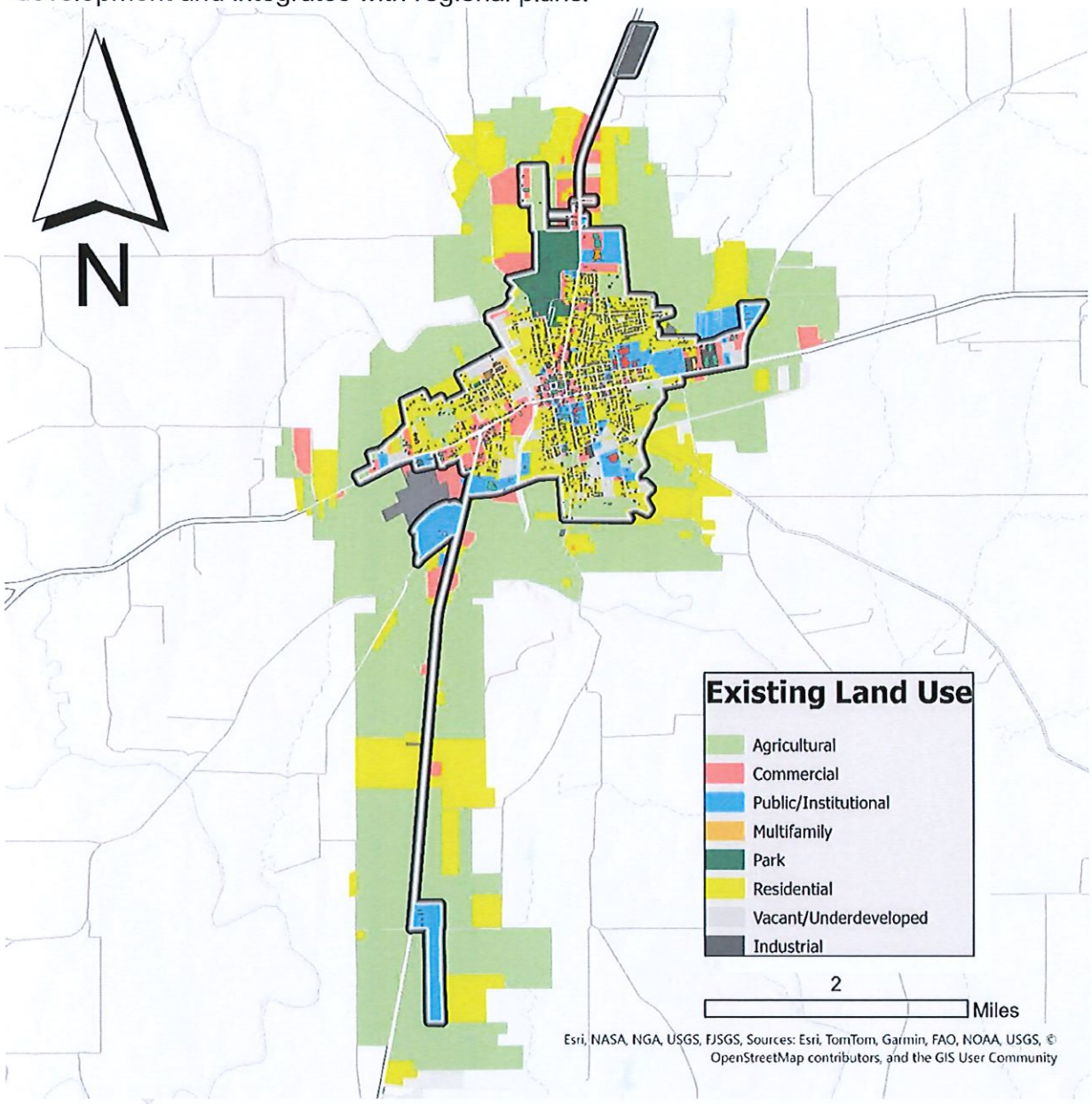
Extraterritorial Jurisdiction (ETJ)

The ETJ, which extends ½ 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:

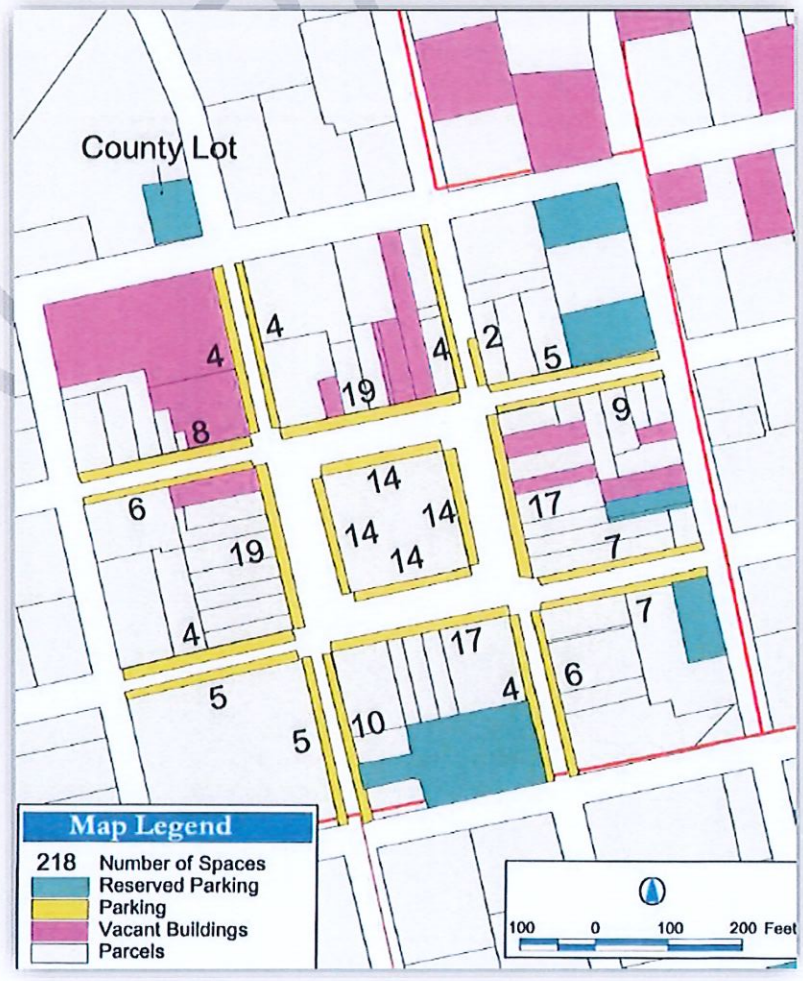
- **Balanced Growth**: Residential, commercial, and industrial areas were integrated to sustain both quality of life and economic viability.
- **Transportation Connectivity**: High-traffic businesses were located along major transportation corridors to limit traffic within residential neighborhoods.
- **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.

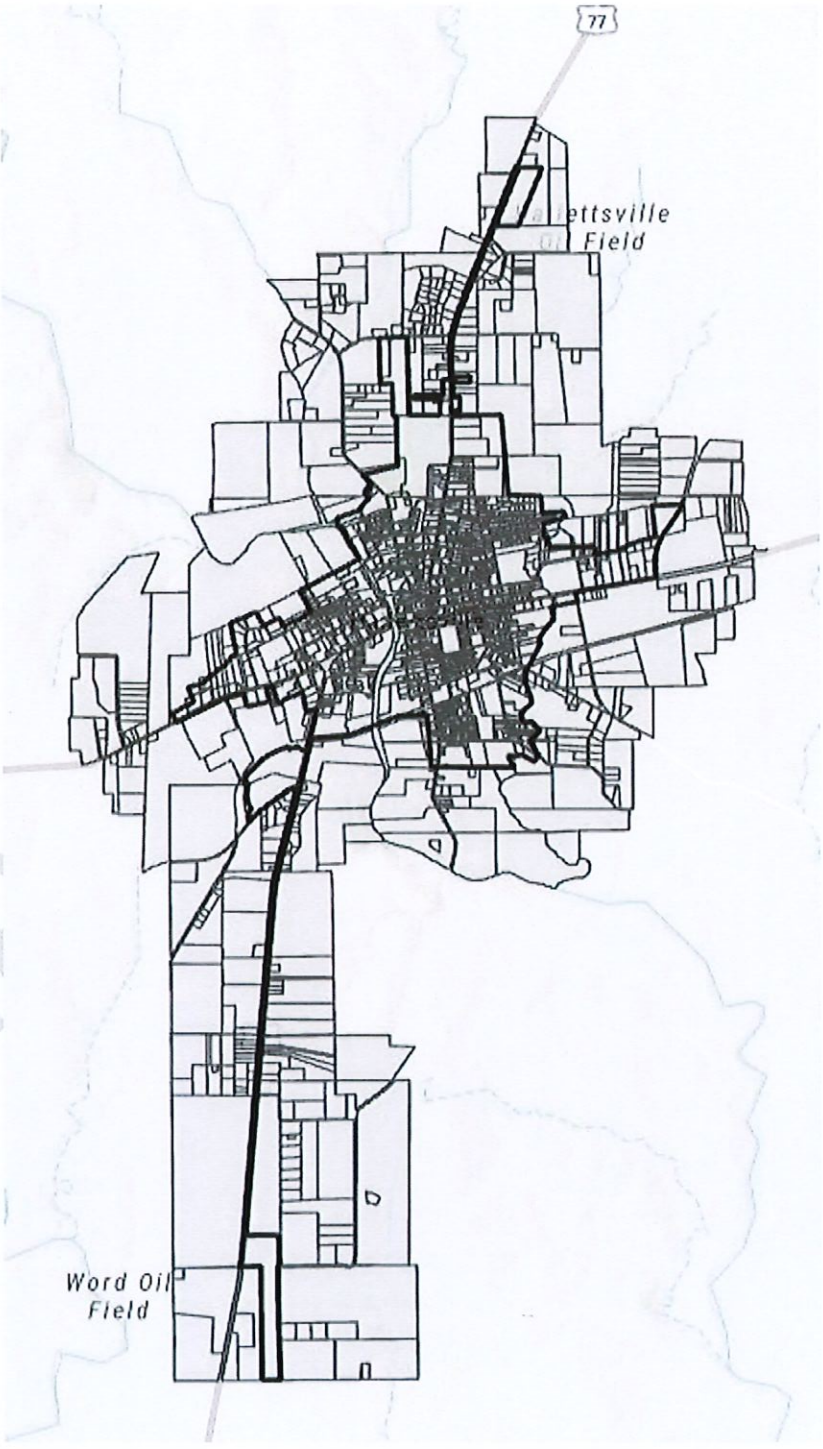
Mid-term objectives built on these foundations, aiming to involve the community more deeply. Actions included developing building design standards through consultations with local stakeholders and learning from other communities. A tourism program was planned to highlight historic attractions, involving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

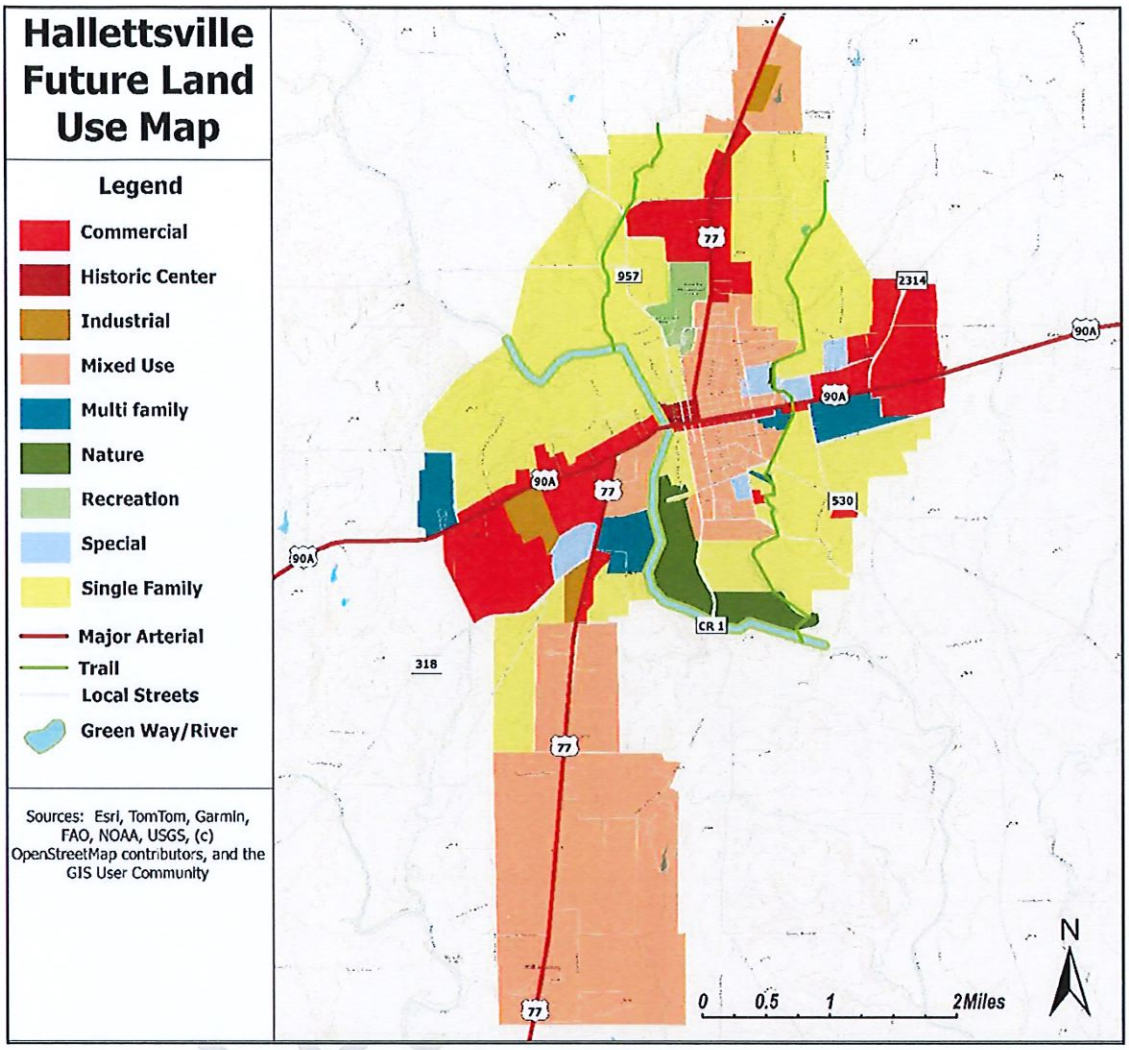
- **Nature**: Reserved for conservation, flood zones, or natural resource protection, these spaces enhance environmental sustainability and provide ecological buffers. They often overlap with water features or areas unsuited for development.

- **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.

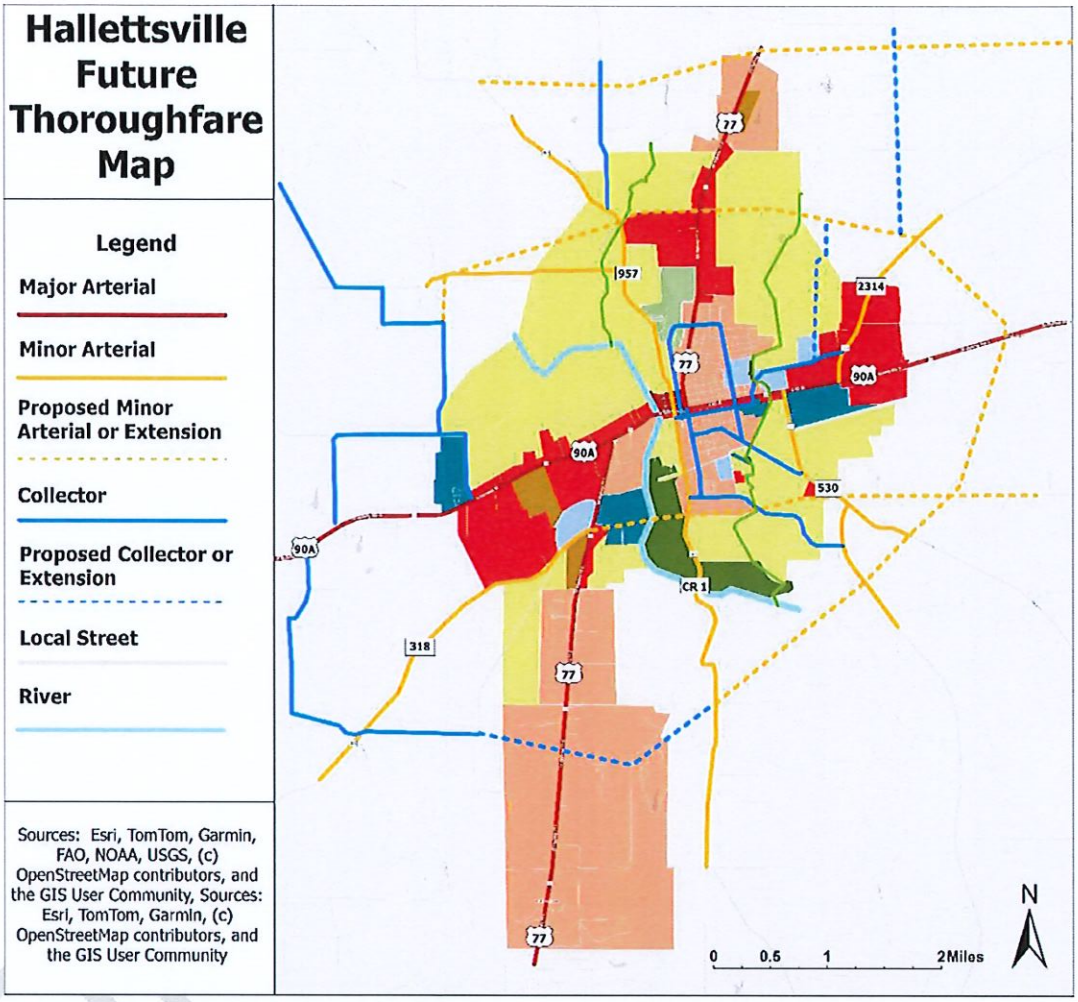
Local Streets (Gray Lines): These roads provide direct access to residential, commercial, and industrial areas.

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.