The City of Port Lavaca is located in a coastal region known as the Coast Prairies. The area is characterized by a hot, humid climate with high temperatures and humidity levels throughout the year. The surrounding geography is dominated by the Lavaca Bay, which is a coastal water body located in the Gulf of Mexico.

**Area Conditions & Characterization**

- **Natural Features**: The area is surrounded by water bodies, including the Lavaca Bay and the Gulf of Mexico. The topography is characterized by low-lying land with occasional elevation changes.
- **Resource Base**: The area is rich in natural resources, including seafood and fishing opportunities.
- **Demographics**: The population is diverse, with a mix of Hispanic, African American, and Caucasian residents. The area is home to a variety of cultural institutions and community events.
- **Economic Activity**: The economy is primarily based on agriculture, fishing, and tourism.

**Waterfront Trail**

**Constraints**
- **Transportation**: Limited access to major highways and public transportation systems.
- **Infrastructure**: Limited access to public utilities and services.
- **Public Safety**: Limited emergency response capacities.

**Opportunities**
- **Economic Opportunities**: Development of tourism and recreational activities.
- **Environmental Opportunities**: Preservation of natural habitats and wildlife.

**Clement Cove Harbor**

**Constraints**
- **Economical**: Limited access to financial resources.
- **Environmental**: Limited capacity for pollution control.

**Opportunities**
- **Economic Opportunities**: Development of tourism and recreational activities.
- **Environmental Opportunities**: Preservation of natural habitats and wildlife.

**Fisher Harbor**

**Constraints**
- **Economical**: Limited access to financial resources.
- **Environmental**: Limited capacity for pollution control.

**Opportunities**
- **Economic Opportunities**: Development of tourism and recreational activities.
- **Environmental Opportunities**: Preservation of natural habitats and wildlife.

**City Harbor**

**Constraints**
- **Economical**: Limited access to financial resources.
- **Environmental**: Limited capacity for pollution control.

**Opportunities**
- **Economic Opportunities**: Development of tourism and recreational activities.
- **Environmental Opportunities**: Preservation of natural habitats and wildlife.
Based on the unique character, land use, and degree of public and private activity, Port Lavaca’s waterfront was divided into five opportunity zones within the study area which stretch from the City Harbor to the Harbor of Refuge. These distinct sub-areas can be developed over time as funding becomes available to the City and private developers. The surrounding photographs and illustrations identify the general characteristics and functions of each zone.
Working Wharves

- Fishing industry hub
- Charters
- Seafood
- Wholesaling and retailing
- “Cannery Row”
- Improved public access and viewing
- Restoration and infill of architectural “grain”
- Adaptive reuse
Marina

- Marina services area
- Motorized boating and sailing center
- Dredging, widening of Smith Harbor
- Seawall armoring
- Dredge-spoil donor area
- Peninsula shaping and edge treatment
- Elevated (stilted) marina building
- Lowland trails
- Limited cut and fill

Waterfront Trail

- Elevated interpretive trails
- Passive recreation
- Nature/eco-preserve
- Hiking, nature-watching
- Improved public access and viewing
- Connects Lighthouse Beach to Fisher Harbor
Waterfront Strategy

Master Plan
Community vision and conceptual design options

Implementation Plan
Planning, organizational development, and funding strategies

Development Ordinance
Management strategies

Master Plan Components

Existing Conditions Analysis
The plan development process was driven by a series of community engagement sessions with business and property owners, City Council members, Planning Board members, Port Commissioners, and City staff. The first phase involved several public input meetings to determine the assets, opportunities, and constraints of Port Lavaca’s waterfront. The outcomes were reinforced by an evaluation of the community’s regional context, characterization, and existing land use. The Opportunities Analysis and Waterfront Implementation Plan were informed by these initial assessments.

PUBLIC OUTREACH

March
Community Listening Sessions
Planning Commission and Port Commission Joint Meeting

June
City Council and Planning Commission Briefing

August
Community Open House

Opportunities Analysis
Based on the unique character, land use, and degree of public and private activity, Port Lavaca’s waterfront was divided into five opportunity zones within the study area, which stretches from the City Harbor to the Harbor of Refuge. These distinct sub-areas can be developed in phases as funding becomes available to the City and private developers.