

ROOTED IN RESILIENCE

CHAPTER 1

DRINK



BEAUMONT
Comprehensive Plan

INTRODUCTION: THE ESSENCE OF BEAUMONT



Image of the Neches River pedestrian boardwalk at Riverfront Park

THE ESSENCE OF BEAUMONT

ROOTED IN RESILIENCE

The City of Beaumont is looking to the future with a resolve to diversify the economy, expand professional opportunities, celebrate a unique coastal heritage, and elevate the quality of life for all residents. “Rooted in Resilience” is a comprehensive plan created through an inclusive, participatory public process that presents both a grand vision and a practical framework to accomplish these goals while fortifying the city against the challenges of tomorrow.

Cultivate Resilience and Environmental Stewardship

The health of the city is fundamentally linked to the strength of its infrastructure and the protection of its natural resources. This plan prioritizes resilience as a core value, investing in robust drainage systems and sustainable urban design to protect the community from the evolving weather patterns of the Gulf Coast. By integrating nature-based solutions and fortified infrastructure, Beaumont ensures that it remains a secure and stable home for generations to come.

Strengthen the Economy and Expand Opportunities

Infrastructure, education, and a high quality of life are the bedrock of long-term economic development. This plan presents public and private strategies to help the city fully leverage its potential as a global

energy leader and a premier deep-water port. By fostering innovation in emerging technologies and logistics, Beaumont aims to create a resilient economic environment that can weather global shifts and provide stable, high-quality jobs.

Enhance Urban Vibrancy and Affordability

Well-designed cities are inherently more efficient and less expensive to live in. The plan seeks to decrease auto-dependence through enhanced transit, increased access to inclusive parks and neighborhood amenities, and to streamline the development process for projects that provide a diverse range of housing options at various price points. By focusing on the revitalization of the historic downtown and the Neches River waterfront, the city will create a more connected and accessible urban core.

A Living Plan for a Dynamic City Rooted in Resilience

Planning is an ongoing conversation about the future, and the dialogue that shaped this vision does not end with its adoption. The conversation itself is the most vital component of growth. A city's needs evolve continually; just as a personal life plan must adapt to new opportunities and challenges, so must the city's comprehensive plan.

OVERVIEW

THE CALL TO ACTION

The City of Beaumont finds itself at a defining crossroads. For nearly two centuries, the city has served as the “Queen of the Neches,” a title earned through a relentless spirit of industry, the transformative discovery of Spindletop, and a culture of perseverance. However, the world around us is changing. To ensure Beaumont remains a vibrant, competitive, and safe home for the next twenty years, we must move beyond merely reacting to the present.

The Beaumont Comprehensive Plan serves as the strategic roadmap. It is a community-driven vision that balances the city's rich industrial heritage with a bold commitment to modernization, urban revitalization, and environmental stewardship.

Beaumont's story began at the water's edge. From the early settlement at Tevis Bluff to the timber and rice booms of the 19th century, the Neches River has served as a defining anchor of Beaumont's past and present. This history is one of global significance; Beaumont was the cradle of the modern oil industry. This legacy of innovation and hard work is embedded in the city's roots.

This plan honors that history not by looking backward, but by turning historic assets, downtown architecture, the deep-water port, and diverse neighborhoods to build a 21st-century city that honors the past while embracing the future.



Image of the historic McFaddin-Ward House Museum within The Oaks Historic District

EXISTING CONDITIONS

People are drawn to Beaumont by a rare blend of cosmopolitan culture and untamed natural beauty. It is a city where world-class art and global history meet the quiet serenity of the Gulf Coast's most diverse ecosystems. The following pillars represent the core of the Beaumont experience:

A LIVING CANVAS OF CULTURE

Beaumont has transformed its urban landscape into a vibrant, open-air gallery. The city's personality is showcased through:

- **Downtown Murals:** Massive, world-class murals like the 10,000-square-foot Genesis and the Tribute to Barbara Lynn wrap the city's historic brick walls in color and history. These works are driven by the Downtown Beaumont Cultural Arts District (DBCAD), a non-profit dedicated to revitalizing the historic core through economic and cultural development.



Image of the mural honoring Beaumont native and R&B/blues legend Barbara Lynn

By serving as a hub for local and visiting artists, DBCAD fosters a unified vision for public art, ensuring these murals do more than beautify—they serve as a curated outdoor gallery that tells the story of Beaumont's historic legends, diverse heritage, and vibrant future. Through initiatives like the annual Beaumont Mural Festival, the district continues to transform the skyline into a high-impact destination for residents and tourists alike.

- From the Art Museum of Southeast Texas (AMSET) to the Texas Energy Museum, the city's downtown serves as a walkable campus of innovation and creativity.
- Landmark structures like the Jefferson Theatre and the McFaddin-Ward House offer a window into an era of "oil-boom opulence," providing a unique sense of place that newer cities cannot replicate.
- Beyond the attractions, people choose Beaumont for its tangible sense of community. In a world of impersonal urban sprawl, Beaumont offers a closely-knit professional network where young professionals can make an immediate impact, bolstered by the academic energy of Lamar University. The famous "Cajun-Texan" food scene that celebrates the city's location on the border of two great cultures. And a shared pride in the city's ability to innovate and rebuild, creating a supportive environment for families and entrepreneurs to plant long-term roots.

UNRIVALED NATURAL BEAUTY AND RECREATION

The city's commitment to green space provides a high quality of life through:

- Cattail Marsh Scenic Wetlands is a 900-acre sanctuary that has become a premier destination for birding and nature photography along the Central Flyway.
- Tyrrell Park is the city's crown jewel for recreation, housing the municipal golf course, Beaumont Botanical Gardens, the Tyrrell

Park Nature Center, nature trails, a public stable and archery range, and an exceptional disc golf course.

- The Neches River Waterfront offers unique paddling trails and boat tours at Riverfront Park, the river remains the heart of the city's recreational and industrial identity.

BACKGROUND & EXPLANATION

This plan is organized around four core priorities that surfaced throughout the 2025–2026 community engagement process:

I. A RESILIENT COMMUNITY

In Southeast Texas, resiliency is not a buzzword; it is a necessity. This plan prioritizes green infrastructure, upgraded drainage systems, levee enhancements, and smart grid technology alongside "soft" resiliency, such as economic diversification and social connectivity. This plan is building a Beaumont that can withstand the future, in any shape or form.

II. THE HEART OF THE CITY: DOWNTOWN REVITALIZATION

The revitalization of Downtown Beaumont is the centerpiece of the comprehensive plan's urban strategy. The vision is to transform the historic core into a walkable, mixed-use Live-Work-Play district. By incentivizing residential development, supporting the arts, and modernizing the Civic Center and multipurpose facilities, the heart of the City will return to Downtown as a touchstone for residents and tourists alike.

III. THE NECHES RIVERFRONT: BEAUMONT'S GREATEST NATURAL ASSET

For too long, the city turned its back on the river that founded it. This plan restores the Neches Riverfront as a public treasure. Through the resto-

ration of Riverfront Park and the integration of new recreational trails and eco-tourism opportunities, the gap between the industrial waterfront and community spaces will be united.

IV. THE LAMAR UNIVERSITY PARTNERSHIP: AN ENGINE FOR GROWTH

Lamar University (LU) is more than an institution of higher learning; it is a hub for the future workforce of Beaumont. This plan strengthens the physical and economic ties between the city and the LU campus. By fostering town and gown initiatives, supporting the South Park neighborhood, and creating pathways for graduates to stay in Beaumont, this plan promotes that local talent powers the local economy.

A LIVING DOCUMENT

A plan is only as strong as its implementation. This document is a "living" framework, designed to be adaptable as new technologies and opportunities emerge. It represents a promise from the City of Beaumont to its citizens: a promise of transparency, measured growth, and a relentless pursuit of a higher quality of life.



Images of prominent cultural landmarks in downtown Beaumont, highlighting the historic Jefferson Theatre and the giant fire hydrant at the Fire Museum of Texas



Image of Stakeholders participating in the Charrette activity with Able City

WHAT IS A COMPREHENSIVE PLAN?

The Beaumont Comprehensive Plan is the city's primary policy guide for the next two decades. While zoning dictates what can be built today, this plan defines what should be built tomorrow. It is a high-level roadmap that seeks to improve quality of life as a guide for growth.

WHY IT MATTERS:

Without a Comprehensive Plan, a city grows without a clear vision. With it, Beaumont grows by design and strategy. This document ensures that taxpayer dollars are invested wisely, new developments enhance rather than burden the neighborhoods, and that the unique southeast Texas character is preserved even as we modernize.



Together, we are not just planning for a city; we are building a legacy

THE POWER OF COMMUNITY VOICE

This plan was not written behind closed doors at City Hall; it was forged in community centers & libraries, open design studios, and schools. Over the past 18 months, Beaumont residents shared their frustrations, their memories, and their dreams for this city.



Image of Samuel Haas (Able City consultant) delivering the introductory presentation to community members during the Kick-Off Workshop

Community involvement is the **heartbeat** of this document because:

- No one knows a neighborhood better than the people who live there.
- A plan built by the people creates a shared responsibility to see it through to completion.
- Public input ensures that the future of Beaumont serves everyone from the historic North and South End across to the fast-growing West End. From Beaumont's origins as a river-reliant trading post to the events at Spindletop, this city has always been a city of "energy." As this plan moves toward the adoption process in 2026, we look to the Neches River not just for industry, but as a source of inspiration.

A VISION OF HOPE

The Neches Riverfront is Beaumont's greatest natural asset, and this plan marks that commitment by reclaiming it for public recreation and eco-tourism use. By connecting the urban core back towards the water, Beaumont will honor its history while providing a new "front porch" for community identity, engagement, and opportunity.

This plan is an act of optimism. It acknowledges Beaumont's existing challenges (flooding, aging infrastructure, and economic shifts) while choosing to see them as opportunities for innovation and growth. By following this comprehensive plan, we are ensuring that the Beaumont of 2046 is safer, more connected, and more vibrant than ever before.



Image of the scenic wetlands boardwalk at Cattail Marsh



Image of the Land Use & Urban Design poster from the Kick-Off Workshop activity

balanced mix of residential, commercial, and industrial zones while prioritizing the preservation of Beaumont's unique neighborhood identities. By focusing on "character-based" planning, the city ensures that new developments harmonize with the historic charm of the "Queen of the Neches."

Chapter 3: Economic Development, Market & Trends

Focused on long-term prosperity, this section outlines strategies to strengthen Beaumont's position as a global energy and logistics hub. It emphasizes the "resilience" of the local economy by fostering growth in emerging sectors such as green energy, healthcare, and technology while supporting the small businesses and entrepreneurs who form the backbone of the community.

Chapter 4: Public Services & Facilities

This chapter examines the backbone of Beaumont's civic life, this includes schools, libraries, and healthcare centers to ensure infrastructure keeps pace with a growing and diverse population. By identifying service gaps and enhancing accessibility, the plan utilizes data-driven recommendations to optimize public assets and prioritize capital investments. Ultimately, these strategies provide a roadmap for long-term resilience and livability, ensuring that essential services remain equitable and prepared for the city's future.

Chapter 5: Multimodal Transportation

This chapter provides a roadmap for a modern, integrated transit system. It moves beyond traditional road expansion to include enhanced walkability, expanded cycling networks, and improved public transit options. The goal is to create a more "connected" Beaumont where residents can safely and efficiently navigate between neighborhoods, employment centers, and the Neches River waterfront.

Chapter 6: Housing

To remain a competitive and welcoming home, Beaumont must offer a variety of housing options at every price point. This chapter

addresses affordability, the revitalization of aging housing stock, and the development of modern "infill" projects. It seeks to create vibrant, safe neighborhoods that attract a new generation of residents while allowing long-term citizens to age in place.

Chapter 7: Parks, Trails & Open Space

This section outlines the future of Beaumont's expansion of the trail system and the enhancement of flagship assets like Tyrrell Park and Cattail Marsh. It views parks not just as amenities, but as essential infrastructure for public health, community gathering, and environmental stewardship.

Chapter 8: Cultural & Historic Preservation

Honoring the city's past is vital to its future. This chapter provides a framework for protecting Beaumont's historic downtown architecture and expanding the public arts program, including the signature painted murals. It ensures that the city's story remains a visible and celebrated part of the urban fabric.

Chapter 9: Resilience Plan

As the cornerstone of the plan, this chapter focuses on the city's ability to withstand and recover from environmental challenges that impact the community in various ways. It details critical upgrades to water, sewer, and drainage systems, with a specific emphasis on nature-based flood mitigation and hardened infrastructure. This section ensures the city's physical foundation is as resilient as its people.

Chapter 10: Implementation

A plan is only as strong as its execution. This final chapter serves as the "to-do list" for city leadership, outlining specific timelines, funding strategies, and the metrics for success. It establishes the process for regular reviews and updates, ensuring that Rooted in Resilience remains a dynamic, living document that evolves alongside the city.

"Beaumont has a lot of potential."
-Community Survey participant



CHAPTERS OF THE COMPREHENSIVE PLAN

This Plan addresses the essential elements that shape daily life in Beaumont:

Chapter 1: Introduction

This chapter outlines the comprehensive plan and provides a guide for growth using goals, polices and actions based in community engagement and collaboration. It also provides context with existing conditions, insight and celebrates what makes Beaumont unique.

Chapter 2: Land Use & Urban Design

This chapter serves as the primary guide for how the city will grow and physically transform over the next twenty years. It establishes a

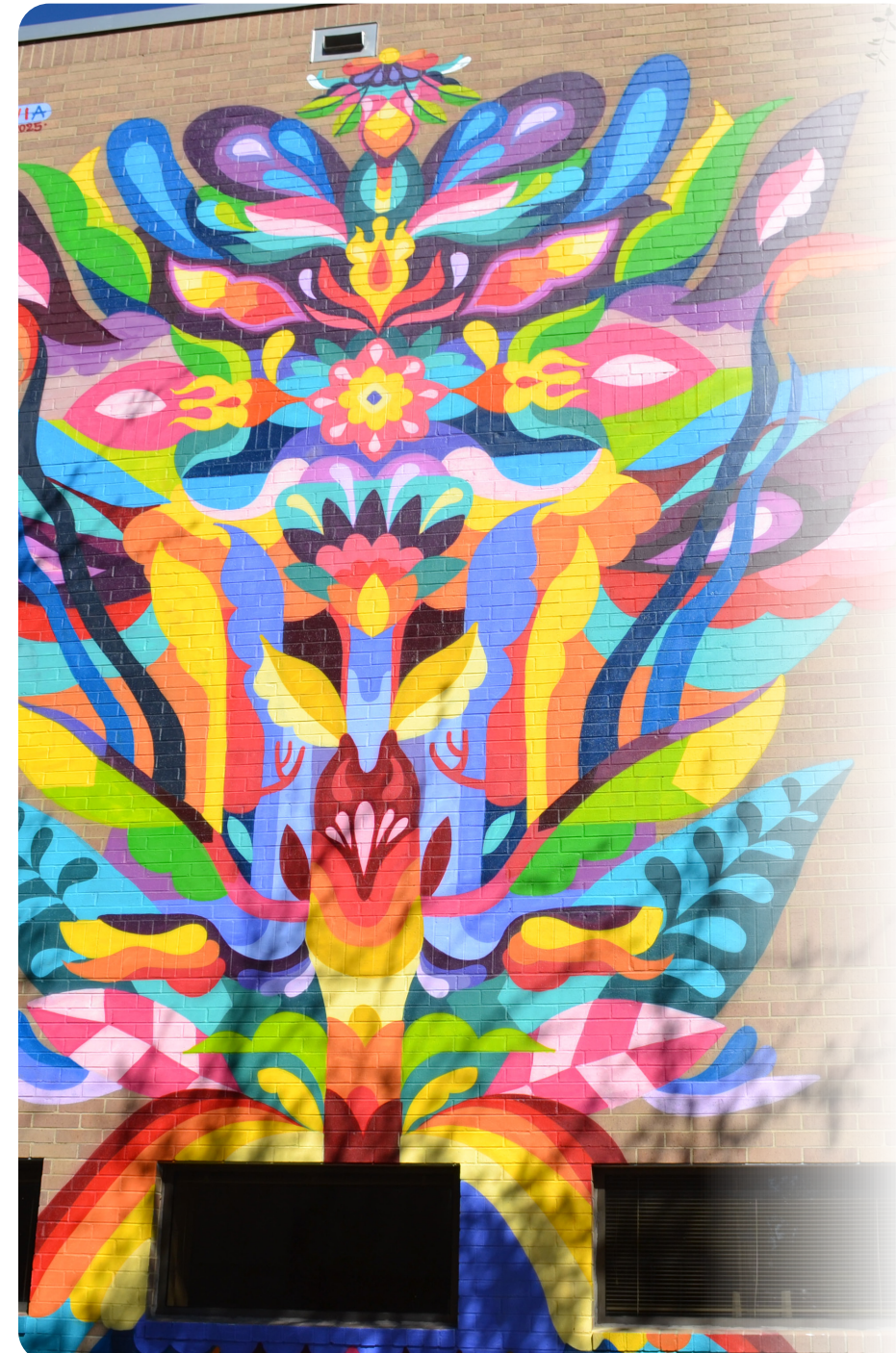


Image of Downtown public mural art on the exterior of the Beaumont Civic Center

THE FRAMEWORK OF THE PLAN

The heart of this Plan lies in its functional framework. To transform the high-level vision into tangible results, each chapter is structured around a hierarchy of direction. This ensures that every decision made by City Council, boards and commissions, and staff is rooted in a shared community logic. Chapters include existing conditions, key findings, strategies and conclude with goals, policies and actions.

The Plan is designed not as a static manual, but as a dynamic and flexible framework. It is built to evolve alongside the city, allowing for regular updates and refinements that ensure it remains responsive to emerging challenges and the shifting ambitions of our community. By maintaining this adaptability, the Plan serves as a resilient guide for Beaumont's long-term growth and transformation.



Image of a visual preference survey activity during the Charrette Workshops, indicating resident preferences for local residential development types

Goals

Goals are broad, forward-looking statements that describe a desired end state. They are value-based and usually not quantifiable. Goals provide the direction for the community's long-term evolution. They answer the question: "What kind of community do we want to be in 20 years?"

Policies

Policies are specific statements that guide the City's daily decision-making process. They are used to evaluate development proposals, capital projects, and program initiatives to ensure they align with the stated Goals. They bridge the gap between a vision (Goal) and an Action (task).

Actions

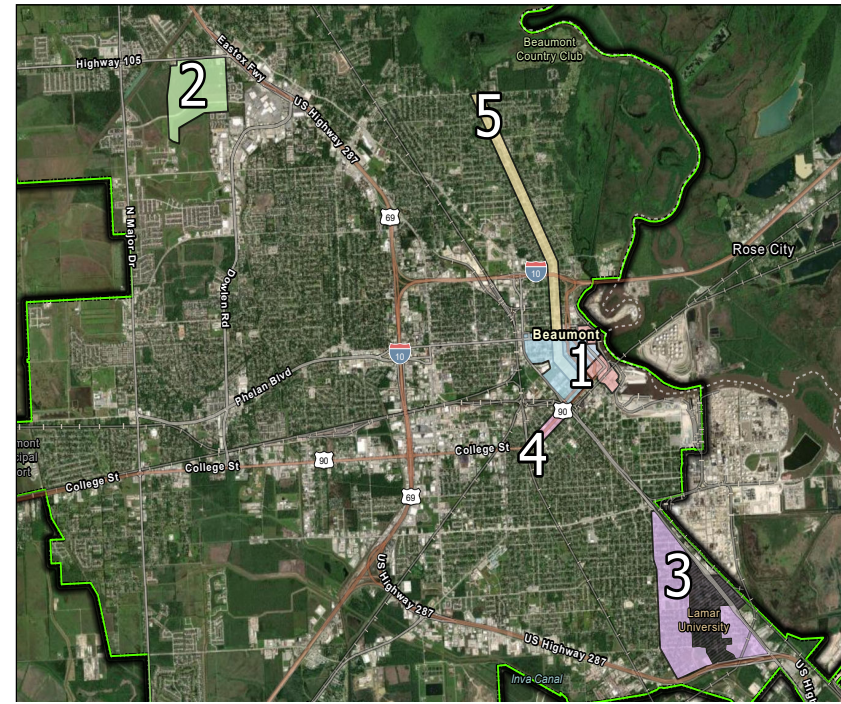
Actions are the specific tasks that must be completed to carry out a policy, such as (but not limited to) code updates, infrastructure projects, or new studies required to turn policy into reality. These are the "to-do list" items that often include a timeline and a responsible department.



Figure 1.1: A future vision streetscape rendering and interactive feedback activities from the Charrette Workshops

FOCUS AREA STRATEGIES

To translate the community's vision into actionable design, five distinct focus areas were identified to serve as the primary testing grounds for the plan's recommendations. During charrette week, residents and community members engaged directly with these locations, providing vital feedback and handwritten notes on large-scale maps to voice their neighborhood priorities. These maps can be viewed within the Appendix of this plan.



Map 1.1: Comprehensive Plan Focus Areas Map

Downtown

Highway 105 District

Lamar District

The Avenues District

Magnolia Corridor

1. DOWNTOWN

Beaumont's downtown should cultivate a vibrant, walkable, and culturally rich urban core by clearly defining and connecting its historic assets with modern entertainment offerings. This should include establishing two distinct yet contiguous zones within the downtown core: one being a dedicated Historic District to preserve and celebrate architectural heritage, and the other an Entertainment District designed to anchor nightlife, dining, and events. To maximize its impact, the entertainment zone will ideally extend into the Lower Calder area, creating a seamless transition of pedestrian activity. To organically guide visitors between these districts, a cohesive wayfinding and identity system will be implemented, utilizing distinctive bricked sidewalks and unified signage. By doing so, it creates opportunity for pursuing grant funding opportunities to finance the wayfinding infrastructure, establishing collaborative partnerships as the project moves forward.

2. HIGHWAY 105 DISTRICT

To manage rapid growth in Beaumont's northwest sectors, the city should implement forward-thinking zoning and encourage high-quality, pedestrian-oriented commercial development. A comprehensive corridor study should be initiated for the Highway 105, Major Drive, and Northwest Parkway areas to thoroughly analyze traffic patterns, land use, and infrastructure capacity. Following this study, the city could pursue transitioning toward form-based codes, ensuring that future development prioritizes the physical form and placement of buildings in relation to the street rather than relying on rigid, single-use zoning separations. A goal of this focus area is to transform the Northwest Parkway area into a premier lifestyle destination. By fostering walkable retail, outdoor dining, and high-end aesthetics, the city will cultivate a charming, small-scale boutique atmosphere.

3. LAMAR DISTRICT

Beaumont should leverage the economic, educational, and cultural power of Lamar University to spark neighborhood revitalization and introduce modern housing options to the surrounding community. A formal, collaborative partnership will be established with Lamar University (LU) to drive neighborhood stabilization and economic initiatives across the Alice Keith, Lavaca, and Highland neighborhoods. Planning efforts in this zone will heavily promote flexible, mixed-use zoning. This shift will encourage the development of student housing, localized retail, and vibrant community spaces, effectively bridging the physical and social gap between the campus and the surrounding residential neighborhoods.

4. THE AVENUES DISTRICT

Beaumont should celebrate and formalize the organic cultural evolution of College Street by establishing an authentic, aesthetically cohesive Hispanic heritage corridor. This will be achieved through a targeted design overlay zone stretching from South MLK Parkway and traveling west along College Street to Avenue G. Recognizing that the area is already trending in this direction, the overlay will implement specific guidelines to honor and foster this rich cultural fabric. The design overlay standards will mandate regional dry landscaping (xeriscaping) suited for the local climate, alongside distinct signage and facade design requirements that reflect and enhance the community's unique identity.

5. MAGNOLIA CORRIDOR

Magnolia Avenue serves as a critical gateway to Downtown Beaumont, and the city should prioritize this underutilized corridor for deep economic and physical revitalization. A comprehensive corridor study is recommended to lay the groundwork for modern, high-density urban development. By introducing form-based codes and encouraging mixed-use projects along Magnolia Avenue, the city will replace blight and vacancy with a visually appealing, walkable environment. This transformation will ensure the corridor functions as an inviting, dense entryway that welcomes residents and visitors alike into the heart of the city.

COMMUNITY ENGAGEMENT

A comprehensive plan is only as strong as the voices behind it. For Beaumont to grow in a way that reflects its unique culture and heritage, the planning process must be rooted in meaningful community engagement. This isn't just about checking a box; it's about ensuring that the vision for our city's future is built by the people who live, work, and dream here.

This can be achieved through methods such as public workshops, focus groups, and online surveys. By inviting diverse perspectives, we transform a technical document into a living roadmap that has the trust and support of the community.

Date	Meeting Type	Focus & Milestone
October 5, 2025	Virtual	Project Kickoff: Initial orientation and goal setting.
November 5, 2025	In-Person	Initial Site Visit: Discussion of key focus areas and opportunity sites.
December 11, 2025	Virtual	Existing Conditions Review: Analysis of current land use and infrastructure.
January 15, 2026	Virtual	Visioning Workshop: Review of tools and materials for the charrette.
February 12, 2026	In-Person	The Charrette: Detailed discussions and follow up to the design and planning session.
March 12, 2026	Virtual	Draft Review: Continued feedback for community engagement strategies and preparation of the first set of draft review.

Table 1.1: Comprehensive Plan Project Timeline

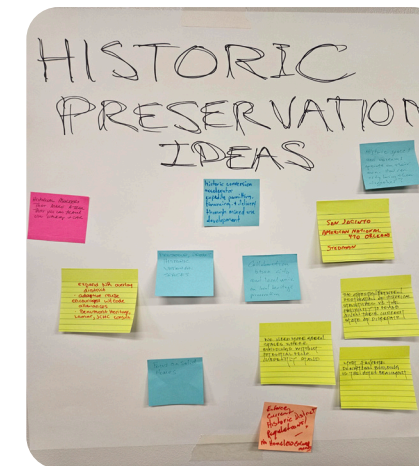
PROJECT KICK-OFF

On November 3, 2025, the City of Beaumont officially launched its journey toward a new vision with a community-wide kickoff event. This evening served as the formal introduction between the public and the consultant planning team, marking the start of a transparent and highly collaborative partnership.

The primary goal of the kickoff was to demystify the planning process and define exactly what a Comprehensive Plan is and, more importantly, what it can do for Beaumont. Attendees learned how this document serves as a long-range policy guide for land use, infrastructure, and economic growth, acting as the blueprint for the city's next two decades.

The event emphasized that the plan's success depends entirely on local expertise. To ensure every voice is heard, the city outlined several key avenues for ongoing involvement:

- The Online Survey provided a digital platform for those unable to attend in person to rank priorities and share specific concerns.
- The Project Website launched as a central hub for all project updates, draft documents, and a dedicated portal for submitting real-time comments and feedback.
- This initial meeting was more than just a presentation; it was an invitation. By bringing together residents, stakeholders, and local leaders under one roof, we established the collective energy needed to build a more resilient and vibrant Beaumont.



Images of Mayor Roy West, presentations by Able City, and community feedback boards displaying resident post-it note ideas during the Kick-Off Workshop

CHARRETTE

During the week of February 9 - 13, 2026, Able City and City staff hosted a charrette (collaborative workshop) bringing together residents, business owners, and city staff to work side-by-side. By compressing the creative process into a single, focused week, the community was able to rapidly brainstorm, provide immediate feedback, and co-design a shared vision for our city's future.

Activities included open studio locations where residents could come and ask questions throughout the day to learn more about what a comprehensive plan is and how they can contribute.

This weeklong event also included steering committee and focus group meetings held at the main downtown library.



Images of interactive feedback activities and presentations from the Charrette Workshops.

THE STEERING COMMITTEE: GUIDING THE VISION

A cornerstone of the community engagement process for this plan is the Steering Committee who are a dedicated group of local stakeholders, business leaders, residents, and subject matter experts appointed to represent the diverse interests of Beaumont.

What is a Steering Committee?

The Steering Committee ensures the plan actually reflects the community's identity, values, and long-term vision. It is a non-partisan advisory body that ensures the plan remains technically sound, fiscally responsible. Members provide a high-level perspective, bridging the gap between the general public's aspirations and the practical realities of city planning.

What Do They Do?

Throughout the planning process, the Steering Committee has been tasked with several critical responsibilities:

- **Vetting Goals:** Reviewing and refining the vision statements and policy goals developed by the consultants.
- **Acting as Ambassadors:** Encouraging public participation within their respective networks and neighborhoods.
- **Providing Local Context:** Offering "on-the-ground" insights that data alone cannot capture, ensuring the plan feels authentically Beaumont.
- **Monitoring Progress:** Evaluating draft chapters to ensure they align with the overarching theme of resilience and long-term growth.

The Steering Committee has been deeply involved since the project's inception, meeting regularly with City staff and the consulting team to review data and shape the plan's direction up to the final adoption.

FOCUS GROUPS: EXPERT INSIGHTS & COMMUNITY ADVOCACY

To ensure that the plan is grounded in technical reality and local advocacy, the planning process included a series of targeted Focus Group sessions. While the Steering Committee provided high-level guidance, these Focus Groups allowed for deep dives into the specific challenges and opportunities facing Beaumont's core systems.

What are Focus Groups?

Focus Groups are small, facilitated discussions composed of stakeholders, subject matter experts, and community advocates. By bringing together individuals with diverse professional backgrounds and lived experiences, the city was able to gather granular data and qualitative insights that informed the specific policies found in each chapter.

The Focus Groups were organized into six primary categories, ensuring that every facet of the Comprehensive Plan was vetted by those who work, serve, and live within these sectors.

Focus Group Meeting Details

The advocates and stakeholders in these groups served three vital functions:

- **Issue Identification:** Highlighting specific bottlenecks or "pain points" in current city operations or infrastructure.
- **Creative Problem Solving:** Proposing innovative solutions such as nature-based flood mitigation or incentive programs for historic preservation.
- **Policy Vetting:** Reviewing proposed strategies to ensure they are practical, achievable, and beneficial to the Beaumont community.

FOCUS GROUP TOPICS

Housing & Land Use

Addressing housing affordability, neighborhood revitalization, and modernizing zoning to allow for diverse residential options.

Dates: 11/5/2025, 11/4/2025, 2/10/2026

Infrastructure

Focusing on the "resilience" of Beaumont's foundation, including drainage, wastewater systems, and utility hardening.

Dates: 11/4/2025, 2/10/2026

Economic Development

Strategies for diversifying the local economy, supporting small businesses, and leveraging the Deep-Water Port and Lamar University.

Dates: 11/4/2025, 2/11/2026

Transportation

Enhancing city-wide connectivity, improving public transit efficiency, and creating safer routes for pedestrians and cyclists

Dates: 2/11/2026

Cultural & Historic

Preserving the "Queen of the Neches" identity through historic preservation and the expansion of public arts and downtown murals.

Dates: 2/12/2026, 3/4/2026

Parks & Open Space

Maximizing the potential of assets like Tyrrell Park and Cattail Marsh, and ensuring equitable access to green space for all residents

Dates: 2/12/2026

Topics discussed included the following:

- The long-term goal is a local historic district with a certificate of appropriateness process to preserve character while enabling adaptive reuse.
- Consideration of an Economic Development Corporation (EDC) to fund infrastructure and quality-of-life projects, funded by sales tax, with a separate board. Discussion includes potential impacts on city budgets and the need for public trust.
- Discussions focused on creating multi-family units that physically resemble single-family homes to reduce community pushback and maintain neighborhood character.
- Developers noted that Beaumont is competing with surrounding areas like Lumberton or Port Arthur, which may have fewer codes or offer better incentives like Economic Development Corporations (EDCs).

- Participants emphasized the need to visually and physically connect Lamar University to Downtown to create a *"pipeline"* for students to live and work in the city after graduation.
- There was an express desire to turn development toward the Neches River, potentially creating parks or public plazas on recently acquired land.
- While the city's population has remained flat for 50 years, residents are migrating from older parts of the city to the Northwest, leaving behind empty lots and *"blight."*



Image of Able City presenting during the Charratte Workshop



Image of Able City presenting during the Charratte Workshop

WORK IN PROGRESS

The culmination of the community's collaborative efforts took center stage on February 13, 2026, at the Downtown Event Centre. This *"Work in Progress"* presentation served as the final recap of the intensive week-long community engagement (series of open meetings referred to as a charrette) which included a period of rapid, immersive planning where the pen was handed to the people of Beaumont.

Throughout this week, residents, business owners, and stakeholders shared their visions for a more resilient, walkable, and vibrant city. This transparent process allowed the team to synthesize raw community data which included comments, concerns, and bold suggestions into a unified vision in real-time.

The Five Big Ideas

From this collective feedback, Five Big Ideas emerged as the pillars of the Comprehensive Plan. These foundational concepts represent the community's highest priorities for Beaumont's evolution:

- Big Idea 1:** Protect and restore the Downtown.
- Big Idea 2:** Create mobility options that are safe, connected, and beautiful.
- Big Idea 3:** Increase access to parks and nature.
- Big Idea 4:** Plan a prosperous city for everyone.
- Big Idea 5:** Leverage Heritage and Institutions as an Engine for Innovation.

From Vision to Action

These Big Ideas are more than just conceptual goals; they serve as the organizational framework for this document. Each idea is translated into specific, actionable strategies that are integrated throughout the various chapters of this plan.

By anchoring the plan in the outcomes of the February 13th presentation, the City of Beaumont ensures that every policy and project proposed herein is directly rooted in the authentic voice of the community.



Figure 1.2: A conceptual design rendering of a revitalized downtown waterfront alongside Able City delivering the work-in-progress (WIP) presentation

PROJECT WEBSITE

A DIGITAL HUB FOR ENGAGEMENT

Launched on January 12, 2026, the site was designed to ensure that every resident of Beaumont regardless of their schedule or location has a seat at the planning table. It provides a transparent, real-time window into the comprehensive planning process.

A Comprehensive Resource for Residents

The website is more than just an information portal; it is an interactive tool for community empowerment. **Key features include:**

- **The Community Survey:** A primary channel for residents to share their priorities, concerns, and visions.

- **Process & Transparency:** Detailed breakdowns of the planning phases, helping the public understand how their input travels from a suggestion to a formal policy.
- **Live Calendar & Events:** A real-time schedule of all public workshops, Steering Committee meetings, and outreach events, ensuring no one misses an opportunity to participate.
- **Digital Archive:** Access to all past meeting presentations and data sets, allowing the community to track the plan's evolution.

Highlights: The Charrette & Work-in-Progress

One of the most critical additions to the site was the Work-in-Progress Presentation, uploaded on February 13, 2026. This presentation marked the conclusion of the intensive multi-day design charrette, showcasing

the initial concepts, sketches, and spatial strategies developed in real-time by the community and consulting team.

By hosting these materials online, the city ensures that the momentum generated during in-person sessions continues to build. The project website remains a living resource, constantly updated to reflect the latest drafts and progress of the Comprehensive Plan.

COMMUNITY SURVEY QUESTIONNAIRE

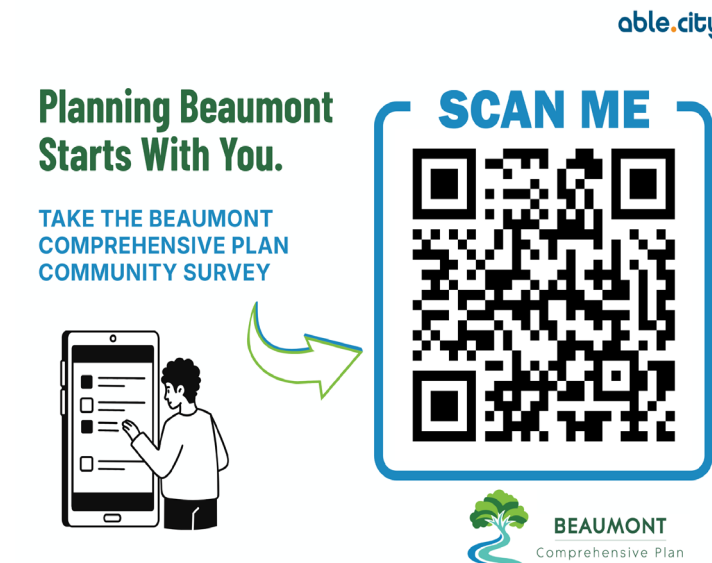
A comprehensive plan is only as strong as the community's buy-in. To ensure the plan's vision remains rooted in the actual needs of its residents, the team conducted an extensive community survey from January to March 2026.

With 345 unique responses, this dataset provides a statistically significant snapshot of public sentiment, serving as the direction for our long-term policy goals.

The complete results of this survey can be seen within appendix.



Figure 1.3: Home page comprehensive plan project ("PlanBeaumont") website



How long have you lived in Beaumont?

Answered: 345 Skipped: 0

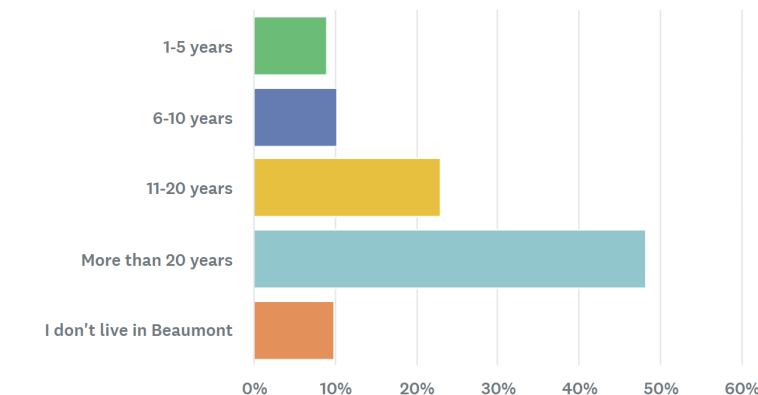


Figure 1.4: Online survey screenshots, and a survey question result



KEY FINDINGS

EDUCATION AS THE FOUNDATION

While a municipal comprehensive plan often focuses on physical infrastructure, the fact that schools were identified as a top challenge signals that residents view the quality of education as inseparable from property values and neighborhood stability.

THE LOCAL ECONOMIC ENGINE

Residents sent a clear message: future growth should be driven by Local Business Development. This shifts our economic strategy away from “Big Box” reliance and toward supporting small-scale entrepreneurs and the local “maker” economy.

DOWNTOWN: THE HEART OF THE CITY

The strong preference for Revitalizing Downtown indicates a desire for a central identity. This justifies a significant allocation of resources toward public realm improvements, historic preservation, and creating a vibrant district where people can live, work, and play.

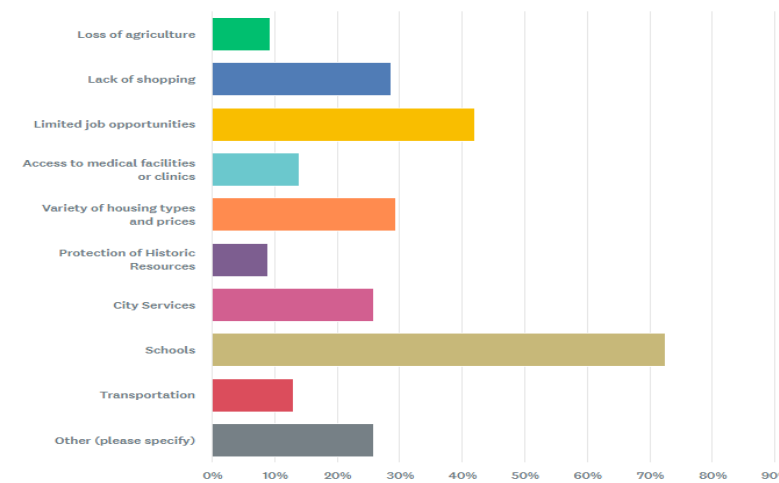
THE SHIFT TOWARD WALKABILITY

Perhaps the most transformative data point is the “Very Important” rating for Walkability. This mandates a departure from the car-centric planning of the past. Future development efforts must prioritize:

- Continuous sidewalk networks
- Reduced block lengths.
- Mixed-use zoning that puts daily needs within a 15-minute walk.

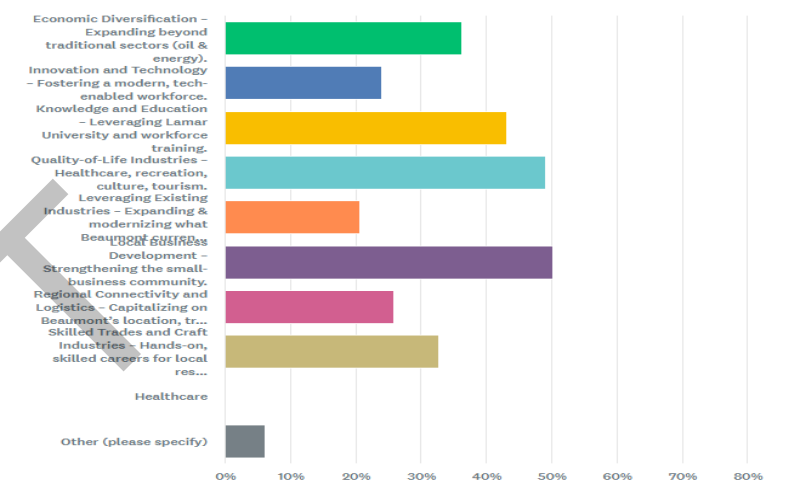
What are the biggest challenges to Beaumont's future? (Select three)

Answered: 345 Skipped: 0



Beaumont's future economic growth should be driven by? (Pick Three)

Answered: 345 Skipped: 0



How important is walkability when considering new development?

Answered: 343 Skipped: 2

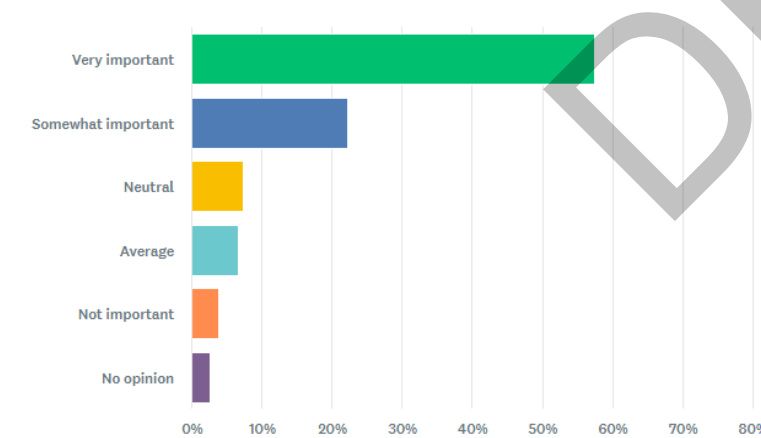


Figure 1.5: Online survey screenshots, and survey question results

Where would you like to see future development efforts?

Answered: 342 Skipped: 3

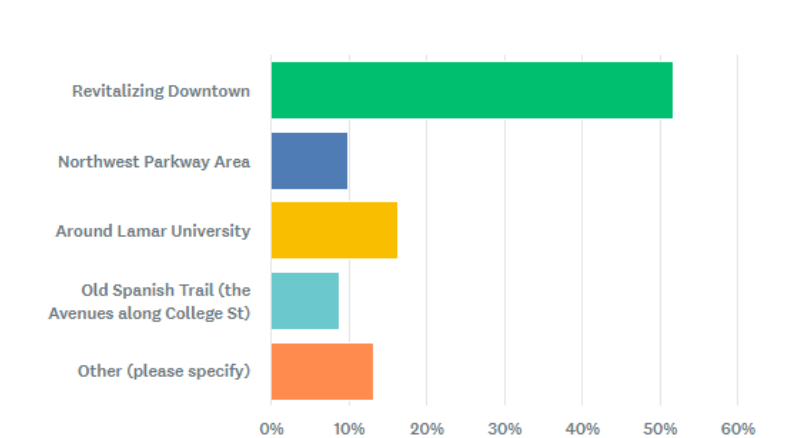


Figure 1.6: Online survey screenshots, and survey question results

COMMENTS FROM COMMUNITY MEMBERS

“Focus on schools, youth engagement, decreasing violence/violent crimes, restoring faith/pride in the community.”

-Community member

“Make downtown fun and welcoming, more places for activities, and support local businesses.”

-Community member

“Focus on Sustainable Development – As the city grows, it’s important to consider environmentally sustainable practices in development. This could include more green spaces, energy-efficient building codes, and initiatives to promote renewable energy. Protecting natural resources and open space should be a priority.”

-Community member

“This city can’t grow if we only focus on car centric way of living. Need better public transit options and multi-use development. Car centric society destroyed Beaumont already, don’t let it continue to destroy the city. Make us different from every other suburban city. Right now we are just a copy and paste of any small city.”

-Community member

“Investment in good roads, sidewalks, and storm drainage to service future needs will spur growth in money making/saving spheres. Building new businesses, housing, leisure areas will be hampered by bad access.”

-Community member

BUILDING UPON PREVIOUS PLANS

A comprehensive plan does not exist in a vacuum; it is the evolution of a city's collective efforts. The comprehensive plan is built upon a efforts of strategic planning, where each previously adopted document serves as a vital step toward our future. By synthesizing the data and goals of past initiatives, we ensure consistency in policy and honor the community's previous investments of time and resources.

Instead of *"reinventing the wheel,"* this plan identifies the successes of past frameworks and scales them to meet the challenges of the next two decades.

Parks for All: Beaumont's Playbook for Parks, Recreation, and Greenspace (2025)

This plan established a gold standard for public health and environmental equity.

- **The Evolution:** We are transitioning from simply *"preserving"* greenspace to *"activating"* it as an economic driver for the walkability trends identified by our citizens.

Beaumont, TX Economic Development Strategy (2024)

This strategy provided the roadmap for a resilient post-pandemic economy.

- **The Integration:** The 2024 plan emphasized diversifying the industrial base and fostering a business-friendly climate.
- **The Evolution:** In direct response to the 2026 survey results, we have narrowed this focus to Local Business Development.
- We are leveraging the 2024 fiscal frameworks to create specific *"micro-grants"* and *"incubator spaces"* within the downtown core.

The South Park Neighborhood Sketch Plan (2002)

This plan remains as important as ever for neighborhood-scale planning and social equity for two decades.

- **The integration:** This plan provided a deep dive into efforts for revitalization and economic redevelopment of the neighborhood.
- **The Evolution:** The Comprehensive Plan reimagining neighborhoods through a modern lens by prioritizing walkable streets, sustainable growth, and a high quality of life that reflects the current population and climate needs.



Image of past Beaumont Plans that were uses as references for the comprehensive plan

IMPLEMENTATION

This plan is a foundational document designed to play a pivotal role in shaping the city's physical and economic trajectory. While each chapter includes a brief section outlining their goals and action items specific to that element, a dedicated Implementation chapter consolidates these recommendations into a coordinated, actionable framework. This final chapter is crucial for the plan as it serves as an operational roadmap for how the City of Beaumont should prioritize and execute the goals and action items identified throughout the plan.

The Implementation Chapter includes a comprehensive matrix that:

- Lists each recommended goal and action item by element
- Identifies the level of importance
- Provides a cost range estimate Estimates a time horizon for implementation
- Assigns responsible departments and potential partner organizations;
- Recommends potential funding sources

This structure supports transparency, resource alignment, and accountability across City departments. It also enables the City to track progress over time, adjust priorities as needed, and leverage partnerships and funding opportunities as they arise. The Implementation chapter ensures that the vision and strategies outlined in this plan are transformed into



Image of a public mural honoring Beaumont-born baseball legend Frank Robinson in the downtown commercial district

tangible actions and measurable outcomes. By laying out a clear path forward it creates a sense of responsibility not only for elected officials and City administration but also for staff, residents, business owners, and developers. The implementation roadmap is designed to be a practical tool accessible to all community members, aligning collective efforts toward the shared goal of Beaumont's continued progress and long-term success.

To ensure that the community's vision is realized, the following mechanisms shall be used to align daily operations and long-term investments with the Plan's strategic direction.

1. Annual Work Programs and Budgeting

The City Council and municipal departments should reference the Comprehensive Plan's recommendations when developing annual work programs and fiscal budgets. By aligning departmental priorities with the Plan, the City ensures that taxpayer resources are directed toward the community's highest-priority goals.

2. Development Review and Regulatory Alignment

The development approval process including rezonings, specific use permits, and subdivision plats that serve as a primary engine for implementing this plan. All land-use decisions should be evaluated against the Plan's Future Land Use Map and associated policies.

The City's Zoning Code and Subdivision Ordinances should be periodically audited and amended to remain consistent with the regulatory strategies and design standards established herein.

3. Capital Improvement Programming (CIP)

The City's Capital Improvement Plan (CIP), along with long-range utility and transportation master plans, must function in harmony with the Comprehensive Plan. Infrastructure investments should follow the growth patterns identified in the Public Services and Facilities chapter. Any major infrastructure project not currently reflected in this Plan that would significantly alter local growth dynamics should be preceded by

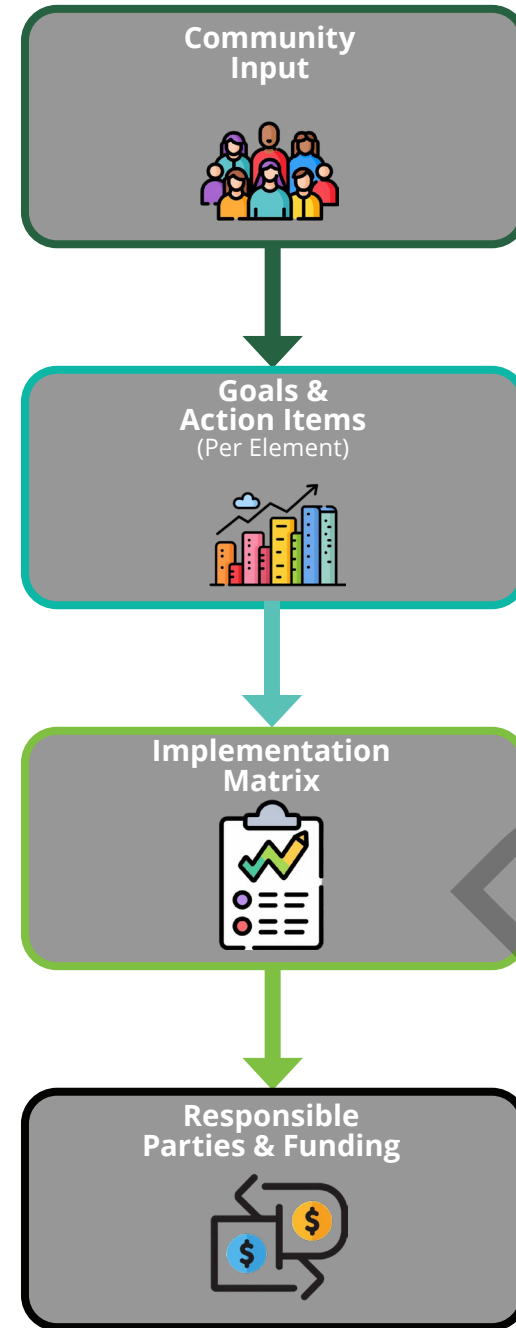


Figure 1.7: Comprehensive Plan Flow Chart

a formal Comprehensive Plan amendment.

4. Strategic Economic Incentives

Economic development initiatives and public-private partnerships should be leveraged as tools to achieve the Plan's goals. The City will prioritize incentives for projects that fill identified market gaps, revitalize key corridors, or enhance the local tax base in a manner consistent with the Vision Statement.

5. Guidance for Private Investment

Property owners, developers, and investors are encouraged to utilize this Plan as a guide for their own land planning and capital decisions. Public decision-makers will use the Plan's strategies as the standard of review for all development-related deliberations; therefore, early alignment with the Plan's objectives will facilitate a more predictable and efficient entitlement process.

6. Administrative Interpretation and Refinement

From time to time, questions may arise regarding the application of the Plan to specific circumstances. The City Council may request that the Planning and Zoning Commission provide a formal interpretation of complex items or those not fully addressed. In doing so, the Commission may consult with subject matter experts or stakeholder groups.

For minor interpretations, routine clarifications shall be handled by the appropriate City Department (e.g., Planning or Public Works) during the standard course of project review.



Image of participant contributing to the activity from the Charratte Workshop



Figure 1.8: Conceptual Calder street design rendering of a multi-modal streetscape corridor

HISTORY

The history of Beaumont is a narrative of rapid transformation, fueled by natural resources and anchored by a commitment to education and global commerce. While the city was originally incorporated in 1838 with an economy centered on lumber and agriculture, its modern identity was forever forged on January 10, 1901. The eruption of the Lucas Gusher at Spindletop Hill acted as a monumental catalyst, causing the population to triple in a matter of months and transforming a quiet river settlement into a world-renowned “boomtown” overnight. This discovery led to the birth of industrial giants like Texaco and Gulf Oil, necessitating a rapid shift in infrastructure that introduced the paved roads and grand brick architecture that still define the Downtown Historic District today.

As the oil industry matured, the city's geography became its greatest asset through the expansion of the Port of Beaumont. Transitioning from a shallow river landing to a sophisticated deep-water outlet, the port became a vital link for the U.S. military and a magnet for the burgeoning petrochemical complex. By facilitating the global export of refined products, the port cemented Beaumont's position within the “Golden Triangle,” creating a symbiotic relationship between local refining and international maritime trade that persists into the 21st century.

Parallel to this industrial rise was the evolution of higher education, led by the growth of Lamar University. Originally established in 1923 as South Park Junior College, the institution expanded over decades to become a comprehensive research university and a primary economic engine for the region. By providing a steady pipeline of talent in engineering, nursing, and business, Lamar University shifted the city's demographic from purely industrial labor to a more diversified, professional workforce, acting as a cultural and intellectual anchor for Southeast Texas.



Image of the historic Beaumont Oil Exchange and Board of Trade building during the early energy boom era



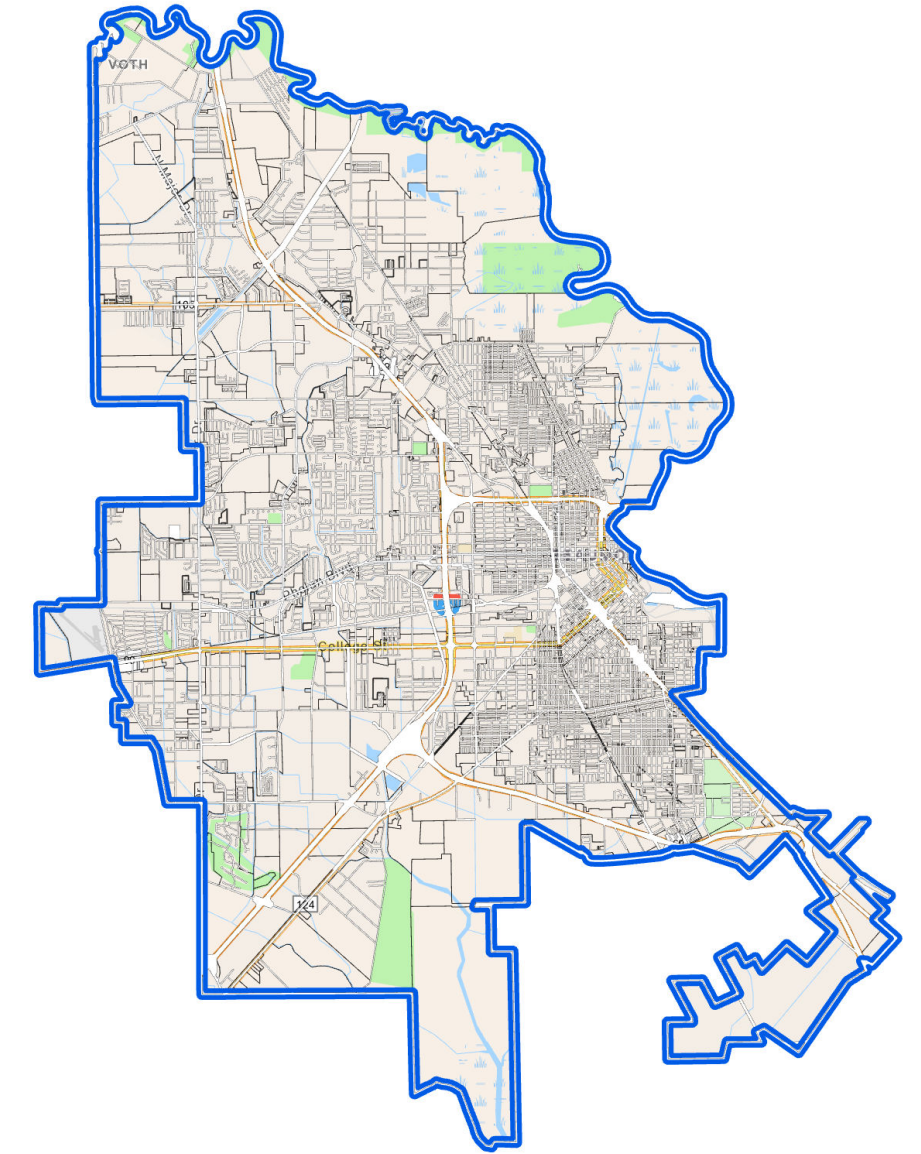
Image of an early historical aerial view showcasing the initial grid layout and development of the downtown commercial core

BOOMTOWN TO NOW (1901 - PRESENT)

Today, Beaumont stands as a city defined by both its industrial resilience and its modern diversification. While petroleum and chemical refining remain the backbone of the economy, the city has expanded its horizons into healthcare, logistics, and ecotourism. Current urban planning focuses on the careful preservation of historic landmarks such as the Jefferson County Courthouse and the Julie Rogers Theatre, alongside the revitalization of the downtown waterfront. By leveraging natural assets like the Big Thicket National Preserve and Cattail Marsh, Beaumont has successfully positioned itself as a destination that balances its high-octane energy heritage with a commitment to environmental stewardship and a high quality of life for its residents.



Image of an aerial perspective of downtown Beaumont and the adjacent Neches River industrial corridor



Map 1.2: Present Beaumont, TX Street Map

LAMAR UNIVERSITY

The ascent of Lamar University is a testament to the region's commitment to academic excellence and its synergy with the industrial landscape of Southeast Texas. Founded in 1923 as South Park Junior College, the institution originally operated on the third floor of a local high school, primarily serving as a vocational feeder for the burgeoning oil and gas sector. However, the community's vision for a senior-level college led to its reorganization as Lamar College in 1932, named in honor of Mirabeau B. Lamar, the "Father of Education in Texas." By 1951, the school achieved four-year status as Lamar State College of Technology, a pivotal transition that aligned the curriculum with the rigorous engineering and scientific demands of the neighboring refineries and manufacturing plants.

Throughout the mid-to-late 20th century, the university underwent a period of rapid physical and academic expansion. The campus grew from a few city blocks into a sprawling complex that anchors the south side of Beaumont, achieving formal university status in 1971. A defining moment in its modern history occurred in 1995, when Lamar University joined The Texas State University System, providing the institutional backing necessary to expand its doctoral programs and research capabilities. This integration allowed the university to transition from a regional teaching college to a comprehensive doctoral-granting institution, recognized for its breakthroughs in disaster management, telecommunications, and engineering.

Today, Lamar University stands as a vital economic and intellectual engine, boasting a diverse student body and a significant global reach through its robust online and distance learning programs. The university's growth has been marked by a strategic focus on the Golden Triangle's core industries, while simultaneously fostering top-tier programs in nursing, education, and the fine arts. By maintaining deep-rooted partnerships with local industry leaders and investing in state-of-the-art facilities like the Science and Technology Building, Lamar has successfully bridged the gap between Beaumont's industrial heritage and the high-tech demands of the 21st-century workforce as a destination that balances its high-octane energy heritage with a commitment to environmental stewardship and a high quality of life for its residents.

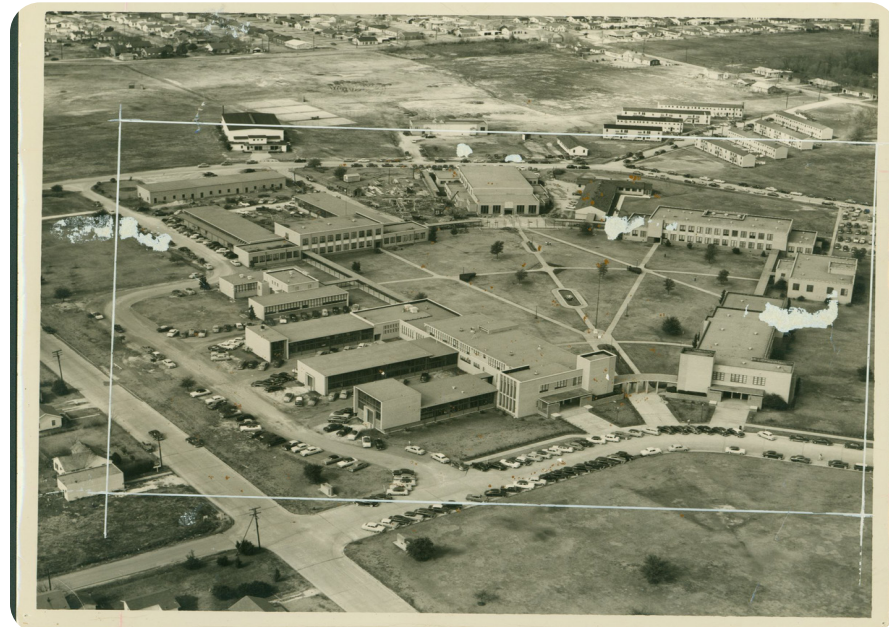


Image of a historical aerial view of the early Lamar State College of Technology campus in 1951



Image of a Charrette resiliency lecture at Lamar University's Center for Resiliency

LAMAR INSTITUTE OF TECHNOLOGY

While Lamar University provides the theoretical and research foundation for the region, the Lamar Institute of Technology (LIT) serves as the practical, hands-on engine that drives Beaumont's industrial and civic resiliency. LIT's history is inextricably linked to the city's need for a skilled technical workforce; originally part of the Lamar College system's vocational division, it became a standalone institution in 1999 to focus specifically on technical and developmental education. Today, LIT is recognized as a critical partner in the Golden Triangle, providing the specialized training necessary to maintain the complex infrastructure of the region's petrochemical, manufacturing, and healthcare sectors.

LIT's role in regional resiliency is most visible through its Public Service and Safety programs, which train the first responders, emergency managers, and homeland security professionals who lead the city's response to natural and man-made disasters. By offering specialized degrees and certificates in Emergency Management and Homeland Security, LIT ensures that the local workforce is not only prepared to operate industrial plants but is also equipped with the tactical knowledge to protect the community during crises. This commitment to safety is a cornerstone of Beaumont's long-term stability, ensuring that the city has a homegrown pool of experts capable of navigating the unique challenges of the Gulf Coast.

Beyond emergency response, LIT bolsters economic resiliency through strategic partnerships like the Texas Manufacturing Assistance Center (TMAC). By working directly with small and medium-sized businesses to optimize operations and implement advanced technologies, LIT helps the local economy remain competitive and adaptable to global market shifts. This dual focus (protecting the city through advanced safety training and strengthening the economy through technical innovation) positions the Lamar Institute of Technology as an indispensable pillar of a secure and prosperous future.



Image of the modern campus infrastructure and green space at LIT



Image of the main entrance plaza and pedestrian courtyard at the LIT campus

LATE 20TH CENTURY TO PRESENT

Central to this community identity is the immense value placed on Beaumont's historic places, which serve as the physical anchors of the city's narrative. The preservation of these sites is viewed not just as an aesthetic choice, but as a vital economic and educational strategy. The Oaks Historic District, the largest of its kind in Texas, stands as a premier example of this commitment, where meticulously maintained homes from the early 20th century provide a window into the Golden Era of the Spindletop boom. Similarly, landmarks like the Tyrrell Historical Library (housed in a former 1903 church), the Jefferson Theatre, and the John Jay French House represent the community's dedication to safeguarding its origins. These structures offer a tangible sense of continuity, reminding residents and visitors alike of the generations of entrepreneurs, educators, and families who built the city.

The value of these historic assets extends beyond nostalgia; they are key drivers of tourism and downtown revitalization. By maintaining the integrity of the Julie Rogers Theatre, the Jefferson County Courthouse, and various historic churches, Beaumont preserves a unique sense of place that modern development cannot replicate. This heritage-rich environment enhances property values, attracts creative professionals, and provides a distinctive backdrop for the city's evolving economy. For the people of Beaumont, these buildings are more than just brick and mortar; they are enduring symbols of resilience and ambition, serving as a constant inspiration for the city's future growth and a source of enduring civic pride.

Preserving Beaumont's historical districts and assets are not merely an act of nostalgia; it is a vital strategy for economic development, community identity, and urban resilience. As the largest historic preservation overlay in the State of Texas, the Oaks Historic District serves as a premier residential anchor for Beaumont, comprised of homes dating back over a century, the district represents a diverse array of architectural styles (from Classical Revival to Craftsman) that reflect the city's 20th-century wealth. Preservation efforts here, ensure the aesthetic integrity and authenticity of the neighborhood are maintained. This careful stewardship protects the area's desirability, ensuring that it remains a vibrant, sought-after residential community that honors

Beaumont's history while providing a high quality of life for modern families.

Beaumont is home to a significant concentration of sites on the National Register of Historic Places (NRHP), each serving as a pillar of national and local significance. These designations provide federal recognition of architectural excellence and historical impact, often opening doors to tax credits and grants for restoration.

POPULATION

Beaumont's population has remained relatively stable over the past two decades, following a period of significant growth in the mid-20th century. As shown in **Graph 1.1: Population Trends (1920 - 2020)**, the city's population was approximately 63,000 in 1940 and increased to 94,014 by 1950. By 1960, it peaked at 119,175 before declining slightly in 1970. Since then, growth has been slightly decreasing with the current population of approx 115,282 in 2025, according to the U.S. Census.

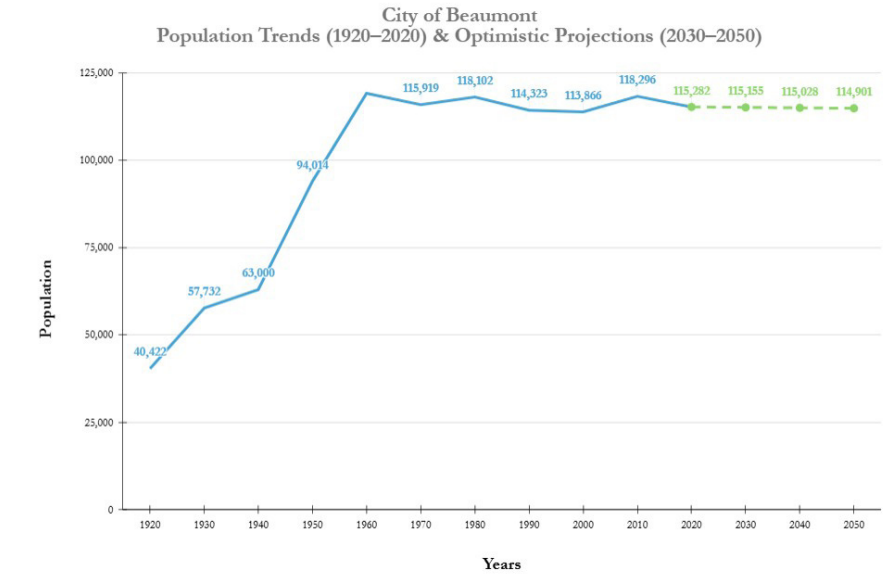
Projections for the 2030–2050 window estimate a slow decrease in total residents, with the population expected to settle near 114,000 to 115,000 by mid-century.

National Register of Historic Places in Beaumont		
Name on the Register	Date Listed	Address
Lucas Gusher, Spindletop Oil Field	November 13, 1966	3 mi. S of Beaumont on Spindletop Ave.
French Home Trading Post	October 15, 1970	2995 French Rd.
McFaddin House Complex	January 25, 1971	1906 McFaddin St.
Jefferson Theater	January 30, 1978	345 Fannin St.
Beaumont Commercial District	April 14, 1978	-

Table 1.2: National Register of Historic Places in Beaumont. Source: U.S. Census Bureau, U.S. Department of Commerce.

Name on the Register	Date Listed	Address
Idle Hours	May 22, 1978	1608 Orange St.
Hinchee House	November 21, 1978	1814 Park St.
Mildred Buildings	December 1, 1978	1400 block of Calder Ave.
Sanders House	December 13, 1978	479 Pine
Beaumont Y.M.C.A	March 30, 1979	934 Calder St.
Jefferson County Courthouse	June 17, 1982	1149 Pearl St.
Duke, Holmes, House (Duke House)	October 4, 1984	694 Forrest St.
Woman's Club of Beaumont (Woman's Reading Club)	August 16, 1994	575 Magnolia Ave.
Beaumont Commercial District (Boundary Increase)	March 4, 2008	-
Lamar State College of Technology Administration Building	November 24, 2015	1026 Mirabeau St.

Several factors contribute to this forecast such as natural decrease, Beaumont (like much of the nation) is seeing a decline in fertility rates, meaning there are fewer births to offset the aging population. Migration trends for Texas is rapidly growing within concentrated areas such as Dallas, Houston, Austin and San Antonio (Texas Triangle). Also the transition toward greener energy and higher levels of industrial automation means that future economic growth may not always translate into direct population growth. Natural disasters have also played a role with population changes, due to an influx of residents from even harder-hit coastal areas and Louisiana (post-Katrina) moving inland to Beaumont, rather than organic growth.



Graph 1.1: City of Beaumont Population Trends & Optimistic Projections. Source: U.S. Census Bureau, U.S. Department of Commerce.

Year	Event Context	Population (Approx.)	Trend
2000	Pre-Rita/Ike	113,866	Baseline
2010	Post-Rita (2005) & Ike (2008)	118,296	Slight Increase*
2020	Post-Harvey (2017) & Imelda (2019)	115,282	-2.5% Decline

Table 1.3: Beaumont Natural Disaster Population Trends. Source: U.S. Census Bureau, U.S. Department of Commerce.

Table 1.4: Population Projections (2030 - 2050) shows that under the baseline scenario, Beaumont is projected to grow modestly to approximately 114,901 by 2050. Under the optimistic scenario, the population could reach 144,360 in the same timeframe.

City of Beaumont Estimated Population		
Year	Baseline 0.068%	Optimistic 0.75%
2030	115,155	124,230
2040	115,028	133,800
2050	114,901	144,360

Table 1.4: Population Projections (2030-2050). Source: U.S. Census Bureau, U.S. Department of Commerce.

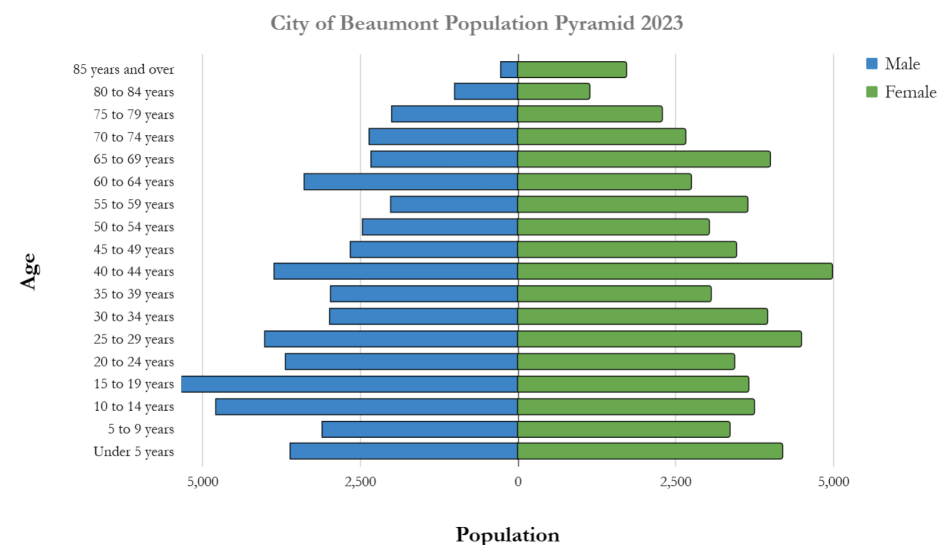
These projections provide a planning framework to evaluate the city's long-term needs for infrastructure, housing, public services, and economic development. Regardless of the growth rate realized, continued coordination across departments will be essential to maintain quality of life and support future residents.

AGE STRUCTURE

Understanding Beaumont's current population structure provides insight into both emerging opportunities and future planning needs.

Graph 1.2: Beaumont Population Pyramid 2023, based on American Community Survey demographic and housing estimates, illustrates the city's distribution by age and gender.

Beaumont maintains a relatively balanced age structure, with a strong presence of residents between the ages of 10 and 19, which represents the young adult-age population. This demographic advantage posi-



Graph 1.2: City of Beaumont Population Pyramid 2023. Source: U.S. Census Bureau, U.S. Department of Commerce.

tions the city to support continued educational and youth opportunities. Compared to the State of Texas, where rural communities typically have a higher percentage of residents aged 65 and older, Beaumont has a broader base of younger and middle-aged adults.

This pyramid also reveals an evenly distributed adult population, with residents age 40 to 44 making up an increasing portion of the community. This suggests that many parents are raising school-aged children, resulting in the need for continued investment in public education, recreational amenities, and family-supportive infrastructure.

At the same time, Beaumont's population is gradually aging. The proportion of residents aged 65 and older continues to grow, mirroring broader state and national trends. This shift underscores the importance of planning for age-friendly housing, accessible healthcare, and reliable transportation options to meet the evolving needs of older adults.

RACIAL AND ETHNIC COMPOSITION

Beaumont's demographic profile reflects a diverse and evolving community, characterized by a "majority-minority" population where no single ethnic group holds a numerical majority. According to the most recent U.S. Census Bureau data and American Community Survey (ACS) estimates, the city's racial and ethnic makeup is a vibrant mosaic that has seen significant shifts over the last decade, particularly with the growth of the Hispanic and multiracial populations.

As shown in **Table 1.5: Population by Race Comparison 2023**, the larg-

Population by Race Comparison 2023			
Race	Beaumont	Jefferson County	Texas
Total Population	113,710	253,939	29,640,343
White	44.5%	55.5%	72.4%
Hispanic or Latino	20.8%	23.5%	39.5%
Black or African American	46.6%	34.5%	14.0%
American Indian and Alaska Native	1%	1.3%	2.0%
Asian	4.1%	4.2%	6.3%
Native Hawaiian and Other Pacific Islander	0.2%	0.2%	0.2%
Some other race	15.2%	16.6%	25.0%
Two or more races	11.3%	11.9%	19.2%

Table 1.5: Population by Race Comparison 2023. Source: U.S. Census Bureau, U.S. Department of Commerce.

est racial group in Beaumont is Black or African American (46.6%), followed closely by residents who identified as White (44.5%). This percentage is notably higher than the statewide average of 12.0%, highlighting the prominence of Black or African American heritage in Beaumont's cultural identity.

The remainder of the population comprises individuals who identify as Hispanic or Latino (20.8%), Asian (4.1%), those with other races (15.2%) and those of two or more races (11.3%). These proportions are generally consistent with those of Jefferson County and reflect modest but increasing diversity within the city.

Language use further underscores this diversity. According to 2023 Census data, 18.5% of Beaumont residents speak a language other than English at home. Of these, 16.8% speak Spanish, reinforcing the importance of bilingual communication in public services, education, and community outreach.

Beaumont's demographic profile emphasizes the need for inclusive planning approaches that reflect the city's multicultural population. Strategies that prioritize equity, language access, and cultural representation will be crucial in ensuring civic engagement and access to opportunities for all residents.

HOUSEHOLD CHARACTERISTICS

Beaumont's household composition reflects a range of living arrangements that shape community needs for housing, infrastructure, and services. According to the Census 2024 estimates: **Table 1.6: Beaumont Household Characteristics 2024**.

- One-person households make up the largest share at 32.40% followed by two-person households at 30.10%, and four-or-more-person households at 21.70%. This distribution suggests that there is a demand for both small and large housing units.
- When categorized by household type, 61.50% are classified as family households, while 38.50% are nonfamily households.

- Among family households, 43.20% include children under 18, while 56.80% do not. This reflects a mix of older couples, adult relatives living together, and families without young dependents.

Overall, these trends indicate the need for a flexible housing strategy that supports a variety of household types, including single adults, older residents, and multigenerational families, while ensuring access to services that meet the needs of both individuals and family units.

Household Size	Estimated Percentage (%)
1-Person Household	32.4%
2-Person Household	30.1%
3-Person Household	15.8%
4-Person Household	22%

Household Type	Estimated Percentage (%)
Family Households	61.5%
Non-Family Households	38.5%

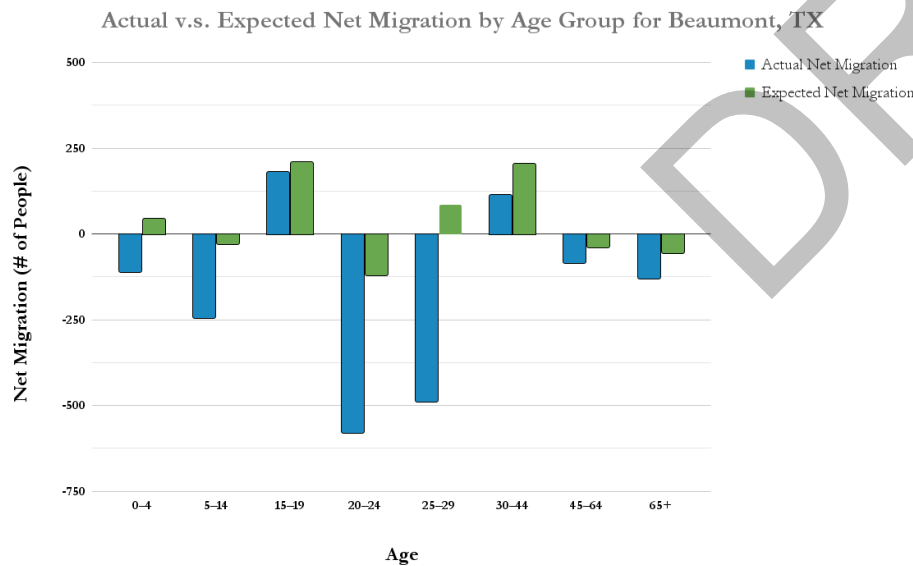
Family Type	Estimated Percentage (%)
With related children under 18 years	43.2%
Non-related children under 18 years	56.8%

Table 1.6: Beaumont Household Characteristics 2024. Source: Source U.S. Census Bureau, U.S. Department of Commerce.

MIGRATION TRENDS

Understanding migration patterns is critical for identifying shifts in Beaumont’s demographic structure and planning for future service needs, such as infrastructure, healthcare, and school district capacity. Beaumont’s current migration profile is characterized by “*net out-migration*,” meaning more people are moving out of the city than are moving in, resulting in a slight annual population decline of approximately 0.44%.

Graph 1.3: Beaumont Migration by Age (2010 - 2020) shows a distinct push-pull dynamic based on age. Beaumont tends to see a net loss in the 20–29 age group, as young adults move to larger metropolitan hubs like Houston or Austin for higher education and diversified career opportunities. Conversely, the city maintains a more stable “*actual*” migration rate among the 35–50 age group, likely driven by the specialized industrial and petrochemical job market which attracts established professionals and their families.



Graph 1.3: Beaumont Migration by Age (2010-2020). Source: U.S. Census Bureau, U.S. Department of Commerce.

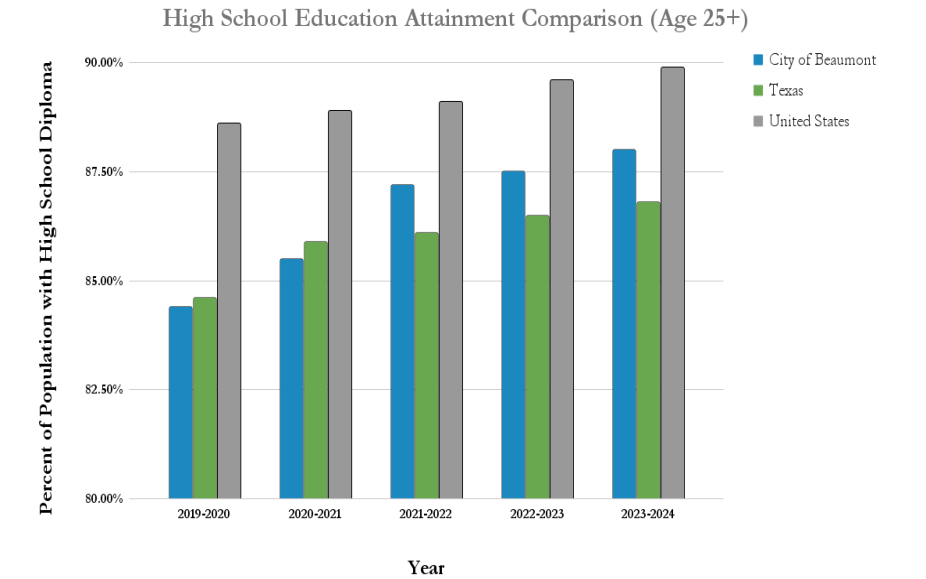
In demographic planning, “*Expected*” migration is a benchmark based on national trends for cities of similar size and economic makeup, while “*Actual*” migration is the current reality based on Census Bureau ACS 5-Year Estimates:

- The largest variance between actual and expected migration occurs in the 20–29 range. This suggests that Beaumont is losing potential workforce entrants at a higher rate than typical peer cities, impacting long-term tax base growth.
- The net loss in the 5–14 age group correlates with the “*D*” accountability ratings recently seen in the local school district, as some families may relocate to neighboring suburban districts (like Lumberton or Port Neches-Groves) once children reach school age.
- The 30–44 interval is the only group showing a positive “*Actual*” net migration, reinforcing that Beaumont remains an attractive destination for established workers in the engineering, refining, and medical sectors.

This migration data, combined with a median age of 35.3 years, indicates a city that is currently exporting its youth but remains a vital anchor for mid-career industrial professionals. Planning for future services will likely need to focus on retention strategies for young families to stabilize these outward shifts.

EDUCATION

Beaumont’s educational landscape encompasses a diverse range of public, private, and alternative learning environments, serving students from early childhood through post-secondary education. The city’s primary educational provider is the Beaumont Independent School District (BISD), which operates a network of elementary, middle, and high schools, supplemented by several public charter schools and established private institutions. Higher education in the city is anchored by Lamar University, and a designated Doctoral Research University, as well as Lamar Institute of Technology, which provides essential technical and vocational training tailored to the region’s industrial economy. These institutions serve as re-



Graph 1.4: High School Graduation Rates, 2020-2024. Source U.S. Census Bureau, U.S. Department of Commerce.

Education Attainment (25 years and older)	
Measure	Value
High School or Equivalent Degree	31.9%
Some College, No Degree	23.4%
Associate's Degree	7.8%
Bachelor's Degree	14.6%
Graduate or Professional Degree	10.3%

Table 1.7: Education Attainment (25 years and older). Source U.S. Census Bureau, U.S. Department of Commerce.

gional hubs, attracting a significant student population from across Southeast Texas. This section examines key educational indicators, including K-12 enrollment trends, graduation outcomes, and adult educational attainment.

Enrollment

As of the 2023-2024 school year, Beaumont’s educational system supports a robust and diverse student body across all grade levels. Enrollment data reflects strong engagement in early childhood education, with approximately 1,650 students enrolled in nursery or preschool programs and 1,210 students in kindergarten. Enrollment figures remain consistent through the primary years, with the highest concentration of students found in the elementary and middle school blocks, specifically grades 1st through 8th, which account for over 11,500 students.

The city is home to several prominent secondary institutions, with Beaumont United High School and West Brook Senior High School serving as the largest public anchors for the community’s teenagers. Additionally, specialized campuses like the Beaumont Early College High School offer accelerated pathways for students to earn college credit concurrently with their high school diploma. In the realm of higher education, Lamar University serves a substantial student body of over 17,000 (including online and regional enrollments), while Lamar Institute of Technology supports nearly 4,500 students seeking specialized associate degrees and technical certifications.

Graduation Rates

Although Beaumont’s high school graduation rate has trailed the national averages over the past five academic years, there has been recent progress to improve the rate. The data for Beaumont Independent School District’s graduation rate increased 8% from 2020 to 2024. As shown in **Graph 1.4: High School Graduation Rates, 2020-2024**, this increase has allowed Beaumont to surpass the state average from 2021 to present day.

Education Attainment Trends

The K-12 pipeline currently faces rigorous challenges that may impact future attainment trends. The Texas Education Agency (TEA) recently acknowledged challenges reflecting systemic difficulties in meeting state standards for academic growth and college readiness. Although specialized programs like the Early College High Schools continue to perform at an “A” level, broader district metrics reveal that only about 21% of graduates are currently meeting the state’s rigorous criteria for being “College Ready” in both Reading and Math. Furthermore, high rates of chronic nonattendance reaching nearly 35% in recent reports, pose a significant threat to the long-term educational trajectory of the city’s youth. These internal school district pressures, combined with a sharp socioeconomic divide in academic performance across different city wards, suggest that while Beaumont’s current adult population is more educated than in previous decades, the city is at a critical juncture in ensuring the next generation can translate high school success into higher-level academic and professional credentials.

Schools in Beaumont		
Schools in Beaumont	Address	Total Enrolled (2023-2024)
Elementary		
Curtis Elementary School	6225 N Major Dr, Beaumont, TX 77713	694
Charter Schools		
Bob Hope School - Beaumont	3340 Fannett Rd, Beaumont, TX 77705	740*
Evolution Academy Beaumont	3510 Delaware St, Beaumont, TX 77706	221
Ignite Community School	755 S 11th St, Beaumont, TX 77701	198
Private Schools		
Legacy Christian Academy	5250 Helbig Rd, Beaumont, TX 77705	510*
Monsignor Kelly Catholic High	5950 Kelly Dr, Beaumont, TX 77707	385*
St. Anne Catholic School	375 N 11th St, Beaumont, TX 77702	360*
All Saints Episocal	4108 Delaware St, Beaumont, TX 77706	320*
Middle Schools		
Marshall Middle School	3500 Pine St, Beaumont, TX 77703	903
Vincent Middle School	3500 E Lucas Dr, Beaumont, TX 77708	851
High Schools		
Beaumont United High School	3443 Fannett Rd, Beaumont, TX 77705	2,137

Schools in Beaumont	Address	Total Enrolled (2023-2024)
Early College High School	3395 Harrison Ave, Beaumont, TX 77706	425
West Brook Senior High School	8750 Phelan Blvd, Beaumont, TX 77706	2,367
Universities		
Lamar University (LU)	4400 MLK Pkwy, Beaumont, TX 77710	18,000

Table 1.8: Beaumont Educational Opportunities. Source U.S. Census Bureau, U.S. Department of Commerce.



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Focus Area #1 Downtown Historic and Entertainment District
City of Beaumont
Comprehensive Plan



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