

PLANNING & ZONING

Port Arthur's Planning & Zoning Division is more than 40 years old. Its primary function is to monitor land use and observe how land is subdivided, in regard to the use (zoning), along with determining where certain developments will occur. We are able to do this with the guidance of the Comprehensive Plan, **Imagine Port Arthur**, which guides the overall development, welfare, quality of life, and development of the city and its residents. It is our responsibility as Planning & Zoning staff to make sure zoning and land uses are compatible with the community and promote an enhanced quality of life. We are able to do this through the use of zoning maps, strategic planning for growth, and community engagement.

Goals

- Protect and defend the rights of our customers, such that customer service is effective and efficient, yielding satisfaction to (internal and external customers).
- Promote prosperous and sound economic development decisions with our contractors, builders, and partners (internal and external).
- Preserve the City's environment, historic legacy, diverse heritage, and neighborhood integrity such that records will show evidence of our progress over the centuries.

Port Arthur Zoning Map

The city's zoning map has been temporarily removed while updates are being made. To verify the zoning of a property, please contact the Department of Development Services Planning and Zoning Division at 409-983-8134 or

409-983-8139. We apologize for the inconvenience, and we look forward to continuing to serve the City of Port Arthur."

Pre-Development Meeting

Prior to the initiation of a new development in the City of Port Arthur, it is required for interested applicants and/or developers to schedule a pre-development meeting with staff. This is an informal (no cost) meeting with City staff that make up the Development Review Committee (DRC) in which preliminary information regarding local codes, development standards, and requirements is discussed. The purpose of the pre-development meeting is to create a "one-stop shop" that provides potential applicants with an opportunity to understand the development process. This meeting also allows the potential applicant to propose their project to City staff, receive preliminary feedback, and ask questions regarding their proposed project.

Pre-Development Meetings are every Wednesday afternoon (unless stated otherwise) beginning at 1:30 p.m. To schedule a Pre-Development meeting, complete the [application](#) online and email it to the [Planning Division](#).

****Pre-development meetings are required before any new development project can take place in the City of Port Arthur.****

For more information about scheduling a Pre-Development Meeting, [click here](#).

Zoning Ordinance Update

The Planning & Zoning Division has finalized its update of the original Zoning Ordinance of the City of Port Arthur. The Zoning Ordinance dictates the type of land uses and development allowed in the city, along with specific areas where these uses and developments are permitted. It acts as a tool to encourage growing development, innovative uses, and businesses, and as a way to enhance the quality of life. The previous Zoning Ordinance had been in place since its original adoption in 1989.

The "final copy" of the zoning ordinance addresses the changing demographics of residents, encourages various growing industry types and businesses in Port Arthur, mitigates harmful changes in the natural environment, enhances the quality of life for Port Arthur residents, and creates an economic and public identity for the City of Port Arthur. Planning & Zoning staff worked with Freese and Nichols to finalize the zoning ordinance below, as

well as the [interactive map](#) developed by the City of Port Arthur GIS Division, to provide a document that is a *representation* of Port Arthur's future.

- **[Final Zoning Ordinance Adopted July 2022](#)**

Citizens may review the Zoning Ordinance and Map using the link above.

Contact Us

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